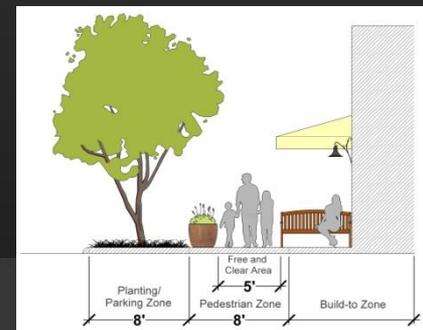


reFORM

Zoning reFORMs for a New Chapter of City Building

Public Open House



Purpose of the Open House

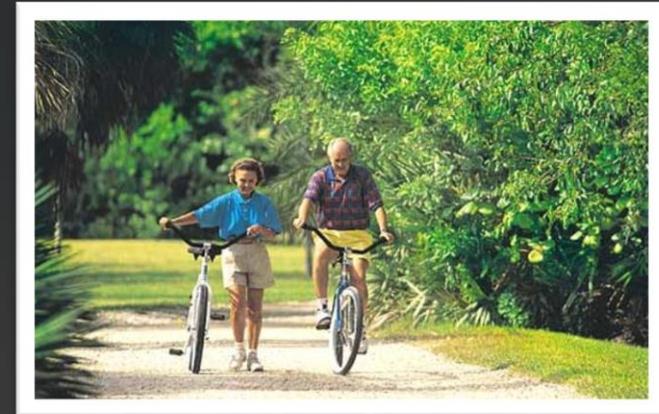
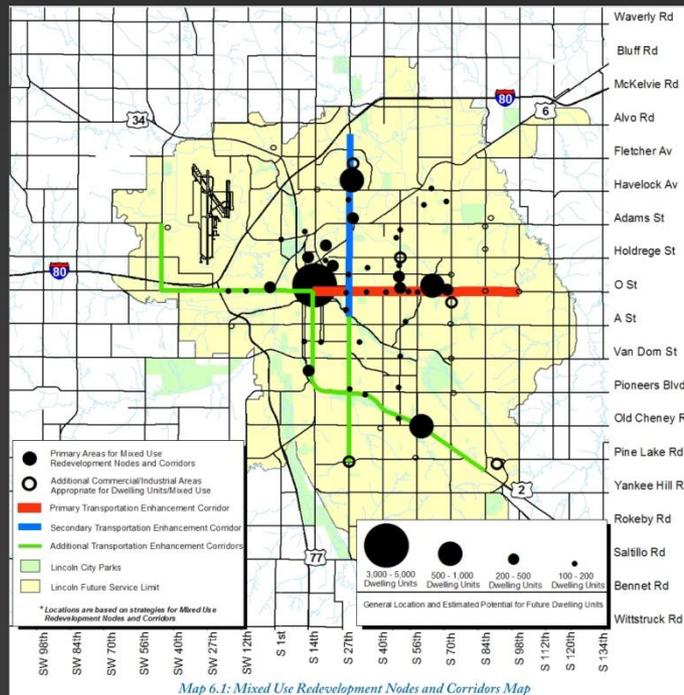
- Inform property owners of the reFORM proposal
- Provide an opportunity to ask questions and get answers
- Share information on what reFORM is (and isn't)
- Let staff hear what you are thinking
- Use this information to help determine next steps

What is reFORM?

A package of design standards and zoning changes that is intended to facilitate quality development and foster economic growth in our community.

Infill /Redevelopment and Placemaking

- Emphasis areas in 2040 Comprehensive Plan
 - Accommodate changing demographics
 - Utilize existing infrastructure, saving millions of dollars
- Focus on mixed use, infill and redevelopment in nodes and corridors



Importance of Placemaking to Economic Development



“A Community’s Appeal Drives Economic Prosperity”



“A New Path to Economic Development”



“The city wants a code that forms the foundation of a new, place-based economic development strategy.”



“Quality of place is paramount to young creatives.”



Source: National Association of Realtors

Design Factor in Local Economic Development Success

LIVING LOCAL IN **OMAHA** *from your local business owners*

<https://www.alignable.com/Omaha-NE/Omaha-By-Design>

[Add Your Local Business](#)

LOCAL EVENTS LOCAL DIRECTORY SUBSCRIBE SEARCH




omahabydesign.org
c/o UNO, 6001 Dodge St.
Omaha, NE 68182
402.554.4010
Facebook

JOIN OUR MAILING LIST

[add my email](#)

OUR STAFF

Omaha by Design
<http://www.omahabydesign.org>

Our Story
We are an urban design and environmental nonprofit dedicated to enhancing the city's economic development potential by improving the quality of Omaha's physical environment - the places we live, work, learn, shop, worship, exercise and play - and how they connect with one another.

LOCALS THAT RECOMMEND ME


Dwaine
Goldsmith
Silversmith

Design Factor in Local Economic Development Success

nc designing better places
Department of Commerce <http://www.designingbetterplaces.com/>

cd About Video Presentation Additional Presentations

Getting Started...
About
Video Presentation
Additional Presentations



Designing Better Places

Why do many towns and cities seem to have split personalities? The older areas, built before World War II, feel inviting. It's possible to walk safely, the buildings are interesting to look at, and there are places where you'd like to sit and visit. In contrast, the majority of places built in the past 60 years feel totally different. Newer commercial areas are often accessible only by vehicle, and when you're not inside a building, lingering doesn't seem appealing.

