

**LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT**  
**for December 20, 2006 PLANNING COMMISSION MEETING**

**PROJECT #:** Comprehensive Plan Conformance No. 04002

**PROPOSAL:** Finding a declaration of surplus property for a tract of land in conformance with the Comprehensive Plan.

**LOCATION:** N. W. 48<sup>th</sup> Street and West Cuming Street

**LAND AREA:** Approximately 25 acres, more or less

**CONCLUSION:** A declaration of surplus for this property generally conforms to the Comprehensive Plan.

<b>RECOMMENDATION:</b>	<b>Conformance with the Comprehensive Plan</b>
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**GENERAL INFORMATION:**

**LEGAL DESCRIPTION:** The "Huskerville" tract is described as Lot 17 Irregular Tract Except 20.35 Acre in South exception described as beginning at a point 1,000' North of the South line of Section 6 and 50' West of the East line of the Southwest Quarter; thence westerly parallel to and 1000' North of the South line of Section 6, 1,680 feet; thence right at an angle of 90 degrees 45' 30" for 535.70 feet, then right at an angle of 89 degrees 47' 1,680 feet to a point 50' west of the east line of the Southwest Quarter of Section 6, thence Southerly parallel to and 50' West of the East line of the Southwest Quarter 519.84' to the point of beginning, located in Section 6, Township 10 North, Range 6 East, Lincoln, Lancaster County, Nebraska.

The portion to be declared surplus at this time is an area of approximately 15 to 25 acres that is west of N. W. 48<sup>th</sup> Street and south of the future West Cuming Street and immediately north of the Lincoln Housing Authority property. A more exact boundary of the surplus property had not yet been finalized at the time of this staff report.

**EXISTING ZONING:** AG-Agricultural and R-3 Residential

**EXISTING LAND USE:** Undeveloped land and drainage way

**SURROUNDING LAND USE AND ZONING:**

South:	R-1 Residential P Public	Single family and attached single family residential Lincoln Housing Authority maintenance facility and Family Resource Center
North:	AG Agricultural	Undeveloped land, owned by the Airport Authority
East:	I-1 Industrial	Air Park West industrial park owned by the Airport Authority
West:	AG Agricultural	Undeveloped land privately owned

**ASSOCIATED APPLICATIONS:** None

**HISTORY:**

This property was originally purchased by the City of Lincoln in 1942, along with other property, as part of the City's effort to encourage the federal government to locate an air base in this area.

According to Beverly Fleming, with the Lincoln Housing Authority:

“Upon the closure of the Lincoln Army Air Field in December, 1945, all of the airfield land including the “Huskerville” property, which had been leased from the City of Lincoln, was returned to the City's control. To address a housing shortage, the former army airfield hospital buildings, located on the west side of today's N. W. 48<sup>th</sup> Street (then known as “B” Avenue), were converted to married student housing in 1946 by the University of Nebraska under a permit with the Federal Public Housing Administration. Known as “Huskerville”, the area roughly covered four square city blocks.

The Lincoln Housing Authority purchased one of the air field's military chapels and several other adjacent buildings directly from the federal War Assets Administration in 1948. The Housing Authority assumed management of “Huskerville” for the University in 1949 and ownership of the Huskerville housing from the City in 1950. With the deactivation of the Lincoln Air Force Base in 1966 and the availability of the more modern housing to the south (now the Arnold Heights Subdivision), “Huskerville” buildings with the exception of the chapel, were auctioned off in 1965 and 1968 and either relocated or destroyed.”

During the late 1940's and 50's several leases were made upon various properties in the area. In May 1959, the City Council approved Resolution A-46618 in which the City transferred and assigned to the Lincoln Airport Authority “all of its rights, title and interest as Lessor” to a list of leases and contracts relating to airport property, including the Huskerville site. The southern portion, of approximately 20 acres, was deeded to the Lincoln Housing Authority in 1994.

**COMPREHENSIVE PLAN SPECIFICATIONS:** The Land Use Map of the 2030 Comprehensive Plan identifies the area as Urban Residential except for the northern portion which is shown as Green Space.

**ANALYSIS:**

1. This is a request by the City of Lincoln and Lincoln Airport Authority to declare property generally located southwest of the intersection of N. W. 48<sup>th</sup> Street and West Cuming Street as surplus property. At this time, only about 15 to 25 acres of the 70 acre site is being declared surplus. The remaining property may be declared surplus at a later date, except for land reserved for right-of-way and area to be kept in open space that includes the flood prone area north of the future West Cuming Street.
2. This surplus declaration is necessary for the City and Airport Authority to sell the property.
3. The City has title to the land, and Airport Authority has a long term interest in the property due to the 1959 City Council resolution. The Airport Authority has been in charge of maintenance of the land since the 1950's. Due to the past arrangement, both the City and Airport Authority must approve of any sale of the land.

