

Lincoln City - Lancaster County

PLANNING COMMISSION AGENDA

PLANNING COMMISSION

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Jennifer McDonald: Administrative Aide
Alexis Longstreet: Office Specialist

November 2, 2022

NOTICE: The Lincoln/Lancaster County Planning Commission will hold a public hearing on Wednesday, November 2, 2022, at 1:00 p.m. in Hearing Room 112 on the first floor of the County-City Building, 555 S. 10th St., Lincoln, Nebraska. For more information, call the Planning Department, (402) 441-7491.

The Lincoln-Lancaster County Planning Commission will meet on Wednesday, November 2, 2022, immediately following the Planning Commission Hearing in the Council Chambers for a "Briefing by Lincoln Transportation and Utilities Watershed Management Division on the proposed flood and water quality protection revisions to Title 26, 27, 28 and design standards for zoning and subdivision regulations." Public testimony will not be accepted at this briefing.

****PLEASE NOTE:** The Planning Commission action is final action on any item with a notation of *FINAL ACTION*. Any aggrieved person may appeal Final Action of the Planning Commission to the City Council or County Board by filing a Notice of Appeal with the City Clerk or County Clerk within 14 days following the action of the Planning Commission.

The Planning Commission action on all other items is a recommendation to the City Council or County Board.

The Planning Commission will be allowing testimony on agenda items by videoconferencing. For those who wish to testify by video, you must register with the Planning Department Office to participate by calling 402-441-7491 or emailing Plan@lincoln.ne.gov by 10:00 a.m. the day of the meeting. You will be asked to provide your name, address, phone number and the agenda item(s) you wish to speak on, and your position on this item. On the day of the hearing, you will receive a link via email, which will be needed to join the hearing to provide your testimony.

AGENDA

WEDNESDAY, NOVEMBER 2, 2022

Approval of minutes of the regular meeting held October 19, 2022.

**1. CONSENT AGENDA
(Public Hearing and Administrative Action)**

COMPREHENSIVE PLAN CONFORMANCE:

- 1.1 COMPREHENSIVE PLAN CONFORMANCE 22022, to review as to conformance with the 2050 Lincoln-Lancaster County Comprehensive Plan, a proposed amendment to the Lincoln Center Redevelopment Plan to add the "Lincoln Bold Redevelopment Project", on property generally located at 205 S 9th Street.

Page 1

**Staff recommendation: In Conformance with the Comprehensive Plan
Staff Planner: Andrew Thierolf, 402-441-6371, athierolf@lincoln.ne.gov**

1.2 *Page 21* COMPREHENSIVE PLAN CONFORMANCE 22021, to review as to conformance with the 2050 Lincoln-Lancaster Comprehensive Plan, a proposed amendment to the South Folsom Redevelopment Plan, to modify the sub-phases of the Phase One Projects in the "Foxtail Meadows Redevelopment Project", on property generally located at the east side of South Folsom Street and south of West Pioneers Boulevard.
Staff recommendation: In Conformance with the Comprehensive Plan
Staff Planner: Ben Callahan, 402-441-6360, bcallahan@lincoln.ne.gov

TEXT AMENDMENT:

1.3 *Page 33* TEXT AMENDMENT 22008, amending the Lincoln Municipal Code Section 27.63.075(c) and 27.63.080(b) to allow the height requirement to be adjusted by the Planning Commission for Non-Residential Health Care Facilities and for Academies, Private Schools, Community Colleges, Colleges, or Other Post-Secondary Education Facilities.
Staff recommendation: Approval
Staff Planner: Ben Callahan, 402-441-6360, bcallahan@lincoln.ne.gov

CHANGE OF ZONE:

1.4 *Page 37* CHANGE OF ZONE 22032, local landmark overlay for the K Street Power Plant, on property generally located at 440 South 8th Street.
Staff recommendation: Approval
Staff Planner: Stephanie Rouse, 402-441-6373, srouse@lincoln.ne.gov

SPECIAL PERMIT:

1.5 *Page 59* SPECIAL PERMIT 22034, to allow for the sale of alcohol for consumption off the premises, on property located more generally described as 3243 Cornhusker Highway. The Planning Commission action is final, unless appealed to the Lincoln City Council.
*****FINAL ACTION*****
Staff recommendation: Conditional Approval
Staff Planner: Brian Will, 402-441-6362, bwill@lincoln.ne.gov

2. **REQUESTS FOR DEFERRAL**

3. **ITEMS REMOVED FROM CONSENT AGENDA**

4. **PUBLIC HEARING AND ADMINISTRATIVE ACTION**

5. **CONTINUED PUBLIC HEARING AND ADMINISTRATIVE ACTION**

**AT THIS TIME, ANYONE WISHING TO SPEAK ON AN ITEM
NOT ON THE AGENDA, MAY DO SO.**

Adjournment

PENDING LIST: *PRELIMINARY PLAT 04011A, for a preliminary plat amendment to show a revised street layout, with associated waiver, on property generally located at Waterford Estates Drive and Linwood Lane.*

Planning Department Staff Contacts:

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The Planning Commission meeting which is broadcast live at 1:00 p.m. every other Wednesday will be available for viewing on LNK City TV at <https://lnktv.lincoln.ne.gov/CablecastPublicSite/watch/3?channel=1>

