

Comprehensive Plan Amendment No. 06004
 51st & Garland Streets
 Amendment to North 48th Street/University Place Plan

Applicants	Location	Proposal
Marc Wullschleger for Urban Development Lynn Johnson for Parks and Recreation	51 st & Garland Streets	Amend the North 48 th Street/University Place Plan to show a redevelopment project southwest of the intersection of 51 st and Garland Streets.
Recommendation: Approval		

Status/Description

The applicants propose the following for the land southwest of 51st and Garland Streets:

- 1) Change the land use map designation from “Potential Residential Development” to Potential Office Development.”
- 2) Change the proposed zoning map designation from P Public to O-2 Suburban Office.
- 3) Change text descriptions within the plan consistent with the map changes.
- 4) The 2025 Lincoln/Lancaster County Comprehensive Plan will not be amended as part of this proposal.

This application is associated with Change of Zone #06035 – Child Advocacy Center. Specifically, this amendment is needed to facilitate an agreement between the City and the Child Advocacy Center for use of publically owned land for the development of a new facility for this nonprofit organization.

Analysis

The Child Advocacy Center has operated out of a publically owned facility located in Antelope Park. However, they have outgrown this facility, and need to find a suitable location where they can build a new, larger facility. The Child Advocacy Center and the Parks and Recreation Department have worked together over the years in each providing their own beneficial community service concurrently with one another - a park and a child abuse service. This arrangement has worked well for both parties, and they seek to continue this relationship at another location.

The current North 48th Street/University Place Plan shows this particular site with future residential uses. The proposed zoning map shows this area as R-2 Residential in the future. This application seeks to change these designations to future office use, and O-2 Suburban Office District, respectively. The proposed Linkage Strategies map, which shows contemplated future land uses, shows the area designated for future office is larger than the area being changed to office zoning at this time. The intent is to show that should the

Child Advocacy Center need to expand again, they could do it at this site. The zoning for a future expansion would not be in place yet, and changing it would require another public process.

Comprehensive Plan Implications

The Comprehensive Plan designates the area generally bound by Garland, Colby, 51st, and 50th Streets as Public, with the rest of University Place Park designated Green Spaces. (F 25)

Guiding Principles for the Urban Environment:

Maximize the community's present infrastructure investment by planning for residential and commercial development in areas with available capacity. This can be accomplished in many ways including encouraging appropriate new development on unused land in older neighborhoods, and encouraging a greater amount of commercial space per acre and more dwellings units per acre in new neighborhoods. (F 17)

Natural and environmentally sensitive areas should be preserved within neighborhoods. Conservation areas and open lands should be used to define and connect different neighborhoods. (F 17)

Conclusion

The changes to the North 48th Street/University Place Plan proposed here will allow underutilized public space to be occupied by a nonprofit agency proving a community service. The land will continue to be owned by the City, so any use can be controlled by the City. If, at some point in the future the Child Advocacy Center should vacate the proposed new facility, the City could use the facility for additional government offices.

Amend the Comprehensive Plan as follows:

1. Amend the "North 48th Street/University Place Plan" Linkage Strategies map by changing the land use designation of property southwest of the intersection of 51st and Garland Streets from residential to office, as shown on the attached map.
2. Amend the "North 48th Street/University Place Plan" Proposed Zoning map by changing the zoning designation of property southwest of the intersection of 51st and Garland Streets from R-2 Residential to O-2 Suburban Office, as shown on the attached map.
3. Amend the "North 48th Street/University Place Plan" by changing text references of development of property southwest of the intersection of 51st and Garland Streets from residential/open space to office, as shown in the attached plan pages.

Prepared by

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Prepared June 23, 2006



**CITY OF LINCOLN
NEBRASKA**

MAYOR COLEEN J. SENG

lincoln.ne.gov

Urban Development Department

Marc Willschleger, Director

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808 "P" Street

Suite 400

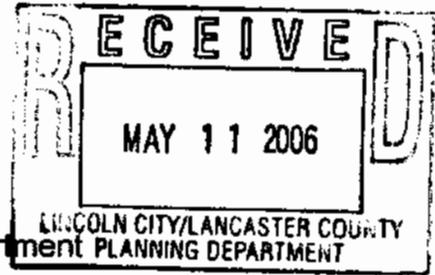
Lincoln, Nebraska 68508

402-441-7606

fax: 402-441-8711

May 10, 2006

Marvin Krout, Director
Lincoln-Lancaster County Planning Department
555 S. 10th St., STE 213
Lincoln, NE 68508



re: Comprehensive Plan Amendment

Dear Marvin:

I am requesting an amendment to *The North 48th Street/University Place Plan*, a sub-area plan of the Comprehensive Plan. The amendment changes the use of city owned land in the vicinity of 50th to 51st, Garland to Colby. The existing plan shows the use of this site as potential new single family housing. The amendment changes the site to office use.

