

FACTSHEET

TITLE: Amendment to the LINCOLN CENTER
REDEVELOPMENT PLAN: Kiechel Fine Art Gallery Project

BOARD/COMMITTEE: Planning Commission

APPLICANT: David Landis, Director of the
Urban Development Department

RECOMMENDATION: A finding of conformance
with the Comprehensive Plan (9-0: Beecham,
Sunderman, Corr, Hove, Cornelius, Scheer,
Weber, Harris and Lust voting 'yes')

STAFF RECOMMENDATION: A finding of
conformance with the Comprehensive Plan

OTHER DEPARTMENTS AFFECTED: Urban
Development

SPONSOR: Planning Department

OPPONENTS: None

REASON FOR LEGISLATION:

To approve a proposed amendment to the Lincoln Center Redevelopment Plan to add the "**Kiechel Fine Art Gallery Redevelopment Project**" located at 1208 "O" Street. The project consists of an art garden on the rooftop deck, energy efficient windows and enhanced facade lighting. The Lincoln Center Redevelopment Plan area is generally bounded by Salt Creek, Interstate 180 and "R" Street on the north, 17th Street on the east, "G" Street on the south and Salt Creek, 2nd Street and Sun Valley Boulevard on the west.

DISCUSSION / FINDINGS OF FACT:

1. The staff recommendation to find the proposed amendment to the Lincoln Center Redevelopment Plan to be in conformance with the 2040 Comprehensive Plan is based upon the "Analysis" as set forth on p.4. The applicant/staff presentation is found on p.6.
2. Testimony in support is found on p.7.
3. There was no testimony in opposition.
4. On May 14, 2014, the Planning Commission agreed with the staff recommendation and voted 9-0 to find the proposed amendment to the Lincoln Center Redevelopment Plan to be in conformance with the 2040 Comprehensive Plan (**Comprehensive Plan Conformance No. 14009**).

FACTSHEET PREPARED BY: Jean Preister, Administrative Officer

DATE: May 21, 2014

REVIEWED BY: Marvin Krout, Director of Planning

DATE: May 21, 2014

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

for May 14, 2014 PLANNING COMMISSION MEETING

- PROJECT #:** Comprehensive Plan Conformance No. 14009
- PROPOSAL:** To review as to conformance with the 2040 Lincoln-Lancaster County Comprehensive Plan, to add the “Kiechel Fine Art Gallery Redevelopment Project” on property generally located at 1208 “O” Street in Downtown Lincoln.
- LOCATION:** 1208 “O” Street
- LAND AREA:** 0.08 acres, more or less
- CONCLUSION:** The redevelopment plan is in conformance with the Comprehensive Plan.

<u>RECOMMENDATION:</u> In conformance with the Comprehensive Plan.

GENERAL INFORMATION:

LEGAL DESCRIPTION: Lot 9, Block 40, Lincoln Original, Lincoln, Lancaster County, Nebraska.

EXISTING ZONING: B-4, Lincoln Center Business District

EXISTING LAND USE: Art Gallery

SURROUNDING LAND USE AND ZONING:

North: Parking Garage/Commercial Space; B-4
South: Office/Bank; B-4
East: Office; B-4
West: Office/Retail; B-4

HISTORY:

The 1979 zoning update rezoned this property from Business District to B-4, Lincoln Center Business District.

COMPREHENSIVE PLAN SPECIFICATIONS:

P 1.9 - The 2040 Comprehensive Plan Future Land Use map shows this area as Commercial.

P. 1.2-1.3 -The community continues its commitment to a strong Downtown. A strong, vital Downtown provides a common center for all of Lincoln and Lancaster County and will be a catalyst for future growth. LPlan 2040 acknowledges Downtown’s unique role and will guide decisions that will maintain Downtown’s vitality and enhance its contribution to the quality of life of all Lincoln and Lancaster County.

P. 1.3 - Downtown Lincoln — the Heart of our Community

Downtown Lincoln is the heart of our community, a unique common ground for all Lincoln and Lancaster County residents. It is also emerging as an attractive place to live, becoming an increasingly vibrant mixed use neighborhood.

