

# MEMORANDUM

**TO:** City-County Planning Commission  
**FROM:** Marvin S. Krout, Director   
**CC:** Mayor Beutler, City Council, County Board  
**DATE:** April 25, 2013  
**RE:** Implementing the Comprehensive Plan

Commissioners:

This memo provides summaries of specific achievements and work in progress efforts of the past year that relate to important goals and recommendations adopted into the 2040 Comprehensive Plan. The information below is broken out according to the chapters of the Comprehensive Plan beginning with Environmental Resources and concluding with Energy & Utilities.

Some of these efforts will be familiar to you as they have involved your action on specific projects brought before the Planning Commission. This may be the first time you have heard of others. Our hope is for you to see the important relationship between the Comprehensive Plan and work efforts conducted by the Planning Department and other City and County departments. If you have any questions regarding this information please contact the Planning Department at any time.

## **Chapter: Environmental Resources**

The Prairie Corridor – The Comprehensive Plan includes a vision for the Salt Valley Greenway, a ribbon of open space and greenway links within the Salt Valley drainage basin in Lincoln and Lancaster County. One of the key links is the Prairie Corridor on Haines Branch, linking Pioneers Park and Spring Creek Prairie, important resources for tallgrass prairie and environmental education. During the last year, several strategies included in the Plan have been realized. This includes the formation of a public-private partnership representing 20 funding and project partners that have come together to support the first phase of the Prairie Corridor implementation. Funding from the Nebraska Environmental Trust, together with expected matching funds from other partners, totals \$1.8 million over 3 years. It will be used for conservation, habitat development, the trail corridor and education/outreach. Total cost of the corridor project amounts to \$12.9 million at full implementation. The NET grant was awarded in early April. Immediate next steps include refining the project work plan and partner roles, and developing measurable goals for conservation and restoration. The Parks & Recreation Department has led this effort.

Lincoln/Lancaster County Planning Department  
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### **Chapter: Placemaking**

- Wayfinding System Design and Development – The 2040 Comprehensive Plan identifies as a strategy in the Placemaking chapter the completion of a wayfinding system of related, attractive signs guiding and orienting motorists, bicyclists, and pedestrians throughout the community. With the development of the West Haymarket area including the new Pinnacle Bank Arena, a highway wayfinding package of signs has been developed and will be installed with the West Haymarket package of projects. A second phase of highway wayfinding signs that will continue the design features of the first phase but will not be completed with the West Haymarket projects is under development. Also under development is a pedestrian wayfinding system of signs and kiosks. The first phase of this system will also be completed with the West Haymarket projects with additional signs developed in a later phase.
- The Planning Department has been developing proposals that emphasize placemaking and encourage infill & redevelopment, new urban design standards, more flexible height lot, and parking standards, and an expedited review process for some development and redevelopment projects.

### **Chapter: Business & Economy**

(This was a year in which development activity was focused on the core area.)

- The Arena and West Haymarket projects (retail, restaurants, housing, hotel, garages) are under construction and a new office building has been approved; the Planning Commission was involved in rezoning, extension of design standards, special sign district, and street and alley vacations to enable this development.
- New hotel opened north of Haymarket and one is under construction inside Haymarket.
- Farmers Mutual building expansion along 13<sup>th</sup> Street north of Lincoln Mall is nearing completion.
- Redevelopment plan amendment and alley vacation approved for Landmark Center 3, also along Lincoln Mall.
- The Innovation Campus first phase is under construction.
- Plans are developed for improvements to the P Street and 14<sup>th</sup> Street “retail T” as recommended in the recently adopted update to Downtown Master Plan. Construction of these improvements is slated to start later this year. The Urban Development Department has led this effort.

### **Chapter: Mixed Use Redevelopment**

- The new LPS site on East O Street and the Valentino’s site on East Holdrege are approved and under construction.
- PUD and redevelopment plan approved for Ascentia: a mixed use redevelopment of the mobile home park at North 1<sup>st</sup> and Cornhusker Highway.
- A preferred developer selected for negotiations on redevelopment of land owned by City, NRD, and Windstream along the west bank of Antelope Creek south of N Street.
- Student housing above and lining a UNL parking garage is approved at Q Street and Antelope Valley Parkway.

- Work on proposed zoning reforms to eliminate zoning barriers to mixed use development is in progress.
- Beginning development of a specific plan for South Haymarket, as recommended in the Downtown Master Plan.

#### **Chapter: Neighborhoods & Housing**

- Following the new language in the Comprehensive Plan to consider “new ways that smaller lots within the County jurisdiction can be subdivided and sold, while still maintaining the overall density and maintaining good access management,” the Planning Department worked with the County Engineer, County Attorney and the Building and Safety Department and developed an administrative process to subdivide land into 3-5 acre lots while maintaining a density of one lot per 20 acres preserving a minimum of 75% of the land in open space or agriculture. At the same time, text was amended to adjust the formula for density bonuses in Community Unit Plans and to require all subdivisions with parcels 10 acres or less through the final plat process rather than administrative subdivision.

#### **Chapter: Parks, Recreation & Open Space**

- Union Plaza in Antelope Valley officially opened.
- Acquisition of land for a regional park in northeast Lincoln (just announced).

#### **Chapter: Transportation**

- The N Street protected bikeway is being designed as recommended in the recently adopted update to the Downtown Master Plan.
- Bike lanes are part of the 11<sup>th</sup> Street streetscape beautification project running from Lincoln Mall to C Street and will be under construction this summer.
- The Bicycle and Pedestrian Capital Plan is completed and will go to the MPO Officials Committee for approval in May.
- A Travel Demand Management (TDM) study is underway to develop a strategy for Lincoln on ways to encourage alternatives to the single occupancy vehicle trip.
- Public Works & Utilities organized a design competition to consider alternative solutions to relieving traffic congestion at the intersection of 14<sup>th</sup>, Warlick & Old Cheney.
- Consultants have been hired by NDOR to update the design and environmental impact report for the South Beltway facility. Funding for projects like the South Beltway will begin to accrue this year through the Build Nebraska Act (LB 84).

#### **Chapter: Energy & Utilities**

- The Water System Master Plan update will begin this year.
- The Solid Waste Master Plan update is ongoing.
- New conduit was laid in downtown streets with the resurfacing project and a contract is signed with the first broadband provider.