The reason for the change is an opportunity for the City to partner with the Child Advocacy Center (CAC). CAC has outgrown its current facility in Antelope Park and needs to find a new location. They are looking for a discreet location where they can build a new, larger facility to continue the important work they do: working with abused children. This site meets their needs and is a good location for them. They intend to build a facility that fits in with the character of the neighborhood and has a residential appearance. We believe this is consistent with the intent of *The North 48th Street/University Place Plan*. Not only will CAC continue to provide a valuable service to the community, but its facility will continue the revitalization of the University Place neighborhood.

The CAC has contacted the University Place Community Organization, University Place Business Association, residents surrounding the site, and the University Place Implementation Committee, to discuss this proposed project. All these groups/individuals have supported this new use.

Enclosed are 14 copies of the pages that need to be amended in *The North 48th Street/University Place Plan*. Two maps have been changed and the text on two pages. Please forward this request to amend *The North 48th Street/University Place Plan* subarea plan of the Comprehensive Plan to the Planning Commission for their earliest consideration. My understanding is that this request will be considered at the June 7th Planning Commission meeting.

LINCOLN

The Community of Opportunity

Marvin Krout
May 10, 2006
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If you have questions or need additional information, please contact Wynn Hjernstad at 441-7606 or whjernstad@lincoln.ne.gov.

Thank you.

Sincerely,

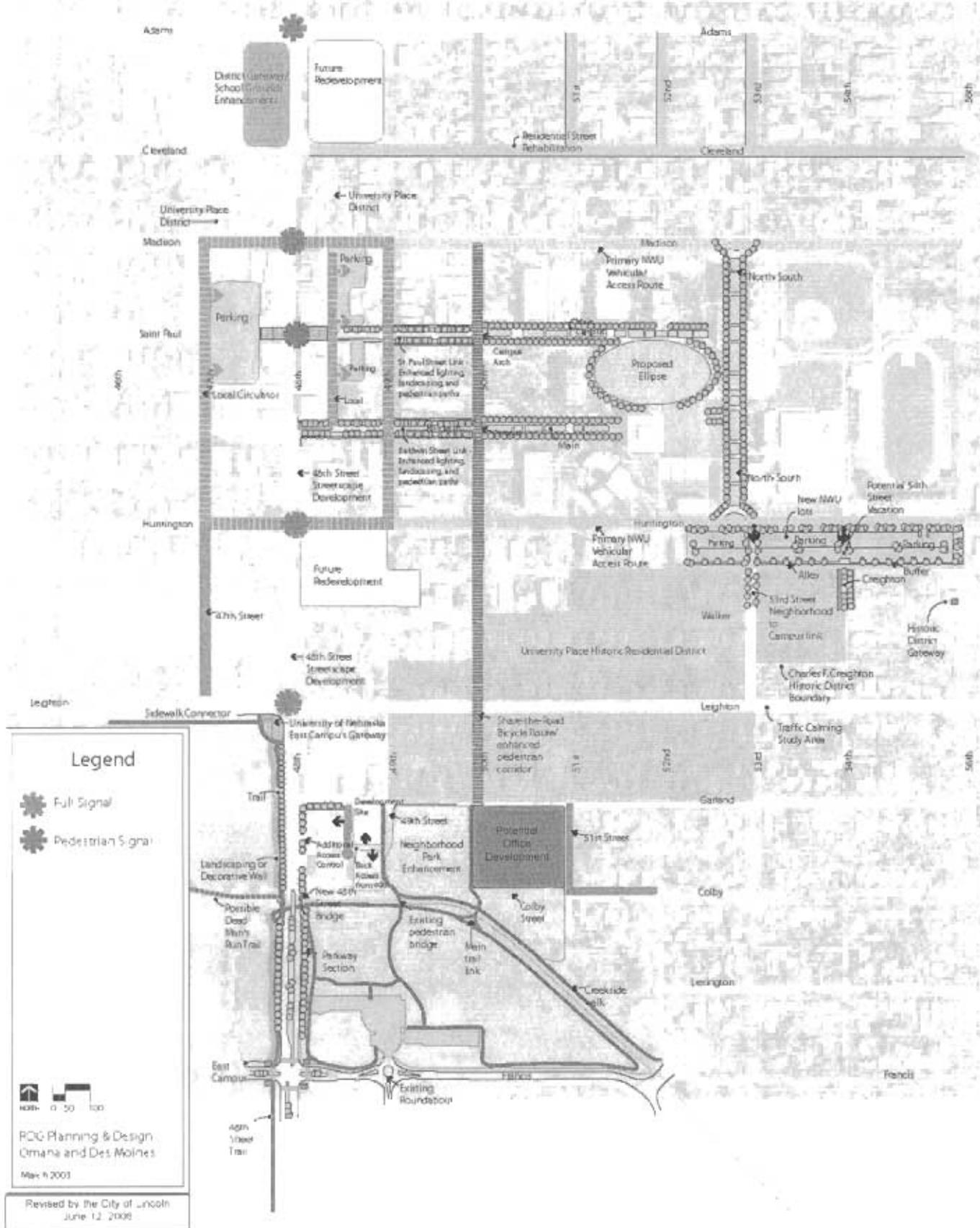
A handwritten signature in cursive script, appearing to read "Marc Wullschleger".

