City Council Introduction: November 3, 2014
Public Hearing: November 17, 2014, 3:00 p.m.

Bill No. 14R-272

FACTSHEET

TITLE: Amendment to the ANTELOPE VALLEY REDEVELOPMENT PLAN: "18TH & P Multifamily Redevelopment Project - Aspen Heights"

BOARD/COMMITTEE: Planning Commission

APPLICANT: David Landis, Director of the Urban Development Department

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

STAFF RECOMMENDATION: A finding of conformance with the Comprehensive Plan

OTHER DEPARTMENTS AFFECTED: Urban Development

SPONSOR: Planning Department

OPPONENTS: None

REASON FOR LEGISLATION:

To approve a proposed amendment to the Antelope Valley Redevelopment Plan to add the "18th & P Multifamily Redevelopment Project – Aspen Heights" consisting of three residential buildings and a multi-story parking garage facility with the potential for other uses, on property generally located on the blocks bounded by 17th Street, Antelope Valley Parkway, O Street and Q Street in Downtown Lincoln. The Antelope Valley Redevelopment Plan area north of Downtown is generally bounded by Salt Creek on the north, by the BNSF Railroad tracks on the south, by Antelope Creek on the east and by Interstate I-180 on the west; the area east of Downtown is generally bounded by 17th Street on the west, 27th Street on the east, the BNSF Railroad tracks on the north and "D" and "E" Streets on the south.

DISCUSSION / FINDINGS OF FACT:

1. The staff recommendation to find the proposed amendment to the Lincoln Center Redevelopment Plan to be in conformance with the 2040 Comprehensive Plan is based upon the "Analysis" as set forth on p.5-6, concluding that the proposed project meets the goal of the Comprehensive Plan to provide additional office space and employment opportunities. The staff presentation is found on p.7-8.

2. Testimony in support on behalf of the developer of the project is found on p.8.

3. There was no testimony in opposition.

4. On March 19, 2014, the Planning Commission agreed with the staff recommendation and voted 8-0 to find the proposed amendment to the Antelope Valley Redevelopment Plan to be in conformance with the 2040 Comprehensive Plan **(Comprehensive Plan Conformance No. 14002).**

5. Since the Planning Commission hearing, three parcels have been removed from the project area (convenience store and fire station), resulting in a change to the number of residential units and beds, as well as the cost. The Planning staff report attached to this Factsheet has been revised accordingly.

6. Excerpts from the minutes of the Urban Design Committee review are found on p.17-26.

FACTSHEET PREPARED BY: Jean Preister, Administrative Officer

DATE: October 27, 2014

REVIEWED BY: Marvin Krout, Director of Planning MKrout

DATE: October 27, 2014

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LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

for March 19th, 2014 PLANNING COMMISSION MEETING
(as revised on October 23, 2014)

PROJECT #: Comprehensive Plan Conformance No. 14002

PROPOSAL: To review as to conformance with the 2040 Lincoln-Lancaster County Comprehensive Plan, to add the "18th & P Multifamily Redevelopment Project" consisting of three residential buildings and a multi-story parking garage facility on property generally located on the blocks bounded by 17th Street, Antelope Valley Parkway, "O" Street and "Q" Street in Downtown Lincoln.

The Antelope Valley Redevelopment Plan area north of Downtown is generally bounded by Salt Creek on the north, by the BNSF Railroad tracks on the south, by Antelope Creek on the east and by Interstate I-180 on the west; the area east of Downtown is generally bounded by 17th Street on the west, 27th Street on the east, the BNSF Railroad tracks on the north and "D" and "E" Street on the south, Lincoln, Lancaster County, Nebraska.

LOCATION: Northwest corner, northeast corner and southeast corner at 18th & P Streets

LAND AREA: 20.9 acres, more or less

CONCLUSION: The redevelopment plan is in conformance with the Comprehensive Plan.

RECOMMENDATION: In conformance with the Comprehensive Plan.

GENERAL INFORMATION:

LEGAL DESCRIPTION: Lot 1, Hancock Addition; Lots A-D, Mickey's Subdivision; Lots 1-2, Block 11, Lots 4-6 and Lots 8-11, Block 12, and Lots 2-16, Block 29, Kinney's O Street Addition, and adjacent rights-of-way to the blocks, including 'Q' Street, 'P' Street and 'O' Street rights-of-way from the centerline of N. 17th Street to the east line of N. 21st Street.

EXISTING ZONING: B-4 Lincoln Center Business District.

EXISTING LAND USE: Service Station, fire station, bakery and deli, bicycle shop, auto repair shop, commercial building and parking lots.

SURROUNDING LAND USE AND ZONING:

North:	Parking Garage/Multi-Family Dwellings	P/B-4
South:	Office/Commercial Buildings	B-4
East:	Automotive Station/Bank/Office	B-4
West:	Restaurant/Bar/Commercial Buildings	B-4

HISTORY:

The 1979 zoning update rezoned this property from Light Industrial District to B-4, Lincoln Center Business District.

November 24, 2004:	The Antelope Valley Redevelopment Plan was approved. The plan has been amended nine times since then; most recently on October 14, 2013.
September, 2005:	The Downtown Master Plan was approved.
May, 2012:	The Downtown Master Plan update was completed.

COMPREHENSIVE PLAN SPECIFICATIONS:

P 1.9 - The 2040 Comprehensive Plan Future Land Use map shows this area as Commercial.

P. 1.2-1.3 -The community continues its commitment to a strong Downtown. A strong, vital Downtown provides a common center for all of Lincoln and Lancaster County and will be a catalyst for future growth. LPlan 2040 acknowledges Downtown's unique role and will guide decisions that will maintain Downtown's vitality and enhance its contribution to the quality of life of all Lincoln and Lancaster County.

P. 1.3 - Downtown Lincoln — the Heart of our Community
Downtown Lincoln is the heart of our community, a unique common ground for all Lincoln and Lancaster County residents. It is also emerging as an attractive place to live, becoming an increasingly vibrant mixed use neighborhood. At the same time, Downtown Lincoln belongs to all residents of Nebraska because "downtown" is synonymous with the University of Nebraska, state government, and the State Capitol building. This state-wide ownership has strong economic implications. LPlan 2040 will ensure that downtown remains a special place.

P. 5.1 - Enhance Downtown's role as the heart of the City. A strong downtown is important to the economic future of the community. Lincoln's Downtown is unique in the community as the home of State government, the State Capitol Building, and the flagship campus of the University of Nebraska. Together with Antelope Valley and the surrounding neighborhoods, it forms a vital core for the City.

P. 5.4 - The City should preserve and enhance Downtown's role as: A major focus for new residential reuse, infill, and redevelopment.

P. 6.1 - The primary focus for new dwelling units is the "Greater Downtown" which includes Downtown proper, Antelope Valley, the Haymarket, and Innovation Campus. These areas should accommodate roughly 3,000 new dwelling units by 2040.

P. 6.3 - A major focus for new residential reuse, infill, and redevelopment is in the Greater Downtown area. The Plan envisions an additional 3,000 dwelling units in this core area by 2040. This area is the main hub of employment, entertainment, and higher education. Over the years, there have been significant public and private investments in new building construction, renovations, and infrastructure. In order to capitalize on these collective investments, further development in the Greater Downtown should be realized.

P. 6.5 - Downtown is a primary area for mixed use redevelopment nodes and corridors.

P. 10.15 - "P Street is identified as an Urban Minor Arterial and N. 18th Street is identified as a local street.

DOWNTOWN MASTER PLAN AND DOWNTOWN MASTER PLAN UPDATE SPECIFICATIONS:

P. 20 - The project area is shown as "Retail" and "High Density Residential" in the Downtown Master Plan Land Use Framework.

P. 25 - The project area is shown as "Secondary Retail" in the Downtown Master Plan Retail Framework.

P. 30 - The project is along P Street, which is shown to have "Active Edges" on the Active Edges Diagram.

P. 31 - Assuming these requirements are fulfilled, it is expected that Downtown Lincoln will be able to support an additional 1,900 to 2,000 units in one or more neighborhoods by 2025. The market will consist of approximately 75% rental housing (lofts, artist studios and apartments) and 25% owner housing (condominiums and townhouses). The absorption is projected to average 80 units per year in the near future, climbing to 135 units per year over the 20-year period. The Lincoln Downtown Master Plan accommodates 2,000 units to meet this demand.