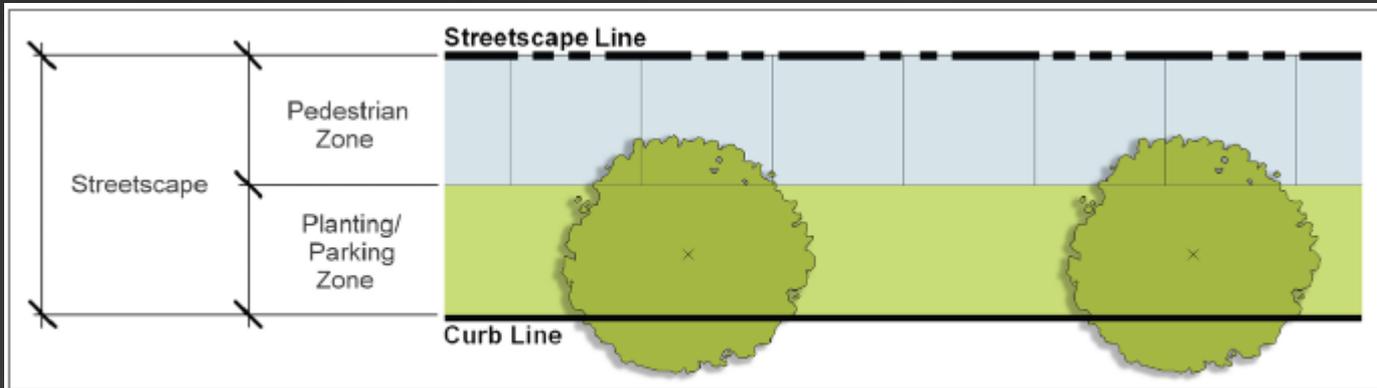
Thanks to funding from the Appalachian Regional Commission, the North Carolina Division of Community Assistance has produced three presentations on design issues that strive to answer why this is, how it happened, and what can be done to create more successful and inviting places that people and cars can share. First released on a CD, in 2005 it received the Award for Excellence from the Small Town & Rural Planning Division of the American Planning Association.

In 2013, additional funding was received to update the introductory presentation, Designing Better Places, and make it into a video. The other two presentations on the original CD are also available on this website and have been updated. They can be found by going to the link on the left. In addition, one other presentation on urban design is also available at this link.

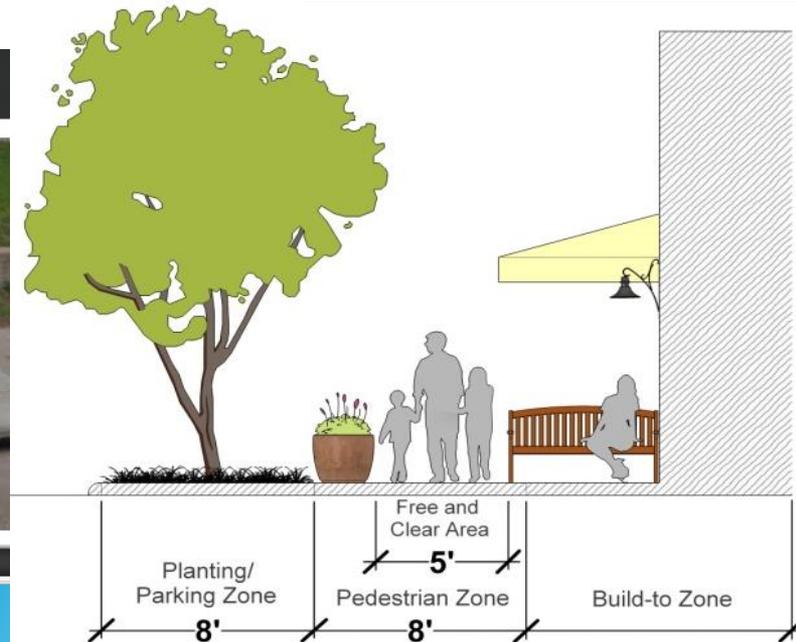
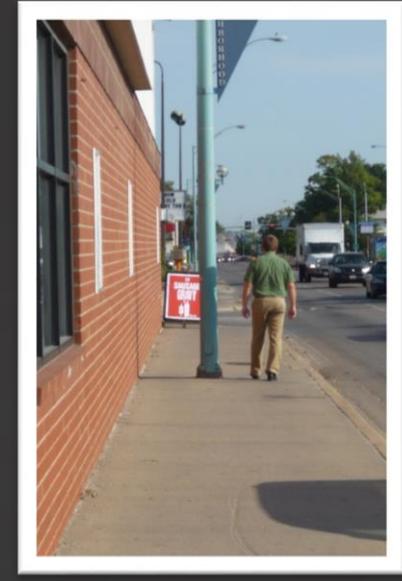
- Making Buildings Fit includes examples of successful commercial development and redevelopment
- Recreating Neighborhoods discusses the physical elements that make up good neighborhoods
- Courtyard Homes & Pocket Neighborhoods examines ideas for designing a small cluster of homes around a courtyard

nc Home cd Community Development Designing Better Places About Video Presentation Additional Presentations