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The Planning Commission agenda may be accessed on the Internet at <https://app.lincoln.ne.gov/city/plan/boards/pc/pc.htm>

***ACCOMMODATION NOTICE:** The City of Lincoln complies with Title VI of the Civil Rights Act of 1964 and Section 504 of the Rehabilitation Act of 1973 guidelines. Ensuring the public's access to and participating in public meetings is a priority for the City of Lincoln. In the event you are in need of a reasonable accommodation in order to attend or participate in a public meeting conducted by the City of Lincoln, please contact the Lincoln Commission on Human Rights at 402-441-7624, or the City Ombudsman at 402-441-7511, as soon as possible before the scheduled meeting date in order to make your request.*

LINCOLN/LANCASTER COUNTY PLANNING COMMISSION STAFF REPORT

FROM THE LINCOLN/LANCASTER COUNTY PLANNING DEPARTMENT, 555 S. 10TH STREET, SUITE 213, LINCOLN, NE 68508

APPLICATION NUMBER Comprehensive Plan Conformance 22022 <i>Lincoln Bold Redevelopment Project</i>	FINAL ACTION? No	OWNER U.S. Properties
PLANNING COMMISSION HEARING DATE November 2, 2022	RELATED APPLICATIONS None	PROPERTY ADDRESS/LOCATION 205 N 9 th Street

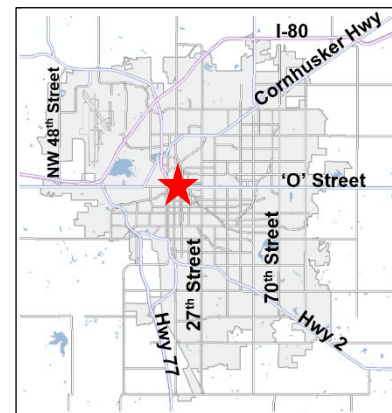
RECOMMENDATION: IN CONFORMANCE WITH THE COMPREHENSIVE PLAN

BRIEF SUMMARY OF REQUEST

Review as to conformance with the 2050 Lincoln-Lancaster County Comprehensive Plan, a proposed amendment to the Lincoln Center Redevelopment Plan to add the Lincoln Bold Redevelopment Project.

The Project includes redevelopment of the service station at 205 N 9th Street to create a twenty-two story, 230,000 square feet mixed-use building. The building will include office space, rental and owner-occupied housing, and associated amenities.

The Redevelopment Project is on file with the Urban Development Department and the Planning Department. The Redevelopment Project can also be found online on the Planning Application Tracking System (PATS): [CPC22022](#).



JUSTIFICATION FOR RECOMMENDATION

The Project is consistent with the Comprehensive Plan, Downtown Master Plan, and the Lincoln Center Redevelopment Plan. It will contribute to the goal of 5,000 new dwelling units in downtown by 2050, utilize existing infrastructure, and meet the desire for a mix of uses in the downtown area.

APPLICATION/STAFF CONTACT

Hallie Salem
City of Lincoln Urban Development Dept
(402) 441-7866
hsalem@lincoln.ne.gov

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

In addition to the specific elements listed above, this project contributes to the continued strengthening of the downtown core, which is a guiding principle reflected throughout the Comprehensive Plan, Downtown Master Plan, and Lincoln Center Redevelopment Plan.

COMPREHENSIVE PLAN SPECIFICATIONS:

Introduction Section: Growth Framework

Fundamentals of Growth in Lancaster County

The City of Lincoln's present infrastructure investment should be maximized by planning for well-designed and appropriately-placed residential and commercial development in existing areas of the city with available capacity.

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.

New commercial and industrial development should be located in Lincoln and other incorporated communities. Lincoln has ample land area and infrastructure availability for commercial and industrial development.

The Community in 2050

Twenty-five percent of all new dwelling units in Lincoln will be infill, meaning they will be located within the existing city. This equates to roughly 12,000 infill units over the next 30 years.

Land Use Plan

[Figure GF.b: 2050](#) - This site is shown as Commercial on the 2050 Future Land Use Plan. The Commercial designation includes residential mixed uses.

Goals Section

G1: Safe, Affordable, and Accessible Housing - Lincoln and Lancaster County will support the development of safe, affordable, and accessible quality housing that meets the diverse needs of the community.

G2: Complete Neighborhoods - Lincoln and Lancaster County will support complete neighborhoods within both developing and redeveloping areas of Lincoln.

Housing variety, both in housing type and lot size, provides for interesting neighborhoods and accommodates changing household preferences, but, more importantly, provides affordable housing options. Housing variety should include townhomes, senior living facilities, low/no maintenance condominiums, accessory dwelling units, multi-family development, and even small lot single-family.

G4: Economic Opportunity - Lincoln and Lancaster County will have high-quality jobs in an economic environment that supports business creation, innovation, and expansion.

Elements Section

E1: Complete Neighborhoods and Housing

One of the essential elements of the community and PlanForward 2050 is housing and neighborhoods. Ensuring safe, adequate, and affordable housing is an important function in maintaining the vitality of neighborhoods and the city as a whole. The key to both developing and existing complete neighborhoods is land use diversity. For existing neighborhoods, the land use diversity is often already in place, but efforts must focus on maintaining this balance and variety. The diversity of architecture, housing types and sizes are central to what makes existing neighborhoods great places to live.

