City Council Introduction: May 23, 2016
Public Hearing: June 6, 2016

Bill No. 16R-111

FACTSHEET

TITLE: PRE-EXISTING SPECIAL PERMIT NO. 23H - for construction of a 75,000 square foot, 3-story education building - (North 50th & Huntington Avenue)

BOARD/COMMITTEE: Planning Commission

APPLICANT: Nebraska Wesleyan University

RECOMMENDATION: Conditional Approval (5-0: Sunderman, Harris, Beecham, Lust, and Hove voting 'yes'; Corr abstained; Scheer, Cornelius and Weber absent).

STAFF RECOMMENDATION: Conditional Approval

OTHER DEPARTMENTS AFFECTED: N/A

SPONSOR: Planning Department

OPPONENTS: 2, and 1 letter of opposition.

REASON FOR LEGISLATION:

A request per Section 27.63.075 to amend the special permit to include a new 75,000 square foot science building and associated parking, and expand the special permit boundary to accommodate additional off-street parking for Nebraska Wesleyan University.

DISCUSSION/FINDINGS OF FACT:

1. This pre-existing special permit request and the associated Street and Alley Vacation No. 16001 (Bill #16-52), were heard at the same time before the Planning Commission.

2. The staff recommendation to approve the pre-existing special permit, with conditions, is based upon the "Analysis" as set forth on pp.4-5, concluding that the proposed science building will provide for the continued success of a community asset while remaining sensitive to the surrounding neighborhood. The increased building height matches the character of surrounding properties, and is in general compliance with the Zoning Ordinance and Comprehensive Plan. The staff presentation is found on pp.8-9.

3. Testimony on behalf of the applicant is found on pp.9-11 and pp.13-15. Testimony in support of this application is found on pp.11-12, and nine letters of support are found on pp.24-33.

4. Testimony in opposition of this application is found on pp.12-13, and one letter of opposition is found on pp.34-35.

5. On March 16, 2016, the Planning Commission voted 5-0 to recommend conditional approval of this pre-existing special permit, as set forth in the amended staff report.

6. On March 16, 2016, the Planning Commission also voted 5-0 to find the associated Street and Alley Vacation No. 16001 (Bill No. 16-52) to be in conformance with the Comprehensive Plan.

FACTSHEET PREPARED BY: Geri Rorabaugh, Administrative Officer

DATE: May 16, 2016

REVIEWED BY: David R. Cary, Planning Director

DATE: May 16, 2016

f:\devreview\factsheets\2016\cc\PESP23H+

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for MARCH 16, 2016 PLANNING COMMISSION MEETING
****As Revised and Adopted by Planning Commission**
for Conditional Approval: March 16, 2016**

PROJECT #: Pre-Existing Special Permit No.23H

PROPOSAL: A request per Section 27.63.075 to amend the special permit to include a new 75,000 square foot science building and associated parking, and expand the special permit boundary to accommodate additional off-street parking for Nebraska Wesleyan University.

LOCATION: N 56th St and Baldwin Ave.

LAND AREA: Area of existing special permit is approximately 50.61 acres, proposed expansion is approximately 0.36 acres.

EXISTING ZONING: R-6, Residential

CONCLUSION: The proposed science building will provide for the continued success of a community asset while remaining sensitive to the surrounding neighborhood. The increased building height matches the character of surrounding properties.

RECOMMENDATION:		Conditional Approval
Waivers/modifications:		
1. Increase maximum height for the proposed science building from 35 feet to 46 feet	Approval	

GENERAL INFORMATION:

LEGAL DESCRIPTION: The western 50 feet of Lot 1 and Lot 2, the south 3 feet of the eastern 92 feet of Lot 2, the eastern 92 feet of Lot 1, the eastern 92 feet of Lot 2 except the south 3 feet of Lot 2, Lot 3, Lot 4, Lot 5, Lot 6, Lot 7, Lot 8, Block 77, University Place, located in the NE 1/4 of Section 17-10-7; irregular tract between 50th and 56th Streets and Madison and Huntington Avenues located in the NE 1/4 of Section 17-10-7, Lincoln, Lancaster County, Nebraska.

EXISTING LAND USE: Nebraska Wesleyan University campus, multi-family dwelling, single family dwelling, parking, public right-of-way

SURROUNDING LAND USE AND ZONING:

North:	R-2, R-4, R-6 Residential	Single-family and multi-family dwellings
South:	R-6 Residential	Single-family and multi-family dwellings

East:	R-2, R-4, R-6 Residential	Single-family and multi-family dwellings
West:	R-2 Residential, B-3 Commercial	Single-family and multi-family dwellings, First United Methodist Church, Commercial

ASSOCIATED APPLICATIONS: SAV16001 to vacate N 50th Street between Baldwin Avenue and St. Paul Avenue

HISTORY:

April 13, 1994	PESP#23A for additional off-street parking and for a new health and fitness center was approved by the Planning Commission.
Sept. 8, 1997	PESP#23B to expand an existing parking lot at N. 53rd St. and Huntington Ave. was approved by the City Council.
Sept. 10, 1997	PESP#23C to expand the boundary of the campus at N 53rd Street and Huntington Avenue was approved by the Planning Commission.
August 1998	PESP#23D to expand the boundary of the campus at the northwest corner to include two houses to provide room and board for up to ten students was approved by the Planning Commission.
May 6, 2002	PESP#23E to allow the addition of student housing to accommodate 350 students was approved by the City Council.
August 31, 2005	PESP#23F to expand the boundary of the special permit to accommodate additional off-street parking was approved by the Planning Commission.
February 8, 2012	PESP#23G to expand the boundary of the special permit to accommodate additional off-street parking was approved by the Planning Commission.

COMPREHENSIVE PLAN SPECIFICATIONS:

Support the necessary expansion of education facilities while remaining sensitive to surrounding neighborhoods. (p.8.9)

Improve the efficiency, performance, and connectivity of a balanced transportation system...An efficient system allows people to move from place to place in as direct a route as possible, allowing them to reduce the amount of time spent in travel, the distance that must be traveled, and the amount of time spent in congested traffic. (p. 10.24)

The area of application is shown as Public & Semi-Public in the 2040 Comprehensive Plan. (p.12.3)

The 2004 N 48th Street/University Place Plan includes the Wesleyan Campus as an integral component. The following references are relevant:

The improvement of the residential quality of the University Place neighborhoods is a widely shared goal. One important step in achieving that goal is to provide the neighborhood residents, particularly those in the blocks surrounding the Nebraska Wesleyan University campus, with a plan that helps them feel confident that future University expansion will not have a detrimental impact on their property values and overall quality of life. This plan should also include provisions, which facilitate collaborative efforts by the University, the neighborhood, and the City to invest in the revitalization of these neighborhoods. (p.4)

A major institution like Wesleyan University generates understandable demands for land, parking and housing that it must

address. Yet, these requirements can also affect the quality of the residential environment. (p.5)

Issues for the transitional area between Wesleyan University and 48th Street:

A major and growing demand for parking. Despite large, University-owned surface lots on the west side of 50th Street, parking demand appears highest in this part of the neighborhood. (p. 24)

Local circulation. Two-sided, on-street parking, local traffic generated by both the university and business communities, and relatively narrow streets create some congestion, especially along 49th Street. (p. 25)

Campus/business district connections and campus visibility from 48th Street. Despite a large presence in the neighborhood, the University is tucked two blocks away from its primary approach route. The University campus and the business district are also not strongly connected, despite their relative adjacency. (p. 25)

An urban university campus adds to these parking problems. NWU, like many colleges, does not meet its parking demand on campus...Universities have difficulty buying the land necessary for surface parking, which in any case can threaten the quality of the campus; but have equal difficulty raising funds to build very expensive parking structures. As a result, a good deal of parking demand is met by the neighborhood's already crowded streets. (p.61)

The overall supply of parking in the neighborhood should be increased, without destroying the character of the area...The University must identify locations for new parking, including the consideration of decks over surface lots. However, it must take care not to harm the neighborhood by expanding opportunistically into the residential fabric. (p.61)

The neighborhood should provide good local traffic circulation at speeds appropriate to residential areas. While most of University Place follows the City's street grid, the NWU campus, University Place Park, and the Dead Man's Run floodplain interrupt the grid's continuity. This, along with existing traffic signal placement, tends to channel traffic onto a few continuous streets, such as Leighton Avenue between 48th and 56th Streets. (p.61)

50th Street identified as a Share-the-Road Bicycle Route/enhanced pedestrian corridor. (p. 73)

NWU is encouraged to regard the blocks to the west of the current core campus, between 50th and 48th Streets and Madison and Huntington as an area suitable for campus expansion. (p. 80)

TRAFFIC ANALYSIS:

N 50th Street, St. Paul Avenue, and Baldwin Avenue are local streets. A portion of N 50th is proposed to be vacated to locate the new science building.

ANALYSIS:

1. This application is to amend the special permit to include a new 75,000 square foot science building and associated parking, and expand the special permit boundary to accommodate additional off-street parking for Nebraska Wesleyan University.