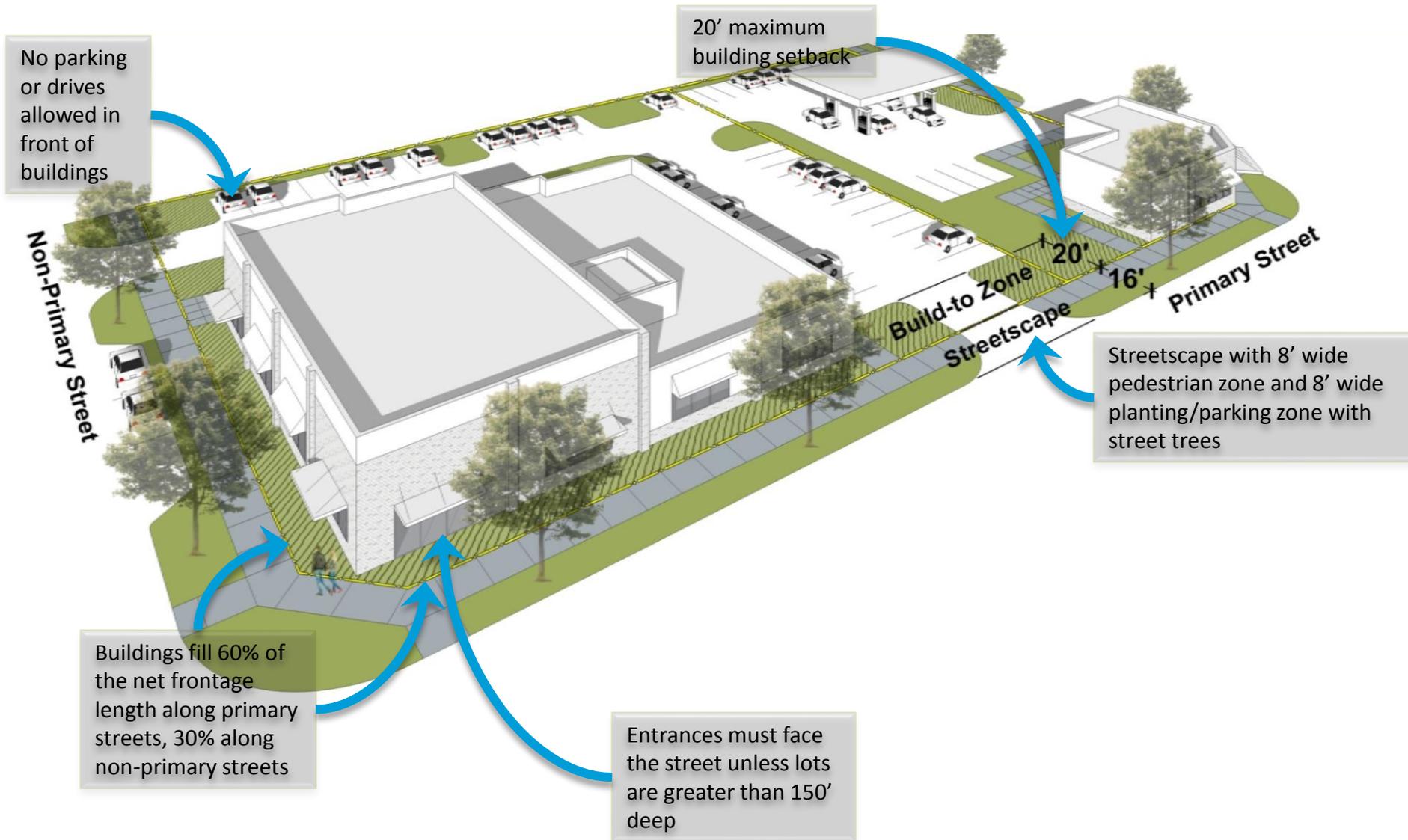
Creating site development standards that provide for a sense of place



Minimum Streetscape Dimensions, Plan

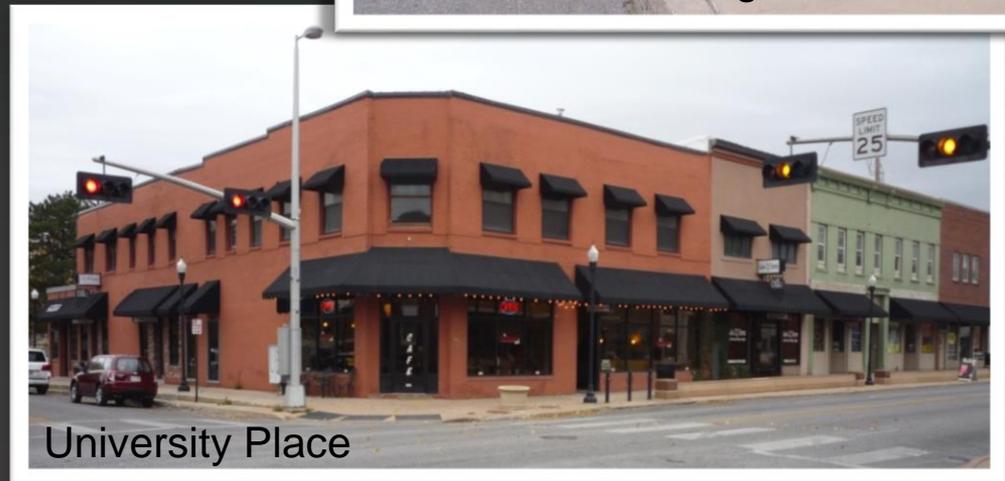


Corridor Standards (B-1, B-3, H-2)



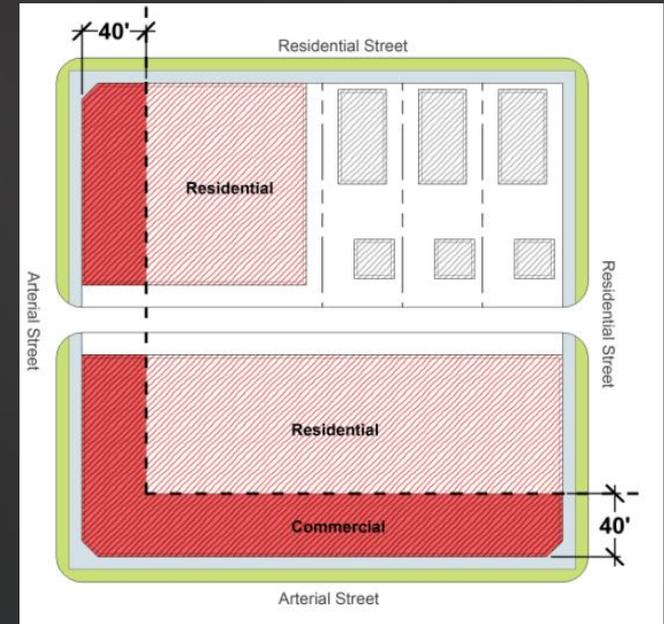
Create building design standards that make development more aesthetically pleasing.

