

FACTSHEET

TITLE: STREET & ALLEY VACATION NO.
15006 - Bryan Medical Center East Campus

BOARD/COMMITTEE: Planning Commission

APPLICANT: Bryan Medical Center

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

STAFF RECOMMENDATION: A finding of conformance with the 2040 Comprehensive Plan

OTHER DEPARTMENTS AFFECTED: N/A

SPONSOR: Planning Department

OPPONENTS: None present at hearing.

REASON FOR LEGISLATION: To vacate South 50th Street between A Street and Everett Street and to vacate Everett Street and Washington Street between South 50th Street and South 52nd Street.

DISCUSSION/FINDINGS OF FACT:

1. This proposed street right-of-way vacation and Special Permit No. 1219M (Bill #16R-45) were heard at the same time before the Planning Commission.
2. The staff recommendation to find the proposed vacation to be in conformance with the Comprehensive Plan is based upon the "Analysis" as set forth on pp.4-5, concluding that the portions of street right-of-way to be vacated are primarily utilized by residential uses that are being removed as part of the SP1219M to expand the Bryan Medical Center East campus. The roadways are no longer needed and will become part of the Bryan Medical Center East campus. The vacation of right-of-way is in conformance with the 2040 Comprehensive Plan. The staff presentation is found on pp.5-7.
3. Testimony of the project team is found on pp.7-9, 11-12. There was no testimony in opposition.
4. On February 3, 2016, the Planning Commission agreed with the staff recommendation and voted 8-0 (Weber absent) to find the proposed street right-of-way vacation of South 50th Street between A Street and Everett Street, and Everett Street and Washington Streets between South 50th Street and South 52nd Street to be in conformance with the 2040 Comprehensive Plan.
5. The appraisal by Clint Thomas of the Housing Rehab & Real Estate Division of the Urban Development Department is found on pp.22-23, recommending that the vacated right-of-way be sold to Bryan/LGH for \$13,475.00, with staff recommending that easements be retained for all utilities within the right-of-way to be vacated. In addition, there will be an exchange of right-of-way between the City and Bryan/LGH and the City at the intersections of 48th & A Streets, 48th & Cotner Blvd., 48th & Sumner, and Cotner and A Streets, which will be needed by the City for projects in that area with equal credit given for the consideration to be paid for the ROW to be vacated in 50th, Washington and Everett Streets.
6. The funds for the vacated right-of-way in the amount of \$13,475 have been paid to the City Clerk (see p.24), thus the requirements of provisions of Chapter 14.20 of the Lincoln Municipal Code have been satisfied.
7. On February 3, 2016, the Planning Commission also voted 8-0 to recommend conditional approval of the associated Special Permit No. 1219M, which is being introduced on the Council agenda on March 7, 2016 (Bill #16R-45).

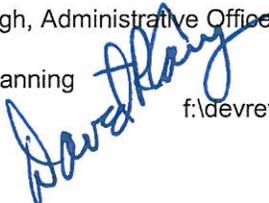
FACTSHEET PREPARED BY: Geri Rorabaugh, Administrative Officer

DATE: February 29, 2016

REVIEWED BY: David R. Cary, Director of Planning

DATE: February 29, 2016

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LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for February 3, 2016 PLANNING COMMISSION MEETING

PROJECT #: Street and Alley Vacation No. 15006

PROPOSAL: To vacate S. 50th Street between A Street and Everett Street and to vacate Everett Street and Washington Street between S. 50th Street and S. 52nd Street

LOCATION: S. 50th Street, Washington Street and Everett Street generally bounded by A Street, S. 52nd Street, Everett Street and S. 50th Street.

LAND AREA: 2 acres, more or less

CONCLUSION: The portions of street right-of-way to be vacated are primarily utilized by residential uses that are being removed as part of SP1219M to expand the Bryan Medical Center East campus. The roadways are no longer needed and will become part of the Bryan Medical Center East campus.

<u>RECOMMENDATION:</u>	Conforms to the Comprehensive Plan
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GENERAL INFORMATION:

LEGAL DESCRIPTION: See attached legal descriptions

SURROUNDING LAND USE AND ZONING:

North:	Residential, Fire station	R-1 Residential
South:	Bryan Medical Center	R-2 Residential
East:	Residential	R-2 Residential
West:	Bryan Medical Center	R-2 Residential

ASSOCIATED APPLICATIONS: SP1219M to expand the Bryan Medical Center East campus

COMPREHENSIVE PLAN SPECIFICATIONS:

P. 10.15 - Local streets and alleys are not included in the functional classification.

HISTORY: The right-of-way was dedicated with the final plat for Shurtleff's Piedmont Park in July 1946.

UTILITIES:

Water and sewer mains are located on Washington, Everett, and S. 50th Street right-of-way. Public utilities and public utility easements will be retained in S. 50th and Everett Street right-of-way. A 30 feet wide sanitary sewer and storm sewer easement will be maintained in Washington Street right-of-way.

TRAFFIC ANALYSIS:

All three streets are local roadways that primarily serve the residential uses which are being removed as part of SP1219M to expand the Bryan Medical Center East campus.

ANALYSIS:

1. This application is associated with Special Permit 1219M to substantially expand the area of the Bryan Medical Center East Campus by approximately 8 acres. The new construction would add an approximately 94,000 sq. ft. medical office building and 370 parking stalls.
2. The expansion area at one time contained 35 single family dwellings. As of the date of this report, most of the dwellings had been demolished. The three local streets within this Street and Alley Vacation are thus no longer necessary to provide access. Washington Street from 50th Street to 52nd Street would be removed. Everett Street and the southern portion of 50th Street would be converted to a private driveways.
3. The S. 50th Street connection to the intersection of A Street and S. Cotner Boulevard would be removed. This intersection currently has six “legs” and entering traffic often experiences delays due to the multiple turning movements. Bryan would build a new driveway connection to A Street to the east of the intersection. The removal of the 50th Street connection will improve the functioning of the intersection.
4. The City is considering additional transportation improvements in this area. Bryan has agreed to provide additional right-of-way and move any signs or other improvements at the adjacent intersection of A Street & South Cotner Boulevard. This will help facilitate transportation improvements which will help address the increase in traffic generated by this expansion and the overall traffic generated by Bryan. Due to the potential intersection improvement, the City will need to retain additional 50th Street right-of-way, so the area of vacation will be slightly reduced.
5. Lincoln Municipal Code Chapter 14.20 requires the City to establish the proper price to be paid for the right-of-way, as well as any amounts necessary to guarantee required reconstruction within the right-of-way. These values must be established and deposited with the City Clerk prior to scheduling the vacation request with the City Council.