At the same time, Downtown Lincoln belongs to all residents of Nebraska because “downtown” is synonymous with the University of Nebraska, state government, and the State Capitol building. This state-wide ownership has strong economic implications. LPlan 2040 will ensure that downtown remains a special place.

P. 5.1 - Enhance Downtown’s role as the heart of the City. A strong downtown is important to the economic future of the community. Lincoln's Downtown is unique in the community as the home of State government, the State Capitol Building, and the flagship campus of the University of Nebraska. Together with Antelope Valley and the surrounding neighborhoods, it forms a vital core for the City.

P. 5.4 - The City should preserve and enhance Downtown’s role as: A major focus for new residential reuse, infill, and redevelopment.

P. 6.5 - Downtown is a primary area for mixed use redevelopment nodes and corridors.

P. 10.15 - “O” Street is identified as an Urban Principal Arterial.

DOWNTOWN MASTER PLAN AND DOWNTOWN MASTER PLAN UPDATE SPECIFICATIONS:

P. 20 - The project area is shown as “Retail” in the Downtown Master Plan Land Use Framework.

P. 22 - The project area is shown as “Secondary Retail” in the Downtown Master Plan Retail Framework.

P. 22 - Secondary Retail: Street-level retail activity is desirable but not necessary to generate adequate vitality on secondary retail streets. Thus these secondary retail blocks *allow commercial uses to be mixed in with retail uses at the ground floor*; for instance, a bank or hair salon could be next t a restaurant or clothing shop.

P. 25 - Secondary Retail: Retail and commercial uses should be developed along ground floors of parcels on O Street (between 11th and 15th)...”

Existing retail, entertainment and commercial uses - where these activities already occur, street frontages would be strengthened by being “filled in” with further supporting uses.

Destination uses - for instance, photocopy or printing shops, drugstores, restaurants or office supply stores - uses that may benefit from high traffic volume exposure on O Street but do not need a strong pedestrian orientation.

P. 29 - The project site is shown to have “Build-To Lines” on the Build-To Lines Diagram.

P. 30 - This project site is shown to have “Active Edges” on the Active Edges Diagram.

P. 31 - This project site is shown as “Residential” on the Housing Framework Diagram. Key requirements for the Housing Framework include a vertical mix - housing over retail and/or parking.

P. 41 - Cluster arts and cultural uses - 12th Street and Centennial Mall are planned as the primary corridors for public arts and cultural facilities. Development or redevelopment of buildings should emphasize visual and performing arts and supporting uses such as art galleries and art supply stores.

P. 45 - 12th Street near this project is shown as a and auto framework and a bicycle framework.

P. 46 - Back In Angled Parking is shown for 12th Street on the Automobile and Truck Framework Diagram. O Street is highlighted for Boulevard Roadway Improvements.

P. 50 - Boulevard Roadway Improvements: Changes to existing roadways would be made to improve the pedestrian environment on P and O Streets, and the passage of auto traffic on the major thoroughfares of 9th and 10th Streets. Methods include - boulevard Street Retail - on O Street between 10th and 15th.

P. 51 - O Street between 12th and 13th Street is highlighted as having excessive traffic volumes. One measure to mitigate the effect of auto traffic on the O Street pedestrian and retail environment will be boulevard-style “parallel access streets”. A parallel access street would allow flexibility in use of the pedestrian and parking zone for cafes, displays, public art or additional landscaping.

- P. 67 - 12th Street adjacent to this site is shown with a bike lane on the Bicycle Transportation Framework Diagram.
- P. 69, 80- - O Street is shown as a Secondary Retail Streetscape from 11th Street to Centennial Mall.
- P. 82 - O Streetscape: 12th Street Arts Intersection - Provide opportunities for public art display;
Sculpture or other art pieces
Lighting that is distinctive, pedestrian-friendly and appropriate to display art
Paving medallions or other artistic treatment
- P. 96 - Arts and Cultural Corridor: The 12th Street Corridor Plan, from M Street to R Street, is intended to provide a signature street that promotes a public art, cinema and performance arts identity in Downtown.

