

## FACTSHEET

**TITLE:** Amendment to the LINCOLN CENTER

**REDEVELOPMENT PLAN:** "Swanson Russell  
Redevelopment Project".

**APPLICANT:** David Landis, Director of the  
Urban Development Department

**STAFF RECOMMENDATION:** A finding of  
conformance with the Comprehensive Plan

**SPONSOR:** Planning Department

**BOARD/COMMITTEE:** Planning Commission

**RECOMMENDATION:** A finding of conformance  
with the Comprehensive Plan (8-0: Weber,  
Sunderman, Corr, Cornelius, Beecham, Harris,  
Hove and Lust voting 'yes'; Scheer declared a  
conflict of interest).

**OTHER DEPARTMENTS AFFECTED:** Urban  
Development

**OPPONENTS:** None

**REASON FOR LEGISLATION:** To approve and adopt a proposed amendment to the Lincoln Center Redevelopment Plan to create the "Swanson Russell Redevelopment Project" area, located at 1202 P Street, including Lots 7 and 8, Block 37, Lincoln Original and adjacent rights-of-way. The project proposes to construct a 10,000 to 12,000 square foot office building on the vacant lot north of the existing Swanson Russell Building. 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, Lincoln, Lancaster County, Nebraska.

### **DISCUSSION / FINDINGS OF FACT:**

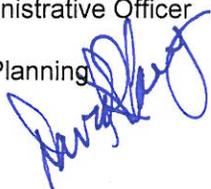
1. The staff recommendation to find the proposed amendment to the Lincoln Center Redevelopment Plan to be in conformance with the 2040 Comprehensive Plan is based upon the "Analysis" as set forth on p.4. The staff presentation is found on p.6.
2. There was no testimony in opposition.
3. On January 7, 2015, the Planning Commission agreed with the staff recommendation and voted 8-0 to find the proposed amendment to the Lincoln Center Redevelopment Plan to be in conformance with the 2040 Comprehensive Plan (**Comprehensive Plan Conformance No. 14025**). Commissioner Scheer declared a conflict of interest.

**FACTSHEET PREPARED BY:** Jean Preister, Administrative Officer

**DATE:** January 20, 2015

**REVIEWED BY:** David R. Cary, Acting Director of Planning

**DATE:** January 20, 2015



# LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

for January 7, 2015 PLANNING COMMISSION MEETING

**PROJECT #:** Comprehensive Plan Conformance No. 14025

**PROPOSAL:** To review as to conformance with the 2040 Lincoln-Lancaster County Comprehensive Plan, to add the "Swanson Russell Redevelopment Project" area on property generally located at 1202 P Street in Downtown Lincoln.

The Lincoln Center Redevelopment Plan area is generally bounded by Salt Creek, Interstate 180 and R Street on the north, 17<sup>th</sup> Street on the east, G Street on the south, and Salt Creek, 2<sup>nd</sup> Street and Sun Valley Boulevard on the west.

**LOCATION:** 1202 P Street and adjacent rights-of-way

**LAND AREA:** 0.33 acres, more or less

**CONCLUSION:** The redevelopment plan is in conformance with the Comprehensive Plan.

<b><u>RECOMMENDATION:</u></b>	In conformance with the Comprehensive Plan.
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## **GENERAL INFORMATION:**

**LEGAL DESCRIPTION:** Lots 7 & 8, Block 37, Original Lincoln, and the N. 12<sup>th</sup> Street right-of-way between the south line of Q Street and the south line of P Street, the P Street right-of-way between the west line of N. 12<sup>th</sup> Street and the east line of Lot 8, the east/west alley between N. 12<sup>th</sup> Street and N. 13<sup>th</sup> Street, located in the southeast 1/4 of 23-10-06, Lincoln, Lancaster County, Nebraska.

**EXISTING ZONING:** B-4, Lincoln Center Business District

**EXISTING LAND USE:** Office and parking lot

## **SURROUNDING LAND USE AND ZONING:**

North: Mixed-Use Restaurant/Residential; B-4

South: Parking Garage/Retail Space; B-4

East: Office; B-4

West: Restaurant/Office; B-4

**HISTORY:** This property was rezoned from Business District to B-4, Lincoln Center Business District in the 1979 zoning update.

## **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: The major office and service employment center.

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

P. 10.15 - "P" Street is identified as a Minor 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. 22-24 - The project area is shown as "Primary Retail" in the Downtown Master Plan Retail Framework. The primary retail core must support a high level of pedestrian activity throughout the day and night, and therefore requires continuous edge-to-edge retail land uses. The focus of the primary retail corridor is the P Street frontage.

P. 30 - The project is along P Street, which is shown to have "Active Edges" on the Active Edges Diagram. Focus building activity at street level to animate the public realm and provide a sense of security for pedestrians both day and night. N. 12<sup>th</sup> Street is not identified as an active edge.