Marc Wullschleger, Director
Urban Development Department

enc.

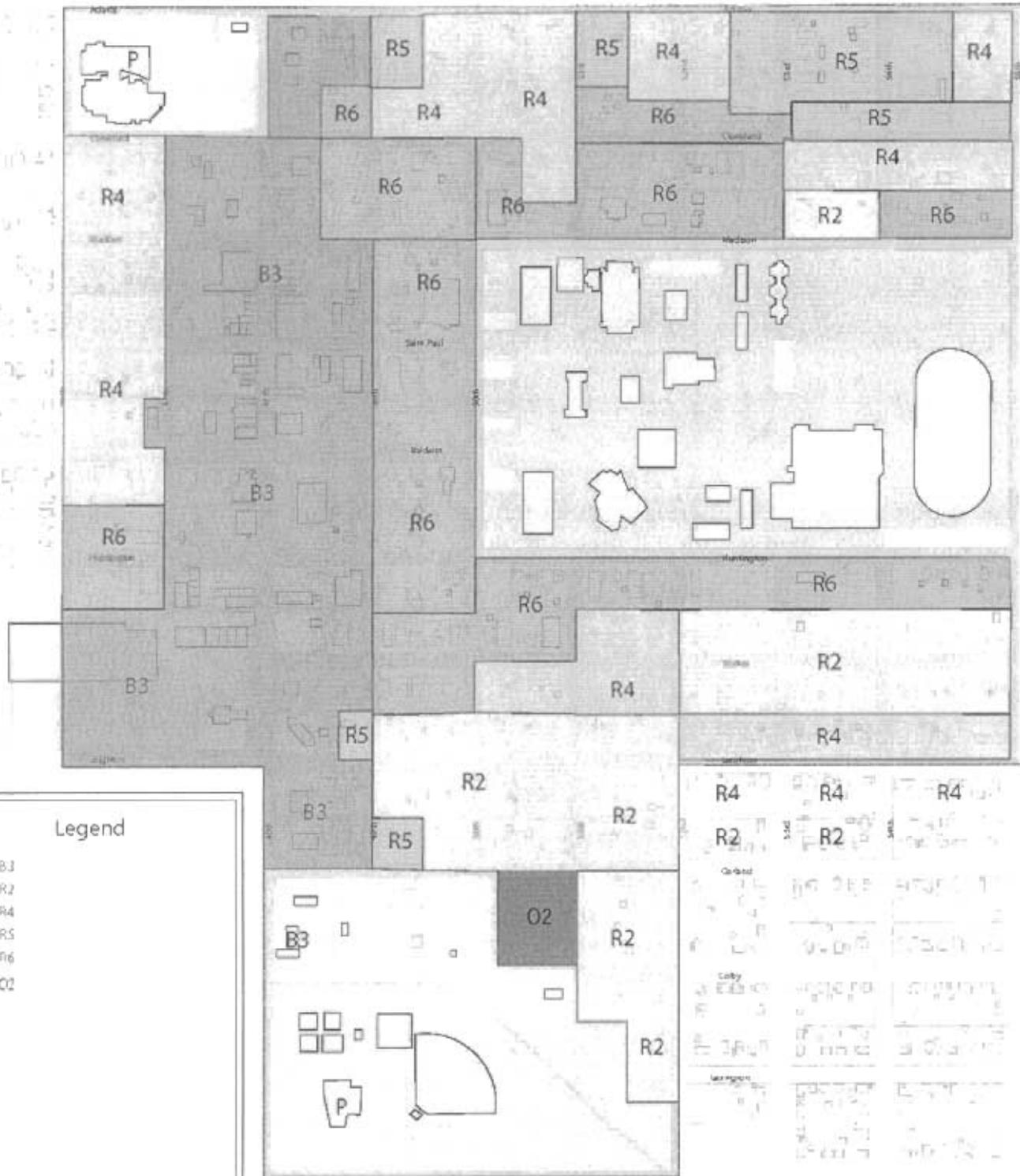
Linkage Strategies

PROPOSED



PROPOSED

Proposed Zoning Map



Legend

- B3
- R2
- R4
- R5
- R6
- O2

RDG Planning & Design
Omaha and Des Moines
January 2003

Revised by the City of Lincoln
June 17, 2008

Red = Text to be deleted (stricken)
Blue = Text to be added (underlined)

- A trail should be developed through the UNL East Campus, either along Dead Man's Run or the south side of Leighton Avenue, connecting to the John Dietrich Trail at 33rd Street and Fleming Fields Recreational Sports Park. This trail should cross under 48th Street through a redesigned system in University Place Park. In addition, a sidewalk connector trail should be developed along the south side of Leighton/Huntington Avenue to provide a secondary connection to the Dietrich Trail and new sports park.
- 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.
- St. Paul and Baldwin Avenues should be reinforced as promenades between 48th and 50th Streets, forming a strong functional and visual connection between the NWU campus and the University Place business district.
- A north-south connection, linking NWU and the neighborhood, should be considered along the approximate alignment of 53rd Street.
- University Place Park north of Dead Man's Run should be master-planned as a neighborhood park.

Neighborhood Development and Land Use Recommendations

- Lincoln should implement a neighborhood development strategy in University Place, with strategies designed to help bring about desirable outcomes on each block face.
- The City and neighborhood should implement a surgical rezoning strategy, based on the character and preferred occupancy outcome of each blockface.
- Redevelopment of selected sites can create new housing resources for prospective homeowners, including members of the university community. ~~One opportunity could be the east side of an improved 51st Street.~~
- 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.

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Spot Redevelopment