E2: Infill and Redevelopment

Downtown and Greater Downtown

Over 1,600 dwelling units were added in Greater Downtown from 2011 to 2020. The Plan envisions an additional 5,000 dwelling units in Greater Downtown by 2050.

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.

E3: Business, Economy, and Workforce

Downtown

Downtown Lincoln stands as a unique community resource. Downtown is the County's most intensive center of activity, offering a broad mix of retail, office, industrial, residential, and governmental uses.

PlanForward supports implementation of the Downtown Master Plan to preserve and enhance Downtown's role as...the major office and employment center.

Policies Section

P1: Housing Affordability - Make available a safe residential dwelling for all residents.

Action Steps

2. Distribute and preserve affordable housing throughout the community to be near job opportunities and public transit and to provide housing choices within existing and developing neighborhoods.

P2: Existing Neighborhoods - Continue our commitment to strong, diverse, and complete neighborhoods.

Action Steps

3. Encourage well-designed and appropriately placed density, including within existing apartment and group living complexes and in redeveloping commercial or industrial centers, where there is land available for additional buildings or expansions. Provide flexibility to the marketplace in siting future residential development locations. This includes appropriately placed infill in prioritized Nodes and Corridors, neighborhood edges, and underutilized commercial or industrial sites.

P5: Downtown - Continue to make Greater Downtown a major focus for mixed-use reuse, infill and redevelopment.

Action Steps

2. Ensure that new development is compatible with the existing Downtown and is pedestrian-oriented.
3. Maintain the urban environment, including a mix of land uses with a major focus on residential uses, including a variety of types and affordable to diverse income levels.
4. Encourage higher density development with parking areas at the rear of buildings, below grade, or on upper floors of multi-use parking structures.

P8: Infill and Redevelopment - Encourage infill and redevelopment in appropriate locations throughout the community in order to meet the assumption for 25% of all new dwelling units being infill.

Increased infill allows the community to grow our population and tax base while focusing public dollars on maintaining what we already have, rather than spending money constructing and maintaining new facilities. Infill projects should target existing underdeveloped or redeveloping areas in order to remove blighted conditions and more efficiently utilize existing infrastructure.

DOWNTOWN MASTER PLAN SPECIFICATIONS:

- p. 3.10 An online survey was conducted in 2018 and received 1,700 responses. The top element selected as being most important for improving the overall Downtown experience was: Redevelop underused and vacant sites, such as Pershing Center, Post Office, etc.
- p. 4.1.1 Residential is the strongest market opportunity in Downtown. Downtown housing enhances the region's competitive edge by helping to retain and recruit both young and highly skilled labor. In addition, more residents will make Downtown more vital and support other sectors, including retail and employment.
- p. 4.1.4 Examine existing incentives, such as the City's TIF Policy and Turnback Tax, and develop ways to support a variety of housing types and price points, (affordable, market rate, senior, for sale, high end/ luxury, townhomes, condos) particularly for middle class families.
- p. 4.1.4 Support creation of housing at higher densities in Downtown, and include housing as a key component of mixed use developments.
- p. 4.4.1 Downtown is the economic center of Lincoln, with over 40,000 workers. Job growth is central to the long-term prosperity of Downtown, Lincoln, and the region. This plan aims to maintain Downtown as the economic engine and employment hub for the greater Lincoln region.
- p. 4.4.1 Per the Downtown Market Assessment's Development Forecast, Downtown should establish a goal to grow its workforce by 10% over the next ten years to ensure that Downtown remains the economic engine of the region. In accordance with this job growth, Downtown should aim to absorb at least 533,000 square feet of office space in both existing and new buildings over this same time period.
- p. 4.4.7 Reuse or redevelop vacant or underutilized spaces as opportunities arise.

LINCOLN CENTER REDEVELOPMENT PLAN SPECIFICATIONS:

- p. III-8 Intensify and strengthen Lincoln's central business district as a focal point for regional development;
- p. III-8 Provide for compact and interrelated development in order to increase the amount and variety of activity in the core while increasing pedestrian convenience and visual interest;
- p. III-8 Encourage rehabilitation/renovation of existing structures throughout the Community Redevelopment Area;
- p. III-9 Encourage the development of mixed use projects that attract and maintain commercial activity and residential developments in the Downtown and Haymarket areas;
- p. III-9 Encourage development that is consistent and complementary to existing land uses, architectural systems, and building materials found Downtown and in the Haymarket;
- p. III-9 Encourage expanded housing opportunities and types to foster 24-hour activity and a lively street;