2. The proposed science building will be three stories and reach 46 feet in height. The applicant is seeking a waiver to increase the maximum allowable height from 35 feet (the R-6 district maximum) to 46 feet. The height increase would apply only to the proposed science building.

3. The increased height fits the character of the surrounding area. Lincoln Manor, located directly to the west of the proposed science building, is four stories tall. First United Methodist Church, located to the north, is approximately three stories tall. A student housing facility that is three stories tall is located to the south.

4. Nebraska Wesleyan University is a community asset and the existing campus area is nearing

full build-out. The proposed science building is needed for the University to advance its educational mission and better serve future students.

5. The proposed science building is primarily located within an area of N 50th Street right-of-way to be vacated with Street and Alley Vacation #16001. Analysis for the street vacation can be found in the Street and Alley Vacation #16001 staff report.

6. The Comprehensive Plan supports the necessary expansion of education facilities while remaining sensitive to surrounding neighborhoods. The N 48th Street/University Place Plan designates this area as suitable for future campus expansion.

7. The proposed science building is situated on the site to have a reduced impact on neighbors. The building is located approximately 175 feet east of Lincoln Manor, with a landscaped parking lot in-between the two structures. The building is also oriented to preserve the viewshed of "Old Main" from First United Methodist Church.

8. The expanded boundary includes property on the northeast corner of Baldwin Avenue and N 49th Street that is currently owned by the University. The existing uses are a multi-family complex and a single-family dwelling. The proposed use is a parking lot.

9. Two parking areas east of N 50th Street are being reconfigured to accommodate the proposed science building. These two areas show a net gain of 11 parking spaces.

10. The submitted site plan shows proposed parking spaces west of the science building backing into the public alleyway, which is not permitted. The site plan requires revisions, so no final count for net parking gained or lost is available at this time. The new and modified parking areas will be required to meet design standards for screening and landscaping.

11. The expansion area is designated as Public & Semi-Public in the 2040 Comprehensive Plan.

CONDITIONS OF APPROVAL:

Per Section 27.63.075 this approval permits a private school with a waiver to increase the height of the proposed science building from 35 feet to 46 feet.

Site Specific Conditions:

1. The City Council approves the associated request:
   1.1 Street and Alley Vacation #16001

2. Before receiving building permits the permittee shall cause to be prepared and submitted to the Planning Department a revised and reproducible final plot plan including **5** copies with all required revisions and documents as listed below:

   2.1 Revise the parking table to include accurate existing and proposed parking stall counts.

   2.2 Revise proposed parking lot layout for science building so that parking stalls are not backing into public alley and are not located in front yard setbacks, unless a deviation request of the Access Management Policy is approved by Public Works and Utilities.

2.3 Provide sidewalk connection from Baldwin Avenue to west side of proposed science building.

2.4 Identify area located on the southwest side of the proposed science building.

2.5 Show the general parking layout of Area J.

2.6 Remove the copyright notice from title bar.

2.7 Move name of the proposed recreation area so it can be clearly read.

3. Before receiving building permits provide the following documents to the Planning Department:

3.1 Verification from the Register of Deeds that the letter of acceptance as required by the approval of the special permit has been recorded.

Standard Conditions:

4. The following conditions are applicable to all requests:

4.1 Before starting the operation all development and construction shall substantially comply with the approved plans.

4.2 The physical location of all setbacks and yards, buildings, parking and circulation elements, and similar matters be in substantial compliance with the location of said items as shown on the approved site plan.

4.3 The terms, conditions, and requirements of this resolution shall run with the land and be binding upon the Permittee, its successors and assigns.

4.4 The applicant shall sign and return the letter of acceptance to the City Clerk. This step should be completed within 60 days following the approval of the special permit. The City Clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filling fees therefore to be paid in advance by the applicant. Building permits will not be issued unless the letter of acceptance has been filed.

4.5 The site plan as approved with this resolution voids and supersedes all previously approved site plans, however all prior resolutions approving this permit remain in full force and effect as specifically amended by this resolution.

Prepared by

Andrew Thierolf
Planner

DATE: March 8, 2016 **REVISED:** **March 16, 2016**

APPLICANT: Wesleyan University
5000 Saint Paul Ave.
Lincoln, NE 68504

OWNER: Same as applicant

CONTACT: Tom Huston
233 South 13th Street
Lincoln, NE 68508

PRE-EXISTING SPECIAL PERMIT NO. 23H

STREET AND ALLEY VACATION NO. 16001
TO VACATE A PORTION OF NORTH 50TH STREET
GENERALLY LOCATED BETWEEN ST. PAUL AVENUE AND BALDWIN AVENUE
PUBLIC HEARING BEFORE PLANNING COMMISSION: March 16, 2016

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

Staff recommendation: Conformance with the Comprehensive Plan.

and

PRE-EXISTING SPECIAL PERMIT NO. 23H
FOR CONSTRUCTION OF A 75,000 SQUARE FOOT, 3-STORY EDUCATION BUILDING
GENERALLY LOCATED AT NORTH 50TH STREET AND HUNTINGTON AVENUE
PUBLIC HEARING BEFORE PLANNING COMMISSION: March 16, 2016

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

Staff recommendation: Conditional Approval.

Harris stated her husband is on the Board of Governors of Wesleyan University. She has attended a few dinners where these plans were referenced.

Staff presentation: **Andrew Thierolf of the Planning Department** came forward to state the amendment areas are along the west side of the Wesleyan campus. The proposed new science facility is a 75,000 square foot, 3-story building that would be located in the 50th Street right-of-way, with associated parking. There are two existing lots that will be reconfigured to make room for the new building. A height wavier is requested to allow a building of up to 46 feet in the R-6 zoning, which has a normal height allowance of 35 feet. If you look around the area, Lincoln Manor to the east is four stories tall, the church to the northeast is three stories, as is student housing to the south. This increase meets the character of the area.

The street vacation is for 50th Street between St. Paul and Baldwin. University Place is a well-developed grid system with the exception of the campus which interrupts several streets. If this were to be vacated, it would push local traffic over to 49th Street and reduce traffic connectivity in the neighborhood.

The Comprehensive Plan provides some guidance in consideration of this project. It supports efficient transportation systems that allows people to move from place to place in as direct a route as possible. It also encourages street networks in existing neighborhoods be maintained. Those are two negative aspects to consider if 50th Street is closed.

At the same time, the Comprehensive Plan also says we should support the expansion of educational facilities and that they are significant for the city, as long as the expansion is done in a way that is responsible and respectful to the neighborhood. We must ask what is considered respectful.

In 2004, there was a North 48th Street/University Place Plan put together. It involved residents, stakeholders, business owners, and the university. That plan identified the area west of campus from 50th to 48th Streets as an area for future campus expansion. It did not address closing any streets. The plan also has a broadly conceptual development plan for University Place and 48th Street Corridor area. It shows 50th as remaining open, but that plan was not set in stone. There are several negatives, but Wesleyan is a significant academic institution for the City and is important to the neighborhood. Expansion is needed for them to continue to be successful. Planning staff feels that the positives outweigh the negatives.

Lust noted that the discussion has revolved around 50th remaining an existing through-street, however, it does not go all the way through to Holdrege; it dead-ends well before that. Thierolf agreed that the street ends at the park on the south side.

Beecham asked if there were meetings with neighbors and the church. She wondered about their opinion of this project. Thierolf said meetings were held. Beecham went on to say that even though the church is taller than three stories, this is a very large new building going in next to an historic building, so she would like to know what the thoughts are. Andrew stated that representatives have met with neighbors. First United Methodist is in support.

Proponents:

1. Tom Huston, Cline Williams Law Firm, came forward on behalf of the applicant. The new science building will house various departments and is required due to the increase in programming for students and the inter-disciplinary approach to education at Wesleyan. From the design perspective, according to the architects, the most ideal location for the project would be in the current right-of-way of 50th Street.

We have worked with neighbors and stakeholders for the past 12 months. Prior to 1989, there was no special permit process for Wesleyan. In 1994, the first pre-existing special permit was issued for them. Since that time, there have been multiple revisions to that permit. The Comprehensive Plan supports the expansion of educational facilities as long as they are sensitive to the existing neighborhoods. As demonstrated by the 12-month process, we can show that careful consideration and sensitivity has been given to the neighborhoods.

It was mentioned that the plan developed in 2004 encourages Wesleyan to grow to the west of the campus. More importantly, it discourages them from growing to the north and south, into the neighborhoods; 56th to the east is a natural barrier. So west was the only possibility.

The height waiver is consistent with heights of existing buildings in the area. We also think that locating the building within the right-of-way shifts that impact away from neighbors to the west.

Parking was another factor that influenced the decision for the location of the building. Every single parking stall is valuable in this area, so the original plan indicates a net gain of 13 stalls. There is an issue we need to address with Condition 2.2 which suggests a reconfiguration of the parking lot due to the potential impact of cars backing into the alley. If that were done, we would lose 18 stalls. We

have two other options in mind. One would involve the vacation of the alley which would require additional discussion with Lincoln Manor and First United Methodist Church. A more likely avenue is to ask for a deviation to the Access Management Policy to avoid conflict. Preserving those 18 stalls is important.