6. The streets are classified as local streets in the 2040 Comprehensive Plan.
7. The street vacation creates numerous lots without any access or frontage. The applicant has submitted a final plat to combine all the lots together into one final plat.

BEFORE THE VACATION REQUEST IS SCHEDULED ON THE CITY COUNCIL AGENDA THE FOLLOWING MUST BE COMPLETED:

- 1.1 The provisions of Chapter 14.20 of the Lincoln Municipal Code are met.
- 1.2 Include retention of utility easements by City with deed transfer.
- 1.3 Revise the legal description to exclude that portion of 50th Street, south of A Street, that is required to be retained by the City for potential transportation improvements at this intersection.
- 1.4 Completion of the Bryan East Addition final plat requirements, prior to final signature by the Planning Director.

Prepared by

Paul Barnes, Planner

DATE: January 25, 2016

APPLICANT: Bryan Medical Center
David Reese
1600 S. 48th Street
Lincoln, NE 68506

CONTACT: DaNay Kalkowski
1111 Lincoln Mall, Suite 350
Lincoln, NE 68508

STREET AND ALLEY VACATION NO. 15006

SPECIAL PERMIT NO. 1219M
TO EXPAND BRYAN MEDICAL CENTER EAST CAMPUS
ON PROPERTY GENERALLY LOCATED AT
SOUTH 50TH STREET AND A STREET.
PUBLIC HEARING BEFORE PLANNING COMMISSION:

February 3, 2016

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

Staff recommendation: Conditional Approval.

AND

STREET AND ALLEY VACATION NO. 15006
TO VACATE SOUTH 50TH STREET BETWEEN A AND EVERETT STREETS
AND EVERETT AND WASHINGTON STREETS BETWEEN 50TH AND 52ND STREETS
ON PROPERTY GENERALLY LOCATED AT
SOUTH 50TH STREET AND A STREET.
PUBLIC HEARING BEFORE PLANNING COMMISSION:

February 3, 2016

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

Staff recommendation: Conformance with the Comprehensive Plan

There were no ex parte communications disclosed.

Staff Presentation: Paul Barnes of the Planning Department stated both of these items are related to an expansion of the Bryan East Hospital campus. The driving project is a new 93,286 square foot medical office building. The expansion area includes approximately eight acres just northeast of the existing campus. This area has been shown as Public & Semi-Public on the Future Land Use map. In anticipation of an expansion, staff has been working with Bryan for some time, knowing that they have been acquiring these properties. The single-family homes that were located in the site area are now demolished.

There is a request to waive the height of the district up to 74 feet for the new building. Given its distance of over 300 feet from remaining residential areas and the taller buildings already within the campus, staff does not see this proposed height as having a major impact; it will fit in with the surrounding campus.

The vacation request includes a portion of 50th Street that currently connects to the intersection of Cotner and A Streets, a 6-leg intersection with traffic signals. The City has been looking at this intersection for some time. Given the different turning movements that occur there, staff is supportive of closing 50th Street with this request; it will be an improvement and enhancement of the intersection. On a related note, the City is looking at a connection of 50th to the north of this intersection, but that vacation and closure will not happen with this action. The other requests for vacation include Everett and Washington Streets between 50th Street and 52nd Street. These were local streets serving the single family homes that were previously there, so staff is also supportive of vacating these segments. There are some utilities within the rights-of-way and easements that will be retained. A new easement will be dedicated to accommodate a connection of sewer that comes along Washington Street.

Planning and Public Works have been discussing additional road improvements with Bryan, including the areas of Cotner and A, 48th and A, and 48th and Sumner. These are areas for potential future dedication of right-of-way and roundabouts to help with traffic flow, though these discussions are preliminary at this point, and much work needs to be done.

Barnes went on to discuss the conditions for approval. The eight acres of expansion is somewhat self-contained from the rest of the campus. Staff considers connectivity for pedestrian and vehicle traffic an important feature and has therefore recommended areas of connection not currently shown on the site plan, including vehicle access connecting up and through the existing parking lot, and a pedestrian connection that connects to an existing sidewalk, so that people could get to the new office building from existing areas. These are not huge areas of connection, but will make a big impact in terms of connectivity.

Beecham asked if there is a stoplight at 52nd and Sumner. Barnes said there is not a light at the intersection, but near there, there is a signal for pedestrian traffic. Beecham asked if that signal stops traffic for pedestrians. Barnes said yes.

Beecham wondered if Holmes Elementary was approached regarding their drop-off and pick-up times. She has concerns about closing down 50th Street and creating traffic problems by funneling drivers past the elementary school. Barnes said that the Planning Department has not met directly with the school, but they would have received a notice. There could be two ways traffic exiting the medical office can go. One is north to A Street where a left or right turn could be taken. With the closure of 50th, there is a new access that was proposed on A Street. That required a deviation request which was approved by Public Works due the overall constraints of the site and the benefits of that added access. There is also an access proposed on 52nd Street. Cars could go south and pass the school, but they could also go north to A Street. Beecham reiterated her concern that it is such a busy area and she doesn't want to set up a situation where people are always going to go to Sumner. Even a sign that indicates "local traffic only", for example, to discourage that flow of traffic from running directly past the school would be helpful. She stated she would feel better if she knew that the principal of the school had been involved.

Harris asked if the height waiver was to raise the height of the building to 74 feet. Barnes said yes. She asked for clarification regarding a discrepancy between that height and the 75-foot height given in the Staff Report. Barnes said it is an error in the report. He confirmed that the correct height requested is 74 feet.

Proponents:

1. Danay Kalkowski, 1111 Lincoln Mall, Suite 350, came forward on behalf of Bryan Hospital. She introduced the team that has assisted with this expansion. David Reese and Don Sheets of Bryan Hospital, Wade Stange of Davis Design, and Mark Palmer of Olsson Associates were all on hand to answer questions.