4. Lincoln Public Schools (LPS) is considering this site for a potential new elementary school to replace the existing Arnold Elementary, which is located a few blocks to the south. LPS has not finalized their decision and could ultimately choose another location. By declaring the property as surplus, this affords LPS the opportunity to consider purchasing this site.
5. If LPS were to purchase a portion of the site, another portion of the site could be reserved for a potential City of Lincoln Recreation Center and Lincoln City Library branch. Both of these facilities could be connected to the elementary school as part of a joint facility. If LPS chose another site for the elementary school, the City would be interested in a joint facility at the alternative location, if it met the recreation and library needs for the area. LPS could potentially also build a new school on the existing Arnold site.
6. The City and Airport Authority will retain land for additional right-of-way for N. W. 48<sup>th</sup> Street.
7. The 2030 Comprehensive Plan on page 134, "Future Parks," does show the need for a Community Park in this general area. At this time the Parks and Recreation Department does not have funds for a community park. Parks and Recreation is in support of this application. The joint school and park site could also provide for another recreational need in this area, since the City may need to eventually relocate the older existing recreation center on the east side of N. W. 48<sup>th</sup> Street.
8. The role of the Planning Commission is to determine if there is a public use for the property, and if not, then recommend it be declared surplus. The City is retaining sufficient land for future right-of-way. The only identified public use of the property is the potential for a future library and recreation center in conjunction with a future elementary school. There are other locations in the area that a community size park could be located. Any sale of part of this property to LPS would compliment future recreation center and library uses nearby.
9. If LPS were to decide to locate on this site, a purchase agreement between the City, LPS, and Lincoln Airport Authority would be necessary to address issues relating to future development and infrastructure. This agreement would need to be approved by the City Council and the boards of the other government agencies.

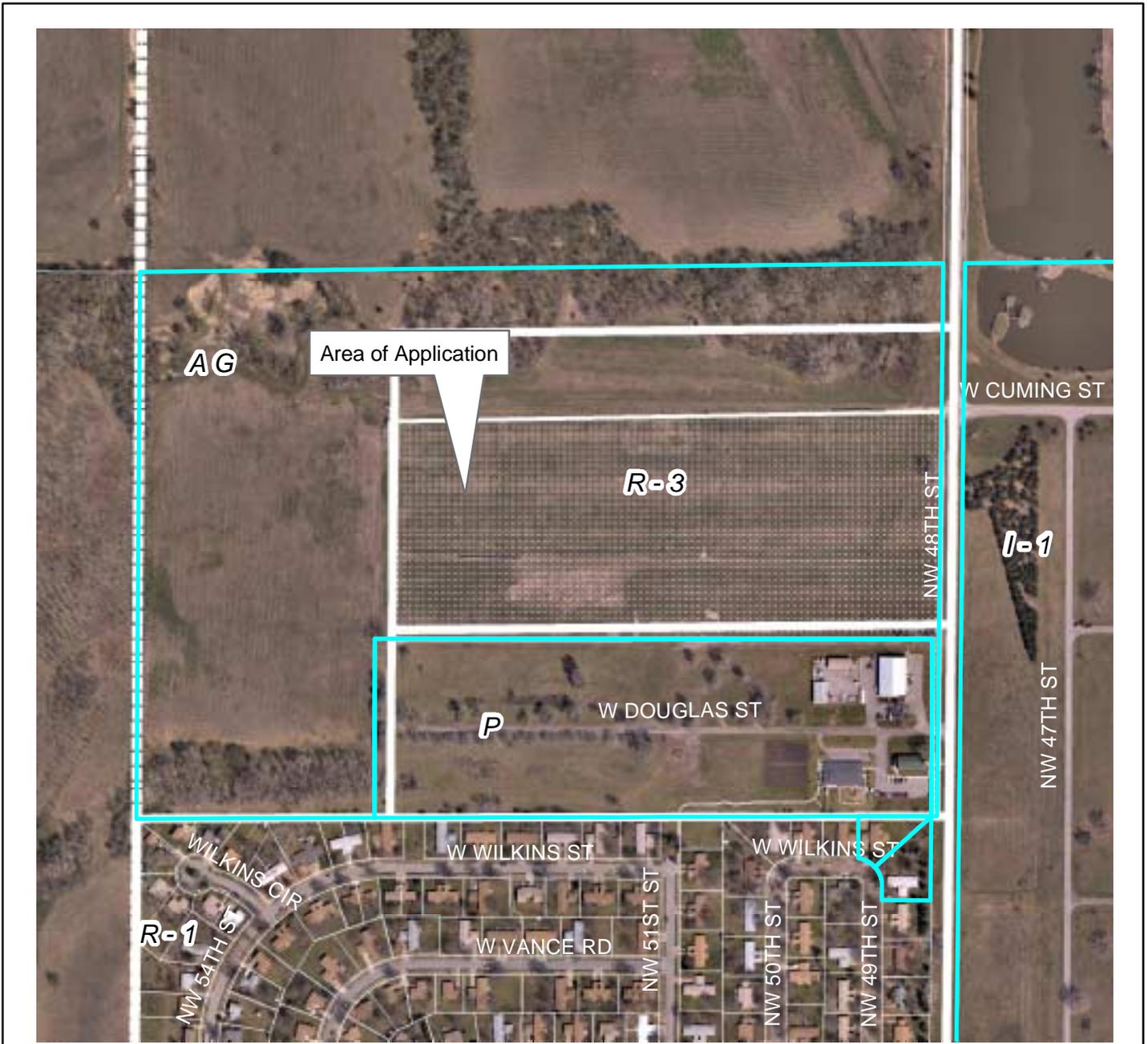
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**DATE:** December 7, 2006

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**OWNER:** City of Lincoln/ Lincoln Airport Authority



**Comp. Plan Conformance #04002**  
**NW 48th & W. Douglas St.**  
**Huskerville Tract**

2005 aerial

**Zoning:**

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- R-C Residential Conservation 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. 6 T10N R6E