With regard to the street vacation, a typical question that arises is regarding why this location was chosen. We believe it is important for pedestrian connectivity. There could be thousands of students visiting this building and the location also minimizes adverse impacts to the church, preserves the parking lot, and forms a desirable quad with the existing Old Main building.

We first met with the University Place Community Organization (UPCO) in March of 2015. At that time, there were real concerns about the location and building. For the last 12 months, multiple discussions have been held. We have attended five meetings with them including their board meeting, annual meeting, and at least one committee meeting. Moreover, the university worked with the church to talk about the impact to the entire neighborhood. They addressed the need to deal with traffic circulation, parking, and directional growth of both the university and the church. Those conversations produced a Memorandum of Understanding (MOU) entered into by both parties that will serve as a guide moving forward. In addition, there many individual conversations held with neighboring business. There are nine letters of support from those surrounding business owners. There are things that need to be resolved before this goes on to City Council.

Beecham asked about feedback regarding the design of the building, since this area is so historic in character, the proposed building is very modern. Huston said there was initially concern about the western facade but changes were made and UPCO was pleased. There are schematic designs, but the architect has been asked to suspend until the site is secured before the building can truly be designed. One thing we asked, to make the west facade more inviting as an entrance from the parking lot. There is a juxtaposition between the old and new elements. The firm employed is the Celli-Flynn Brennan Architects & Planners, an architectural firm out of Pittsburgh. They have a reputation for designing university science buildings. There is a lot of support within the university campus.

Beecham said she does not doubt the support within campus. There is always a potential for problems with a university surrounded by community in terms of growth. That makes it even more critical that new structure fit in with the existing. She has trouble reconciling this modern building with being respectful of the area. She hopes there is a way to continue to involve the church and the neighborhood. Huston agreed that would certainly be done. He stated Pastor Moffet of First United Methodist is present to speak for the church. The MOU reflects their support of the design. There are other campuses around the city including both Bryan Hospital, Union College, and the Gateway Mall campus where connectivity is important. As they grow, the vehicular connectivity may decrease, but not the pedestrian. In answer to the question, we have not heard any specific negative comments about the design other than the western facade question that we addressed.

Beecham stated she did not see the letters of support. Other Commissioners confirmed they were provided via email.

Lust asked for more information about how this helps create more pedestrian connectivity on the campus. Huston said the campus has approximately 2,200 students and they are predominately self-contained. There is additional housing on the northeast portion of the campus and most students just walk to and from classes. Having 50th Street closed to permit pedestrian access, particularly with its

relationship to the Old Main and the Student Union, is really what the objective is from a design perspective.

2. Lynn Ayers, 944 N. 55th Street, came forward in support. She serves as Vice Chair of Board of Trustees at First United Methodist Church, also is a past president of UPCO and lives in the neighborhood. First United Methodist has a history that goes back over 125 years and the partnership with Wesleyan is greatly valued. In an effort to move forward together, we have had significant meetings with Wesleyan representatives. Our concerns around the design were addressed. Initially, the side of the building we faced was a solid wall, and that was not what we wanted our view to be as a church, so design elements were changed. We entered into a Memorandum of Understanding with Wesleyan that spoke to the need for shared parking and also discussed future growth and the desire for St. Paul Avenue to remain an open street. As a representative of the church, we are in support of Wesleyan and this plan.

2. Larry Moffet, 5324 Madison Avenue, came forward as Senior Pastor at First United Methodist Church. Closing one block of 50th is not optimal, but the current situation in a neighborhood where parking is at a crisis point means that we need to collaborate on parking and future growth plans for Wesleyan and our church. Though we are separate entities, the same people founded the university, church, and University Place, which was annexed by the City in 1925. They were Methodist people who came from all over the state to start a new town with a university, church and community. The plan was to design something so closely knit that people payed attention to each other. The houses, businesses, school and church have lived on top of each other from the very beginning. That is now called the new urbanism.

There have been many significant collaborative efforts between the church and school during the 129 years of shared history. The future growth of Wesleyan will impact positively on the growth and stability of the church, University Place Neighborhood, and northeast Lincoln in general. It is extremely positive to make a significant investment in the area. The issue of parking became a much larger part of our conversations. There are aspects of the MOU that help to address that. We also have an agreement that we will work on upgrading some housing in the neighborhood, along with some City and non-profit organizations. We also know Wesleyan needs to follow the original 2004 plan in moving as it can towards 48th Street. First Methodist has also identified potential zones for growth. The culmination of our numerous discussions was a unanimous vote by the church council to be supportive of these plans.

Beecham said she knows from personal experience how tricky parking is on weekdays. She asked if the church is comfortable that this project will now add even more people. Moffet stated the church has plans to increase parking themselves. The MOU allows for specific community events to have reserved spaces in the parking lot to be developed on the east side of 50th Street. That will be a big factor in easing parking.

Lust asked if they are supportive of Wesleyan's request that Condition 2.2 be eliminated so that they can have the "L" shaped section of parking. Moffet said yes, and part of the understanding is that the alley will be a way to connect some of the very local traffic between the church and campus.

Beecham asked about the level of comfort with the modern design and if there is a desire to continue to be involved. Moffet said the church has been very generously involved in conversations with the architects at various times. Mr. Celli has also done renovations of historic churches and is highly sensitive to the architectural gem that the 107-year-old First Church is. One of the things the architect

did when he moved the building to the east is to suggest the main entrance and pass-through area be on the north side closest to the church. He designed common space with lots of glass and community gathering areas. The lecture halls in the current building are already used for community events. The glass incorporated into the facade reflects the old architecture so that there is a conversation for legacy architecture and the new and modern that is reflective of the continuing conversation between faith and science. Those were concepts we talked about at length.

Beecham asked if the church is on the Historic Register? Moffet does not believe so, but it is treated as a treasure and landmark. The congregation is working on a variety of improvements, including addition of community space to the north part built in 1955.

3. Sheryl Snyder, 3500 Faulkner Drive, came forward in support. She has a long history with Wesleyan and University Place, and serves on the Board of Governors for Wesleyan. This project will be a great enhancement for both the campus and University Place.

4. Chris Erickson, 16755 Francis Street, Omaha, 68130, came forward as owner of the the shopping center at the corner of 48th and Leighton and the car wash on the corner. He confirmed that Wesleyan has been having conversations with locals for about a year. He was at the UPCO annual meetings both last year and this year and believes there was a substantive change in the neighborhood attitude between the first meeting and now. There is much more support now. He is very supportive of this action primarily because the economic engine that Wesleyan is for University Place. They have a significant effect on growth in the area. It is important that the employment and students be supported and continue to grow. He understands the concerns with the street closure but has seen it done elsewhere where with large pedestrian populations crossing. This could actually alleviate frustration for motorists and address some safety concerns for students.

Commissioner Corr arrived at 2:20.

<u>Opponents:</u>

1. Gary Bohaty, 5429 Cleveland Avenue, came forward to say that the street closure will have a significant negative effect on parking in the area. There are several food and businesses in the area and closing off the street will take away accessibility for neighborhood traffic and will increase traffic on Baldwin and Madison, which are both already heavily traveled. This is made worse by the narrowness of these streets which makes it extremely difficult to pass when cars are parked along the sides. Parking was built to the south of his home which caused extensive problems for him, including flooding which the developer was ultimately responsible for. There was no neighbor representation or discussion when that lot went in. Commissioners have heard today about the parking being a “crisis” situation and of thousands of people visiting the new building. He wonders where they will come from and park. Parking for the church is already difficult and parishioners walk a long way. The new building will block the view of the historic areas that are valuable. He received no notification about these changes. Solving parking issues needs to be first on the list of priorities. The design should be second.

Hove asked where Mr. Bohaty lives in relation to this project. Bohaty said he lives off of Cleveland, north of the stadium. Madison is practically impossible to get through with parking on one side. Hove noted that the reason he did not get the notification is that his home is outside of the direct vicinity.

Bohaty added that there is a lot of traffic from his area that uses 50th Street to access the local business and it is one of their last through streets

Harris asked if he is opposed to both the building and the vacation. Bohaty said he is not opposed to a new building. He wants parking and traffic issues addressed. Harris asked for clarification that it is only the vacation that is a problem. Bohaty said yes. The building will get built no matter what but, again, the parking needs to be addressed. He wonders why there is no discussion about building a nice garage. They have the ability to do that.

2. Paula Bohaty, 5429 Cleveland Avenue, stated she wanted to note that when we traveled down 50th Street, we counted approximately 30 cars parked on the street. She wondered where these 30 cars will be parked if the street is vacated.

Staff Questions:

Thierolf presented the letters in support for review by Commissioner Beecham.

Lust asked for additional information on Condition 2.2 of the Staff Report. Thierolf stated the current configuration shows cars that would back directly out to the alleyway which is not allowed by the Access Management Policy. The applicant would need to reconfigure that to remove those spaces, get a deviation from the Director of Public Works, or vacate that alleyway. Lust asked if it was possible to amend that point to say that the parking is allowed if the applicant receives the deviation. Thierolf said yes.