P. 33 - UNL-oriented Housing
Areas adjacent to the University of Nebraska-Lincoln's downtown campus provide prime opportunity sites for housing that is oriented to students, faculty, staff and alumni. The university, alumni association and development interests should capitalize upon national trends that indicate similar housing being built in "town and gown" zones in university cities such as Knoxville, Tennessee and State College, Pennsylvania.
The university-oriented housing should:

- Have an urban character – front doors facing the street; parking internalized or below-grade.
- Respect the existing downtown street grid – new blocks fitting the prevailing pattern of streets; no "super blocks."
- Ground floor active uses – in buildings developed along P Street.
- Parking – integrated into each building or housing unit; separate or shared parking structures should be discouraged.

P. 45, 61-62, 66 - P Street adjacent to this project is shown as a Downtown Bus Shuttle (Route A) and a Streetcar Route.

P. 69, 80 - P Street adjacent to this site is shown as a Secondary Retail Streetscape. The secondary retail streetscape elements should:

Link directly to the primary retail streetscape.
Contain design elements similar to, yet different from, those of the primary retail street. For instance: (1) similar street trees and lighting; (2) different paving improvements such as concrete sidewalks instead of brick or striped concrete crosswalks.

P. 2 - The Downtown Master Plan Update refines the Primary Retail Corridor to focus on P Street from 11th Street to Centennial Mall.

P. 2, 12 - P Street adjacent to this project is shown as a Streetcar Route in the Downtown Master Plan Update.

P. 9, 12 - The P Street corridor adjacent to this project is shown as "Primary Retail" in the Downtown Master Plan Update.

ANTELOPE VALLEY REDEVELOPMENT PLAN SPECIFICATIONS:

P. 54 - This site is designated as MU- Mixed Use.

P. 57 - The Mixed Use (MU) area east of traditional downtown is intended to accommodate a wide variety of land uses compatible with adjacent residential areas and supportive of downtown as the community's center. Within this wider area, certain subdistricts should be encouraged through incentives and regulations. Residential uses are encouraged throughout the MU area to capitalize on public investment and to provide a variety of housing options near the downtown core. In particular, high-density, high-amenity urban residential uses are very desirable between 17th St. And the new Antelope Creek and park. Improvements in the "triangle" bounded by 19th St., the Creek, and O Street should be strongly encouraged to foster development of an "urban village" - Haymarket without the history. South of O Street and east of 17th Street there is an opportunity to strengthen housing in proximity to the Capitol and other employment centers.

P. 57 - In the area west of the Antelope Valley Parkway, north of "O" Street and adjacent to the University, office, research and residential uses are all appropriate in separate structures or Mixed-Use buildings. This land use pattern would allow for the new research and development office opportunities, while providing for unique residential infill to screen parking.

P. 58 - Along "P" and "N" Streets there should be a greater emphasis on public and private improvements to foster a lively pedestrian environment and to provide an appropriate transition to the adjacent residential neighborhoods.

P. 66 - Encourage a range of housing types (single0family, apartments, row homes, granny flats, condominiums and live/work units) giving citizens of different incomes, ages and family sizes a wide range of choices.

P. 66 - Redevelopment should follow the "sustainability" principles of equity, economic development and environment.

P. 68 - Development should avoid a suburban style and instead be pedestrian oriented and varied with strong streetscapes reinforced by quality buildings. Suburban elements to avoid include deep setbacks, and overall design oriented toward the scale of the automobile. Buildings should be encouraged to be located next to the sidewalks along the front yard line, with parking in the back of buildings.

P. 74 - The East Downtown Hotel Project Redevelopment Area is bounded by 17th to the west, Q Street to the north, 18th Street to the east, and P Street to the South.

P. 75 - If redevelopment plans require the Downtown Fire Station to be relocated, then a suitable location (generally between 9th Street, 27th Street, Vine Street and "A" Street) would have to be secured and a new fire station built.

ANALYSIS:

1. This is a request to review an amendment to the Antelope Valley Redevelopment Plan for a determination of conformity with the Lincoln and Lancaster County 2040 Comprehensive Plan.

2. The general concept is to construct three multi-story residential buildings and a multi-story parking garage with a liner building containing ~~retail and/or commercial and~~ residential uses. Approximately ~~500~~ 631 bedrooms in ~~185~~ 182 residential units are proposed. Existing structures and parking lots would be redeveloped to accommodate the new buildings.

3. The language in the Downtown Master Plan related to this site discusses retail and high density residential as future uses. The proposal to construct multi-story residential buildings and a liner building with ~~ground floor active commercial~~ residential uses is in conformance with the recommendations of the Downtown Master Plan for this site. Adding dwelling units to the Greater Downtown area is also a major goal of the Comprehensive Plan.

4. The Antelope Valley Redevelopment Plan calls for a 150-room East Downtown Hotel Project at this location. The "18th & P Multifamily Redevelopment Project" does not include a hotel, but the project adds residential units to the Greater Downtown area, and is supported by the Comprehensive Plan.

5. The project area map includes the Downtown Fire Station located at 1801 Q Street. The Antelope Valley Redevelopment Plan recognizes that this station may be relocated to allow for redevelopment of the site. If the fire station is relocated, the new building and location would need to be approved by Lincoln Fire and Rescue.

6. According to the plan amendment, the vacation of a portion of the east/west alley in the block bounded by 17th Street, Q Street, 18th Street and P Street may become a part of this project. A formal street and alley vacation petition would need to be filed in the Planning Department to vacate this alley. ~~Since no site plan has been submitted as part of this application, staff are unable to comment on the appropriateness of the alley vacation.~~

7. This project area is zoned B-4 and is subject to the Downtown Design Standards. ~~Project details are not finalized so review for compliance with the Downtown Design Standards has not taken place.~~

8. The source of funds for public improvements will be Tax Increment Financing generated by this project. Since this project is receiving ~~If this project receives~~ TIF assistance, the design details of the development ~~will be~~ have been reviewed by the Urban Design Committee.

   The Urban Design Committee reviewed this project at their meetings on September 2nd and October 7th. The Urban Design Committee recommends approval of the general conceptual design and is asking for further attention and detail to the landscaping, lighting and further review of the parking garage. Copies of the meeting minutes from September 2nd and the draft meeting minutes from October 7th are attached.

9. ~~Since the general concept did not include a site plan for this development, more comments will be provided once a specific site plan is developed.~~ The general concept embodied in the redevelopment plan amendment is in conformance with the Comprehensive Plan and the Downtown Master Plan.

Prepared by:

Paul Barnes, Planner
pbarnes@lincoln.ne.gov
402-441-6372

DATE: January 31, 2014
(Revised October 23, 2014)

APPLICANT: David Landis
Urban Development Department
555 S. 10th Street, Suite 205
Lincoln, NE 68508
402-441-7126

CONTACT: Hallie Salem
Urban Development Department
555 S. 10th Street, Suite 205
Lincoln, NE 68508
402-441-7866

COMPREHENSIVE PLAN CONFORMANCE NO. 14002

PUBLIC HEARING BEFORE PLANNING COMMISSION: March 19, 2014

Members present: Cornelius, Scheer, Beecham, Harris, Weber, Hove, Corr and Lust; Sunderman declared a conflict of interest.

Staff recommendation: A finding of conformance with the Comprehensive Plan.

There were no ex parte communications disclosed.

Staff presentation: **David Landis, Urban Development Director,** testified as the moving party. The developer wants to work on three buildings in Antelope Valley. The project area to be added involves 17th Street, 18th Street, Antelope Parkway, "O", "P" and "Q" Streets. There are some extensions into the right-of-way along those streets because we often find ancillary landscaping and streetscaping to be a part of the project. The actual buildings being considered consist of 500 bedrooms in 185 residential units, some for owner-occupancy, with first floor retail and a garage. The vision includes students, but not exclusively student housing. These are studio up to three bedroom units, but in that proximity to the University, the expected marketplace is young professionals and students. Landis advised that the developer is now relaxing the development of this project by one year.

In terms of the Comprehensive Plan, Landis pointed out that we do want downtown residency. Antelope Valley has been a major investment in order to have an attractive residential development. This project has active edges and will serve some of the retail envisioned in the Downtown Master Plan and Comprehensive Plan. The staff report suggests that this use, in this location, in this zoning, is consistent with the Comprehensive Plan. The proposed project is not a done deal. The developer faces issues of financing and land acquisition, but the developer wants to be able to go forward once those issues are resolved.