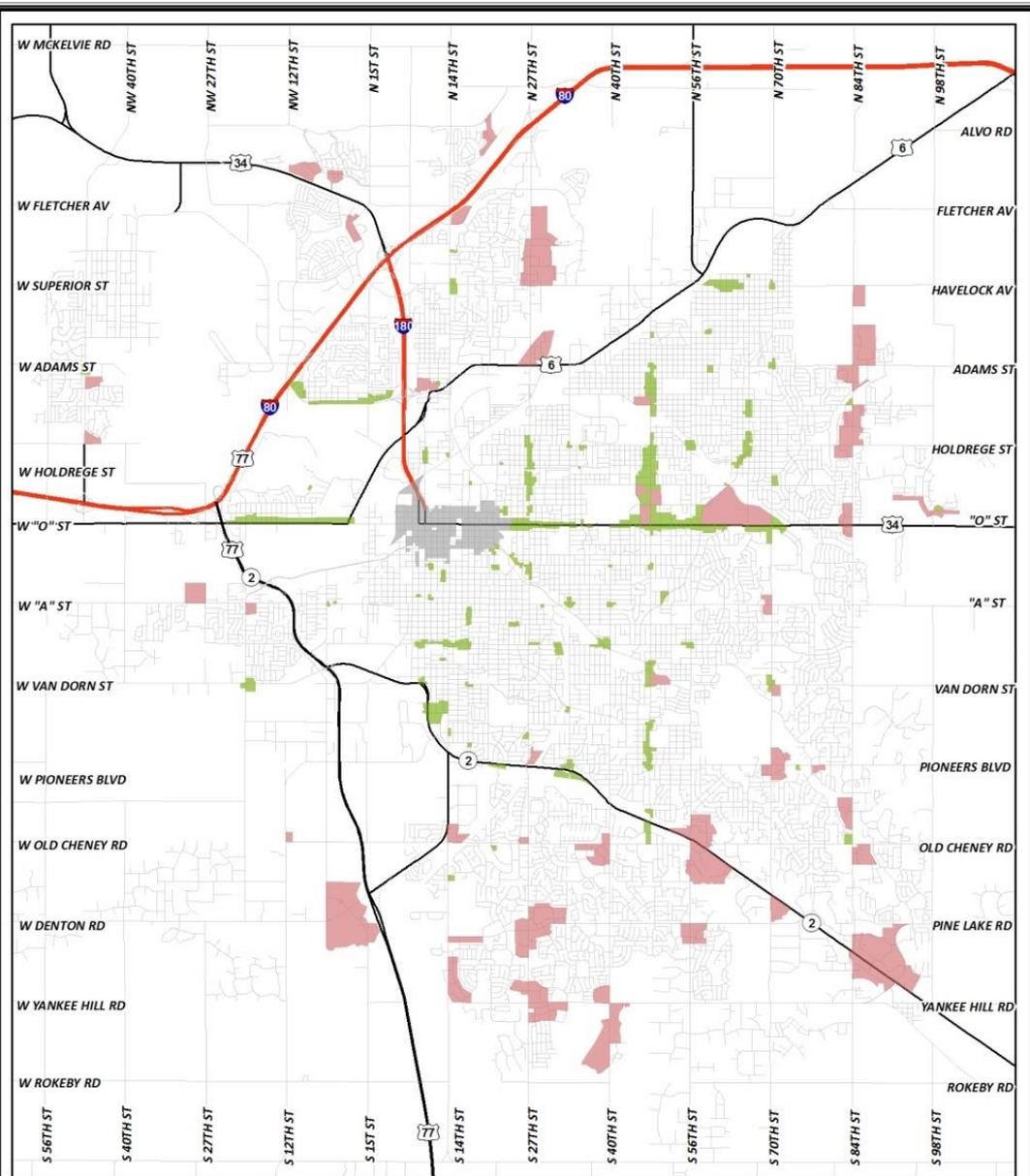
- Articulation
- Entrance Design
- Transparency
- Materials
- Parking Structures
- Equipment Screening



Remove Zoning Barriers to Accomplishing Corridor and Center Developments

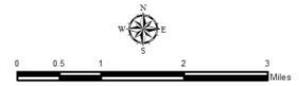
- Parking
- Height and Setbacks
- Process Improvements
- Residential In and Near Commercial Development
- Landscaping and Screening