Beecham asked how many people can be expected at the new building and how many parking spaces will be added. Thierolf said that hinges on the details of Condition 2.2; we do not know exactly how many spaces we are adding without approval of the submitted plan. As shown, it was 13 net spaces added for off-street parking. We lose somewhere between 20 and 25 on-street spots. With this permit, there is no specific parking ratio or requirement, so it is left as something that could be added as a condition. He does not know the number of people visiting the building.

Beecham said she guesses it is more than 13. This is a 3-story building with a big impact, for only adding a little bit of parking. Thierolf said that is a question for the applicant. He does not know if enrollment is expected to increase as a result of this building. Beecham asked for confirmation that staff felt comfortable that the parking would be enough for the building. Thierolf said yes. We look campus-wide, so from that perspective, the impact is not as great.

Beecham went on to ask if there has been discussion about only allowing parking on one side of 49th Street. Thierolf said not that he is aware of, but it is very tight with parking on both sides.

Applicant Rebuttal:

Huston clarified that the student population is approximately 2,200 students. They do not anticipate and increase as a result of the new building. It is designed for expanded programming for existing students. One key component of the Memorandum of Understanding is the recognition that the primary traffic pattern of this neighborhood is east/west and the MOU protects the corridors to allow St. Paul and Baldwin to remain open and uncluttered for the long-term future.

Our concern with Condition 2.2 is the loss of 18 stalls, which is material for this campus. Staff asked us to update this parking table to make sure we have an accurate count moving forward for all of the various uses. We show over 1,100 parking stalls on campus. Even with that, we are trying to maintain the number. The amendment to 2.2 would give us the option and would be greatly appreciated. We have an option to vacate, but that does not make sense due to the commitment to the church and their patrons. The Access Management Policy recognizes that there are exceptions to be made in a built environment, which this certainly is. We have a favorable argument to put forward for the request for deviation.

Harris asked how Mr. Huston would propose the amendment read. Huston said, in the alternative, that a deviation be made to the requirements of the Access Management Policy. He said he would characterize the letters of support coming from roughly half residents and half businesses in the area. A meeting was held in April and notice was sent to all property owners along 50th Street and two blocks in each direction, and along St. Paul and Baldwin. We did not get up to Cleveland. There were approximately 30 people at that meeting. I think all told, we have had 15 meetings over the past year. In his view, the property owners, the church, and the UPCO were the three main constituents. Wesleyan did a marvelous job of reaching out.

Beecham said there does appear to be tremendous business support. She wonders if UPCO has voted to support the project. Huston said they opposed the closure of 50th Street a year ago in March. In January of this year, we updated them, but he is unsure if they had subsequent votes.

Beecham asked the Administrative Officer if UPCO had received a notice regarding today's public hearing. Rorabaugh confirmed that they did. Huston said he is also aware that they received notification. Thierolf added that there was one letter of opposition.

Corr asked if Wesleyan has a plan about where the building will be located if the street vacation is not approved. Huston said no. Corr said there is no other alternative. Huston agreed.

Corr wondered what will happen to the existing science building. Huston said it will continue to be used and coordinated with the new building to accommodate the expanding science program.

Huston stated that this project is viewed as a "100-year decision". Because of the long-term plan and the future growth of the campus, the site was selected. The decisions may reflect that 100-year vision and are what brought us forward today.

Corr said she did not understand the vacation of the alley. Huston said it is between St. Paul and Baldwin. Corr said she does not understand why they do not want to vacate. Huston said it is a viable alternative to preserve the parking stalls, but it would have an impact on Lincoln Manor to the west, and they may not be in favor. It is also contrary to the terms of the Memorandum of Understanding that Wesleyan has with the church, because a commitment was made that if we sought vacation of 50th Street, we would not vacate the alley. They want to make sure their parishioners to the south still have access to the church and that parking lot. Corr wondered whether, if the alley were vacated, there would not be that entrance off of St. Paul. Huston said that is not what he meant. If it were vacated, it would become private property. An option would be imposing an easement on it, but that unduly complicates the situation. Corr asked if Wesleyan already allowed parishioners to use that alley and parking lot even though it is private property now. Huston said yes. Corr wondered, if that is the case, how the vacation would change anything. Huston said it would not. Corr said she strongly encourages the vacation of the alley because if it allows for more parking spaces, it would alleviate

concerns. Huston said the complication for Lincoln Manor is not a conversation we have had yet. If this can be accomplished through the deviation, that is a path of lesser resistance. Corr said she is saying go for it all and get all the parking that you can. Huston said he agrees with getting as much parking as possible.

PRE-EXISTING SPECIAL PERMIT NO. 23H
ACTION BY PLANNING COMMISSION: **March 16, 2016**

Lust moved approval, seconded by Sunderman.

Harris asked if that included the amendment by the applicant. Lust said yes, the motion is for approval, as amended by the Applicant. Sunderman agreed that is the motion he seconds.

Beecham thanked Wesleyan for the extensive outreach they have done. The success of large projects in academic settings hinge on a team approach and being part of the community. She still has concerns about the historic nature of this neighborhood, university, and First United Methodist Church in putting a really modern structure next to it. When West Haymarket went in, there was discussion about not replicating historic features, but being respectful and reflective. There may be a way to have a few more “tips of the hat” to the historic elements. Growth for projects like this are important, as are filling in the cracks for development when surrounded by the community.

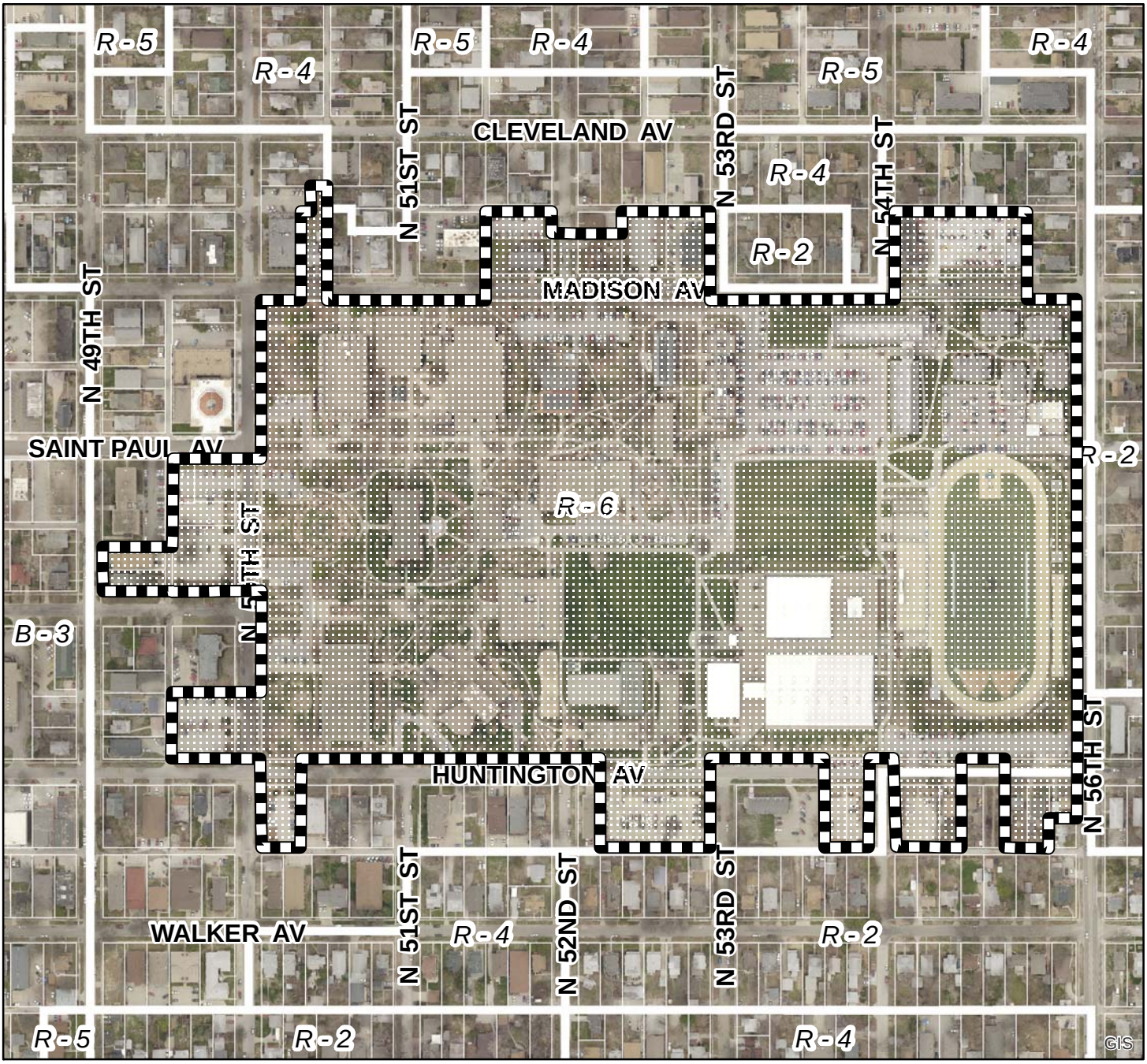
Sunderman said he agrees with the point about the building being respectful of the surrounding historical elements. One thing he likes to see in an academic setting is seeing the combination of the old and new and the combinations of the history and the future. The whole purpose of the university to remember the past and still move forward. He likes the architectural conversation the new building has with the older buildings. He also likes the statement made by Pastor Moffet about the combination of faith and science, and the image mirrored in the windows. Though the building is still in the concept phase, he admires that concept.