2. David Reese, Vice President of Clinical and Support Services, Bryan Healthcare, stated he has worked with Bryan Medical Center for nineteen years and in that period, he has worked with Planning staff to discuss where the future growth of Bryan would go. This northeast area was always under consideration. During that time frame, Bryan began purchasing houses as they came up for sale. Within the past year, Bryan has been more proactive in acquiring the remaining seven houses. Once all were obtained, the process of seriously looking at this area for campus growth began. There has been a need to move forward as the campus, the hospital services, and the City as a whole have grown.

Reese went on to say that the proposed building will be a stand-alone facility where patients will go to receive same-day services and then leave; there will be no overnight stays. Neighborhood meetings were held August 27th and November 10th to provide updates about the purchases, why this project is necessary, and to talk through any issues. Holmes School was consulted a few years back relating to the changes to the emergency area. The principal of the school did not attend these recent meetings, but he has been kept apprised of this growth. We also did personal visits with immediate neighbors to make sure there were no questions. Bryan strives to be a great neighbor.

Kalkowski stated there have been extensive meetings with the neighbors and City staff, the first of which occurred over a year ago. They picked-up in earnest last summer and the team and staff has continued to meet to go over the site conditions and to address issues. The schedule was delayed to work through issues. For the most part, they have been resolved. Bryan has worked hard to compromise.

The remaining issue that continues to be problematic is the recommended pedestrian and vehicle connections from the existing parking to the west, across 50th Street, as suggested by Staff. A Motion to Amend has been distributed requesting the deletion of 2.3, which is the pedestrian connection. Also requested is the deletion of 2.5, which Planning agrees with. That condition was to allow Public Works time to review the revised plans, which they have done, so we do not want to leave it open ended beyond Planning Commission. Our final request is an amendment to 2.7. Instead of making a connection to the west, Bryan is proposing to make a connection to the south, which would address some of the concerns brought up by Commissioner Beecham.

The two main issues with creating the connection to the west are both physical and functional. First, there are significant grade issues from the west edge of the new parking lot to the east edge of the existing. Second, the connection is not desired by Bryan from both functional and operational standpoints. The parking lot to the west is for employees and was not laid out in a manner conducive to through-traffic and does not connect to 50th Street. From a use standpoint, Bryan wants the visitors of the new building to use the parking adjacent to that building. There is a proposed skywalk from the existing parking garage to the new building, so adding more connection is not as critical. The addition of the connection to the south provides vehicular connectivity.

3. Wade Stange, David Design, stated the new building will house offices that provide stand-alone services where people come and leave during the same day. Most traffic comes from Cotner and 48th to the hospital and medical plaza. In recent years, Bryan has done a good job of organizing the campus graphically so that people know where they are going to go. The hospital is designated “Zone A” and the parking on 48th Street is also designated “Zone A”. Likewise, the medical plaza and Edwards Medical office buildings are designated “Zone B”, with a “Zone B” parking structure on Cotner. It is very clear. The area to the north where Staff has suggested a new connection is really an egress area from that parking deck. Patients do park in the upper levels to reach the Plaza area, but the lower level is tenant only. As mentioned, there are significant grade issues.

4. Mark Palmer, Olsson Associates, said there is approximately 35 feet of elevation difference from vacated Everett back down to the potential access on 50th Street. This building will have two access points on two different levels. It is a walkout-style building that makes use of and accounts for 15 feet of the grade. The elevation is seven feet higher than the road and the existing garage is recessed below 50th Street, so the grades for making a connection are difficult to attain. Stairs are not of interest to Bryan due to the nature of services they provide. There is a network of sidewalks and interior connectivity. With the addition of a skywalk, there are multiple ways to get places.

Stange said there is a 40-foot drop on the site from southeast to northwest, along Everett to the west and then north to A Street. To make the site functional for a healthcare facility, earth was moved to level it out. The parking could not be too steep. The best use of the site has been made in terms of where entrances are established. The first level walkout area to the north will be outpatient services. The second level entrance will be for clinical services. Parking is designed to be close to the entrances for each of those uses. Bryan is very sensitive to the need for having close entrances with good access. The other challenge in this situation is the mix of two different uses. If we tie them together too much, we are mixing public access with service access, which is the reason part of 50th Street was kept as service only for trash pick-up, supplies, oxygen tanks, and other hospital needs. Farther north, along the east side of the “Zone B” parking garage, is where snow removal is located, so that needs to remain accessible for those vehicles and to dump snow.

Beecham asked if there is a parking lot egress from parking onto Everett. Stange said yes, it was not part of the original Special Use Permit request and it was added to create better access.

Lust asked what street leads out from the Everett access to the south. She asked if it was 51st Street. Stange said it was 51st, but is internal now. Lust asked if it would connect all the way down to Sumner. Stange said yes.

Scheer asked for clarification about south or westerly movement from the parking lot out to Everett. He wondered where it leads west from south of Everett Street. He asked what happens if drivers get into parking lots and want to head west. Palmer said it would take you back to Sumner; there is no connection back.

Harris asked for confirmation of the 74-foot height. Stange said he could not confirm off the top of his head, but he will provide that confirmation.

Opponents:

There was not testimony in opposition.

Staff Questions:

Corr asked how Staff feels about the Motion to Amend submitted by the applicant. Barnes said the Everett connection helps. Corr asked if staff is okay with getting rid of the connection across 50th Street. Barnes said the Planning Department would still like to see the connection to the west. Even though it is not intended to be a primary connection for everyday use, it is still an important factor, maybe even used by some of the staff. We would still like to see it in addition to the Everett connection.

Scheer wondered if there is a design standard or criteria that the City requires parking lots on a contiguous site to have internal connections in order to avoid vehicles exiting onto a public street to enter a separate lot on the property. Barnes said there is a design standard for pedestrian circulation in industrial and commercial developments. Scheer wondered about vehicular. Barnes said staff considers the circulation principles found in the Comprehensive Plan and what makes the most sense from a planning perspective. This is not necessarily a design standard or a request to waive a standard, but in terms of thinking about circulation throughout the entire campus, this is how we came to the recommendations.

Lust asked for confirmation that staff accepts the deletion of 2.5. Barnes said yes. Planning talked with Public Works, who reviewed the plan since the Staff Report was drafted, and they are also fine with the removal.