P. 45 - This property is located adjacent to the transit, bicycle, and auto framework.

P. 46, 49 - Back In Angled Parking is suggested for the east and west sides of N. 12<sup>th</sup> Street. In contrast to the traditional "head-in angle" parking, back-in angled parking calls for drivers to back into rather than drive into the stall. This approach then allows the vehicle to be driven directly out of the parking stall when the parker leaves the on-street space.

P. 61 - P Street adjacent to this project is shown as a Downtown Bus Shuttle (Routes A and B) and a Streetcar Route.

P. 67 - N. 12<sup>th</sup> Street adjacent to this project is shown with a one-way northbound bicycle lane. A southbound bicycle lane is shown on 11<sup>th</sup> Street creating a north-south couplet with 12<sup>th</sup> Street.

P. 69, 96 - N. 12<sup>th</sup> Street adjacent to this project is shown as an Arts Corridor. The street would:

- Incorporate recommendations developed in the 12<sup>th</sup> St. Public Art Plan.
- Include development of murals or other facade enhancements on black walls of buildings.
- Create an exuberant, memorable, and all-seasons landscape theme.
- Include sculpture, medallions or other art pieces.
- Minimize the visual impact of existing skywalk over 12<sup>th</sup> Street.

P. 74, 76-77 - P Street adjacent to this site is shown as a "Primary Retail Streetscape". The primary retail streetscape elements include: a walkable length, uniform design features, high-quality materials, special considerations at particular

locations, and appropriate sidewalk width. Streetscape elements and design treatments along the P Street retail core create identifiable links and transitions to the 12<sup>th</sup> Street Arts Corridor.

P. 2 - The Downtown Master Plan Update modifies the bicycle framework to two-way protected bicycling facilities on 14<sup>th</sup> and 11<sup>th</sup> Streets.

**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 parking lot into a new 10,000 to 12,000 square foot office building attached to the existing building at 1202 P Street. The project proposes to remove blight and substandard conditions by utilizing an undeveloped lot. No improvements are proposed for the exterior of the existing building and the public right-of-way.
3. The language in the Downtown Master Plan related to this site shows buildings on this block as part of the Active Edge concept along P Street and the Arts Corridor along N. 12<sup>th</sup> Street. No improvements are proposed for the existing building along P Street. Redevelopment of the parking lot into a new office building would create more of an active edge than currently exists.
4. The Lincoln and Lancaster County 2040 Comprehensive Plan states that the City should preserve Downtown's role as the major office and employment center. The proposed use of the building as office space would meet this goal by providing additional office space and employment opportunities.
5. The source of funds for public improvements will be Tax Increment Financing generated by this project. Because this project is requesting TIF assistance, the design details of the development have been reviewed by the Urban Design Committee (UDC). UDC reviewed this project at their December 2, 2014 meeting and recommended its approval.
6. This project area is zoned B-4 and is subject to the Downtown Design Standards. The project, as proposed to UDC, generally meets Downtown Design Standards and this finding was included in UDC's recommended approval.

Prepared by:

Stacey Groshong Hageman, Planner  
402-441-6361  
[slhageman@lincoln.ne.gov](mailto:slhageman@lincoln.ne.gov)

**DATE:** December 23, 2014

**APPLICANT:** Dave Landis  
555 S. 10<sup>th</sup> Street, Suite 205  
Lincoln, NE 68508

**CONTACT:** Ernie Castillo  
555 S. 10<sup>th</sup> Street, Suite 205  
Lincoln, NE 68508

**OWNER:** SRA Enterprises, LLC  
1222 P Street  
Lincoln, NE 68508

# COMPREHENSIVE PLAN CONFORMANCE NO. 14025

## PUBLIC HEARING BEFORE PLANNING COMMISSION:

January 7, 2015

Members present: Weber, Sunderman, Corr, Cornelius, Beecham, Harris, Hove and Lust (Scheer declared a conflict of interest).

Staff recommendation: A finding of conformance with the 2040 Comprehensive Plan.

There were no ex parte communications disclosed.

Staff presentation: **David Landis, Director of Urban Development**, presented this proposal to alter the existing downtown plan to describe a project, which is a necessary legal requirement should we arrive at a redevelopment agreement for construction behind the existing Swanson Russell building. The existing parking lot is grandfathered, although it does not meet today's buffering standards. Swanson Russell has been approached about moving a section of their business to Omaha but they want very much to expand in Lincoln, if possible. However, building in the downtown area is expensive.

This proposal has been reviewed by the Urban Design Committee. It is a request for the project area to be delineated for the purpose of construction of a building which will cover the substandard parking lot, make a home for about 30 plus employees and add a very handsome connectivity in the downtown area. This proposal is in conformance with the Downtown Master Plan as well as the Comprehensive Plan, i.e. to preserve and enhance Downtown as a major office and employment center. Looking at what is in place there now, Landis believes that this will be a handsome addition to Downtown Lincoln.

There was no testimony in opposition.