ANALYSIS

1. This is an amendment to the Lincoln Center Redevelopment Plan to add the Lincoln Bold Redevelopment Project. The Project involves redevelopment of the service station at 205 N 9th Street (northwest corner of 9th & P) to construct a twenty-two story, 230,000 square feet mixed-use building. The building will include approximately:
 - a. 36,000 square feet of Class “A” commercial office space on floors two through five
 - b. 70 studio, one and two-bedroom apartments on floors seven through fifteen
 - c. 33 one-, two-, and three-bedroom condominium units on floors sixteen through twenty-one
 - d. Amenity space on the basement, sixth floor, and twenty-second floor
2. The Project is intended to enhance Downtown Lincoln as a dynamic, regional, mixed-use center. The Project abuts the Historic Haymarket District and is located along the P Street entryway into the District. The Project is intended to provide a vibrant, attractive, and inviting gateway into the Historic Haymarket District. The Project will accomplish these goals by aesthetically paying tribute to the historic nature of the Haymarket District on the street level, then emerging from the historic pedestal of the building will be a modern tower attracting those who will continue to cultivate the innovative and entrepreneurial spirit of the Haymarket District.
3. The Project is consistent with PlanForward, the Lincoln-Lancaster County 2050 Comprehensive Plan. In particular, the Project supports PlanForward Element 2: Infill and Redevelopment by utilizing underdeveloped commercial land in Downtown and providing the opportunity for high-density mixed-use development, and Policy 5: Downtown which calls for continuing to make Greater Downtown a major focus for mixed-use, reuse, infill, and redevelopment.
4. The Project is consistent with the 2018 Lincoln Downtown Master Plan which encourages the reuse or redevelopment of vacant or underutilized spaces as opportunities arise. The Master Plan also supports the creation of housing at higher densities at diverse price points and encourages increasing Downtown residential density to drive improvements to retail, restaurants, and to create a more vibrant Downtown. The Project also supports the goal of bridging the connection between Haymarket and Central Downtown through enhancements at priority intersections and further supporting pedestrian travel through the entryways improvements to slow traffic and define spaces for pedestrians.
5. The Project is consistent with the Lincoln Center Redevelopment Plan, which encourages development of mixed-use projects that attract and maintain commercial activity and residential developments in the Lincoln Center Redevelopment Area. Further, the Project is expected to be consistent with the Lincoln Center Redevelopment Plan’s goal of encouraging development that is consistent and complementary to existing land uses, architectural styles, and building materials found in Downtown Lincoln. The street level façade of the building will be complementary of the building materials used in other structures in the vicinity.
6. The Project Area includes the street right-of-way for several surrounding blocks. Details of any potential streetscape enhancements would be included in the redevelopment agreement.
7. There are no parking requirements in the B-4 District. The redeveloper intends to enter into an agreement with the City of Lincoln permitting use of parking in the City’s parking facilities.
8. The Project Site is flanked on the south by a sixteen-story hotel, on the west by commercial retail and office uses, and on the north by residential and commercial uses. A thirteen-story residential building has been approved for the former Journal Star property east of the Project Site. The acquisition and subdivision of the air rights located above the commercial property to the west are required for building code requirements to permit windows on the west façade of the building.
9. The Project was given advisory review at Historic Preservation Commission on October 20 and is scheduled for Urban Design Committee on November 1. An excerpt from the draft minutes of Historic Preservation Commission are attached. If necessary staff can provide more information about the Urban Design Committee meeting at the Planning Commission hearing.

10. The public investment is expected to be roughly \$23 million. The source of public funds will be the tax increment generated from the private developments on the Project Site. The public investment will leverage a private investment of approximately \$64 million. More details can be found in the Financing and Cost section of the redevelopment plan amendment.

EXISTING ZONING: B-4 Lincoln Center Business District

EXISTING LAND USES: Service Station

SURROUNDING LAND USE AND ZONING:

North: Mixed-Use Commercial	B-4 Lincoln Center Business District
South: P Street, Graduate Hotel	B-4
East: 9 th Street, Redeveloping (CPC17006)	B-4
West: Commercial	B-4

APPROXIMATE LAND AREA: 0.25 acres (main project site)

Prepared by

Andrew Thierolf, AICP
(402) 441-6371 or athierolf@lincoln.ne.gov

October 25, 2022

Applicant: Urban Development Department, City of Lincoln
555 S. 10th Street, Suite 205
Lincoln, NE 68508

Contact: Hallie Salem
City of Lincoln Urban Development Dept
(402) 441-7866
hsalem@lincoln.ne.gov

<https://linclanc.sharepoint.com/sites/PlanningDept-DevReview/Shared Documents/DevReview/CPC/22000/CPC22022 Lincoln Bold Redevelopment Project.adt.docx>

DRAFT MEETING MINUTES (EXCERPT)

NAME OF GROUP: HISTORIC PRESERVATION COMMISSION

DATE, TIME AND PLACE OF MEETING: Thursday, October 20, 2022, 1:30 p.m., County-City Building, City Council Chambers, 555 S. 10th Street, Lincoln, NE.

MEMBERS IN ATTENDANCE: Melissa Dirr Gengler, Nancy Hove-Graul, Jim Johnson, Greg McCown, Jim McKee and Greg Newport; (Dan Worth absent).

LINCOLN BOLD REDEVELOPMENT:

DaNay Kalkowski is working on a redevelopment project. They are asking for a recommendation to the Urban Design Committee. This application will be in front of them on November 1, 2022 and on to Planning Commission the next day for the redevelopment plan amendment. One month later, they hope to have this heard at City Council. They will follow it up with a redevelopment agreement, hopefully in early 2023.

Ryan Curtis stated this project has been talked about in the Lincoln Journal Star. They wanted to update this commission on how they are programming the space since the last time they appeared. They are focusing on the lower levels and the tower itself. The mass is one thing. They also want to talk about the human experience.