Beecham asked to be shown where the additional connection across 50th Street is suggested. Barnes said vacated 50th Street is shown as a service drive. There is a return shown approximately halfway along that. There is a paved area along the east of the employee parking, so by estimation, the connection that seems likely would be at

that return and through the center area. Beecham asked if that was for vehicular. Barnes confirmed. He stated that staff is not saying how the connection should be done, but in looking at the entire 8 acre site that is being regraded and redeveloped, there should be some opportunity to accommodate these.

Lust asked if the roof shown in an image belonged to the parking garage. Barnes said yes. Lust wondered if people needed to drive through the employee parking area to get out of the garage. Barnes said he thinks there are points to the north where they can exit. The employee area has access to the garage.

Lust wondered if the existing exit points are designed to lead people exiting the garage to turn left and head back to Cotner to exit the facility. She speculated that if a connection were built to the east, it will lead people to drive back through campus instead exiting. Barnes said he does not believe it would lead them in that direction, it would just provide the option. The connection would not lead to a large driving aisle like the existing 50th Street right-of-way; it connects to a service drive and is not a main thoroughfare through the campus.

Hove asked if they are or are not in favor of eliminating Condition 2.3, eliminating the sidewalk. Barnes said staff would still like to see the sidewalk connecting to the north side of the building from the west. Hove wondered, given the grade issues, if there will be ADA issues to think about. Barnes said yes. ADA standards would have to be reviewed and met with. We ask what the options are for providing connection in some fashion.

Beecham asked where staff would like the pedestrian access to attach. Barnes said the point is to get a connection. There is an existing sidewalk along 50th Street. All we are saying is that movement should continue farther to the east so someone could get to the entrance of the new building. It is not a long connection.

Lust wondered where people would be coming from when trying to get to that entrance. Barnes said they could be coming from a number of places like the public sidewalk, or from other areas on campus.

Beecham asked if people can walk on the sidewalk on the west side of the street. Barnes said yes, there is a sidewalk along 50th Street that they could take farther east, but he was unsure of how it would line up with Everett. Beecham asked to be shown where the entrances are. Barnes said the building entrances are on the east and the north. Lust said so there is no entrance along what used to be 50th Street. Barnes said right, there is no entrance along the western facade or the southern portion, other than maybe some service entrances. There are some sidewalks shown, but they do not appear to be intended for patient use.

Corr said she could not envision from the Staff Report how the dedication of land for a right-hand-turn lane from north to eastbound on 48th and Sumner Streets would look.

She asked for clarification of that location. Barnes said it is at the intersection of 48th Street and Sumner. This expansion area amends the entire Special Permit area, so we look at all of the intersections potentially impacted by this expansion. The north-to-east movement is coming up north on 48th and then making an east movement onto Sumner, so that would impact the corner property that is owned by Bryan. Corr asked for confirmation that Bryan owns the impacted corner lot. Barnes said that is correct.

Applicant Rebuttal:

Reese stated that the Zone B parking garage structure exits out of the west side and then goes to the north to exit on Cotner. The lowest level is tenant parking and that is the flat lot that is lower. From Bryan's perspective, visitor and patient safety is the main concern with having a sidewalk there. Snow maintenance is another consideration. That is why there are enclosed walkways which allow for safe passage in an enclosed area with no grade issues.

Reese went on to say that if patients heading to the new building are parking in the existing lots, then we did not do a good job in our signage. The goal is to get them to the correct spot, right up to the door. If they are dealing with oxygen or compromised health, they need to be in the right place on the first try. The area was deliberately set up this way to avoid confusion

Beecham said it is easy to get lost in the garages, especially with all of the changes. She wondered, in situations where someone does park in the wrong area, if it makes sense to have a way to get over, rather than having to get back in their car and go around. There could be benefit to having that small connection. Reese said that is a great point, and it is the reason the skywalk is included in this plan. It is more desirable for people to go through the climate-controlled skywalk where, if someone should fall, there are people around to respond versus being outside, traversing a sidewalk. Beecham asked if there will be clear signage to lead people to the skywalk if they park in the wrong area. Reese said absolutely. Most who park there would be staff, but if patients parked there, they could utilize that skywalk easily.

Kalkowski added that in theory, it seems simple enough to just make a connection, but that is not the case. There are utilities that will remain in 50th Street which also create some constraints. Additionally, the walk would have to be some type of switchback in order to accommodate the grade; it wouldn't be a straight, easy crossing. It doesn't make sense for Bryan in terms of how they would like to get their patients into their buildings. In closing, we have worked a lot on the site. Bryan has made many compromises. The suggested connections simply create a situation that does not fit in with Bryan's vision of how this site needs to function in terms of getting patients as close to the front door as possible. Adding the connection potentially adds additional confusion.

Corr asked if the first-floor entrance with the canopy has a barrier at the end so people do not continue on and turn onto the service drive. Kalkowski said the grade prevents that. There will be no road connection. They have to swing back through the lot. There are a couple of handicapped parking stalls along that side.

STREET AND ALLEY VACATION NO. 15006
ACTION BY PLANNING COMMISSION:

February 3, 2016

Lust moved approval, seconded by Harris and carried 8-0: Beecham, Cornelius, Corr, Harris, Lust, Scheer, Sunderman, and Hove voting 'yes'; Weber absent.



2013 aerial

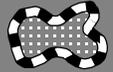
Street and Alley Vacation #: SAV15006
Bryan Medical Center East Campus
S 50th & A St

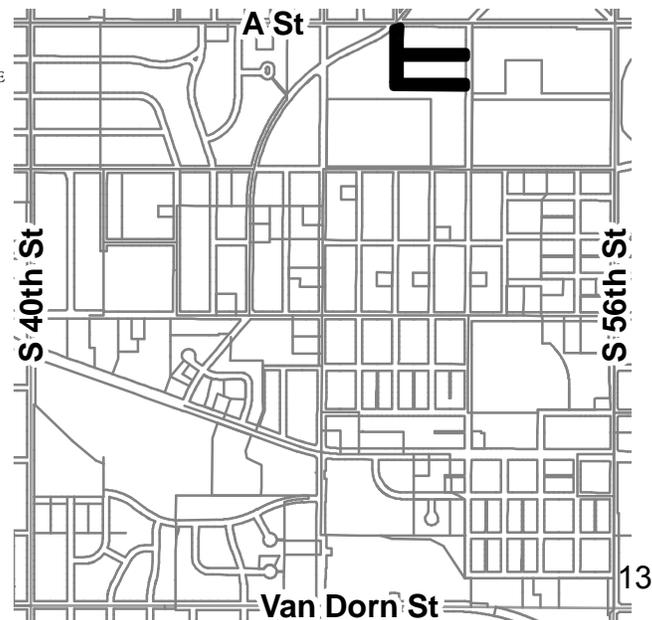


One Square Mile:
 Sec.32 T10N R07E

Zoning:

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-5 Planned Regional Business District
- H-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District

	Area of Application
	Zoning Jurisdiction Lines
	Lancaster County Jurisdiction



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December 9, 2015

HAND DELIVERY

David Cary, Interim Director
Planning Department
555 South 10th Street
Lincoln, NE 68508

RE: Amendment to Special Permit No. 1219L
Bryan Medical Center East

Dear David:

Our office represents Bryan Medical Center ("Bryan"), the owner of the Bryan Medical Center East campus at 1600 South 48th Street, Lincoln, Nebraska. Bryan owns and/or has a contract to purchase all of the lots located south of A Street and north of Everett Street between South 50th Street and South 52nd Street (the "Property"). The Property is currently zoned R-2 and R-4. Bryan is requesting an amendment to Special Permit No. 1219L ("Special Permit") to add the Property to the Special Permit making it part of the Bryan Medical Center East campus. Bryan is proposing the construction of a 93,286 square foot office building, parking and green space on the Property.

In order to accommodate development of the Property, Bryan is requesting the vacation of S. 50th Street south of A Street and the closure of this south leg of the S. 50th Street intersection with Cotner and A Streets. Bryan is also requesting the vacation of Everett and Washington Streets between S. 50th Street and S. 52nd Street. Public utilities and public utility easements will be retained in S. 50th Street and Everett Street. Only a 30 feet wide sanitary sewer and storm sewer easement will be maintained in Washington Street. All of these easements are shown on the Bryan East Final Plat that is being submitted concurrently.

Bryan is requesting a height waiver for the Property consistent with what has been granted for the existing Special Permit. The proposed office building is 74 feet high measured from the lowest grade level around the perimeter of the building. The location of the building on the Property minimizes any potential impacts to the surrounding neighbors.

A traffic study has been completed for the proposed amendment and will be uploaded with the plans. The intersections of Cotner/S. 50th Street and A Street, along with S. 52nd and A Street were analyzed. The elimination of the south leg of S. 50th Street, at the Cotner and A Street intersection which is proposed as part of the Special Permit amendment actually improves

the intersection from a Level of Service (LOS) "D" to "C" in the AM Peak Hour. Olsson Associates will be submitting under separate cover a deviation request to reduce the required right turn lane storage length for the eastbound right turn lane in A Street at the proposed entrance to the Property.

Representatives of Bryan hosted an initial neighbor meeting on August 27, 2015 to discuss a general concept for redevelopment of the Property. This meeting was attended by around 15 people. A second meeting was hosted on November 10, 2015 to discuss the specific proposed plans with neighbors. Five neighbors attended this meeting. In addition, Bryan representatives have reached out to many other neighbors in the area, and plan to send another informational letter out within the next few days. No opposition to the proposed plans has been expressed to date.

Enclosed please find the following:

- a. City of Lincoln Zoning Application;
- b. Application fee in the amount of \$960 for the Amendment and Vacation;
- c. 8½ x 11 Site Plan; and
- d. Two Petitions to Vacate Public Way, along with Information Sheets, Exhibits and Legal Descriptions.

Davis Design will be submitting plans for the amendment electronically.

The addition of the Property and the vacation of the street right-of-way allows for the expansion of the Bryan Medical Center East campus in a manner that minimizes impact to the surrounding neighborhoods. The expansion will provide additional office space for the growing needs of Bryan and our community. If you have any questions regarding the enclosed or need any additional information, please feel free to contact me at (402) 435-6000, David Reese with Bryan Medical Center at (402) 481-8967, Wade Stange with Davis Design at (402) 476-9700, or Mark Palmer with Olsson Associates (402) 458-5632.