## ACTION BY PLANNING COMMISSION:

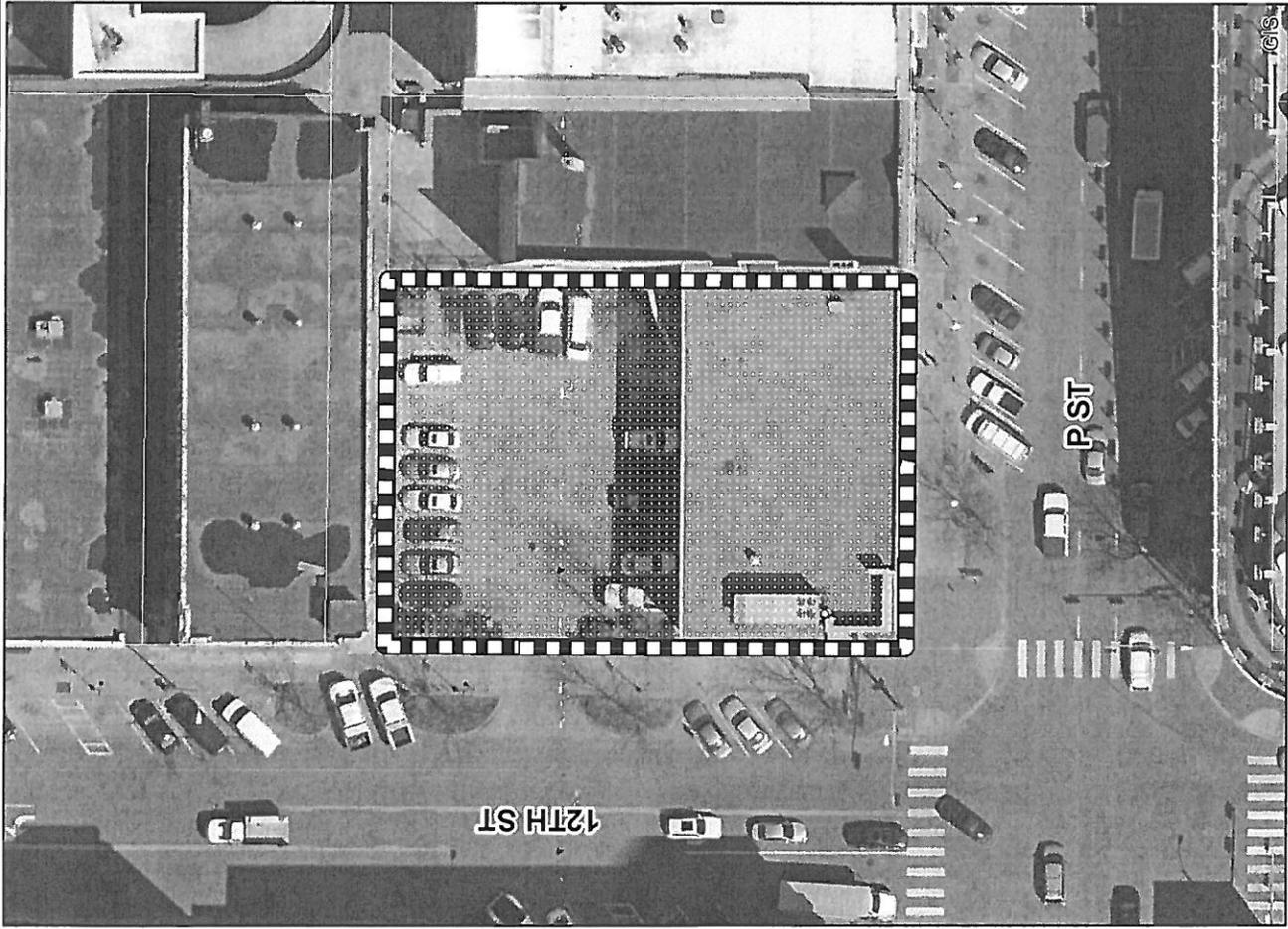
January 7, 2015

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

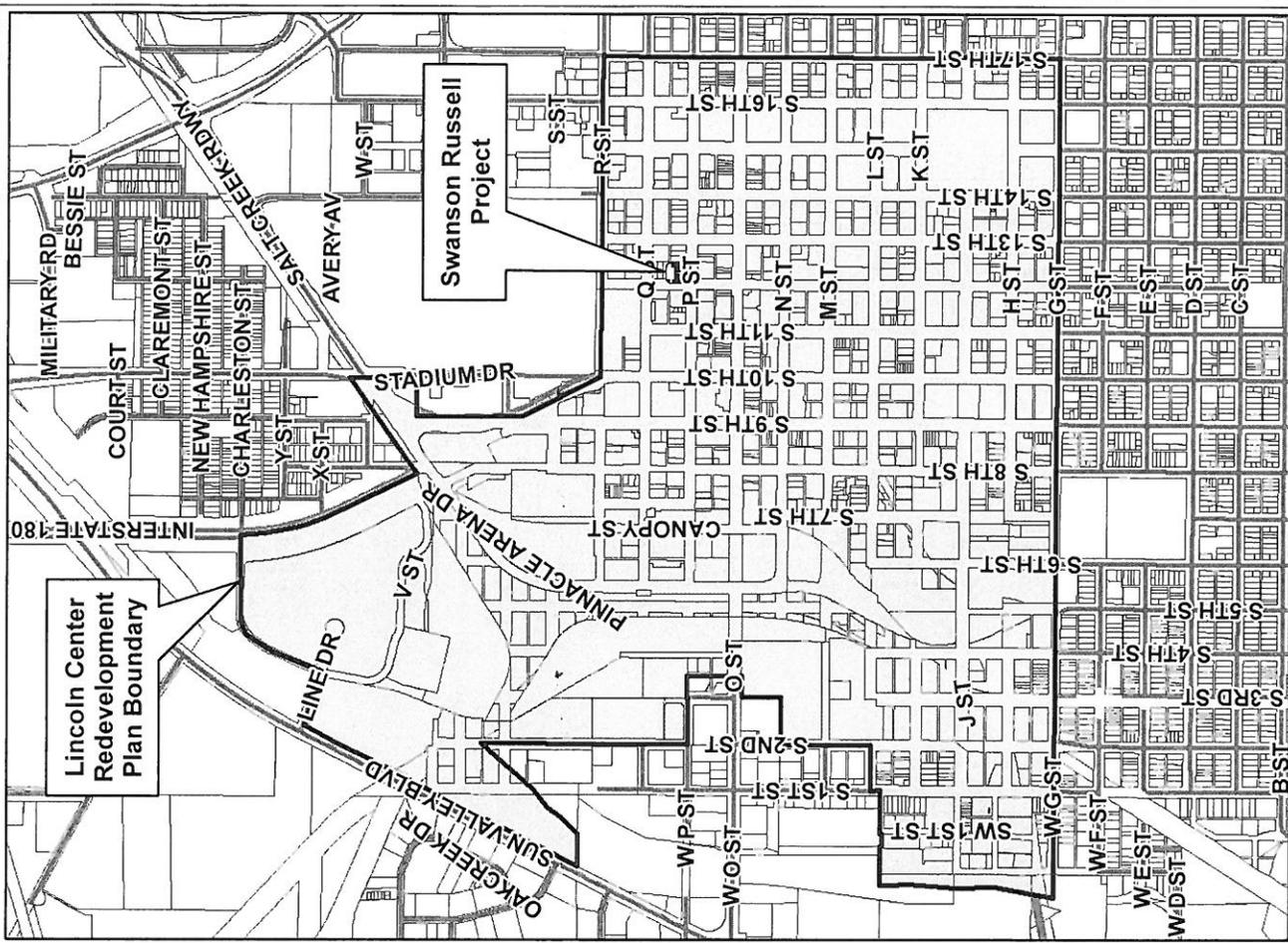
Beecham expressed appreciation to staff for including the minutes of the Urban Design Committee in the staff report. Our citizen boards play a very critical role and many of us do take the time to read those minutes.

Corr expressed her appreciation to Swanson Russell for staying in Lincoln.

Motion carried 8-0: Weber, Sunderman, Corr, Cornelius, Beecham, Harris, Hove and Lust voting 'yes'; Commissioner Scheer declared a conflict of interest. This is a recommendation to the City Council.



2013 aerial



**Comprehensive Plan Conformance #14025**  
 Lincoln Center Redevelopment Plan  
 Swanson Russell Project

m:\planarview\CPCDevelopment\AreaDrawings.mxd (CPC14025)