Jonathan Fliege put together a small presentation. They want to tell the story they have been working on behind the scenes. What they are trying to do with this building is create an opportunity for a building that tells a story. The history was a market selling cattle. The idea is trying to blend a bold vision of emergence. The folks developing this all have roots in Lincoln. They are looking back to the history of the Haymarket and understanding how important hay and agriculture is to the state. Grass is rigid and starts to flair as it gets taller. The east base of the tower is abstracting one stem of grass. As it gets taller, it starts to fan out. Above the podium is an orthogonal line. The finials are highlighted. The face only happens on the east. This is the direction most people approach the Haymarket. It is the only organic form on the whole building. They are trying to do massing of the podium. The datum line of the podium matches about everything in the Haymarket. They are continuing to develop this. They want to expose more of the podium with a limestone material. The base at street level is a darker granite. Mullion colors will be a dark charcoal. There will be new brick on the streetscape as part of the master plan. The site slopes to the west. He pointed out the main lobby. He wanted to give a sense of where they were coming from. They don't want to create false history. They want to be respectful. They are trying to find a happy medium and blend the two ideas together. Above the ground level, there

are three stories of commercial office use. Jennifer Seacrest provided some drawings that show the streetscape.

Ryan Curtis stated they are working with the owner on their branding strategy. The name of Lincoln Park is a placeholder for now.

Jennifer Seacrest stated the building is at a crossroads. 9th Street and 'P' Street is historic and as you move about the 9th Street corridor, the City is undergoing a master planning effort. They are trying to marry the two. They would like them to come together in an elegant way. They would propose more concrete and granite pavers on the east. On the south would be a more vernacular façade for the streetscape.

Hove-Graul had a query. She appreciates modernism being brought in to blend downtown with the historic Haymarket. She noted that with modernism, you have to be careful that this building can't be pulled up and placed anywhere else. The question is, what about this building or the personal level of this building makes it distinct to be in the Haymarket? If you were going to take a building and marry it to the old and the new, then she finds the materiality and the feel needs to allow the user to transition from the Haymarket. As you come past the Old Chicago building, there is no transition, in her perspective. Form and function are very effective. She is not sold on the materiality. The massing of the limestone is so different. Fliege stated they can look at the patterning of the limestone. He thinks the openings match with the streetscape. Hove-Graul doesn't have a problem with the massing and scale, it is the materiality that gives her pause. This is a set line of different buildings. Fliege noted they were going to do a period piece for the podium. He pointed out the line between this building and the Haymarket.

Gengler stated this commission had a similar discussion last month about scale and materials. This is a tall modern tower next to a historic district. You can't change that. The pedestrian feel could be changed. That is how you will experience the building. She was wondering if it couldn't be scaled to feel more sensitive to the historic district. Perhaps the awning could be pointed down more. Landscaping could help with the feel as well. Incorporation of some protective screening with the landscape materials would make the pedestrian experience a little warmer.

Seacrest stated they will certainly look at the suggestions given today. There isn't a lot of ancillary things in the hardscape environment. She would love more planters to make this more welcoming. Gengler stated perhaps planters could be in the building, not on the sidewalk. They could be inside and visible through the store front. She believes this group is looking to see how we can marry this new modern design that sits next to the historic Haymarket district. Perhaps this could be done with some of the smaller accessory features on a pedestrian scale. She believes that tilting the awning down and making it darker would help.

Hove-Graul stated that when you walk the streets of Chicago and approach Wacker Drive with the skyscrapers, you never feel like you have exited one zone and gone into another. There is something about the streetscape that is sensitive to the human scale. She worries we aren't quite there yet. It is about the integrity of the historic feel. Fliege noted these ideas were always the intent.

Gengler noted it can be particularly challenging with the two different streetscapes. 9th Street is very different from 'P' Street. She understands there are challenges.

Curtis pondered if this would feel differently if the gray stone material was red brick or painted black, with the same massing and openings. Hove-Graul is trying to figure out how to make this building work for just this corner. This is a unique location. This is a representation of the new development that is happening in Lincoln. She doesn't know if a red color or awning tilted down would work or not.

McCown understands this is an incredibly hard challenge to blend these. He is having trouble seeing a large building with limestone. He likes the brick because he sees it in the Haymarket. With the flat limestone, it seems like the applicant is keeping it at arm's length. Red brick is more familiar.

Gengler wondered if you can achieve that with the tone. It could be a warm tone. The foundation of a neighboring building affects how this looks. Sometimes a shift to a warmer tone could make a difference. Fliege stated they are having discussions about color as well. Gengler wondered about a warmer tone as well. Fliege showed some samples. It is wall stone from Kansas. The detailing and patterning can also set up a design as well. Hove-Graul believes it could transition on the way up. Fliege wasn't thinking of splitting this horizontally. Perhaps it is the podium that is a natural division. He stated they will continue to develop and enhance their design.