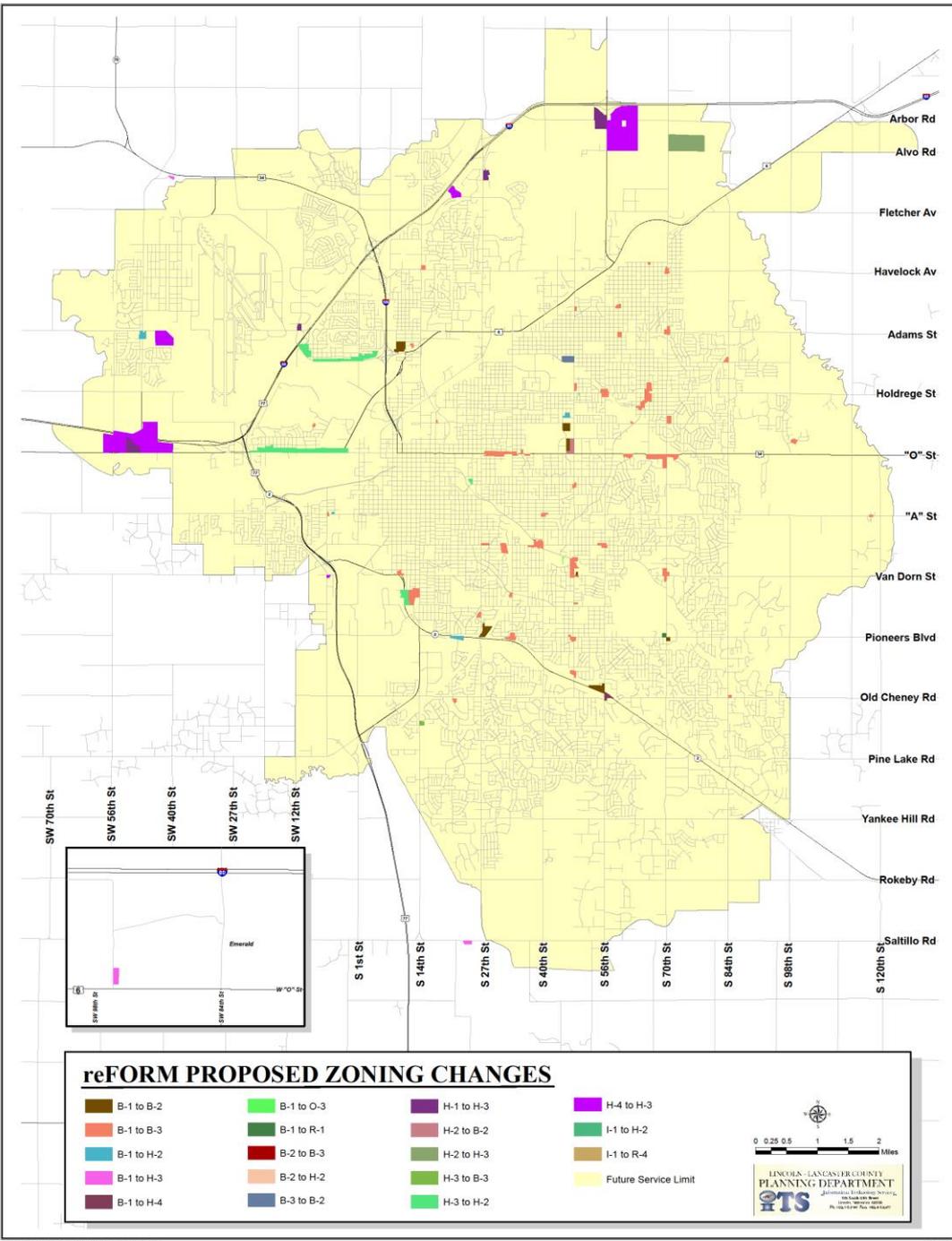
reFORM DESIGN STANDARDS CATEGORIES

- Downtown
- Center
- Corridor

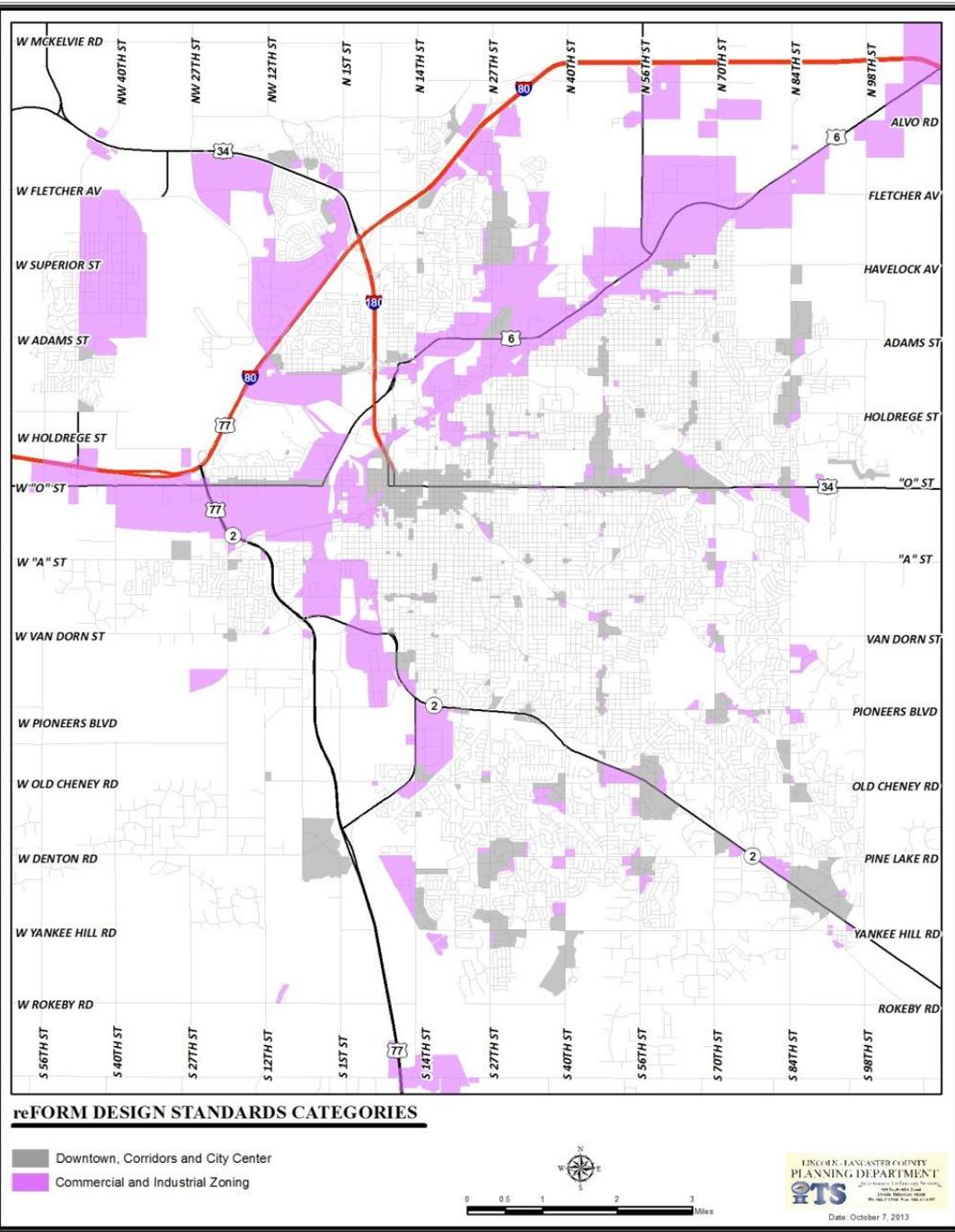


LINCOLN, LANCASTER COUNTY
 PLANNING DEPARTMENT
 IETS
 Date: October 7, 2013

- Locations where proposed commercial design standards would apply



- Where zoning changes on properties are proposed to align the zoning with the design standards



- Where proposed commercial design standards won't apply

Numerous Communities Using Design Standards