Beecham inquired whether it is normal to proceed with the Planning Commission acting on the Comprehensive Plan conformance issue when there is going to be such a delay. It seems very early in the process for the Planning Commission to be involved. Landis responded, stating that the developers have requested that this step in the process proceed so that they can show the city's involvement. Aspen Company is the developer. They have done a number of these projects around the country. Beecham requested confirmation that there will be no ramifications if the Planning Commission approves the project this far in advance. Landis pointed out that this is just an amendment to the Redevelopment Plan; we are just saying that it is in conformance with the Comprehensive Plan and that it is authorized to be considered when a deal comes forward. There is not a conflict between the concept and the Comprehensive Plan. There may well be street usage or utilities or the use of TIF, but this step just confirms that a large scale dense residential use with mixed use accessory uses and parking at this location is consistent with the Comprehensive Plan – and staff agrees.

With regard to the whole area, Beecham noted that when the environmental impact study was done for Antelope Valley, some landmark buildings were identified adjacent to this area. How does this plan protect the historic buildings that are around it? Landis responded, stating that this amendment does not create a problem for a historic building that we know of. It does not endanger historic buildings at this location.

Beecham further noted that the Comprehensive Plan does address preservation of historic buildings. Did that discussion come up at all? Landis believes it would have been part of the staff review if there was an issue.

Harris asked Landis to address the fire station and its location. Landis stated that there is no implication for moving the fire station. The city locates fire stations to do fire business – not to assist or get out of the way of the development process. In other words, fire trumps development, and we plan fire stations by where they can handle response time and where there are rooftops now or will be in the future, so he does not see an implication here. We protect people's property from fire before we tear down a building to let a developer make more money.

Support

1. Andrew Willis of the Cline Williams Law Firm, 233 South 13th Street, appeared on behalf of the developer to answer any questions. He acknowledged that the schedule has been delayed slightly but the developer is hopeful that this step in the process will be approved now. The Redevelopment Plan will streamline the process and assist in fully achieving this project.

Beecham inquired whether there are any changes that might require coming back before the Planning Commission at a later time. Willis suggested that the plan amendment will say that the project as conceived right now is in conformance with the Comprehensive Plan. As far as the specifics of the plan, the developer is far away in negotiating any details.

There was no testimony in opposition.

Response by the Applicant

Landis advised that if the project ended up with different boundaries that did not fall inside these boundaries, it would come back to the Planning Commission. The developer must be inside these boundaries with the project.

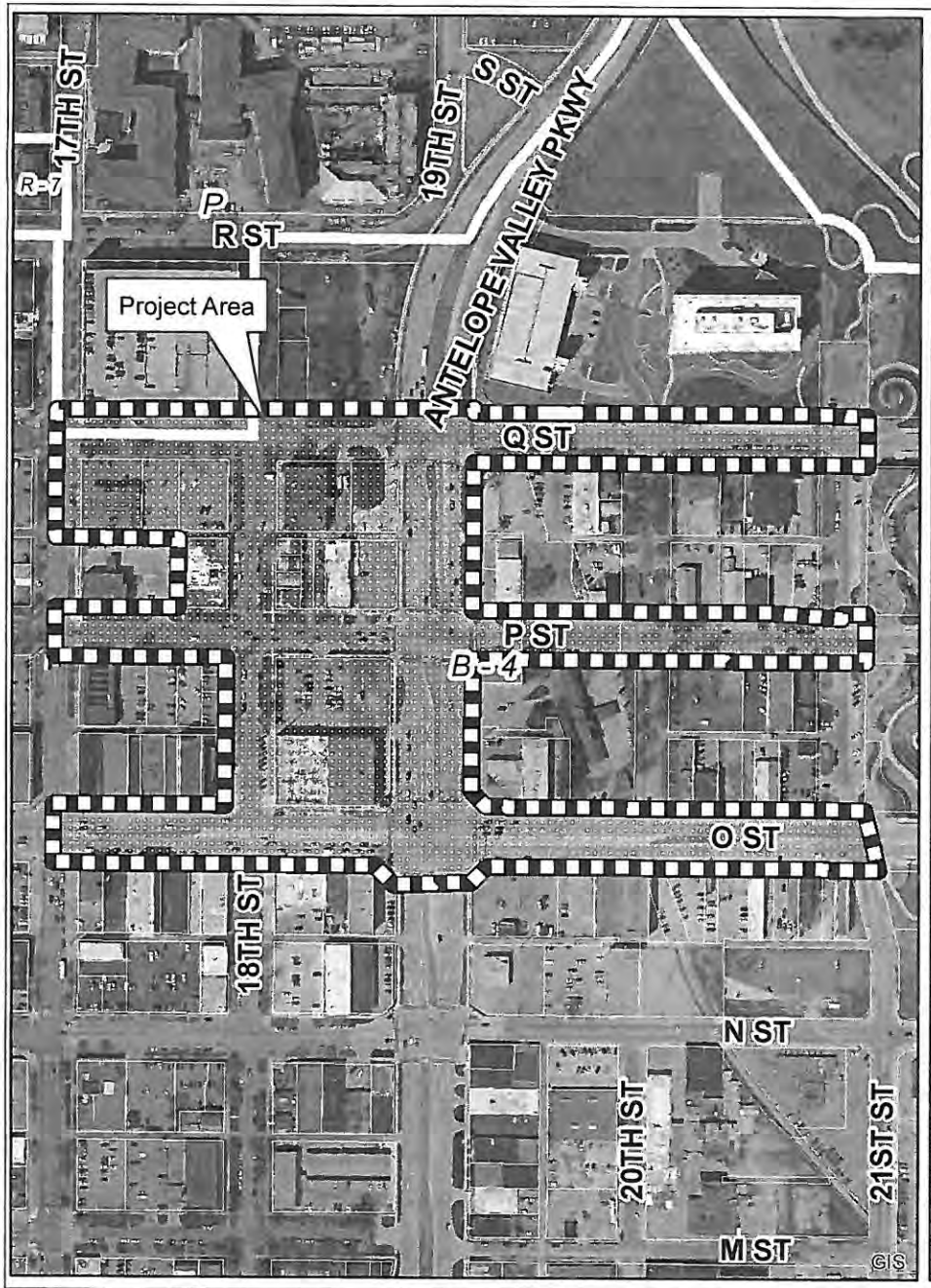
Corr reiterated that the fire station will not be moved, and that is not part of this action. Landis agreed. Corr stated that she is hesitant because the details are not settled, but if that fire station has to be moved, is the Planning Commission going to see this again? **Marvin Krout, Director of Planning** approached, stating that part of Planning Commission's responsibility is to review any sale of city property for conformance with the Comprehensive Plan, so if the sale of the fire station was contemplated, that would have to come back to the Planning Commission.