ANALYSIS:

1. This is a request to review an amendment to the Lincoln Center Redevelopment Plan for a determination of conformity with the Lincoln and Lancaster County 2040 Comprehensive Plan.
2. The general concept is to develop the existing building into additional art gallery space. The project proposes to remove blight and substandard conditions by renovating the third and fourth floors in the building for additional art gallery space. The project will include a rooftop art garden, energy efficient windows, facade lighting and a sidewalk projector which will display images on the sidewalk. This project area is zoned B-4 and is subject to the Downtown Design Standards. No improvements are proposed within the public right-of-way.
3. The language in the Downtown Master Plan related to this site shows secondary retail as a future use. Secondary retail allows commercial uses to be mixed in with retail uses at the ground floor. The Kiechel Fine Art Gallery has art gallery space and retail sales on the ground floor, which are compatible with the 'secondary retail' land use designation.
4. The source of funds for public improvements will be Tax Increment Financing generated by this project. If this project receives TIF assistance, the design details of the development will be reviewed by the Urban Design Committee.

Prepared by:

Paul Barnes, Planner
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DATE: April 29, 2014

APPLICANT: Dave Landis
555 S. 10th Street, Suite 205
Lincoln, NE 68508

CONTACT: Ernie Castillo
555 S. 10th Street, Suite 205
Lincoln, NE 68508

OWNER: KFA 1208, LLC
1208 "O" Street
Lincoln, NE 68508

COMPREHENSIVE PLAN CONFORMANCE NO. 14009

PUBLIC HEARING BEFORE PLANNING COMMISSION:

May 14, 2014

Members present: Hove, Harris, Scheer, Sunderman, Weber, Corr, Beecham, Cornelius and Lust.

Staff recommendation: A finding of conformance with the Comprehensive Plan.

There were no ex parte communications disclosed.

Staff presentation: **Dallas McGee of the City Urban Development Department**, stated that Urban Development has been working with the developer for the redevelopment of the property located at 1208 O street, formerly the Dietz Music Co. The developer would like to establish a project area for tax increment financing (TIF) to assist in redevelopment.

McGee pointed out that the amendment to the redevelopment plan is the first step. Once there is a recommendation of conformity with the Comprehensive Plan, this project will be taken to the City Council to prepare a plan amendment and then identify a redevelopment agreement, the terms and conditions of which will allow the developer to use TIF generated from the redevelopment of the building.

Beecham asked for clarification of the letter of application where it talks about the rooftop deck being used for functions which are not open to the public. McGee stated that the "12 times per year" is something that will be clarified and detailed once the development agreement is put together. There have been discussions about opening it up to the public a number of times; otherwise, it will be a private gallery space for sculptures, etc.

Hove inquired whether there has been any type of inspection as far as condition of the building to sustain this type of redevelopment. McGee replied that Urban Development has not gone into the building; however, the owner and developer have analyzed the ability to put something on the roof and they believe it can be done.

Beecham inquired whether this building has been landmarked. McGee stated that it has been reviewed by the Urban Design Committee but it will not go to the Historic Preservation Commission because it is not a landmark building.

Lust asked for an explanation of the boundaries of the redevelopment area and what is being added. McGee showed the location on the map and stated that the project area will be just the building itself and extending out into the right-of-way in front of the building. It does not include any other buildings. This building is part of the Lincoln Center Redevelopment Plan area. Every time a new project is done, a project area is identified. This is one of the smallest areas that has been done.

Support

1. Derek Zimmerman of Baylor Evnen, 1248 O Street, Suite 600, appeared on behalf of Kiechel Fine Art Gallery, the developer of the project. He stated that an architect has determined that the building is structurally sound. The developer is now working with the City Attorney's office on the redevelopment agreement and part of that is the license that goes with having it open to the public 10-12 times per years, e.g. First Fridays. This project has been approved by the Urban Design Committee.

In terms of the building itself, Zimmerman stated that there are going to be some facade improvements. It does not change the facade -- it has more to do with LED lighting and the whitewash base. The improvements will be included in the redevelopment agreement. There was no testimony in opposition.