CVS, Columbus, Ohio



Aksarben Village, Omaha, NE



Village Gardens, Lincoln, NE

Additional Examples from Other Communities



Omaha, NE
Village Pointe Shopping Center
Main Street

Additional Examples from Other Communities



Omaha, NE
Aldi Grocery Store
30th and Sorensen Parkway

Additional Examples from Other Communities



Omaha, NE
McDonald's
24th and Cuming Street



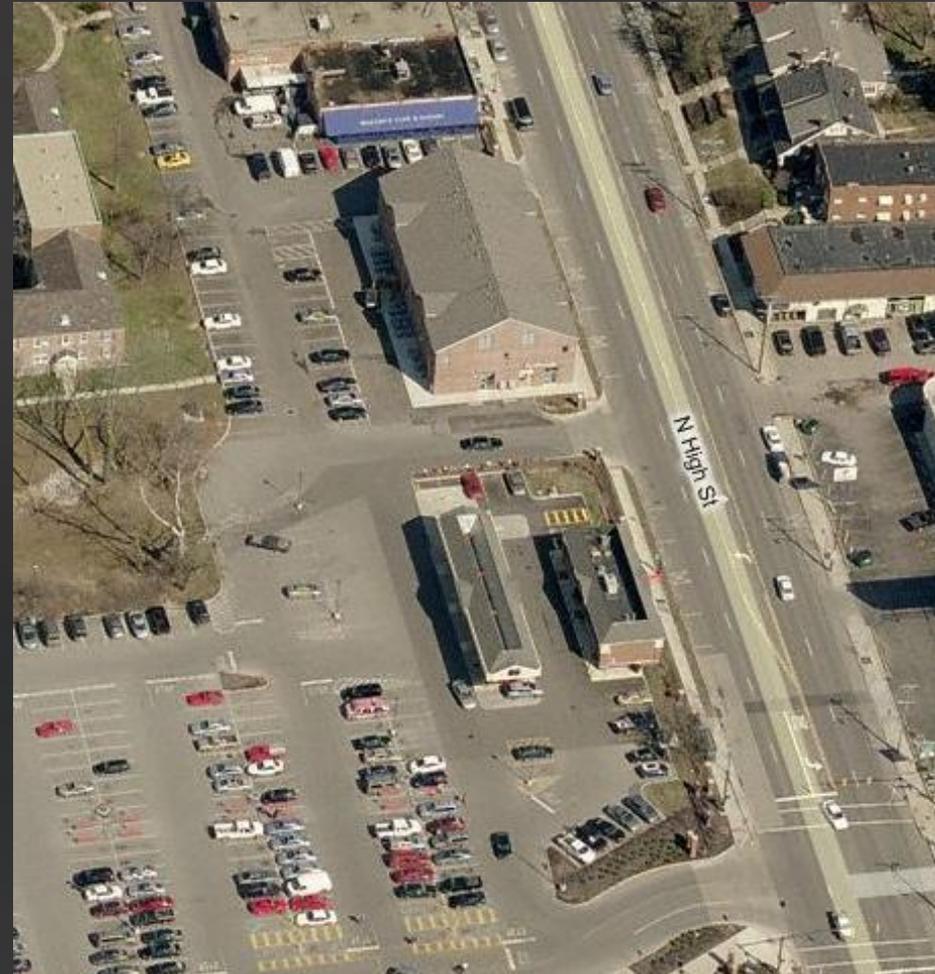
Additional Examples from Other Communities