# Application Information Fact Sheet

Application Number: **CPC14025**

Parcels: **1023425004000, 1023425005000**

City Council District: **4**

County Board District: **2**

Section/Township/Range: **23-10-06**

## Location Findings:

Intersecting Applications: **CPC07019, CPC14025**

Zoning: **B-4**

Pre-1979 Zoning: **Business District**

Post-1979 Zoning: **Lincoln Center Business District**

Existing Landuse: **Commercial NEC**

Future Landuse: **Commercial**

Subdivisions-City: **ORIGINAL LINCOLN**

Subdivisions-County: **No value detected**

Growth Tiers: **Existing City**

Fire District: **Lincoln**

Historic District: **No value detected**

Traffic Analysis Zones: **74**

Home Owner Assoc(s): **No value detected**

Neighborhood Assoc(s): **No value detected**

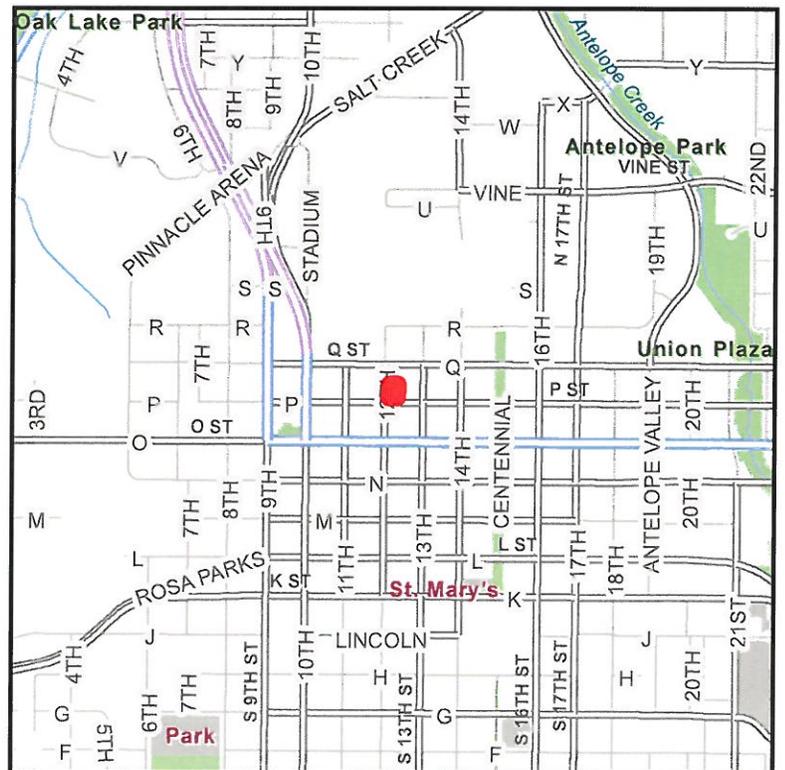
Annexation(Ord. #): **0**

Annexation Agreement: **No value detected**

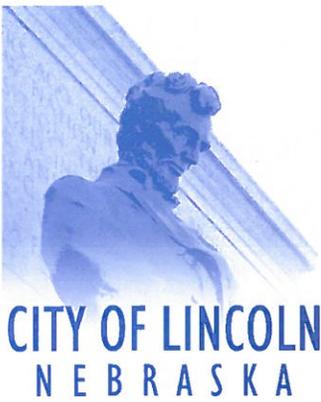
Drainage Basin: **Middle Salt Creek**

## Intersecting Entities:

Trails:	No
Railroad Lines Present:	No
Beltway Corridor Protection:	No
Beltway Corridor:	No
Historic Sites Present:	No
Cell Towers Present:	No
Streams:	No
Lakes:	No
FEMA Floodplain:	No
Salt Creek Storage Area:	No
New Growth Flood	No
Standard Exemption Area:	No
Endangered Species:	No
Prime Ag Soils:	No
City Subdivisions:	No
Capitol Environs District:	No
Capitol View Corridor OD:	No
Capitol View Corridors:	Yes
Building Line Districts:	No
BIDs(UDD):	Yes
Redevelopment Areas(UDD):	No
Blighted Areas(UDD):	Yes
SIDs:	No
William Pipeline:	No
Airport Approach Elev.(1248):	No
Airport Zoning District:	Yes
Airport Noise Contours:	No
Airport Noise District:	No
Airport Runway Protection Zones:	No
Church (Planning Landuse - 100ft Buffer):	No
Church (Assessor Parcels - 100ft Buffer):	No
Elderly/Retirement Housing:	No
School Sites:	No
Parks(100ft Buffer):	No
Daycare Facilities(100ft Buffer):	No



\*\*\*NOTICE\*\*\* THIS DATA IS COMPILED FROM MANY SOURCES AND SCALES. EVERY EFFORT IS MADE TO ENSURE THIS DATA IS ACCURATE, AND LINCOLN/LANCASTER COUNTY ACCEPTS NO RESPONSIBILITY FOR ANY INACCURACY, ACTUAL OR IMPLIED.



MAYOR CHRIS BEUTLER  
lincoln.ne.gov

Urban Development Department  
David Landis, Director  
555 S. 10th Street  
Suite 205  
Lincoln, Nebraska 68508  
402-441-7606  
fax: 402-441-8711

December 10, 2014

David Cary, Interim Director  
City of Lincoln-Lancaster County Planning Department  
555 S. 10<sup>th</sup> Street  
Lincoln, NE 68508

Dear David:

Please find attached one copy of the Swanson Russell Redevelopment Plan amendment for the Swanson Russell Redevelopment Project.

Please forward the amendment to the Planning Commission for their earliest consideration and review for conformity with the Comprehensive Plan. I understand that it should be on the January 7, 2015, Planning Commission agenda.

If you have any questions, please contact me at 1-7855 or [ecastillo@lincoln.ne.gov](mailto:ecastillo@lincoln.ne.gov)

Sincerely,

Ernie Castillo  
Planner

Cc: Dallas McGee  
Dave Landis

# AMENDMENT TO THE LINCOLN CENTER REDEVELOPMENT PLAN

## SWANSON RUSSELL REDEVELOPMENT PROJECT

### 1. Revitalization Project Description

The Swanson Russell Redevelopment Project area, located at 1202 P Street in Downtown Lincoln, includes Lots 7-8, Block 37, Lincoln Original, Lancaster County, Nebraska, together with the rights-of-way, as shown on the attached Exhibit IV-196, Project Area and incorporated by this reference.