ACTION BY PLANNING COMMISSION:

May 14, 2014

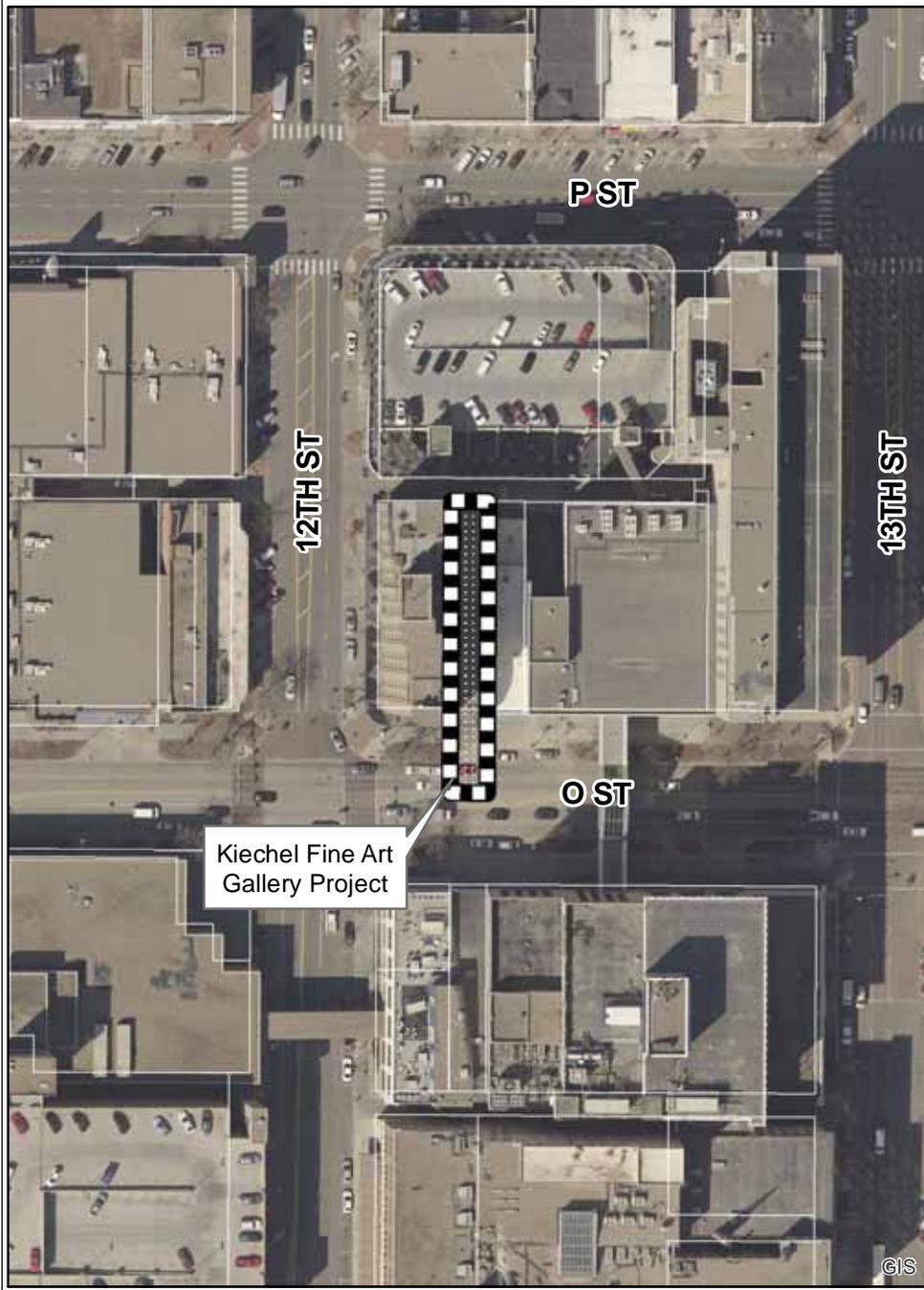
Hove moved to approve a finding of conformance with the Comprehensive Plan, seconded by Corr.