Newport stated that part of what he struggles with is the podium and the massing. He doesn't have a lot of issues with the east façade. The south façade has some issues with the layers. Fliege stated they have gone back and forth in their design meetings. They looked at perhaps glazing the first bay and the rest is masonry. This is a commercial office floor. It would be great to have natural light. They have taken some cues to the way the punched openings work in the Haymarket. Newport commented it may help to answer some questions about how this relates to the area. If you look at the entrance to the Haymarket from this corner, the overall massing is an impact on the area with regard to environment, sunlight and wind. Shadowing is another consideration. Fliege believes that would be another reason for a continuous canopy. In Chicago, the wind hits the building and comes racing down. That is part of the reason to have something there. As far as the glazing side of things, as the Haymarket drops in elevation to the west, you won't see a lot of this. Curtis added they have looked at materials on other buildings in the neighborhood.

McCown noted that above the podium, the pillaring goes up easily 20 to 25 feet. It feels very stark to him. The brighter white really stands out. Fliege noted the way the concrete columns are being shown are due to limitations in the computer program. They will be clad in something.

Curtis stated this area will look very different in the span of a few years.

There was a discussion regarding newer buildings in the immediate vicinity of the Haymarket area.

Fliege stated this is being refined as they go in response to what they are hearing.

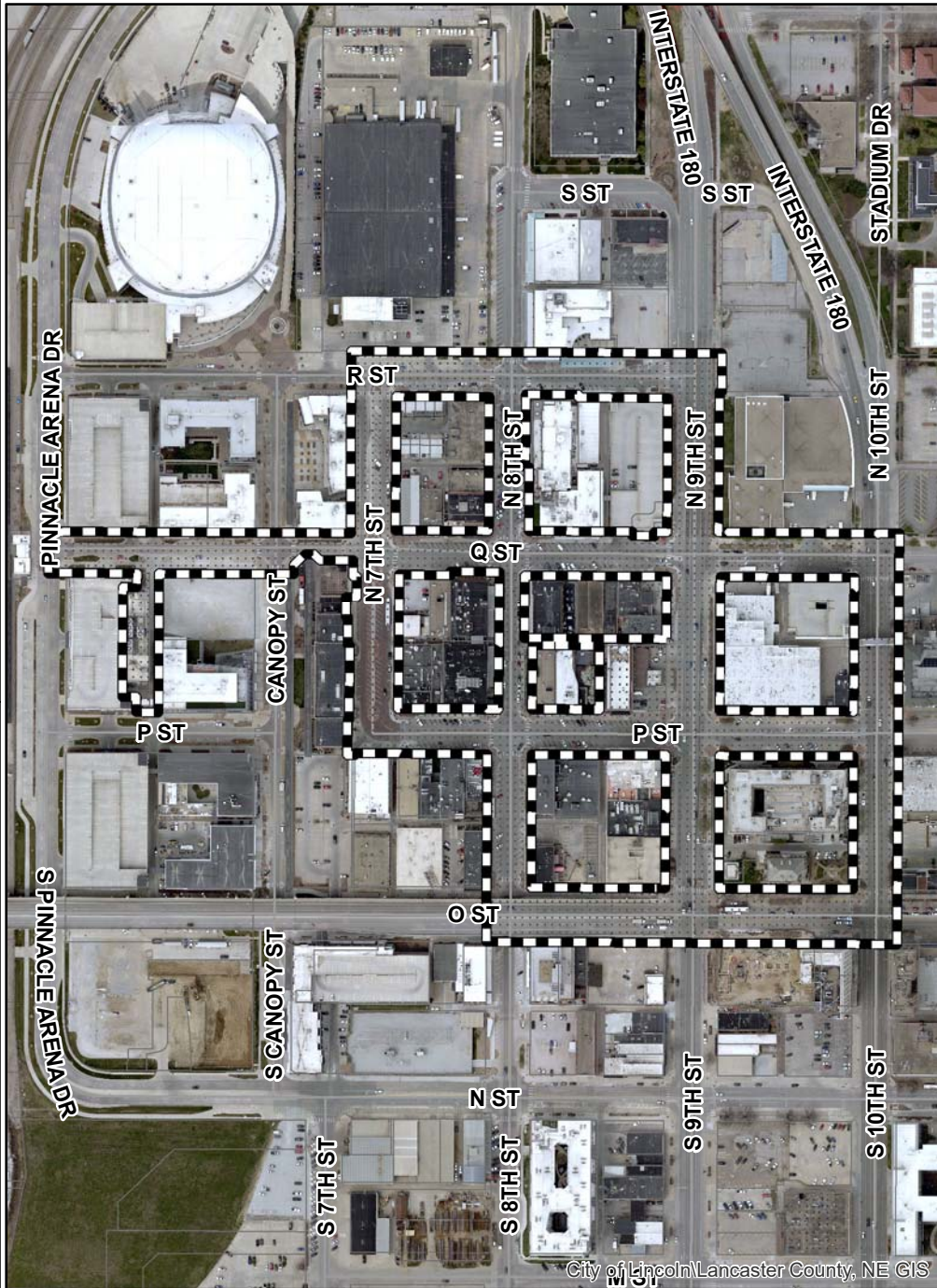
Hove-Graul appreciates the investment in the community.

McCown stated it is nice to hear that the Commission's opinions are being taken to heart. He appreciates a working relationship. The cooperation means a lot to him.