Columbus, OH
Clintonville Mixed Use Building
11,000 square feet (office above
retail) with parking to side and rear



Additional Examples from Other Communities



Columbus, OH
Clintonville Gas Station +
Convenience Store

Additional Examples from Other Communities

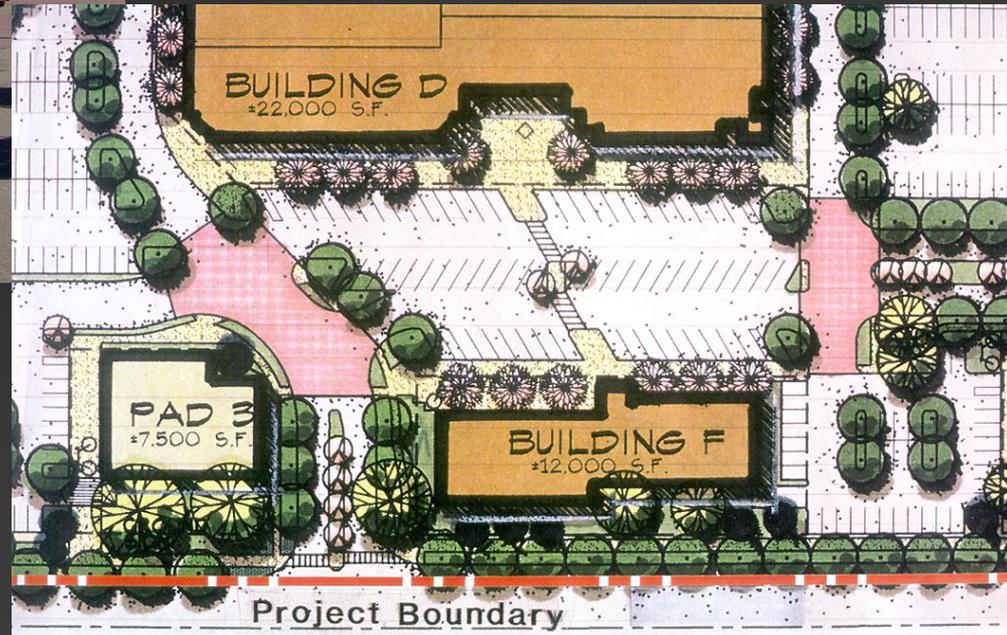
Columbus, OH
University Area Kroger Grocery Store
with Retail/Restaurant Building



Additional Examples from Other Communities



Fort Collins, CO
Harm Center
Mixed Use Center with Buildings
Facing Internal Route