Lust said she plans to support this. Having gone to a similar institution in Sioux Falls where her husband is also on the Board of Trustees, it is important for a university of this size to continue to expand its programs to grow. Adding a science building that is respectful of the neighborhood can only help the university be vibrant. It is a jewel for our community and we should support their efforts. I am cognizant of the parking problems, but with the amendment, hopefully, we can actually gain some stalls by building this.

Hove said this is a great move for Wesleyan. He appreciates the work they have done with the church. The only downside to this is the parking issue, and they can resolve that in the future in an area that can support it.

Rorabaugh asked for clarification about whether the amendment eliminates Condition 2.2. Lust said the condition remains but language is added clarifying that a deviation from the Access Management Policy must be obtained.

Motion carried 5-0: Beecham, Harris, Lust, Sunderman, and Hove voting ‘yes’; Corr abstaining; Cornelius, Scheer, and Weber absent. This is a recommendation to the City Council.



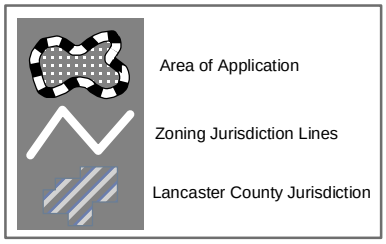
2013 aerial

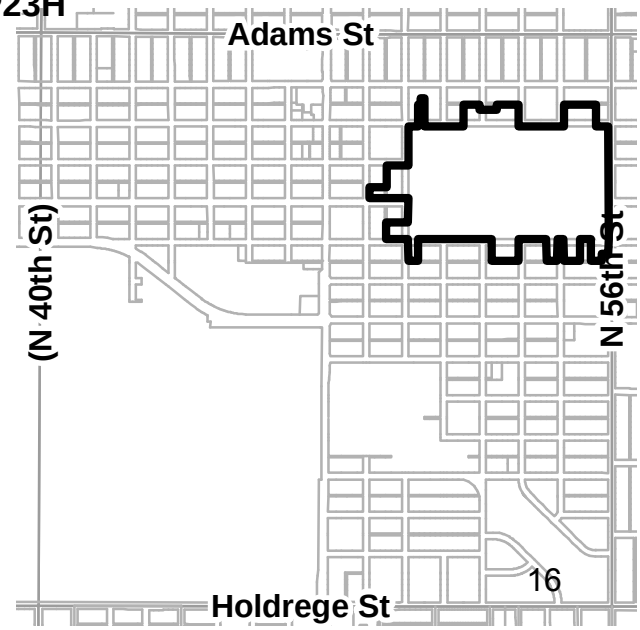
Pre-existing Special Permit Amendment #: PESP23H
Nebraska Wesleyan University Science Initiative
N 50th St & St Paul Av

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

One Square Mile:
Sec.17 T10N R07E





PDF: F:\Boards\PC\Internet\out\

File: F:\DevReview\PlannerPacket\MXD\Agendadrawings.mxd (PESP23H)

5018 MADISON STREET

LEGAL DESCRIPTION
LOT 22 OF IRREGULAR TRACT
NORTHWEST QUARTER OF
SECTION 17-10-7 EAST

24 PARKING STALLS DESIGNATED
FOR HOUSE AT 5132 MADISON STREET

5 PARKING STALLS DESIGNATED
AND RESERVED FOR HOUSE AT
5018 MADISON STREET

5204 MADISON STREET

LEGAL DESCRIPTION
S92 LOT 7 & 8
BLOCK 53
UNIVERSITY PLACE ADDITION

6 PARKING STALLS DESIGNATED
AND RESERVED FOR HOUSE
AT 5204 MADISON STREET

DEVELOPMENT ENVELOPE "A"
STUDENT HOUSING FOR 200 +
200 PARKING STALLS

TYPICAL PARKING LAYOUT
NO SCALE

NORTH
SCALE 1" = 200'

2' PUBLIC ACCESS EASEMENT

6 PARKING STALLS DESIGNATED AND RESERVED
FOR STUDENT HOUSING PARKING AT
2800 MADISON AVE

TYPICAL PARKING LAYOUT

68 PARKING STALLS

RECONSTRUCT DRIVEWAY FOR TWO-WAY
TRAFFIC

DEVELOPMENT ENVELOPE "B" STUDENT
HOUSING FOR 152 + 87 PARKING STALLS

BUILDING INDEX:

OFF STREET PARKING SUMMARY:

A	AREA A – 64 STALLS	
B	AREA B – 48 STALLS	EXISTING
C	AREA C – 63 STALLS	PARTS ONE COMPLETED 1993
D	AREA D – 49 STALLS	PHASE ONE COMPLETED
E	AREA E – 25 STALLS	EXISTING
F	AREA F – 195 STALLS	PHASE ONE COMPLETED
G	AREA G – 26 STALLS	
H	AREA H – 26 STALLS	
J	AREA J – 7 STALLS	EXISTING
K	PLANNED PARKING MASTER PLAN	PROPOSED LAND ACQUISITION
L	AREA L – 26 STALLS	COMPLETED SEPT 1995
M	AREA M – 55 STALLS	PARKING – TEMPORARY
N	AREA N – 26 STALLS	COMPLETED SEPT 1995
P	AREA P – 26 STALLS	
Q	AREA Q – 76 STALLS	
R	AREA R – 57 STALLS	TO BE COMPLETED BY SEPT 2003
S	AREA S – 48 STALLS	TO BE COMPLETED BY JULY, 2002
T	AREA T – 24 STALLS	EXISTING
U	AREA U – 23 STALLS	PROPOSED
	MISC. – 40 STALLS	EXISTING
	TOTAL OFF STREET PARKING	[illegible]
	TEMPORARY PARKING	55 STALLS
	PROPOSED STREET PARKING	55 STALLS
		[illegible]

SUMMARY – RELATIVE TO EXIST'G PARKING:
NEW AND MODIFIED PARKING RESULTS IN A NET INCREASE OF 13 STALLS

LEGEND
[illegible] LIMIT OF TYPICAL PERMIT AREA BOUNDARY

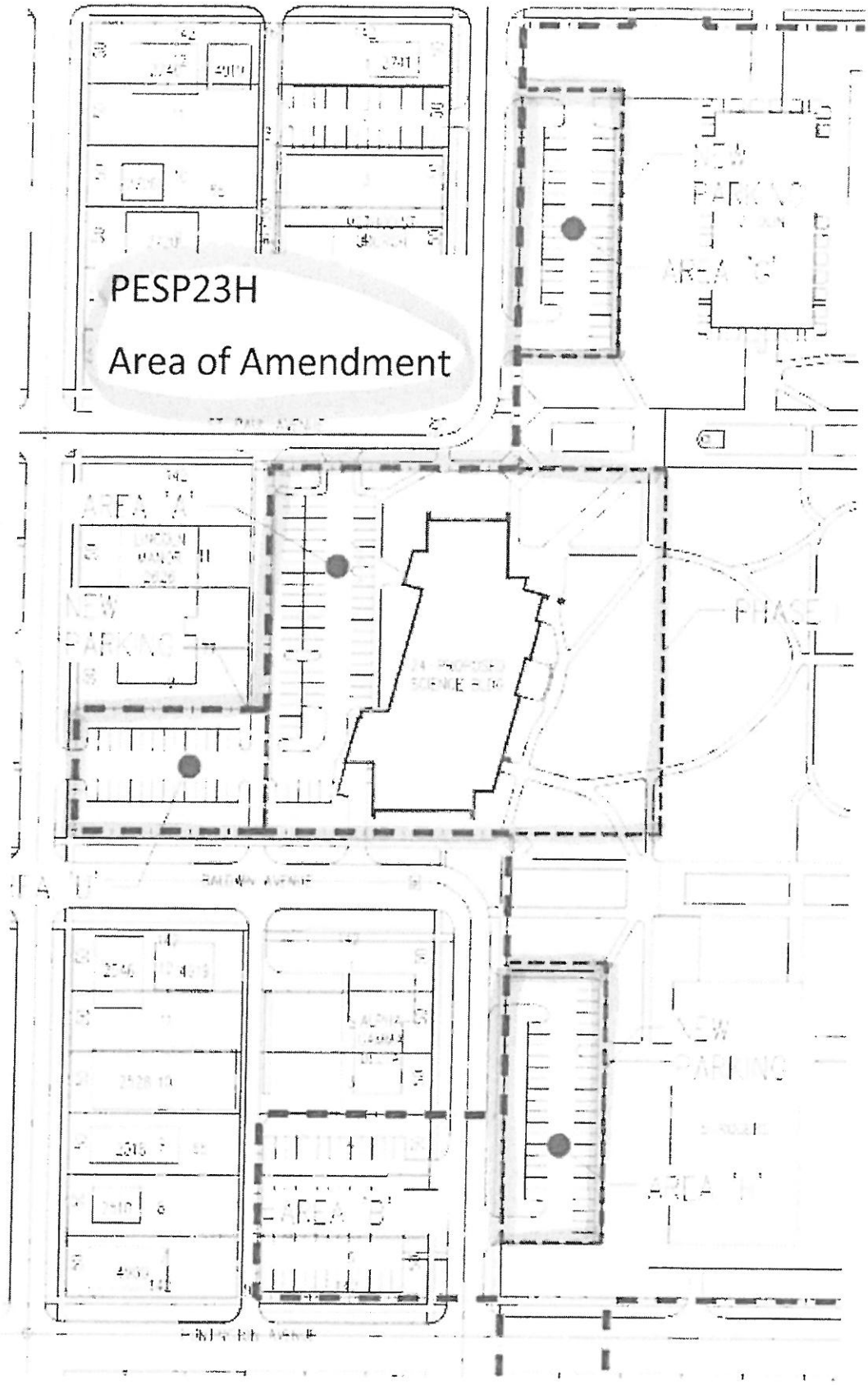
Celli-Flynn Brennan
Architects & Planners
605 Liberty Avenue, Pittsburgh, PA 15222
[illegible]
www.cfbarchitects.com