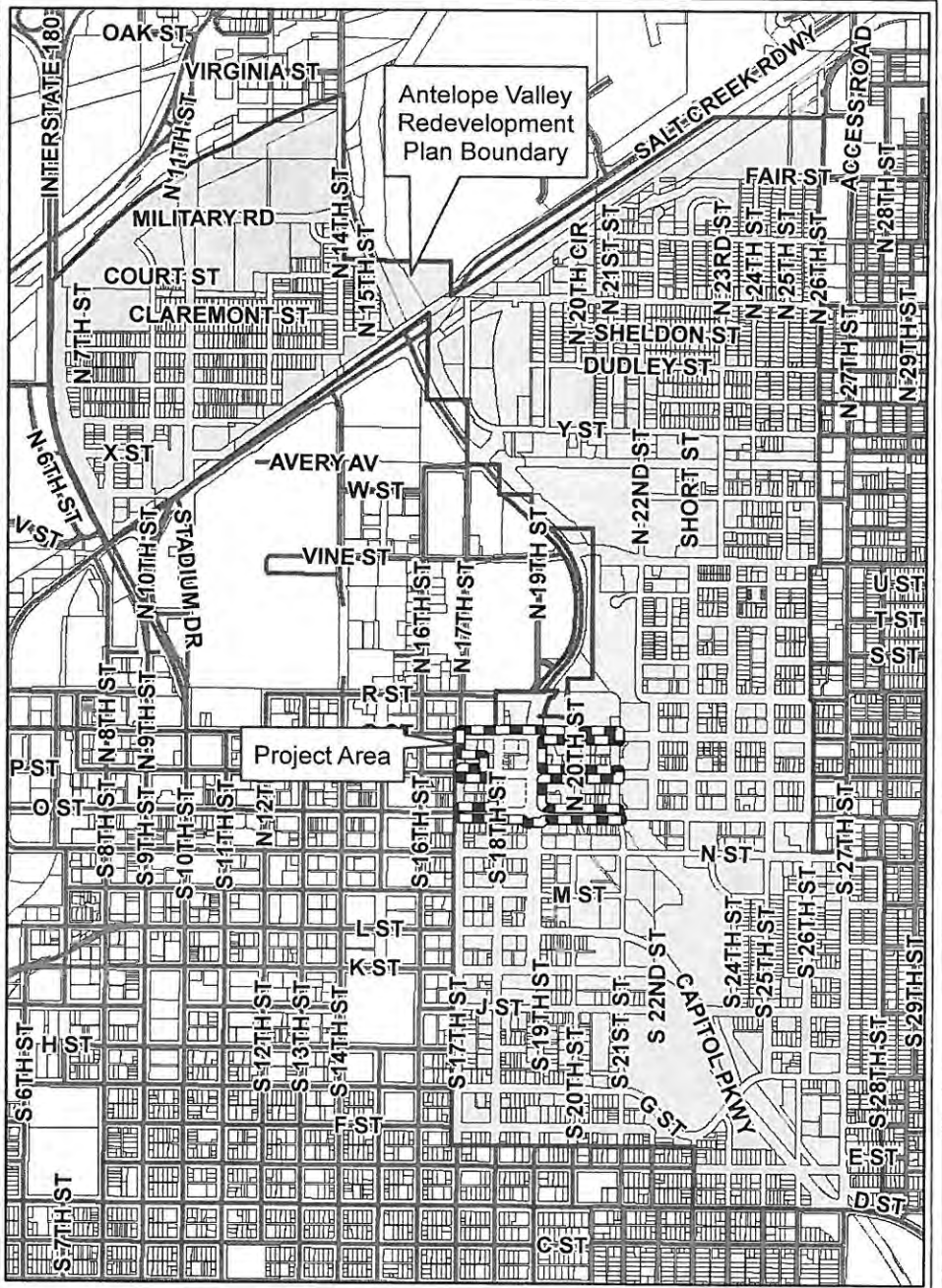
ACTION BY PLANNING COMMISSION: March 19, 2014

Cornelius moved to approve a finding of conformance with the Comprehensive Plan, seconded by Hove.

Lust commented that the Planning Commission is being asked to find that the proposed amendment to the redevelopment plan, in general, is in conformance with the Comprehensive Plan, and she believes the staff report and the presentation find that to be true.

Motion for a finding of conformance with the Comprehensive Plan carried 8-0: Cornelius, Scheer, Beecham, Harris, Weber, Hove, Corr and Lust voting 'yes'; Sunderman declared a conflict of interest. This is a recommendation to the City Council.





2013 aerial

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Comprehensive Plan Conformance #14002

Antelope Valley Redevelopment Plan
18th & P Redevelopment Project
N Antelope Valley Pkwy & O St

10/23/14

Proposed Amendment to the Antelope Valley Redevelopment Plan for the 18th & P Multifamily Redevelopment Project

<u>18th & P Multifamily Redevelopment Project</u>

Revitalization Project and Site Description

The 18th & P Multifamily Redevelopment Project (the "Project") includes the redevelopment of a portion of three (3) underutilized blocks with existing surface parking lots and deteriorating structures into three residential buildings and a multi-story parking garage facility. The Project area, located on the blocks bounded by 17th, Antelope Valley Parkway, O, and Q Streets in Downtown Lincoln. The Project area includes the following real property: Lot 1, Hancock Addition; Lots A-D, Mickey's Sub; Lots 1-2, and Lots 11-12 Block 11; Lots 8-11, Block 12; and Lots 2-16, Block 29, Kinney's O St Add, and adjacent rights-of-way to the blocks, including the proposed vacated rights-of-way, as shown on the project area exhibit.

The goal of this Project is to help revitalize Downtown and the East Downtown/Antelope Valley areas with the addition of approximately 631 bedrooms contained in approximately 182 residential units, and the addition of a multi-story parking garage for use by the residents living on or near the block, adjacent commercial tenants, and other downtown parking. The Project will remove blighted and substandard conditions and improve the connectivity between traditional Downtown Lincoln and East Downtown by providing residential, retail, and parking improvements.

The Project is consistent with the goals of the Downtown Master Plan and Antelope Valley Redevelopment Plan and is intended to support private sector residential development in this redevelopment area and help foster a livable downtown environment. The Project represents significant investment in the Antelope Valley Redevelopment Area.

Publicly funded redevelopment activities may include the construction of project related public improvements and enhancements and related streetscape amenities. These improvements correspond to several of the Downtown Redevelopment Goals/Principles identified in the plans. The redevelopment project addresses these goals by accomplishing the following:

- utilizing an underdeveloped lot in a key location;
- promoting an additional choice for housing within walking distance of places to work, learn, worship, and recreate;
- diminishing the prominence of the parking structure through thoughtful urban design;
- improving accessibility through multiple modes of transportation;
- providing compact development, using land resources wisely;
- integrating environmental sustainability into the project; and,
- enhancing the area's walkable, street-level orientation.

Statutory Elements

Accomplishing the 18th & P Multifamily Redevelopment Project is expected to involve the assembly of private property by the Redeveloper. The Project may involve acquisition, sales, or reconveyances as provided by law and as consistent with the plan.

The current and future land use exhibits identify the changes in the proposed land uses in the project area. Land coverage and building density will be altered with the demolition of the existing buildings and parking lots. Any demolition or disposition of property will follow policy outlined in the plan.

The existing street system within the Project is not anticipated change as a result of this Project. The Project may request the vacation of a portion of the east-west alley located in one block southwest of 18th & "Q" streets. Any changes to the existing right-of-way, including on-street parking, lanes, ingress and egress, etc. within the project area will be reviewed by the Public Works Department. When necessary, utility and public access easements will be retained. Pedestrian streetscape elements will also be enhanced within the project area.

There are several vacant, dilapidated residential units within the proposed project boundaries today. There are also several commercial buildings within the proposed project boundaries today. The resulting land use of the redevelopment will be primarily residential and parking.

In addition to the parking garage that will be constructed as part of the Project, various on- and off-street street parking configurations and off-street are located in the adjacent area.

The Project area is within the Downtown B-4 business zoning district that allows for a wide range of uses including the developments that are being proposed. No rezoning would be required. The project will need to meet or exceed Downtown Design Standards.

Proposed Costs and Financing

The estimated total cost to implement this mixed-use redevelopment project is approximately $45 million, including approximately $7 million in public improvements and enhancements. The source of funds for a portion of the public improvements and enhancements will be Community Improvement Financing (commonly referred to as Tax Increment Financing or TIF) generated from the private development within the project area.

Public investment may assist in acquisition, demolition, and site preparation; design and construction of utility improvements; design and construction of streetscape and right-of-way improvements; façade enhancements; energy efficiency enhancements; and, other public improvements and enhancements allowed under the law.

Funding sources and uses will be negotiated as part of the redevelopment agreement, subject to approval by the Mayor and City Council.