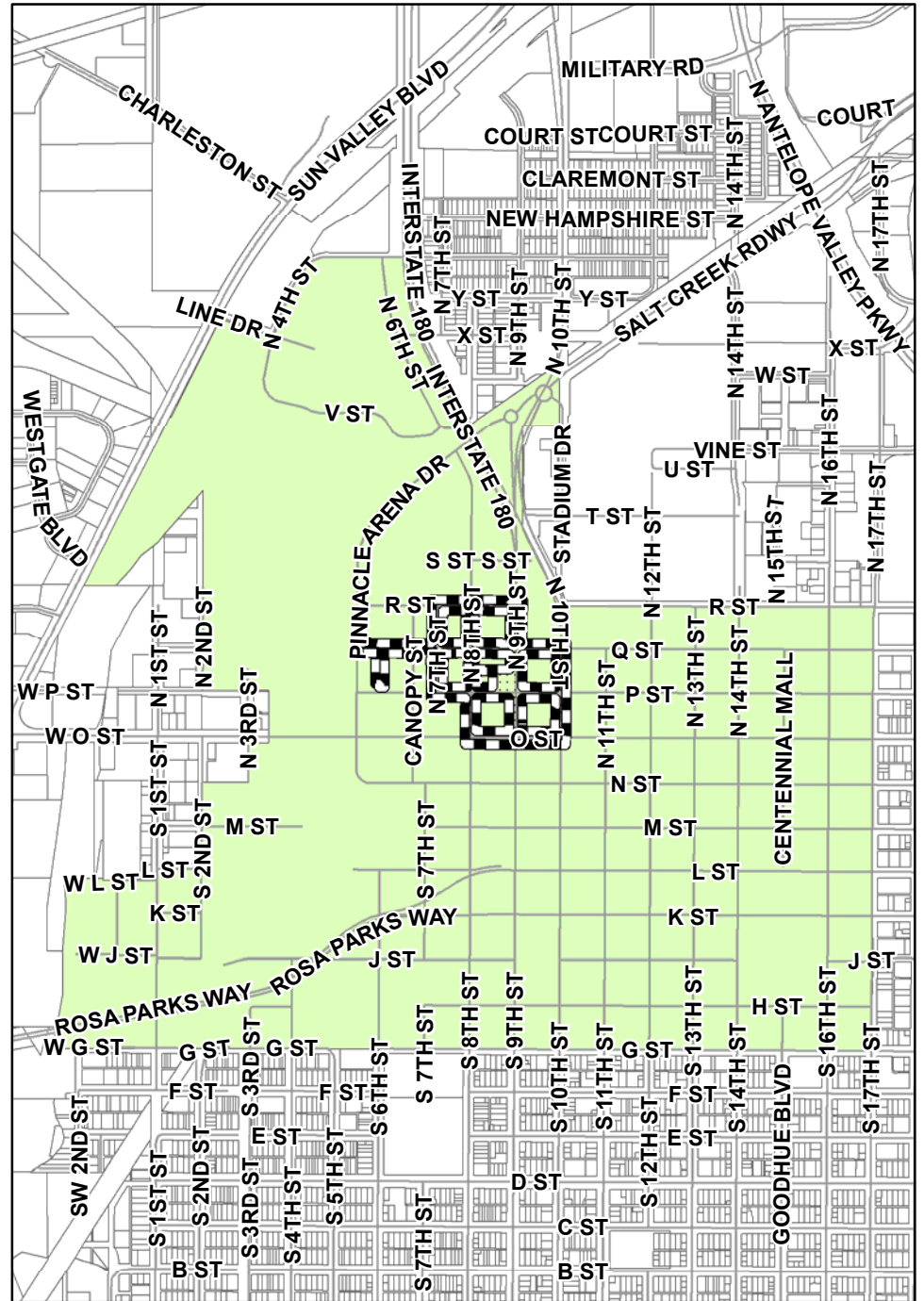
Hallie Salem appreciates the dialogue and guidance. She noted the timeline. She wanted to make sure she knows minutes will be passed along. She doesn't know if revisions can be made to the plans between now and when the Urban Design Committee meets on November 1, 2022. Moving forward, Urban Design Committee will be the final word. They wanted to make sure the advice of this commission is translated appropriately to Urban Design Committee. If they were to move forward with schematic designs in the redevelopment agreement, those schematic designs could be done in December. This would give a level of guidance that can be given to Urban Design Committee so they can take it and run with it. It feels to her that this commission has given the guidance they want to give. Gengler and Hove-Graul agreed. Gengler added this is an interesting building in a challenging location. She believes the challenges have been met.

Newport thinks the Urban Design Committee will have some of the same concerns and advice that was voiced by this commission. He believes if the applicant can make sense from everything today, his biggest concern is improving the scale of the pedestrian experience and the south façade. He believes they need refined.

McCown thanked the applicant for coming forward.



City of Lincoln/Lancaster County, NE GIS



Comprehensive Plan Conformance #22022
Lincoln Bold Redevelopment Project
Lincoln Center Redevelopment Area



AMENDMENT TO THE LINCOLN CENTER REDEVELOPMENT PLAN

Lincoln Bold Redevelopment Project

Project Description

The Lincoln Bold Redevelopment Project (the “Project”) proposes the redevelopment of the service station located at 205 N. 9th Street (northwest corner of N. 9th and P Streets) in Downtown Lincoln and more particularly described as follows: Lots A, B, C, D and E, County Clerk’s Subdivision of Lot 12 and the East ½ of Lot 11, Block 33, Original Plat of the City of Lincoln, Lancaster County, Nebraska (the “Project Site”). The Project Area includes the Project Site, as well as the future air rights above the adjacent building to the west, above Lot 10, E1/2 & W1/2 LOT 11, Block 33, Original Plat of the City of Lincoln, Lancaster County, Nebraska, and rights of way and public property surrounding the project site. The Project Area is depicted on the map, below.