Corr commented that she believes this will be a great project to further the arts in Downtown Lincoln.

Beecham commented that she is always in favor of saving old buildings and finding uses for them.

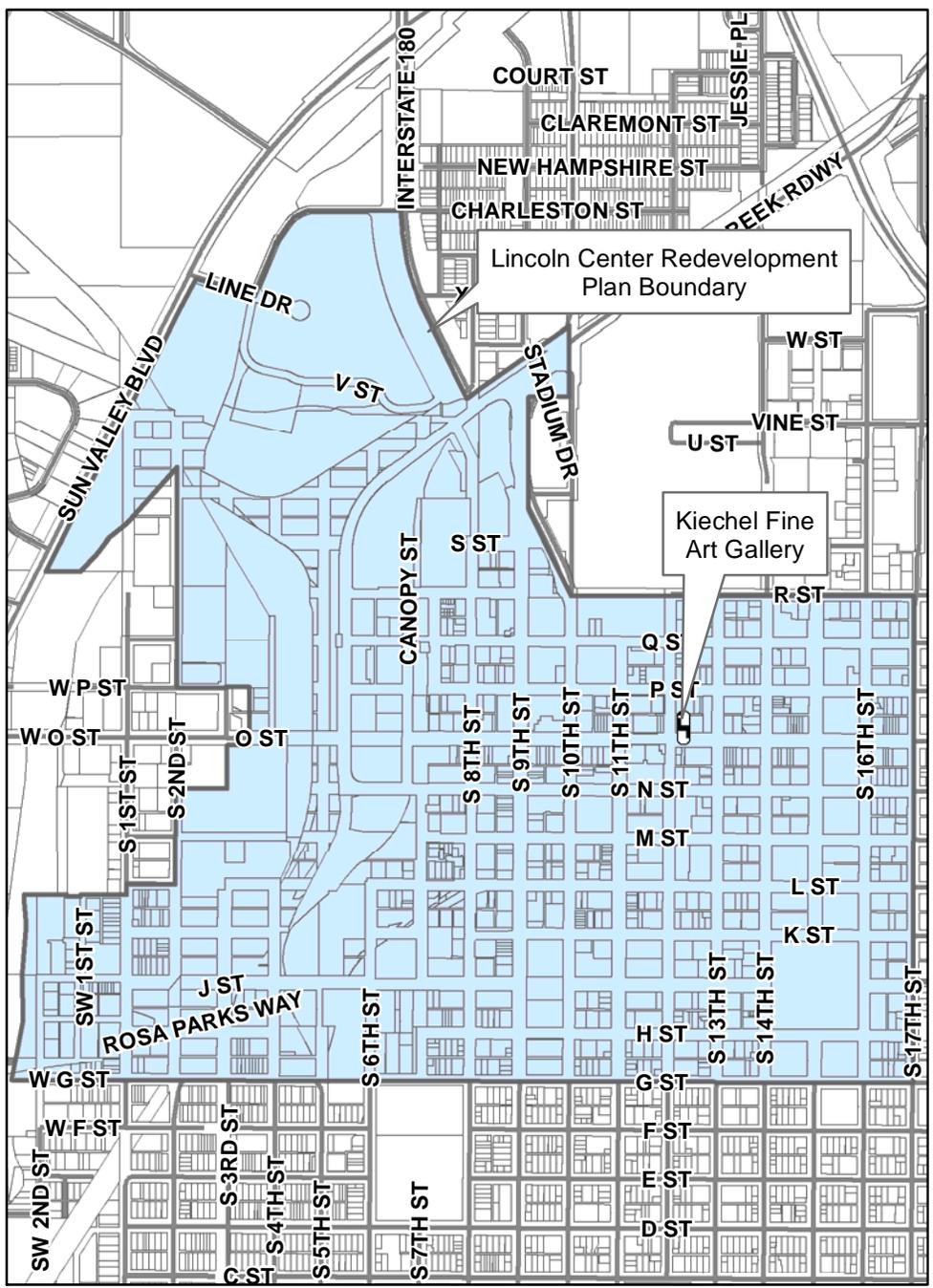
Lust agreed. This project appears to be in conformance with the Comprehensive Plan.