NEBRASKA
WESLEYAN
UNIVERSITY
5000 ST. PAUL AVENUE
LINCOLN, NE

This material is the property of Celli-Flynn Brennan Inc. Any unauthorized use or modification of these materials is strictly prohibited. Limited to [illegible] permitted by law, any unauthorized use of these materials agrees to indemnify Celli-Flynn Brennan Inc. and any of its employees from any and all actions, [illegible] breach of contract, [illegible], negligence or other tort, which arise from the unauthorized use or unauthorized modification of the document or the designs contained thereon.

AMENDMENT TO
SPECIAL PERMIT 23
CAMPUS PLAN

SP-1.00


PESP23H
Area of Amendment
AREA 'A'
NEW PARKING
PHASE
AREA 'B'
NEW PARKING
AREA 'H'

Current Project - Agency Review Report

Agency Name	User Name	Review Cycle	Review Status	Comments	Assignment
Building & Safety	christy eichorn	1	In Review	Confirm calculation of the height of the building. There should be some flexibility built in to the waiver request. What are the setback requirements for uses within this special permit? Does the applicant need to amend their sign package with this expansion?	First In Group
City Recycling Office	Gene Hanlon	1	Pending		Individual
County Health	chris schroeder	1	Recommend Approval	During the construction process, the land owner(s) will be responsible for controlling off-site dust emissions in accordance with Lincoln-Lancaster County Air Pollution Regulations and Standards Article 2 Section 32. Dust control measures shall include, but not limited to application of water to roads, driveways, parking lots on site, site frontage and any adjacent business or residential frontage. Planting and maintenance of ground cover will also be incorporated as necessary.	Individual
Development Review Manager	steve henrichsen	1	Corrections Required		Individual
Emergency Communications	Kelly Davila	1	Pending		Individual
Fire Department	Patrick Borer	1	Pending		Individual
Historic Districts/Capitol Environs	Historic Districts/Capitol Environs	1	Pending		First In Group
Law Department	Tonya Peters	1	Pending		Individual
LES	LES	1	Pending		First In Group
Lincoln Police Department	Lincoln Police Department	1	Pending		First In Group

Current Project - Agency Review Report

Parks & Recreation	mark canney	1	Recommend Approval		First In Group
Planning Dept	brenda thomas	1	No Review Required		First In Group
Public Works - Engineering Services	bob simmering	1	Recommend Approval	2-23. Need plans and EO for construction of intersections. Preserve utility easements unless relocation is approved.	First In Group
Public Works - Watershed Management	ben higgins	1	Corrections Required	Storm drainage in 50th drains north to south from north of St. Paul to Huntington through 21" to 30" Reinforced Concrete Pipes in 50th. Need to see and approve plans on how Wesleyan plans to re route the drainage.	Individual
Public Works & Utilities - Wastewater	brian kramer	1	Corrections Required	need to retain sanitary sewer easements in 50th or remove if no buildings connected.	Individual
Public Works & Utilities - Water	Public Works & Utilities - Water	1	Pending		First In Group
Stronger Safer Neighborhoods	Jon Carlson	1	Pending		Individual
United States Post Office	kerry kowalski	1	Recommend Approval	Recommend approval on the condition all new delivery addresses are established in Centralized Box Units (CBUs) which will be purchased and installed at the developer's expense in a location mutually agreed upon by the developer and the US Postal Service.	First In Group
Urban Development	Wynn Hjermstad	1	Pending		First In Group
Windstream	Todd Williams	1	Pending		Individual

L. BRUCE WRIGHT
JAMES M. BAUSCH
ROBERT J. ROUTH
DAVID R. BUNTAIN
STEPHEN H. NELSEN
MICHAEL C. MUELLER
DANIEL R. STOGSDILL
SCOTT D. KELLY
TERRY R. WITTLER
MARK A. CHRISTENSEN
RICHARD P. GARDEN, JR.
SHAWN D. RENNER
JOHN C. MILES
THOMAS C. HUSTON
DON R. JANSSEN
SUSAN K. SAPP
KEVIN J. SCHNEIDER
ANDREW D. STROTMAN
GARY R. BATENHORST
JILL GOSSIN JENSEN
JOHN C. HEWITT
ROCHELLE A. MULLEN
TRENTEN P. BAUSCH
MICHAEL C. PALLESEN
RICHARD P. JEFFRIES
TRACY A. OLDEMEYER
PAMELA J. PROLSEN

CLINE WILLIAMS
WRIGHT JOHNSON & OLDFATHER, L.L.P.
ATTORNEYS AT LAW
ESTABLISHED 1857

233 SOUTH 13TH STREET
1900 U.S. BANK BUILDING
LINCOLN, NEBRASKA 68508-2095
(402) 474-6900 · FAX (402) 474-5393
www.clinewilliams.com

TRENT R. SIDDERS
ANDRE R. BARRY
DAVID J. ROUTH
JASON R. YUNGTUM
MEGAN S. WRIGHT
THERESA D. KOLLER
AUSTIN L. MCKILLIP
KEITH T. PETERS
ANDREW R. WILLIS
TARA A. STINGLEY
SEAN D. WHITE
MICHELLE L. SITORIUS
JONATHAN J. PAPIK
RENEE A. EVELAND
ADAM W. BARNEY
GREGORY S. FRAYSER
KARA J. RONNAU
TRAVIS W. TETTENBORN
HEATHER A. CARVER
SHANNON E. FALLON
KATHERINE M. KOCK
KATIE A. JOSEPH
LILY A. CARR

FREDRIC H. KAUFFMAN
DONALD E. BURT
STEPHEN E. GEHRING

February 17, 2016

VIA HAND DELIVERY
David Cary
Acting Director of Planning
Lincoln City/Lancaster County
Planning Department
555 South 10th Street, Room 213
Lincoln, NE 68508

Re: Nebraska Wesleyan University submittal of: (a) Application to Amend Pre-existing Special Permit #23; and (b) Petition to Vacate Public Right of Way of North 50th Street Between St. Paul Avenue and Baldwin Avenue
Our File No.: 10892.017

Dear Mr. Cary:

This firm represents Nebraska Wesleyan University ("NWU"), which proposes to expand its campus with the addition of a new science building located on the western edge of its campus. NWU seeks to amend pre-existing Special Permit #23 and to vacate the public way of North 50th Street between St. Paul Avenue and Baldwin Avenue. We enclose applications associated with those requests.

A. PROJECT

NWU proposes to construct a new science building on real property generally located to the west of North 50th Street between St. Paul Avenue and Baldwin Avenue. The new science building is proposed as a 3 story education structure containing approximately 75,000 square feet. This new science building will assist NWU in preparing its students for the 21st century. In connection with this construction NWU seeks to amend the pre-existing Special Permit #23 by expanding its boundaries to include Lots 7 and 8, Block 77, University Place, City of Lincoln, Lancaster County, Nebraska. Additionally in furtherance of pedestrian safety and campus cohesiveness, NWU seeks to

STERLING RIDGE
12910 PIERCE STREET, SUITE 200
OMAHA, NE 68144-1105
(402) 397-1700

1227 M STREET
P.O. BOX 510
AURORA, NE 68818
(402) 694-6314

NORTHERN HEIGHTS PROFESSIONAL PLAZA
416 VALLEY VIEW DRIVE, SUITE 304
SCOTTSBLUFF, NE 69361
(308) 635-1020

330 SOUTH COLLEGE AVENUE
SUITE 300
FORT COLLINS, CO 80524-7162
(970) 221-2637

vacate that portion of the North 50th Street Right of Way between the south right of way line of St. Paul Avenue and the north right of way line of Baldwin Avenue. NWU currently owns all abutting parcels to said portion of the public right of way. The new structure proposed to be located is in the vacated right-of-way as shown on the site plan accompanying the application.