Very truly yours,



DANAY KALKOWSKI
For the Firm

Enclosures

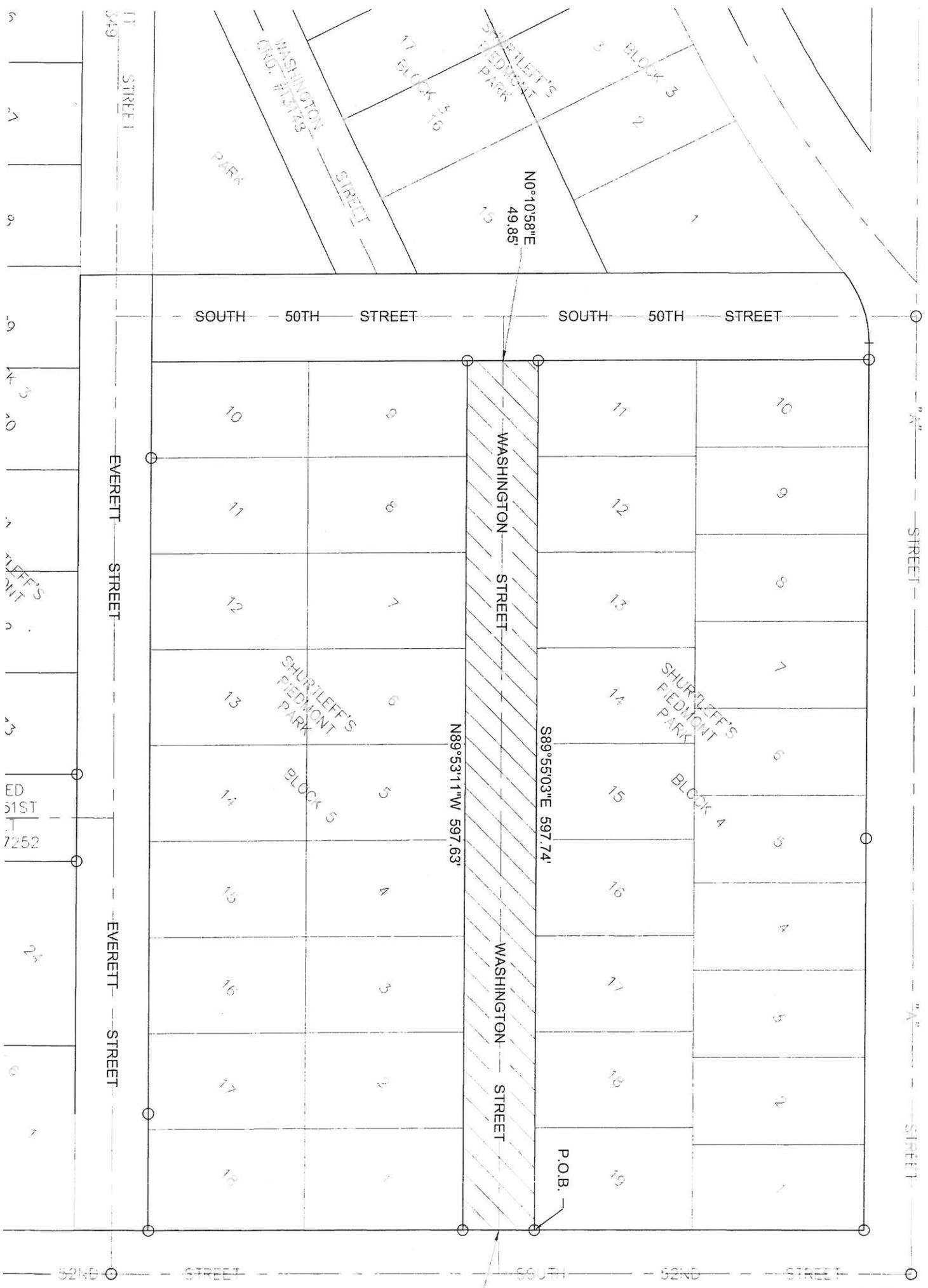
**LEGAL DESCRIPTION
WASHINGTON STREET
RIGHT-OF-WAY VACATION**

A TRACT OF LAND COMPOSED OF A PORTION OF WASHINGTON STREET RIGHT-OF-WAY, LOCATED IN THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 19, BLOCK 4, SHURTLEFF'S PIEDMONT PARK, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF THE WASHINGTON STREET, AND ON THE WEST RIGHT-OF-WAY LINE OF SOUTH 52ND STREET, SAID POINT BEING **THE TRUE POINT OF BEGINNING**; THENCE SOUTHERLY ON THE WEST LINE OF SAID RIGHT-OF-WAY ON AN ASSUMED BEARING OF S00°18'34"W, A DISTANCE OF 50.18' TO THE NORTHEAST CORNER OF LOT 1, BLOCK 5, SHURTLEFF'S PIEDMONT PARK, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF WASHINGTON STREET; THENCE N89°53'11"W, ON THE NORTH LINE OF SAID LOT 1, AND ON THE NORTH LINE OF LOTS 2 THROUGH 9, BLOCK 5, SHURTLEFF'S PIEDMONT PARK, SAID LINE BEING THE SOUTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 597.63' TO THE NORTHWEST CORNER OF SAID LOT 9, SAID POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF SOUTH 50TH STREET; THENCE N00°10'58"E, ON THE EAST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 49.85' TO THE SOUTHWEST CORNER OF LOT 11, BLOCK 4, SHURTLEFF'S PIEDMONT PARK, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF WASHINGTON STREET; THENCE S89°55'03"E, ON THE SOUTH LINE OF SAID LOT 11, AND ON THE SOUTH LINE OF LOTS 12 THROUGH 19, BLOCK 4, SHURTLEFF'S PIEDMONT PARK, SAID LINE BEING THE NORTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 597.74' TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA 29,893.09 SQUARE FEET OR 0.69 ACRES, MORE OR LESS.

Thursday, November 19, 2015

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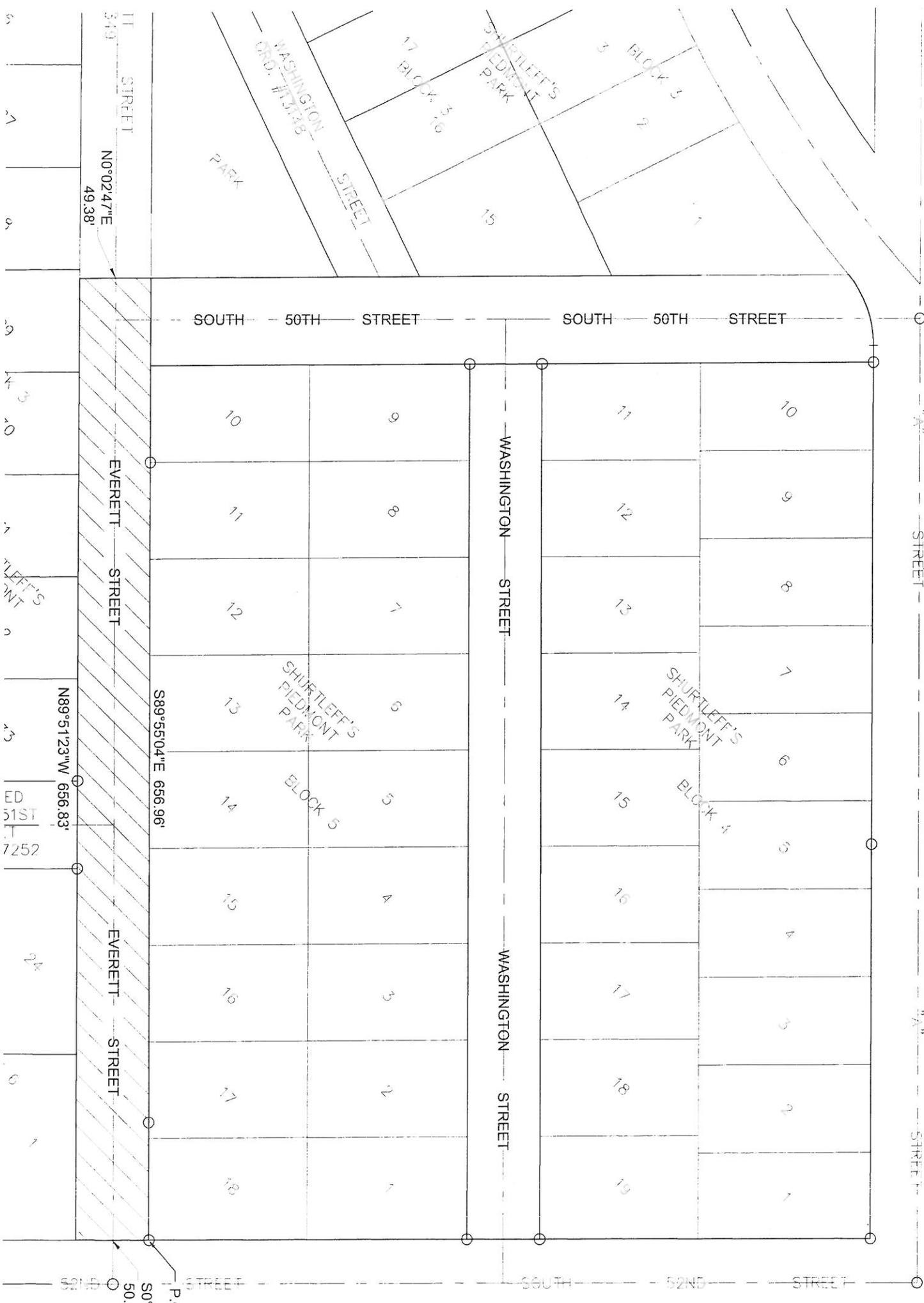
**LEGAL DESCRIPTION
EVERETT STREET
RIGHT-OF-WAY VACATION**