Motion to approve a finding of conformance with the Comprehensive Plan carried 9-0: Beecham, Cornelius, Corr, Harris, Hove, Lust, Scheer, Sunderman and Weber voting 'yes'. This is a recommendation to the City Council.



Kiechel Fine Art Gallery Project

GIS



Lincoln Center Redevelopment Plan Boundary

Kiechel Fine Art Gallery

2013 aerial

Comprehensive Plan Conformance #14009
 Lincoln Center Redevelopment Plan
 Kiechel Fine Art Gallery Project
 N 12th & O St

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MEMO

TO: Marvin Krout

FROM: Ernie Castillo



DATE: April 16, 2014

RE: Comprehensive Plan Amendment - Kiechel Art Gallery Project

Cc: Dave Landis

The project redevelopment area is located at 1208 O Street, legally described as Lot 9, Block 40, Original Plat, Lincoln, Lancaster County, Nebraska.

The project goal is to continue to strengthen Downtown Lincoln's art community through the redevelopment of the former Dietz Music building into an art gallery that improves not only the building but the downtown area. The project will remove blighted and substandard conditions at this location by renovating an empty building, and will continue the revitalization of Downtown Lincoln, specifically along "O" Street.

The project is consistent with the goals of the Lincoln Center Redevelopment Plan and the Downtown Master Plan. Public funded redevelopment activities include an art garden located on a rooftop deck to be held open for public functions ten to twelve times a year. Features for the deck include sculpture stands with LED lighting for three dimensional sculptures, including certain stands located near the front parapet of the building so the sculptures are visible to the public walking along O Street or looking out windows of adjacent buildings. In addition, the property will also include energy efficient windows, façade lighting washing the building in various colors, and a sidewalk projector which will display images on the sidewalk.

Kiechel Fine Art Gallery REDEVELOPMENT PROJECT

Revitalization Project Description

The project redevelopment area is located at 1208 O Street, legally described as Lot 9, Block 40, Original Plat, Lincoln, Lancaster County, Nebraska. The attached maps include, the Project Area, Zoning, Current Land Use and Future Land Use.

The project goal is to continue to strengthen Downtown Lincoln's art community through the redevelopment of the former Dietz Music building into an art gallery that improves not only the building but the downtown area. The project will remove blighted and substandard conditions at this location by renovating an empty building, and will continue the revitalization of Downtown Lincoln, specifically along "O" Street.

The project is consistent with the goals of the Lincoln Center Redevelopment Plan and the Downtown Master Plan. Public funded redevelopment activities include an art garden located on a rooftop deck to be held open for public functions ten to twelve times a year. Features for the deck include sculpture stands with LED lighting for three dimensional sculptures, including certain stands located near the front parapet of the building so the sculptures are visible to the public walking along O Street or looking out windows of adjacent buildings. In addition, the property will also include energy efficient windows, façade lighting washing the building in various colors, and a sidewalk projector which will display images on the sidewalk.

The redevelopment project addresses these goals by accomplishing the following:

- Redeveloping an underdeveloped and undervalued parcel.
- Improving and enhancing the "O" Street corridor.
- Encouraging private development in the project area.
- Enhancing the aesthetics of Downtown to Improve the pedestrian environment

Statutory Elements

There are no plans for the City to acquire, relocate, or demolish the real property. The developer owns the land and buildings in the project area that will be improved through the project renovation. The project area is zoned B-4 and the zoning will remain the same.

Proposed Costs and Financing

The estimated cost to implement this redevelopment project is approximately \$1.2 million dollars, including approximately \$145,000 in public improvements. The source of

the public improvement funding is Tax Increment Financing, which is generated from the private development within the project area.

Public investment may assist in the design and construction of the rooftop deck, façade enhancements, and the energy efficiency improvements.

Funding sources and uses will be negotiated as part of the redevelopment agreement, subject to approval by the Mayor and Lincoln City Council.