The new science building development includes additional parking spaces located across Lots 7 and 8, Block 77, University Place, City of Lincoln, Lancaster County, Nebraska. Because those lots are not within the boundaries of Special Permit #23, NWU seeks to expand the boundaries to include Lots 7 and 8. When the project is completed, NWU will reflect a net gain of parking stalls, as shown on the parking table on the site plan. Additionally, the construction of the new science building will increase pedestrian traffic across North 50th Street as students, facility, and staff will walk between the new science building and the existing campus. The vacation of 50th Street between St. Paul Avenue and Baldwin Avenue will foster pedestrian safety on its campus. The science building will assist NWU in the creation of a campus "quad" area consistent with the campus master plan with the "Old Main" structure located east of the site of the new building.

B. SUBMITTAL

NWU requests the city to amend pre-existing Special Permit #23 to include: (1) the new science building on the campus Site Plan; (2) add Lots 7 and 8, Block 77, University Place; and (3) to vacate the public way of North 50th Street between the south right of way line of St. Paul Avenue and the north right of way line of Baldwin Avenue.

C. WAIVER

NWU further seeks a waiver of the 35 foot height restriction applicable in the "R-6" zoning district by Table 27.72.020. The height of the three story structure shall be 46 feet and thus, NWU seeks a waiver for the 11 foot increment above the 35 foot restriction. The mechanical appurtenance located on top of the structure is exempt from the height restriction due to the operation of LMC § 27.72.110(b) as the mechanical space is less than 20 feet in height and is recessed by more than 15 feet from the building faces.

D. ENCLOSURES

Enclosed with this delivery is the:

1. Application Request Form which requests the amendment of Special Permit #23; and seeks vacation of North 50th Street;

2. Site Plan as required by the City of Lincoln application. The electronic version will be uploaded to the ProjectDox registry;

3. Application Fee in the amount of $957.00 payable to the City of Lincoln for:
   a. Special Permit Amendment of $792.00; and
   b. Street vacation of $165.00.

4. Petition to Vacate Public Way with Release and Waiver of Rights and Title, and Quitclaim Deed to City of Lincoln signed by Nebraska Wesleyan University, as owner of all abutting parcels; and

5. Information Sheet detailing the requested vacation of public way.

6. Letters of Support for the NWU science building from businesses and residential neighbors.

If there are any questions, please do not hesitate to contact me.

Sincerely,

Thomas C. Huston
For the Firm

Enclosure

cc: Fred Ohles (via email)
Tish Gade-Jones (via email)
Pastor Larry Moffit (via email)

4850-6569-5022, v. 1

Gaga's Greenery & Flowers
2626 N 48th Street
Lincoln, Ne 68504
402-464-8266

January 11, 2016

President's Office
Nebraska Wesleyan University
50th & St. Paul
Lincoln, Ne. 68504

To Whom It May Concern:

I am writing this letter in support of the new Nebraska Wesleyan University Science Center being proposed at 50th Street between St. Paul and Baldwin.

I believe this will be a valuable connection between the University and the business community and will cause no hardship for traffic. Actually, I believe it would help connect the area and prove beneficial in that the area designated now suffers from traffic congestion and problems with the on-street parking.

Thank you for the opportunity to present my opinion on this issue.

Respectfull submitted,

Sandy Simpson, Owner
Gaga's Greenery & Flowers

Ayars & Ayars
INCORPORATED

Lincoln
Omaha

October 19, 2015

Mr. Fred Ohles, President
Nebraska Wesleyan University
5000 Saint Paul Avenue
Lincoln, NE 68504-9988

RE: Support for Nebraska Wesleyan University and the new Science Center

Dr. Mr. Ohles,

As a University Place neighborhood business, and lifelong Northeast Lincoln resident and advocate, it is with great respect that we give our continued support for Nebraska Wesleyan University and their new Science Center Project.

Nebraska Wesleyan's 52 acre campus which was laid out in the 1880's is fully built and we believe it is time to grow the perimeter. They have purchased about two dozen properties north and south of the campus, and another two dozen moving west. The new Science Center will be a great investment not only for the University but for the community. This $27 million dollar, 3-story, 75,000 square feet facility will include space for Biology, Chemistry and Psychology. This facility will be a wonderful addition to the neighborhood.

We believe the University Place Neighborhood needs growth and investment to reverse the blight that has taken place. This progressive urban design project will continue to showcase a neighborhood where people can live, work, worship and play harmoniously.

Nebraska Wesleyan is a great university, a great neighbor and continues to strengthen the University Place neighborhood and the City of Lincoln. We fully support them in their continued success as a university and as part of our community.

Sincerely,

R. Michael Ayers
President
Ayars & Ayars, Inc.

2436 North 48th Street ■ Lincoln, NE 68504 ■ Tel 402-435-8600 ■ Fax 402-464-6810 ■ ayarsayars.com

RISKY'S
Sports Bar & Grill
48th & Leighton
Lincoln, Nebraska

October 27, 2015

Regarding the Science Center:

To Fred Ohles, President:

I had a great time listening to John Greving, talk about this great project that Wesleyan is about to take on. It is wonderful to see the care and concern to make this a beautiful place to live and work. The community will gain so much with this new science center.

We are in full support, in the Wesleyan University Science Center. This is a wonderful opportunity for all of us in the north side. More jobs equals more income, which will benefit all the local business's in this area.

Looking forward in seeing this beautiful building and going to the special events that will be a performing there.

Sincerely,

Judy Pittman

General Manager

LARRY & SHERYL SNYDER
300 North 44th Street, Suite 205
P.O. BOX 4555
LINCOLN NE 68504-0555
402-434-5426

November 16, 2015

Frederik Ohles, President
Nebraska Wesleyan University
5000 St. Paul Avenue
Lincoln, NE 68504

Dear Fred:

We have been part of northeast Lincoln since moving Snyder Fiber Glass Co. (now Snyder Industries, Inc.) to north 48th & Fremont in 1962. Later we acquired The Steak House at 35th & Adams in 1982. We sold SII in 1991 but it continues at the same location; we sold the restaurant in 2004 and it closed in 2014; we still own a vacant lot in the neighborhood.

During and since all those years we have traversed University Place and have observed the aging which hasn't been very graceful. Nebraska Wesleyan University is a large jewel in a crown that appears to be in danger of further deterioration. Campus enhancements contribute to community improvement activities.

NWU's long-range campus master plan has included expansion directly to the west to 48th street. Some properties have been acquired and repurposed. The eventual development of a presence of NWU visible from 48th street will be a great asset to the community. Community and neighborhood interests are being considered as plans are refined.

A current proposed project to add a facility for science education is consistent with the master plan. It incorporates environmentally-friendly concepts; landscaping and parking are included in the plan; and it will be a great advancement for the STEM (science-technology-engineering-mathematics) requirements for the college education for the students of the future. The plan includes a proposal to vacate one block of 50th Street between properties already owned by NWU – that provides continuity for the campus.

As a NWU alum (Larry) and a member of the Board of Governors (Sheryl), we support the plans for this project. NWU must continually improve not only its physical facilities, but also its programs and offerings, to meet the requirements for a twenty-first century college education.

This proposed facility is a needed step in that endeavor.

Sincerely,

Larry Snyder

Sheryl Snyder

R.D. HINKLEY
& ASSOCIATES INC.
Rental Management/Sales
www.rdhinkley.com

December 22, 2015

Fred Ohles, President
Nebraska Wesleyan University
5000 Saint Paul Ave
Lincoln. NE 68504-9988

Dear Fred,

John Greving came to my office and gave a wonderful presentation of the new Science building. It is our position that this would be an asset to the University Place community. We look forward to the increase in students and faculty. There has been little new construction in this area and we look forward to seeing this come about.

Regards,

Ron Hinkley

2734 North 48th Street • Lincoln, Nebraska 68504 • 402.466.1686 • Fax 402.466.1751

Mr. Paul & Carrie Marshall
2720 North 48th Street
Lincoln, NE 68504-2611

October 19, 2015

Mr. Fred Ohles
President
Nebraska Wesleyan University
5000 Saint Paul Avenue
Lincoln, NE 68504-2794

Dear Fred,

It is our pleasure to write a letter in support of Nebraska Wesleyan University's 21st Century Science Initiative. With this project our neighborhood will see many beneficial improvements. After reviewing the plans and surrounding area, we are confident NWU's master plan will bring growth allowing our community to prosper.

As a small business owner in University Place, the enrollment of Wesleyan provides stability and growth. Our community needs to thrive and with this project, it can do so. Currently, Nebraska Wesleyan University is the largest employer in University Place with an annual budget of $37 million. Bringing thousands of visitors to our community each year, NWU has developed a plan to help it be successful.

The science center proposed will be a beautiful addition to the neighborhood. Careful planning and design implementations will be carried out during the project. From the alignment of the building to the detailed landscaping, the revitalized space will be a welcome site.

In conclusion, we are in full support of Nebraska Wesleyan University's Science Initiative and look forward to the development and growth this will bring to our community.