Redevelopment of selected sites can create new housing resources for prospective homeowners, including members of the university community. ~~One opportunity could be the east side of an improved 51st Street.~~

Part of the residential strategy should be assembly and spot residential redevelopment of selected sites. ~~The improved 51st Street between Garland and Colby Avenues could provide a venue for new housing adjacent to an expanded and upgraded University Place Park. This street frontage is out of the Dead Man's Run floodplain, and could be done in such a way as to permit expansion of the park. The design of a project should include neighborhood park exposure to 51st Street. Any new residential development should be in keeping with the character of surrounding housing.~~

Nebraska Wesleyan University Campus Surroundings

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.

A major institution like NWU is a great boon to an established neighborhood, increasing both its marketability and quality. Yet, it can also be a source of uncertainty, especially if it tends to acquire property when opportunities arise. Uncertainty is the enemy of residential investment, and an important objective of these residential policies is to provide homeowners with greater predictability about the future of the neighborhood. Therefore, this plan recommends the following:

- The main academic uses be focused between the one-half block north of Madison and south of Huntington, between 48th and 56th Streets.
- 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. Campus-related commercial and residential activities should be increasingly integrated into the 48th Street business district, and could be accommodated in this transitional area.
- NWU should not expand its campus domain more than one half block South of Huntington between 56th and 48th Streets. The purpose of this limit is to preserve the integrity of the Creighton Historic District.
- In the area North of Madison Avenue to Adams Street, NWU and the neighborhood will work with the City to develop a plan for improving housing in this area. This plan will address additional strategies for improving housing and how NWU could help by investing in housing and renovation.