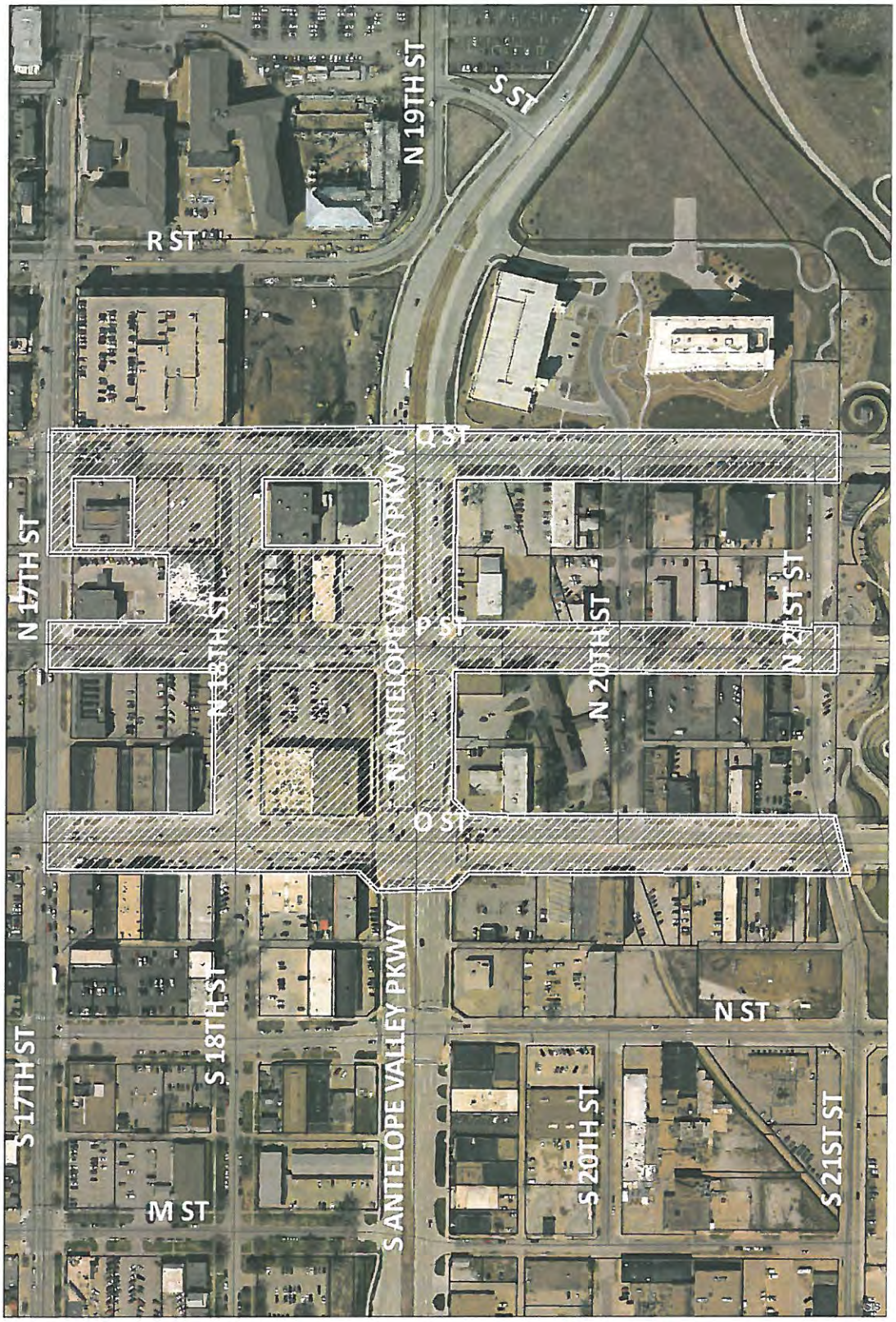

Exhibit 74P: 18th & P Multifamily Housing: Redevelopment Project Area

18th & P Multifamily Housing Area

City of Lincoln - Urban Development Department

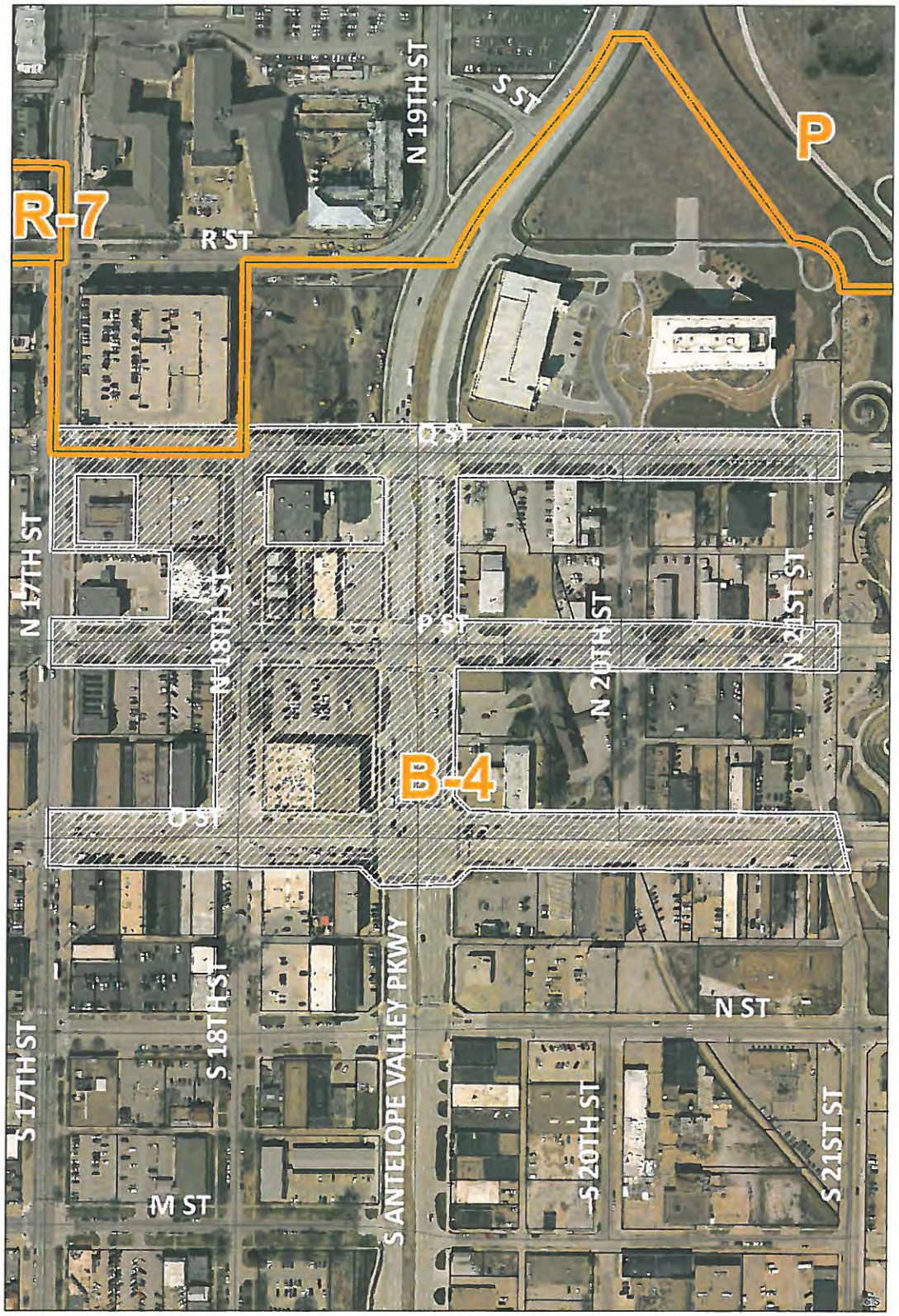

Exhibit 74P: 18th & P Multifamily Housing: Zoning

Zoning | 18th & P Multifamily Housing Area

City of Lincoln - Urban Development Department

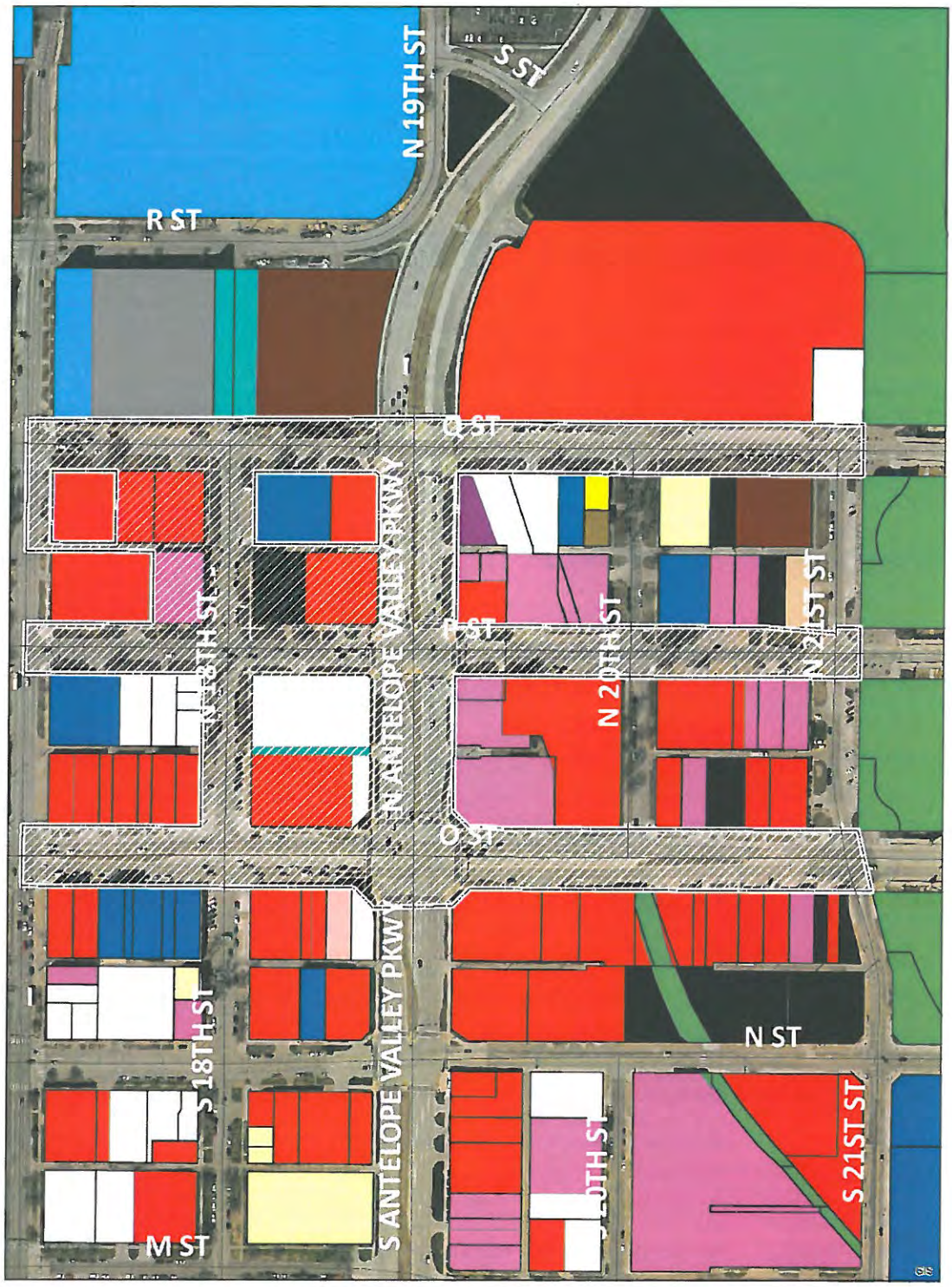

Exhibit 74P: 18th & P Multifamily Housing: Current Land Use

18th & P Multifamily Housing Area	Single Family (Detached)	Commercial	Educational Institution	Parking Garage
	Apartment (Multi Family Dwelling)	Commercial with Residential Units Above	Public & Semi Public	Vacated ROW
	Special Housing	Light Industrial	Park Land	Vacant Land
	Duplex	Utility Facility	Open Space	
	Group Quarters	Churches, Synagogues and Temples	Parking Lot	

City of Lincoln - Urban Development Department

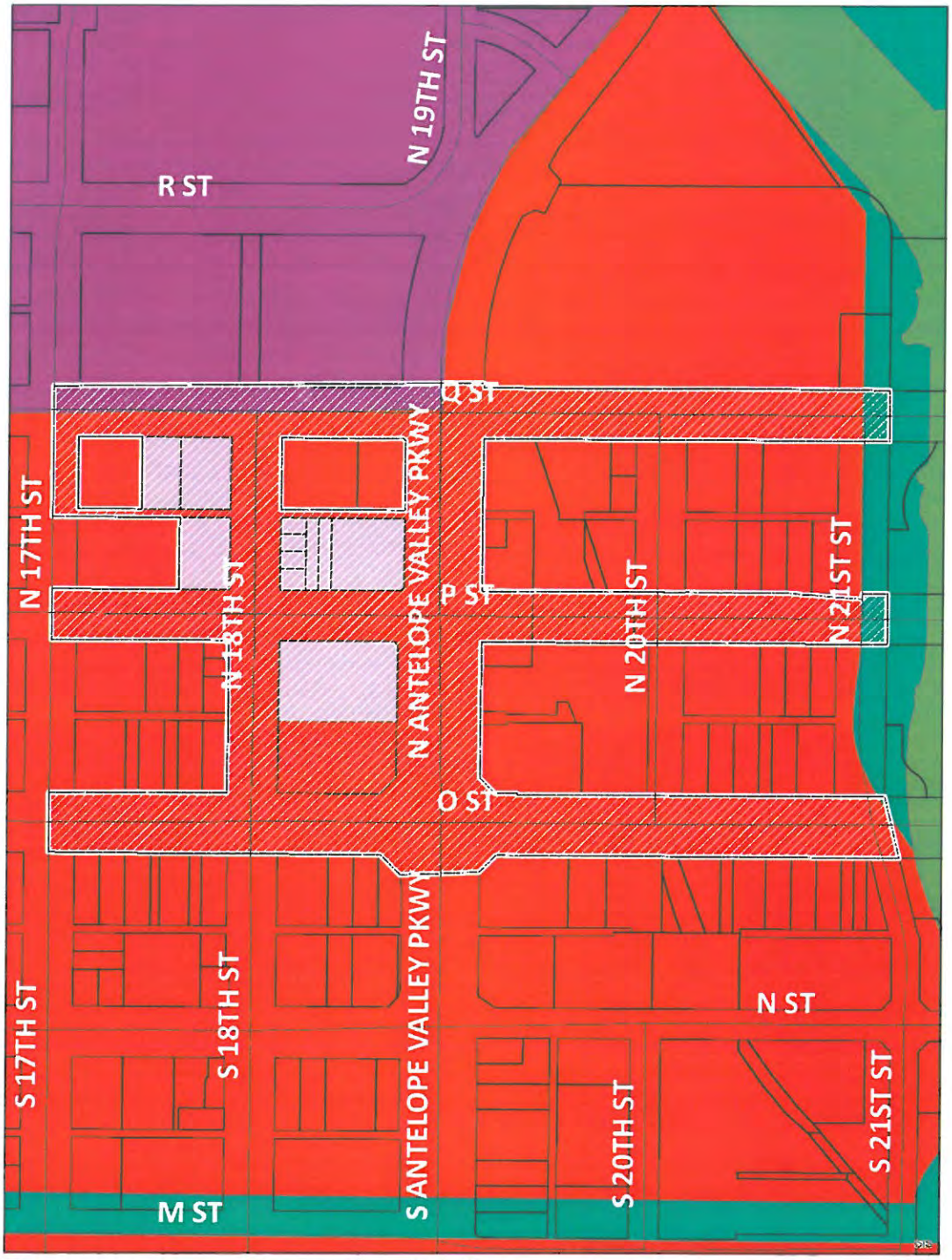

Exhibit 74P: 18th & P Multifamily Housing: Future Land Use

18th & P Multifamily Housing Area | Commercial | Green Space
Mixed Use | Environmental Resources | Public & Semi-Public

City of Lincoln - Urban Development Department

MEETING RECORD

NAME OF GROUP: URBAN DESIGN COMMITTEE

DATE, TIME AND PLACE OF MEETING: Tuesday, September 2, 2014, 3:00 p.m., Conference Room 210, County/City Building, 555 S. 10th Street, Lincoln, NE

MEMBERS IN ATTENDANCE: Tammy Eagle Bull, Tom Huston, Gill Peace, Michelle Penn and Michele Tilley; (JoAnne Kissel absent).