Sincerely,

Paul
Carrie Marshall

Paul Marshall
Carrie Marshall

Madison Avenue Lofts, LLC
2742 North 48th Street
Lincoln, NE 68504

October 13, 2015

Fred Ohles
President
Nebraska Wesleyan University
5000 Saint Paul Avenue
Lincoln, NE 68504-2794

Re: Letter of Support- Proposed Science Center

Dear Mr. Ohles,

I am writing this letter to express our support for the new Science Center proposed for the Nebraska Wesleyan Campus. As a property owner at 48th & Madison, we chose to invest in University Place in large part due to NWU's strength as an institution and their plans for future expansion west toward 48th Street. We think the new Science Center is a great step in that direction.

We view this project as a big positive for University Place businesses as NWU is a large driver of economic activity in this neighborhood. The $27 million Science Center will enhance that activity by bringing campus closer to 48th Street, promoting more pedestrian traffic for retail businesses.

We are also very much in favor of progressive urban design which would integrate the NWU campus with nearby businesses and the surrounding residential neighborhood through thoughtful site planning, architecture and landscaping.

We look forward to seeing construction begin on this project. Feel free to contact me with any questions at 402-429-3114.

Sincerely,

Brett Harris
Madison Avenue Lofts

Cc: John Greving, Vice President for Advancement

REAL ESTATE, LLC

440 North 8th Street, Suite 140
Lincoln, NE 68508

402-477-6767
www.wrkllc.com

February 12, 2016

Mr. Fred Ohles
President
Nebraska Wesleyan University
5000 Saint Paul Avenue
Lincoln, NE 68504

RE: Nebraska Wesleyan University Science Center

Dear President Ohles,

Please accept this letter of strong support for the new Science Center at Nebraska Wesleyan University. As a property owner in the University Place neighborhood, WRK appreciates the positive economic impact NWU has (both past and present) on the surrounding community. We also appreciate your leadership and commitment to thoughtful development of this area.

As part of NWU's master plan, the new Science Center will facilitate growth towards 48th Street and will serve as a catalyst for increased business activity! The new Science Center should also continue the transformation currently taking place between the NWU campus and the surrounding business district of Historic University Place.

NWU is one of Lincoln's gems and we believe the new Science Center will further enhance it, creating all kinds of synergies that positively impact Historic University Place, our great city and state. We appreciate NWU's contribution to Lincoln and your commitment to the students, alumni, and community stakeholders, as well as your thoughtfulness to the architecture and fabric of the University Place neighborhood.

Sincerely,

William D. Scott
WRK Real Estate, LLC

Dr. Fredrik Ohles
President
Nebraska Wesleyan University
5000 St. Paul Ave
Lincoln, NE 68504

Dear President Ohles,

As long-term homeowners in University Place, we are writing to urge you to choose to close 50th St, for just one block, in order to site the new science building closer to the campus, rather than just south of First Church.

We bought our current home (5310 Adams St) in 1976, shortly after we moved to Lincoln to join the NWU faculty. As homeowners, we have long appreciated all of NWU's efforts to stabilize the neighborhood and enhance the quality of life in the area.

I (Lori) have actually lived in University Place whenever I was in Lincoln, since 1960, when my parents moved from western NE, before my junior year at LNE high school. Our family attended First Methodist. So I experienced the closing of 53rd St in the late '60s, all the way from Madison to Huntington, which united the campus to its current 56th St boundary. It is very normal for humans to prefer the status quo, and the comfort that gives us, but the discomfort of the street closure is usually more troublesome as we look ahead to the change, rather than in fact, and that sense of frustration fades in only a few months as we adapt our driving patterns. On the other hand, the benefits we experience as we walk and jog around and through the campus are 'new every morning' :) and continue year after year. We agree with other NWU neighbors who have said that 'Wesleyan is our park', as the campus beautification efforts continue each year. We will all benefit from this modest adjustment, making the area more friendly to walkers and bikers.

I (Bob) have worked as a physics prof at NWU since 1975, and have been very active recently in the planning for the new science building. Since the current Olin science building was designed back in the 1960's, it is vital to NWU's high quality science and pre-med programs that the new building reflect the best improvements in teaching structure, as well as 'integrating the campus and the neighborhood' – which is also a new 'breath of fresh air' in architectural design.

I was able to visit three different science buildings back East, done by the architect, as we debated who to choose. He has a national reputation for his designs in science. Those three buildings showed the range of options he can create, with a focus on 'getting the most teaching value per square-foot-dollar' <u>and</u> integrating the facility into the neighborhood as well as into the campus. The architect is the one who looked at the designs for our teaching needs in multiple science disciplines, and said 'You need to ignore that street and place this building in close to the campus, and put a direct walk way through the building – for both students and the neighbors to use- which will visually and functionally unite the campus and the neighborhood.' As soon as he said it, our faculty could begin to see the advantages.

A street closure decision is complex and not to be taken lightly. Multiple interests will be impacted. In this case, since the streets around First Church are protected, and since additional parking is likely to be enabled, we very much hope that the 'needs of the walkers' will be valued ahead of the 'hassle to drivers' – most of whom are usually heading out to the main streets near by anyway. When you take the long view of how the neighborhood will feel and function, with this 'new bridge' between the campus and Uni Place, the comfort and calm of 'more walking space' and more 'park-like space' feels very beneficial to most of the neighbors.

Sincerely,

Robert W Fairchild Loretta Fairchild

Robert W. and Loretta Fairchild
5310 Adams Street
Lincoln, NE 68504
402-464-0748

10-2-2015

OPPOSITION

STREET & ALLEY VACATION NO. 16001/PRE-EXISTING SPECIAL PERMIT NO. 23H
Nebraska Weslyan
(PUBLIC HEARING/ACTION 3/16/16)

March 10, 2016

Lincoln Lancaster Planning Commission

cc:
Lincoln City Council
Mayor Chris Beutler

RE: N. 50th Street Vacation between Baldwin and St. Paul (SAV16001,PESP # 23H)

History:

Nebraska Wesleyan University was established in 1887 and the City of University Place was platted in 1888, creating the lots of the City, Wesleyan University, First Methodist Church and the Neighborhood. Fowler Street was part of that plat, being the western edge of the campus. Later changed to Q Street and then to 50th Street with the annexation of the City of University Place by the City of Lincoln in 1926.

51st Street stubs and 53rd Street closed for Nebraska Wesleyan University .

Comprehensive Plan:

The Lincoln Lancaster Comprehensive Plan (*North 48th Street/University Place Plan: Neighborhood Revitalization & Transportation Analysis, 2004*) ***states:***

"50th Street should be evaluated and adapted as a share-the-road bicycle route between University Place Park and the NWU campus. This route may continue north to connect with the John Dietrich/Murdock Trail system near 49th and Benton.

1. 50th Street should be evaluated and adapted as a share the road bicycle route between the Dead Man's Run Trail and the NWU campus. This route may continue north to connect with the John Dietrich/Murdock Trail system near 49th and Benton. This street is the logical connection between a Dead Man's Run Trail through University Place Park, the residential neighborhood, and the front door of the NWU campus. 50th Street should be designated as a "share the road" (STR) route. The STR route should be consistent with signage conventions used on a citywide basis. It should also have continuous, barrier-free sidewalks on both sides of the street and may include directional information and mileage. 50th Street could also continue north as an STR route across Adams Street to Somerset and 49th Street. Here, the route would connect with the John Dietrich Trail and its continuation northeast as the Murdock Trail. All recommendations are subject to review and approval by Lincoln's Pedestrian/Bicycle Advisory Committee, Parks & Recreation, Planning Committee, and City Council. "

Note; no street closing is proposed except St. Paul at 48th.

Function of 50th Street:

50th Street currently serves as a local circulator around NWU, providing access to the north and south areas, to First Methodist Church from the south and to St Paul Street and the traffic control light on N. 48th Street. Loss of 50th would push local traffic on to N. 48th due to the restricted nature of N. 49th street.

Public Safety:

Between 44th street and 56th street there are currently only three through north-south streets connecting Adams to Leighton Ave. During the fire at Green's and the water main replacement in 2015 in 48th street, 50th was a viable local detour. 49th is restricted as a narrower street with parking on both sides, effectively limiting it to one lane of traffic. A concern is that if 50th is closed and an issue arises on 48th, north-south access would be severely limited to all, including fire and the police station at 49th and Huntington Ave.

Other Issues:

✓ Loss of existing trees,
✓ Loss of existing on street parking (18-20 stalls).
✓ If student safety crossing the street is an issue, then Huntington, Madison and 49th will be closed in the future due to the same circumstance.
✓ 50th street is currently a StarTran bus route.
✓ The historic view of the west elevation of Old Main (a landmark) and of the south facade of First Methodist Church will be impacted.
✓ In March 2015 the University Place Community Organization voted to oppose the closing of 50th Street and advised NWU of the position and concern.
✓ NWU should be sensitive to its surroundings and neighborhood.
✓ Closure of 50th Street will impact the planned redevelopment of the area between 48th and 50th street.
✓ NWU owns substantial additional land and other location options should be readily available.

Conclusion:

Though we all want a vibrant NWU, Please do not allow the closure of this important, historic, local street.

Sincerely:

Michael DeKalb
6015 Huntington Ave
Lincoln NE
402-466-6357

RECEIVED
MAR 10 2016
Lincoln/Lancaster Co.
Planning Department