The goal of this project is to strengthen the Downtown Lincoln business community. The project will remove blighted and substandard conditions and will make positive contributions to the continued revitalization of Downtown Lincoln through the removal of certain blighted and substandard conditions.

The Project consists of the construction of a new 10,000 to 12,000 square foot office building in the vacant lot north of the existing Swanson Russell building at 1202 P Street.

The project is consistent with the goals of the Lincoln Center Redevelopment Plan and Downtown Master Plan and is intended to support private investment in this redevelopment area. Publicly funded redevelopment activities could include façade enhancement, energy efficiency improvements, streetscape improvements and other public improvements in the Project Area. These improvements correspond to several of the Downtown Redevelopment Goals identified in the Redevelopment Plan. This redevelopment project addresses these goals by accomplishing the following:

- utilizing an underdeveloped lot;
- encouraging the private redevelopment in and enhancing the architectural character of downtown Lincoln;
- promoting a range of urban commercial building types;
- enhancing the aesthetics of Downtown to improve the pedestrian environment.

### 2. Statutory Elements

Currently, there are no plans for the City to acquire, convey or demolish the real property. Should any of these occur, the City will follow the policy outlined in the Plan. Land coverage will be altered with the construction of the new building on the empty lot, however; the existing street system within the project area will not be changed as a result of this project. The current land use is commercial, as shown in Exhibit IV-197, Current Land Use and will remain as commercial as shown in Exhibit IV-198, Future Land Use.

The area is located within the B-4 Zoning District and the zoning will remain unchanged as a result of this project as shown in Exhibit IV-199, Zoning. The project will meet all parking requirements under the Lincoln Municipal Code.

### **3. Proposed Costs and Financing**

The private investment to implement this redevelopment project is approximately \$1.9 million, which will generate approximately \$376,000.00 in public improvements. The source of funds for public improvements will be Community Improvement Financing (commonly referred to as Tax Increment Financing or TIF) generated from the private development within the project area. Funding sources and uses will be negotiated as part of the redevelopment agreement, subject to approval by the Mayor and City Council.