A TRACT OF LAND COMPOSED OF A PORTION OF EVERETT STREET RIGHT-OF-WAY, LOCATED IN THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 18, BLOCK 5, SHURTLEFF'S PIEDMONT PARK, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF EVERETT STREET, AND ON THE WEST RIGHT-OF-WAY LINE OF SOUTH 52ND STREET, SAID POINT BEING **THE TRUE POINT OF BEGINNING**; THENCE SOUTHERLY ON THE WEST LINE OF SAID RIGHT-OF-WAY, ON AN ASSUMED BEARING OF S00°11'24"W, A DISTANCE OF 50.08' TO THE NORTHEAST CORNER OF LOT 1, BLOCK 6, SHURTLEFF'S PIEDMONT PARK, SAID POINT BEING ON THE SOUTH LINE OF EVERETT STREET RIGHT-OF-WAY; THENCE N89°51'23"W, ON THE NORTH LINE OF SAID LOT 1, AND ON THE NORTH LINE OF LOT 24, BLOCK 6, SHURTLEFF'S PIEDMONT PARK, AND ON THE NORTH LINE OF LOTS 23 THROUGH 29, BLOCK 3, SHURTLEFF'S PIEDMONT PARK, SAID LINE BEING THE SOUTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 656.83' TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SOUTH 50TH STREET; THENCE N00°02'47"E, ON THE WEST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 49.38' TO THE SOUTHEAST CORNER OF LOT PARK, SHURTLEFF'S PIEDMONT PARK, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF EVERETT STREET; THENCE S89°55'04"E, ON THE NORTH LINE OF SAID RIGHT-OF-WAY, SAID LINE ALSO BEING THE SOUTH LINE OF LOTS 10 THROUGH 18, BLOCK 5, SHURTLEFF'S PIEDMONT PARK, A DISTANCE OF 656.96' TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA 32,667.83 SQUARE FEET OR 0.75 ACRES, MORE OR LESS.

Monday, November 23, 2015

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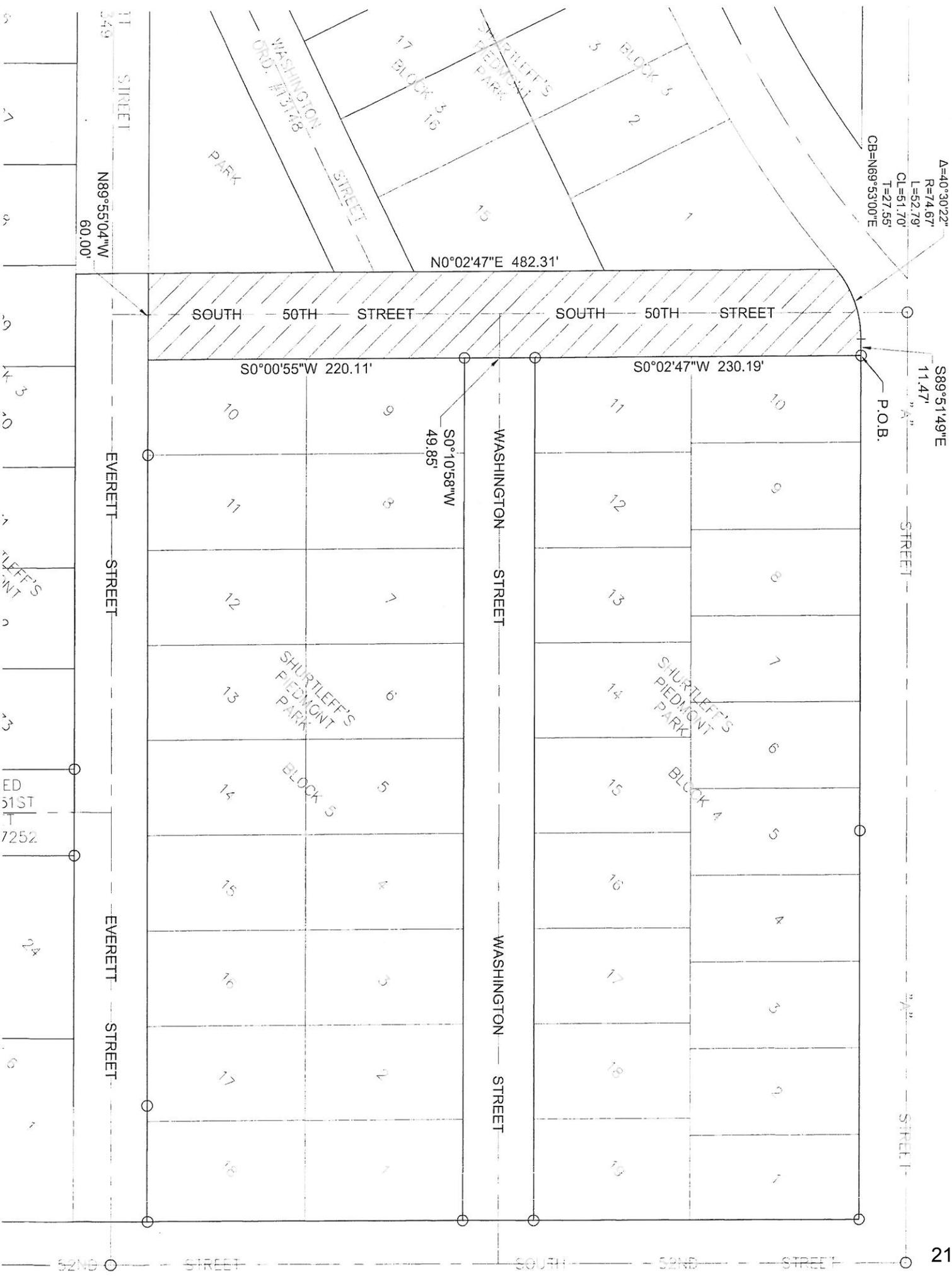
**LEGAL DESCRIPTION
SOUTH 50TH STREET
RIGHT-OF-WAY VACATION**