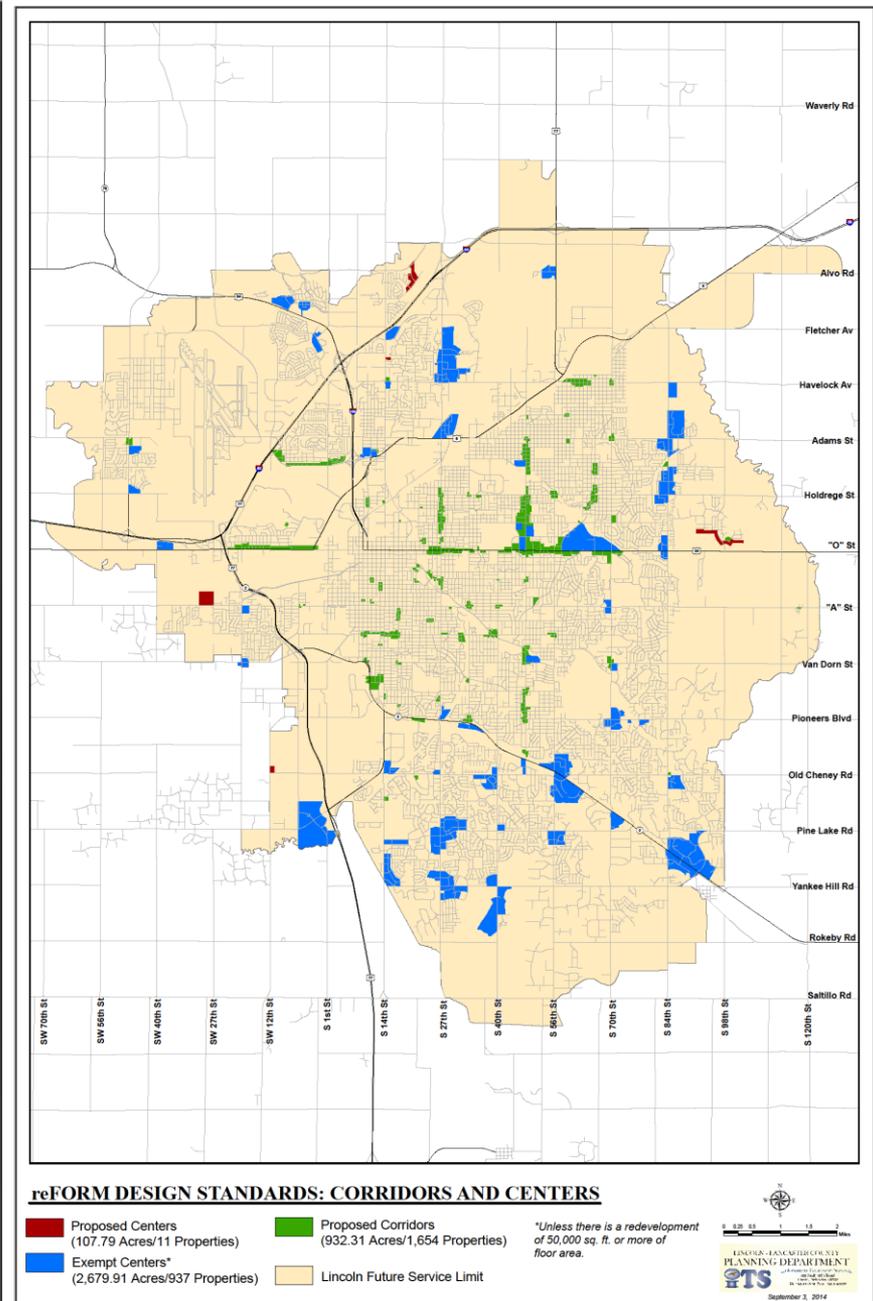
Recap of the reFORM Process to Date

Recap on the Process

- In the spring of 2013, Planning staff developed a reFORM document to lay out objectives and strategies for discussion and comment
- Over the summer of 2013, outreach occurred with stakeholders and interested groups to inform and discuss the reFORM package
- The reFORM Committees were convened and met from October through December 2013 for a total of 11 meetings
- Staff considered the discussion, comments, and suggestions to develop an updated reFORM proposal
- Second round of outreach summer and fall of 2014
- Public open houses with affected property owners

New Items and Changes

- Projects in areas zoned B-2, B-5, H-4, and PUDs for which development plans were approved prior to January 1, 2015 are exempt from meeting these standards unless there is a “substantial redevelopment” of the site. “Substantial Redevelopment” shall mean a situation in which 50,000 square feet or more of floor area is proposed for demolition and/or has already been demolished.



Design Standards Apply When....

- When improvements occur on a property that is in one of the corridor zoning districts where design standards apply that amount to 50% or more of the assessed value of the property (a project less than 50% value should not deviate further from the new standards)
- A significant redevelopment occurs in a center amounting to 50,000 square feet or more of floor area and related parking (about 5 acres of land)
- In new developments that do not have an approved plan in place already
- Business as usual...this is not retroactive
- Your neighbors will follow these standards as well

Available Materials

- Consideration of the discussion, comments, and suggestions provided to staff resulted in updated information in the following forms:
 - Executive Summary of the proposed package
 - Index of proposed changes to the Zoning Code and Design Standards
 - Legislative format of all the changes to the Zoning Code and Design Standards as proposed
 - Sketchbook handbook to be used as a visual guide to the proposal
 - Zoning changes summary provided as a more visual guide to the proposal



- Home
- Boards & Commissions
- Development Review
- Information Technology Services / GIS
- Lincoln MPO Transportation Planning
- Long Range Planning →
 - Comprehensive Plan
 - Long Range Transportation Plan
 - Capital Improvement Program
 - Historic Preservation
 - Urban Design
- Reports, Tools & References

Long Range Planning

Updated Information as of September 26, 2014

reFORM: Zoning reFORMs for a New Chapter of City Building

An exciting wave of new development in Lincoln's core area, overcoming the lingering uncertainties of the global economic recession, has energized the entire community, creating a new layer of activity, of interesting places, and new options for living, working, shopping and recreating.

This wave of new development is fulfilling the promise for the core area that has been laid out for many years in the City's Comprehensive Plan. But the latest edition of that plan also contains a new promise - that this energy, which takes the form of taller, denser, mixed-use development, can ripple out from the core area to revitalize and enhance other parts of the City.

The reFORM proposal lays out a set of objectives and strategies for reFORMing the City's zoning code. It includes proposals to encourage this next potential layer of City development while remaining sensitive to the needs of existing neighborhoods for stability and protection.

Over the next several months, Planning staff will conduct outreach efforts to stakeholders to receive comments and answer questions from the public on the latest version of the package of proposals.

DID YOU RECEIVE A MAILING?

Click [HERE](#) to view the proposals.

YOU ARE INVITED TO ATTEND ANY OF THE FOLLOWING OPEN HOUSES:

OCTOBER 6, 2014

Gere Library
2400 S. 56th St.
4:30 p.m. - 6:30 p.m.

OCTOBER 8, 2014

Anderson Library
3635 Touzalin Ave.
4:30 p.m. - 6:30 p.m.

OCTOBER 9, 2014

County-City Building
555 S. 10th St., Rm 113
4:30 p.m. - 6:30 p.m.

Contact us if you have questions, comments or need more information at 402-441-7491 (ask about reFORM) or email reform@lincoln.ne.gov

Below are three updated documents that provide summarized visual and detailed information on the reFORM package of proposals. Please review this information, provide your comments through the comment board below or by contacting the Planning staff.

EXECUTIVE SUMMARY



LEGISLATIVE CHANGES



Index of Proposed Changes

COMMERCIAL DESIGN STANDARDS HANDBOOK



ZONING TOPICS



WHERE WOULD COMMERCIAL DESIGN STANDARDS APPLY?

Areas where proposed commercial design standards **WOULD** apply.

Areas where proposed commercial design standards **WOULD NOT** apply.

PROPOSED ZONING CHANGES

MAP of proposed zoning changes.

reFORM Committees

The reFORM Committees met from October - December 2013 to consider the reFORM package of proposals for commercial design standards and zoning changes. The reFORM Advisory Committee was reconvened on Sept. 3, 2014 to review feedback received on the updated proposal. Click [HERE](#) to see a list of the meeting dates and the members, along with links to the agendas and presentations.

COMMENT BOARD

Please provide us your **Comments** on the Draft reFORM Objectives and Strategies.

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Tel 402-441-7491
Fax 402-441-8377
Hours 8:00am-4:30pm weekdays
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Available Materials

Questions?