OTHERS IN ATTENDANCE: Ed Zimmer, Stacey Groshong-Hageman and Teresa McKinstry of the Planning Department; Hallie Salem of Urban Development; Tony Curp, Robert Scholz, Jeremy Hahn, Debbie White, Mark Palmer, Don Linscott and Kevin Abourezk of the Lincoln Journal Star.

Vice Chair Michelle Penn called the meeting to order and acknowledged the posting of the Open Meetings Act in the room.

Penn then requested a motion approving the minutes of regular meeting held August 5, 2014. Motion for approval made by Huston, seconded by Eagle Bull and carried 5-0: Eagle Bull, Huston, Peace, Penn and Tilley voting 'yes'; Kissel absent.

PRELIMINARY REVIEW OF "ASPEN" MULTI-FAMILY APARTMENT PROJECT, VICINITY OF 18TH & P STREETS

Huston stated that has a conflict of interest on this item and will not be participating in this discussion as an Urban Design Committee member.

Tony Curp is Executive President of development at Aspen Heights. He thought it would be helpful to let the committee know about the company. They are a purpose-built student housing company. They have been around since 2006 and built 20 some projects of similar size. They own and operate over thirteen. They started out as a cottage-style development company. They spent the better part of last year putting together a Lincoln deal. It can be tough to put together enough land close to campus. This will be split into three housing buildings and a parking garage. They feel like this will tie in nicely. It is pretty early in the design process. They want to show some conceptual ideas of what they have done in the past. The idea was to brainstorm and get a better idea for what the City is looking for.