A TRACT OF LAND COMPOSED OF A PORTION OF SOUTH 50TH STREET RIGHT-OF-WAY, LOCATED IN THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 10, BLOCK 4, SHURTLEFF'S PIEDMONT PARK, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF "A" STREET, AND ON THE EAST RIGHT-OF-WAY LINE OF SOUTH 50TH STREET, SAID POINT BEING **THE TRUE POINT OF BEGINNING**; THENCE SOUTHERLY ON THE WEST LINE OF SAID LOT 10, AND ON THE WEST LINE OF LOT 11, BLOCK 4, SHURTLEFF'S PIEDMONT PARK, SAID LINE BEING AN EAST LINE OF SAID RIGHT-OF-WAY, ON AN ASSUMED BEARING OF S00°02'47"W, A DISTANCE OF 230.19' TO THE SOUTHWEST CORNER OF SAID LOT 11, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF WASHINGTON STREET; THENCE S00°10'58"W, ON AN EAST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 49.85' TO THE NORTHWEST CORNER OF LOT 9, BLOCK 5, SHURTLEFF'S PIEDMONT PARK; THENCE S00°00'55"W, ON THE WEST LINE OF SAID LOT 9, AND ON THE WEST LINE OF LOT 10, BLOCK 5, SHURTLEFF'S PIEDMONT PARK, A DISTANCE OF 220.11' TO THE SOUTHWEST CORNER OF SAID LOT 10, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF EVERETT STREET; THENCE N89°55'04"W, ON THE NORTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 60.00' TO THE SOUTHEAST CORNER OF LOT PARK, SHURTLEFF'S PIEDMONT PARK, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF SOUTH 50TH STREET; THENCE N00°02'47"E, ON THE EAST LINE OF SAID LOT PARK, ON THE EAST RIGHT-OF-WAY LINE OF VACATED WASHINGTON STREET, AND ON THE EAST LINE OF LOTS 15 AND 1, BLOCK 3, SHURTLEFF'S PIEDMONT PARK, SAID LINE BEING THE WEST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 482.31' TO THE NORTHEAST CORNER OF SAID LOT 1, SAID POINT BEING ON A SOUTH RIGHT-OF-WAY LINE OF COTNER BOULEVARD; SAID POINT BEING A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 40°30'22", A RADIUS OF 74.67', AN ARC LENGTH OF 52.79', A CHORD LENGTH OF 51.70', A TANGENT LENGTH OF 27.55', AND A CHORD BEARING OF N69°53'00"E TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF "A" STREET; THENCE S89°51'49"E, ON THE SOUTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 11.47' TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA 29,720.54 SQUARE FEET OR 0.68 ACRES, MORE OR LESS.

Monday, November 23, 2015

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$\Delta=40^{\circ}30'22''$
 $R=74.67'$
 $L=52.79'$
 $CI=51.70'$
 $T=27.55'$
 $CB=N89^{\circ}53'00''E$

$S89^{\circ}51'49''E$
 $11.47'$
 P.O.B.

$N0^{\circ}02'47''E$ 482.31'

SOUTH 50TH STREET

SOUTH 50TH STREET

$S0^{\circ}00'55''W$ 220.11'

$S0^{\circ}02'47''W$ 230.19'

$S0^{\circ}10'58''W$
 49.85'

11
 249
 STREET
 $N89^{\circ}55'04''W$
 60.00'

EVERETT STREET
 SHURTLEFF'S PIEDMONT PARK

ED 51ST
 7252

EVERETT STREET
 24

52ND STREET

SOUTH 50TH STREET

WASHINGTON STREET

SOUTH 50TH STREET

SHURTLEFF'S PIEDMONT PARK
 BLOCK 4

SHURTLEFF'S PIEDMONT PARK
 BLOCK 5

WASHINGTON STREET

52ND STREET

additional ROW to be required for these projects equal credit would be given for the consideration to be paid for the ROW to be vacated in 50th, Washington and Everett Streets. The total amount of additional ROW needed for those projects has been calculated at 13,132 sq. ft. Since this area is unencumbered by any easements it carries the full value of \$2.10/ sq. ft. of the parcel it is taken from. The calculations are as follows:

$$13,132 \text{ sq. ft.} \times \$2.10/\text{sq. ft.} = \$27,550 \text{ (r)}$$

The difference is: \$41,025 - \$27,550 = \$13,475

Therefore, if the area of the streets is vacated it is recommended that it be sold to the abutting land owner for \$13,475 with the caveat that they deed the land necessary for the above mentioned projects to the City at no cost and easements are retained for the various utilities located with in the area.

Respectfully submitted,

Clinton W. Thomas
Certified General Appraiser #990023

Gerri K. Rorabaugh

From: Teresa Meier
Sent: Thursday, February 18, 2016 2:33 PM
To: Bernie L. Blum; Cheryl L Eno; Clinton Thomas; Geri K. Rorabaugh; Rick Peo
Subject: SAV 15006

I have received \$13,475.00 from Bryan Med Center.

Teresa J. Meier
City Clerk
555 S. 10th St.
Lincoln NE 68508
Phone: (402) 441-7438 / Fax: (402) 441-8325

**Today, I am doing what others won't,
so tomorrow I can accomplish what others can't. – Jerry Rice, Hall of Fame NFL Receiver.**

Never take life seriously; nobody gets out alive anyway!