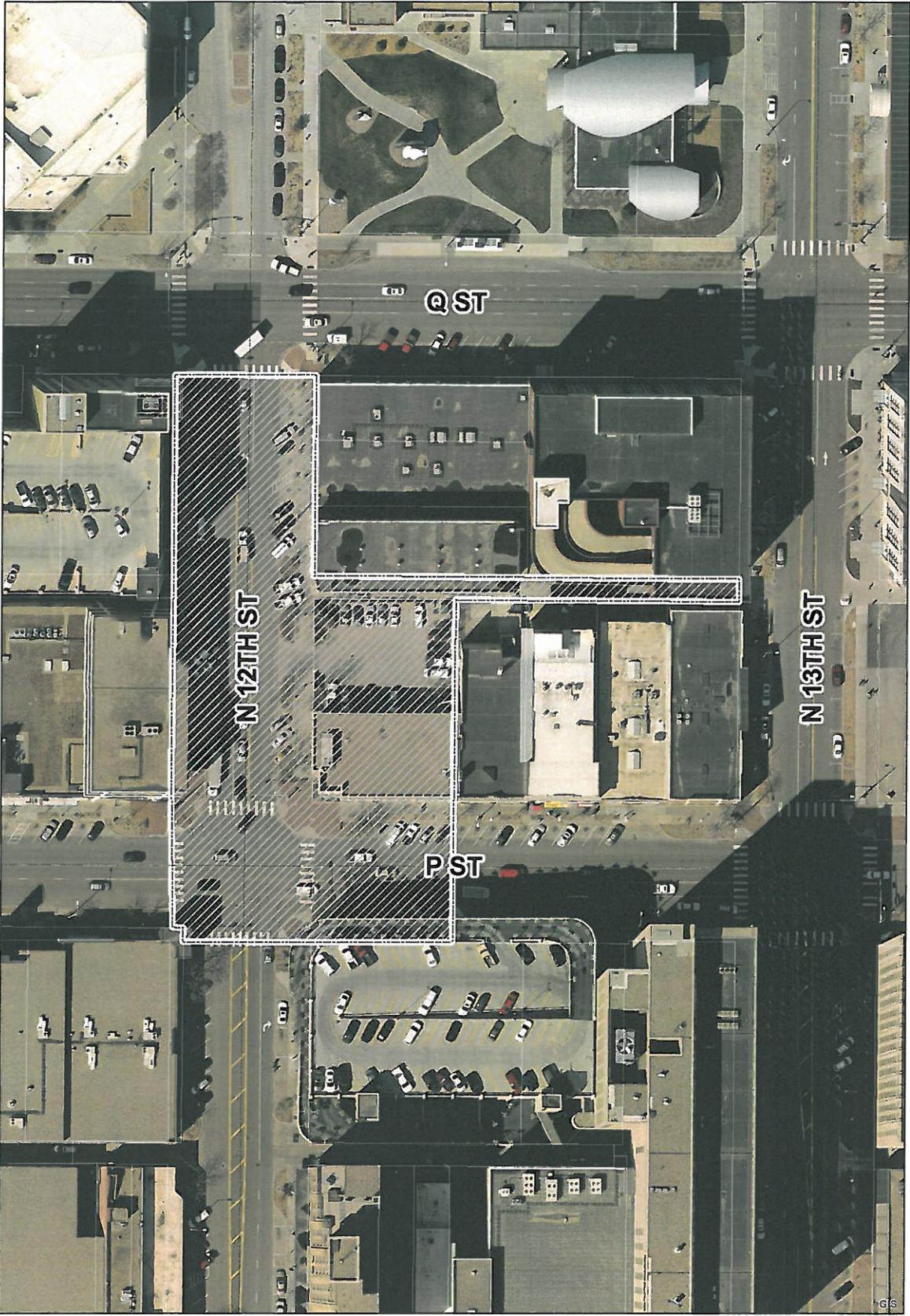


Exhibit IV-196 - Swanson Russell: Project Area

 Swanson Russell





Exhibit IV-197 - Swanson Russell: Current Land Use

- |   |   |   |                                   |   |                         |
|---|---|---|-----------------------------------|---|-------------------------|
|  | Swanson Russell                         |  | Apartment (Multi Family Dwelling) |  | Educational Institution |
|  | Commercial                              |  | Parking Lot                       |  | Parking Garage          |
|  | Commercial with Residential Units Above |  | Churches, Synagogues and Temples  |   |                         |