Robert Scholz is the Development Manager on this. They have been working on this design for around two months. They have come up with three five-story wooden structures, 617 beds total. There are several four bedroom plans. This would be a more affordable unit. They offer a bathroom with every single bedroom. They have been very successful with this floor plan.

They also have incorporated a pool, dog park and a fitness room. They are proposing a six-level parking garage across the street. They are aiming to provide 60 percent of the parking ratio in the garage.

Huston stated that dealing with four different owners in the downtown corridor has been difficult, but they have worked it out. Construction is set to start in Spring, 2015.

Huston addressed the alley in the 17-18th, P-Q block. The project had incurred an amendment at Planning Commission. Questions were asked at the time of the alley vacation application. The City preference was to vacate all, or nothing of the alley. U-Stop has a facility on that corner. They leased, they did not want to vacate. They will not be asking for a vacation.

Jeffrey Hahn continued that in keeping with the design standards, the first floor is masonry, then more of a panel look above that. He presented some examples of possible designs for five story buildings. They have a preliminary elevation, but not a final design yet. They were thinking of the first two floors in brick, with some different variation on the brick colors. Maybe an architectural panel on the corner.

Huston just wanted to get in front of the Urban Design Committee and show some general ideas.

Penn questioned if they are proposing four buildings. Hahn replied yes. Penn noted that one drawing looks a lot more modern than the one that was just showed a minute ago. It appears they are going in two different directions.

Hahn stated that they first met with Urban Development and showed them three distinct options. Since that meeting, they have had time to come up with this possibility. They would like to get some feedback and see which direction the City likes.

Peace questioned if one design is picked, will all the buildings be the same. Debbie White replied yes.

Scholz stated that they have incorporated all the design elements from buildings they have done in the past. They have included things that Lincoln likes to see in a building. They haven't nailed down the final colors yet. They have incorporated some brick. They are picking and choosing elements that they like, to come up with something that fits into the guidelines.

Curp stated that the purpose for today is to get some initial feedback.

Penn knows that there has been a lot of discussion with the Mayor and other committees regarding materials. Will this be thin brick or real brick?

Hahn replied this will be real brick and cast stone. The first levels are all masonry. There are larger windows in the clubhouse.

Peace wondered if things will be happening on the first floor of these buildings. Hahn replied that most of the clubhouse and fitness area opens up to the court yard. Most of this will be a main lobby and leasing lobby. The signature piece will be the cement-fiber panels. Scholz wanted to give the metal feel to the project.

Tilley questioned if this product has been used in Lincoln. Peace stated it is on the Marriott in a dark gray. It was also used at 8th & R and on the old Kmart on 56th & Highway 2. He thinks it is a good product. It has been used quite a bit.

Tilley questioned if the other product is cementatious board. Hahn replied it would be Hardy-panel board. Penn wondered if the joints would be accents. White replied yes. Scholz wants to get ideas on what the committee would like to see on the reveal. A combination of metal and paint has been talked about.

Peace would emphasize that the recess needs to feel stronger. The cornice height could be varied.

Eagle Bull feels it needs to be changed where the building meets the sidewalk. This seems to be a little more private. Some more recesses and depth would help create a feeling of more private spaces.

Peace mentioned the corners. They would be stronger if they came down to the ground. Zimmer asked if this material is durable enough for pedestrian level. Peace believes it is pretty durable. Eagle Bull would like to see the material brought down one more floor.

Tilley commented on creating more variety in the façade—that color isn't doing it. A few more variations would make this feels more like row houses. This feels more industrial.

Penn noted the applicant has mentioned a pool and dog park. Scholz stated the outdoor pool would have access only for residents. Huston added the building was originally U shaped to open to P Street.

Penn noted that at five stories tall, the courtyard won't see a whole lot of sun. She inquired where the dog park will be located. Scholz replied this will be only open to residents as well. There is nowhere else for the trash compactor, so it will be in the vicinity of the dog park. They need to figure out how to secure it from the compactor and the general public. It will be open from the west, so there will be sun. They don't have a concept for that yet.

Curp wondered if there were questions geared toward the building orientation. Penn can understand there are budgets to meet. It is a little hard to understand the building shapes. Curp replied the buildings have been rotated to orient them for sun.

Huston stated that we have a meeting with the Development Services Center tomorrow. They will talk about parking, the P Street design, everything.

Zimmer questioned if the applicant has a sense of how much sidewalk will remains. Scholz envisions some parallel parking. The angle parking will go away.

Huston mentioned the liner building on the garage. They met with Urban Development a few weeks ago. He believes this is a compliment building to the other buildings on P Street.

Curp reiterated they met with the City two weeks ago. The liner building is proposed for two-story residential. It will probably look like townhouses. They are open to condo them out, or sale. It depends on the market. Hahn stated they would open up to the street.

Zimmer noted that this development is before this committee because this is a redevelopment seeking TIF assistance. Huston added that hopefully, they can add some elevations in a month.

Peace wondered about the parking garage. Curp stated it will be a six-story parking garage.

Peace questioned if they could pull the vertical circulation in to the liner building, He would like to see some treatment of the corner. Hahn stated the idea is to mirror what we are doing across the street, onto the liner building.

Huston will talk to Public Works about access in and out of the garage. The Planning Commission thought it should be primarily on 18th Street. That was part of the deal that was cut with the owner of the DuTeau building. They needed parking also.

Mark Palmer stated that the alley has been vacated, but building access needs to be maintained.

Zimmer would like the applicant to speak about the parking in the courtyard of the northwest building. Scholz wanted to offer them up to perhaps to students. One or two need to be handicap accessible. They could offer an extra amenity for those students who want a designated parking space. It could turn into a volleyball court. They are still toying around with ideas.

Scholz thinks it is a great opportunity to bring in some handicap accessible stalls. Perhaps they put in a few more.

Huston noted this is two block distance from campus. He doesn't foresee a lot of cars moving from the garage.

Penn thinks that this is urban design we are interested in. The question is how does it interact with the street and the people on the street. She is trying to picture if the pool is on the other side, a volleyball court would be cool. It's all in the middle and we don't want to share, is the

impression it would give. It would be fun to have people walk by and see. It doesn't seem like it has much interaction with the streetscape. Changing the orientation would feel like it is interacting with the street. She would still love to see the pool be visible. A corridor or some amenity being seen would be good advertising.

Tilley noted the parking spaces. The one building gets jinked on the green space.

Eagle Bull noted if you are going to provide handicap parking, it should be for more than just one. The benefit isn't there for what you are taking away. Her other concern is how it meets the street, but more for an interaction with the street level.

Zimmer addressed the Downtown Design Standards and whether these buildings could orient their courtyards towards the street. That isn't allowed in the heart of the P Street retail area but he questioned whether this area east of 17th Street should be treated the same. Building 1 at the 18th and Q isn't under the same standard. If the building were rotated 90 degrees, there would still be a strong street wall on Q Street. This could open it more to the street. He continued that on P Street east of 17th, you are not in the center of a retail zone. You are on the east edge of retail. Even Building 3 at P and Antelope Valley Parkway does not have a large opening to the courtyard and reorienting it 180 degrees would not great a long gap in the street wall.

Tilley questioned if this project would fall under the Downtown Design guidelines. Zimmer replied yes, at it is zoned B-4. In terms of interpreting the Downtown Design Standards, he doesn't think this design could be approved at his level based on street adherence to the standards, but the Planning Director or the Urban Design Committee have authority to interpret the intent of the standards more broadly.

Peace thinks it would function better if it were flipped. Eagle Bull agreed. Penn would hate to think that we are so strict that we couldn't recommend this building be rotated. Zimmer stated the owner is seeking input. It is his understanding that the committee is encouraging that Building 1 at 18th & Q could rotate so the courtyard opening is facing a street. Building 3 on the southeast could be rotated 180 degrees to have the opening face P Street.

Huston believes we have heard some good ideas. He would suggest they will look at rotating the building and perhaps seek a waiver to downtown design standards.

Tilley believes will be a nice addition to the City.

Penn is always interested in materials. Some samples would be nice.

Miscellaneous and staff report

Zimmer stated that he has been working with the Mayor's office on getting a new member for this committee. They are trying to focus on a landscape architect, if possible. There are some

on the Mayor' list. He will talk to people and see who is interested. He would welcome any suggestions from the committee members. If someone is interested, they need to go onto Mayor's website and apply.

There being no further business, the meeting was adjourned at 4:10 p.m.