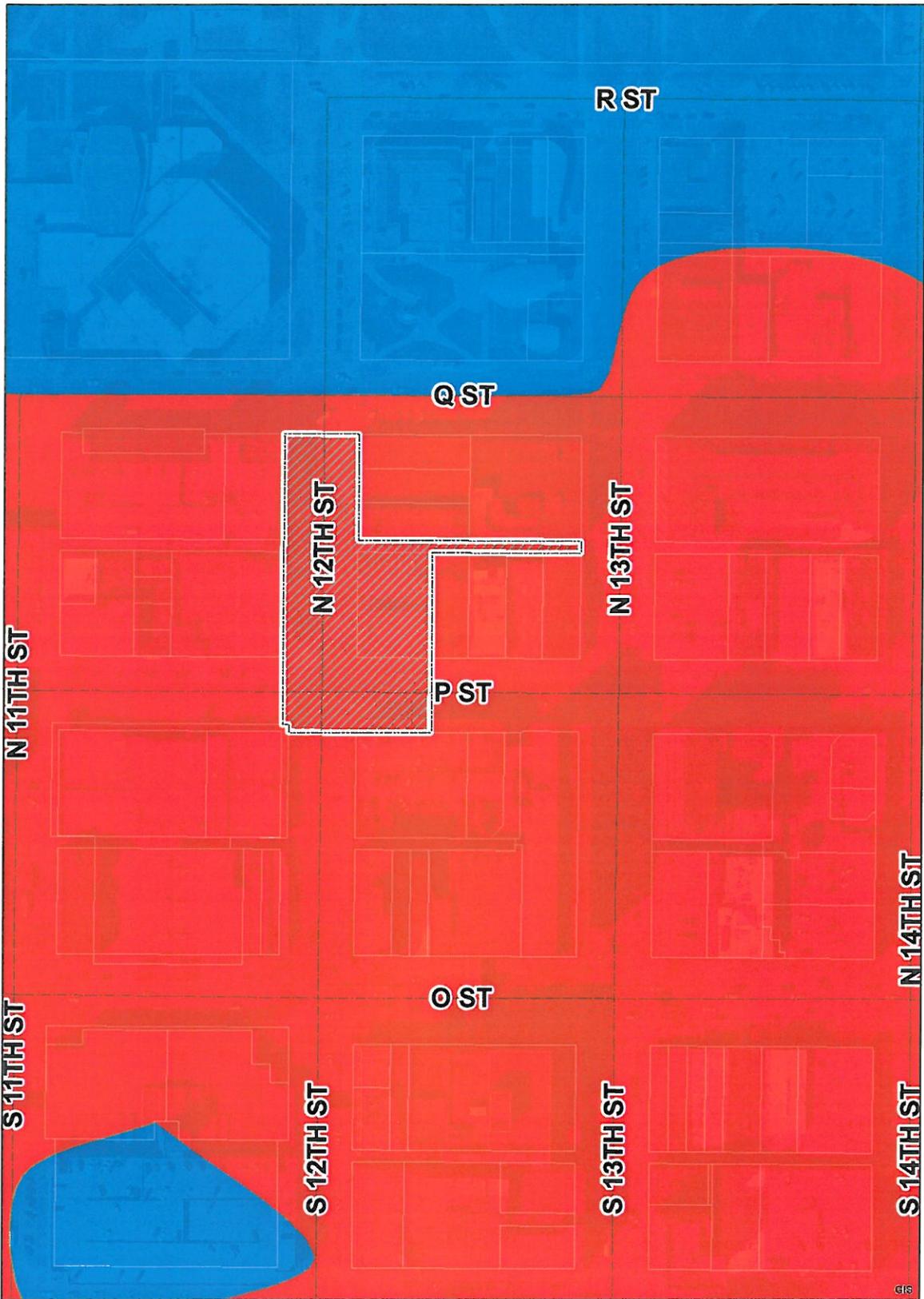


Exhibit IV-198 - Swanson Russell: Future Land Use

Swanson Russell
  Commercial
  Public & Semi-Public



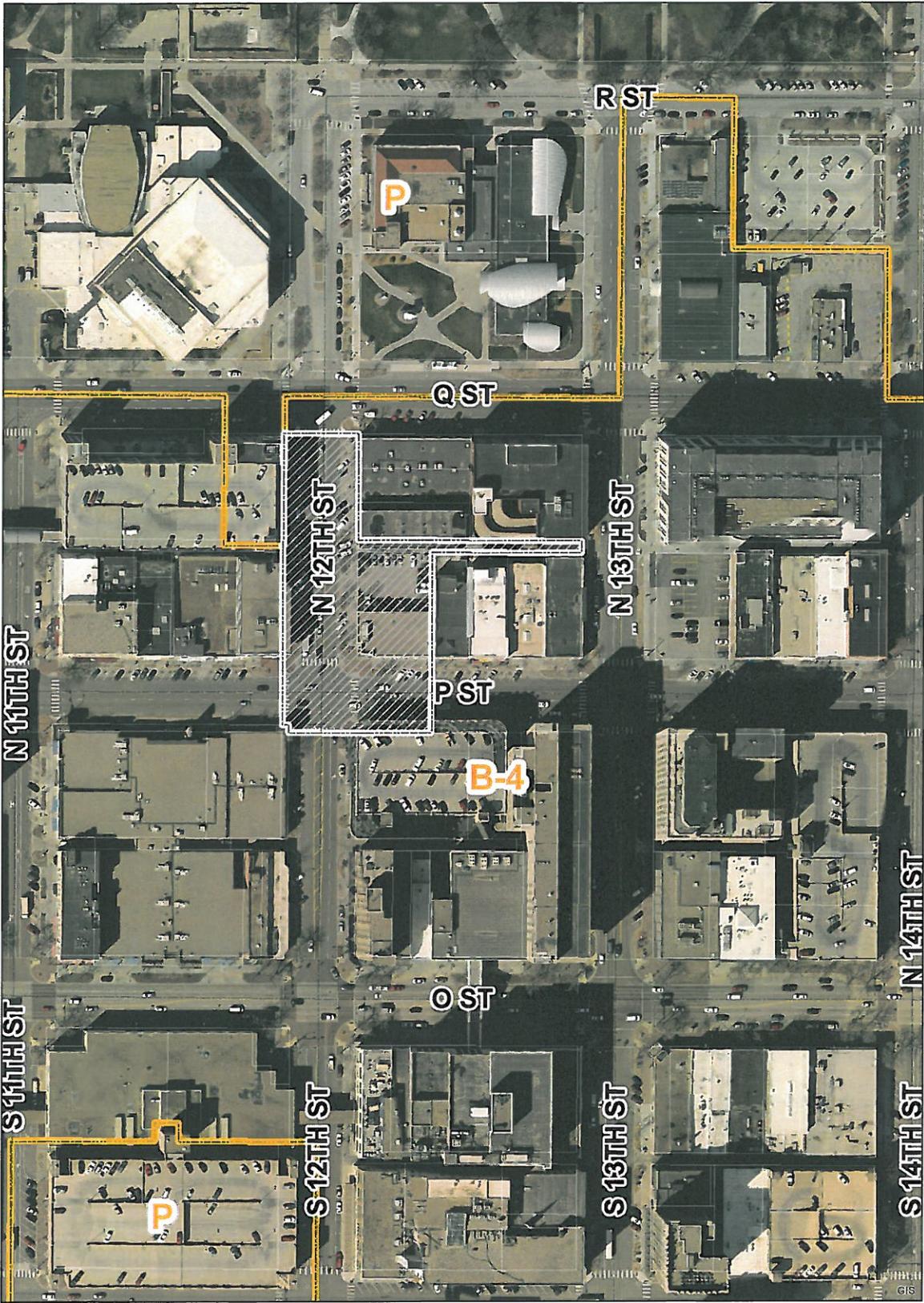


Exhibit IV-199 - Swanson Russell: Zoning

 Swanson Russell 
  Zoning