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MEETING RECORD

NAME OF GROUP:	URBAN DESIGN COMMITTEE
DATE, TIME AND PLACE OF MEETING:	Tuesday, October 7, 2014, 3:00 p.m., Conference Room 210, County/ City Building, 555 S. 10th Street, Lincoln, NE
MEMBERS IN ATTENDANCE:	Tammy Eagle Bull, Tom Huston, Gill Peace, Michelle Penn and Michele Tilley; (JoAnne Kissel absent).
OTHERS IN ATTENDANCE:	Ed Zimmer, Stacey Groshong-Hageman and Teresa McKinstry of the Planning Department; Wynn Hjermstad of Urban Development; Jeremy Hahn, Ryan Hunter and Debbie White of Humphreys & Partners Architects, Mark Palmer and Nate Buss of Olsson Associates, Don Linscott of Greenleaf Properties, TC Selman, Tony Curp and Robert Scholz of Aspen Heights, Bill Langdon, Derek Zimmerman of Baylor Evnen Law Firm, Jeff Chadwick and Tim Gergen of The Clark Enersen Partners and Kevin Abourezk of the Lincoln Journal Star.

Chair JoAnne Kissel called the meeting to order and acknowledged the posting of the Open Meetings Act in the room.

Kissel then requested a motion approving the minutes of regular meeting held September 2, 2014. Motion for approval made by Huston, seconded by Penn and carried 5-0: Huston, Kissel, Peace, Penn and Tilley voting 'yes'; Eagle Bull absent.

ASPEN HEIGHTS MULTI-FAMILY / STUDENT APARTMENT REDEVELOPMENT PROJECT, VICINITY 18TH & P STREETS

Huston declared a conflict of interest.

Huston stated that he presented this to the Committee last month. The Project consists of 182 dwelling units and 631 beds. It will provide much needed parking for the former DuTeau office building.

Jeremy Hahn stated that he brought the preliminary layout. There are three five-story buildings and a garage. The three residential buildings all surround interior courtyards. This Committee seemed to have a few concerns last month. The concerns he heard were that this development didn't fully interact with the street, concern with walled off courtyards, utilization and orientation of one of the courtyards. They increased the variation of the elevations and massing in general. Also, the layout was revised and building three was rotated. The courtyard is now open to the street. This makes for better interaction. The Committee also

talked about the location of the dog park. The clubhouse has been changed to orient to Antelope Valley Parkway and P Street. They have a landscape plan to show. There was comment that the parking garage needed to be treated more architecturally. The liner building has seven, two-story townhomes that open onto P Street. The main approach is from Antelope Valley Parkway. He believes that flipping building three has helped tremendously on the massing. He showed facades of the buildings.

Huston noted that P Street is a one-way street and he believes the project is on track for primary sight lines. They took another look at where to locate the dog park. It is by Building one at 18th & Q.

Hahn continued that they are showing some screens on the upper part of the garage. The material is a wire mesh. It is translucent during the day, and night time provides the opportunity for lighting from behind. They are proposing a fiber cement panel on the reveal and Nichiha panels, to highlight special panels on the building. The landscape plan is a continuation of the P Street Master Plan. There is bicycle parking and a combination of street side and interior bicycle parking. There will be translucent fencing on the dog park. A pool is proposed.

Kissel questioned the turf areas shown on the plan. Hahn stated that is green space in the public right-of-way. Debbie White stated that it could be turf or landscape beds. Hahn noted this is just the first pass on the design. Ryan Hunter believes this separates it from student housing. They are trying to get a single family feel for the townhouses.

Huston envisions that the separate townhomes will be condominium units.

Penn wondered if this is in agreement with the City standards as far as retail. Zimmer stated there has been discussion on the importance of continuous storefronts with the commercial core of P Street but it seems unlikely that core can extend east of 17th Street.

Tilley sees that the plan last month showed eight parking stalls within the Building two courtyard. Now it appears to be bike parking. Hahn replied she was correct.

Kissel inquired about the Nichiha panels. Hahn replied it is a rain screen that is clipped together. Hunter clarified that it is a different kind of fiber panel. The panel looks very sharp and it made of the same material as fiber cement panels. Hahn added that it comes in planks.

Peace asked if there is a color blend among the panels. Hahn stated they are showing a color blend of panels of three different colors.

Zimmer inquired about any other materials. Hahn replied the base will be brick.

Peace wondered what is planned for windows and will there be HVAC for individual units. White replied they are currently looking into a split system with condensers on the roof. They are considering vinyl windows. They are also looking into aluminum.

Hahn believes the storefront windows would be aluminum. Peace asked if they had considered fiberglass. White replied they will look in to it.

Kissel was not at the meeting last month, but she read the minutes. It seemed to her, the Committee talked about materials a lot. Peace stated that these materials, probably with the exception of the Hardie reveal, have been used in downtown buildings before, so they are not anything new. He is not sure the James Hardie product has been used as much. It's maybe not as high a finish as the others, but it can be a good product. He has spec'd it out in the past and it appears to be a good product, but in his opinion it is probably on the lower end of durability and longevity. In his opinion, it is still a good product. Peace noted "We use it in my office."

Zimmer wondered about the material being proposed for the garages. Hahn replied they talked about stamped concrete. White stated these are precast panels. Zimmer thinks there might be a concern with precast, stamped with a brick pattern, in a brick color. Penn is a little concerned. There have been some issues with brick and imitation brick products.

T.C. Selman stated that they have ordered precast material from the factory in the past. It would go up as an erected panel and have the same effects as a masonry panel. It would only be used above the townhome level, not at the street level. He looked at a garage on Q Street that he believes uses this product. Zimmer believes he was noting the Larson Building. Selman continued that they are suggesting something like that, very similar. He thinks there are a lot of options above the second floor.

Tilley asked if they will be using real brick on the first two floors. Selman replied yes, it will be brick. His architectural team noted this decision.

Kissel asked if there is a formal lighting plan being proposed. Selman replied more than likely, there will be some kind of lighting. They need to do some lighting studies. They will make sure the light is contained. Theirs will be more of a design element to add some pizzazz to the parking garage. Kissel would be uncomfortable signing off on any lighting now. Zimmer noted this is done in steps. Huston stated that the Redevelopment Agreement has the steps and schematic drawings approval process. Zimmer believes this is a big step in terms of specificity, but this is far from the last step.

Tilley thinks this is great. The comments from the Committee were heard. She likes the way the buildings are positioned on the streets now. It has some dimension that it didn't have before.

Huston stated that Rick Peo has developed the first draft of the Development Agreement. He would hope to have this in front of the City Council by Thanksgiving. Zimmer noted there is

likely to be some more design development. The Committee could indicate if this is going in the direction they would like to see. Huston stated that they could bring back some concepts in lighting to the November, 2014 meeting. Kissel would like to see more detail on lighting and landscaping. Kissel said she needs to be convinced that turf is the right thing to do.

Peace thinks this tells a nice story. It looks great. He appreciates it coming back. The courtyard helps to break up the facades.

Penn appreciates everyone making changes. There was a lot being asked. She thinks it will help the project. She knows they have been working hard. She is still struggling a little with the parking garage. She is wondering if there isn't another solution. This has come really far and she appreciates the changes. She would like to see a lighting plan for the parking garage. She has seen a garage downtown where you are blinded by the interior lights as you walk by.

Tony Curp questioned if there is a way to get a recommendation with conditions. They are contractually under an extremely tight time frame. Zimmer responded that the committee could make an approval based upon the conceptual design.

Penn needs to see more on the parking garage lighting.

ACTION:

Tilley moved approval of the general conceptual design, needing further attention and detail to landscape, lighting schemes, and further development on the garage, seconded by Peace and carried 4-0: Kissel, Peace, Penn and Tilley voting 'yes'; Huston declaring a conflict of interest; Eagle Bull absent.

23RD & O REDEVELOPMENT PROJECT (FORMER SAFEWAY / OFFICE MAX BUILDING)

Kissel declared a conflict of interest

Jeff Chadwick with Clark Enersen stated that he is not at liberty to talk about a tenant at this point. He comfortable with what is being shown as to intent. The property line to the east is an alley. They have been searching for precedence. This used to be a Safeway building. There are some interesting details on the building. They looked at a couple of different options on what could be done. Preliminary plans show open areas in the front that would allow for more glass. There is a dip in the parking lot. They are trying to get as much green around this building as possible, as well. They would like to create more of a pedestrian scale. They are also trying to retain as much of the existing structure as possible. Conceptually, there is somewhat of an umbrella.

Peace asked about the user. Zimmerman replied it will be a medical user.