The Project involves the demolition of the service station building, and the construction of a twenty-two story 230,000 square foot mixed-use building on the Project Site. The new, twenty-two story structure will meet the desire for density and a mix of uses including owner occupied and rental housing, and commercial use. The building will include approximately 36,000 square feet of Class “A” commercial office space located on the second through fifth floors. Floors seven through fifteen will consist of approximately 70 studio, one and two-bedroom apartments; floors sixteen through twenty-one will consist of approximately 33 one-, two-, and three-bedroom condominium units. The basement, sixth floor, and twenty-second floor will contain amenity space.

The Project is intended to enhance Downtown Lincoln as a dynamic, regional, mixed-use center. The Project abuts the Historic Haymarket District and is located

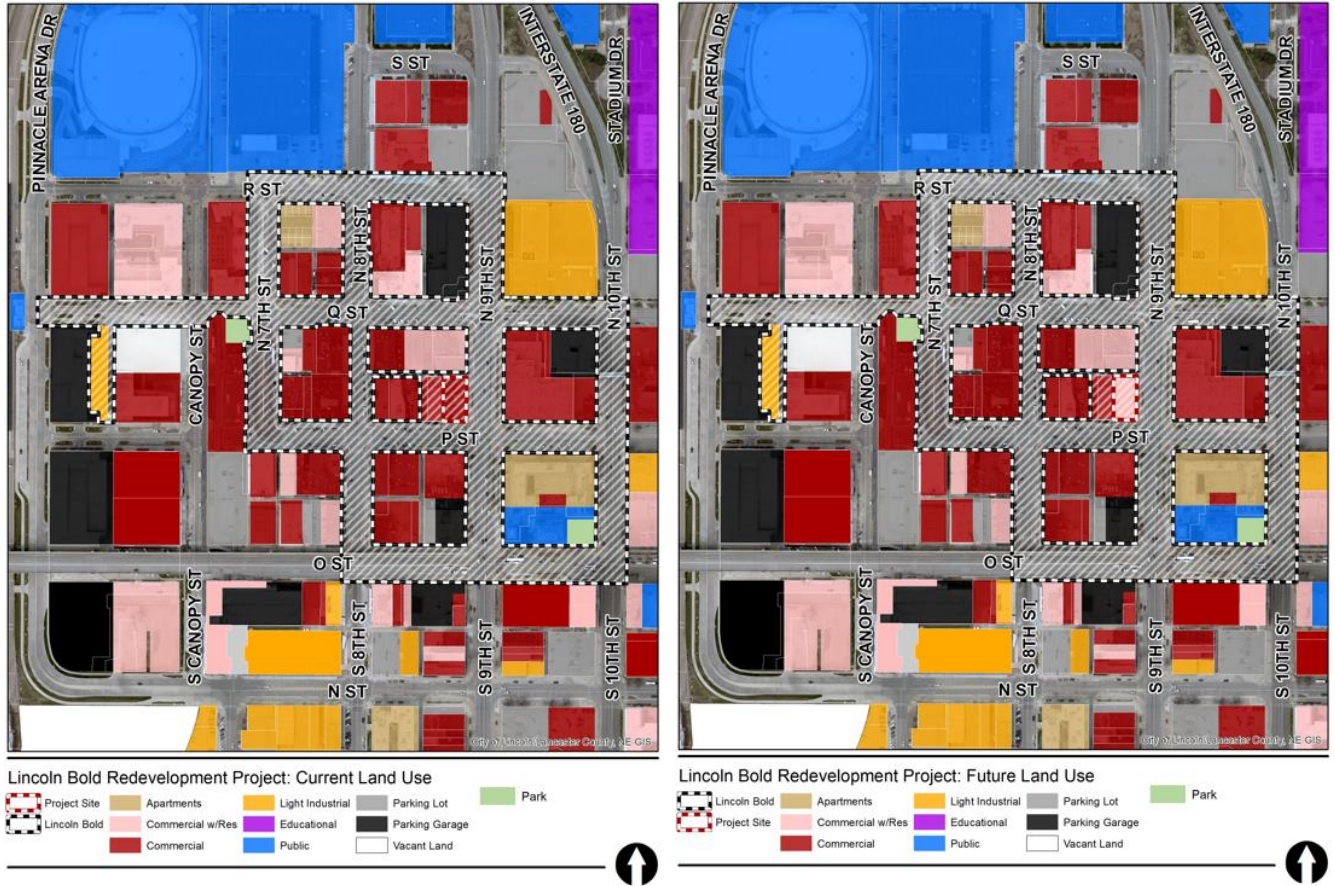


Lincoln Bold Redevelopment Project: Project Area

 Lincoln Bold  Project Site



along the P Street entryway into the District. The Project is intended to provide a vibrant, attractive, and inviting gateway into the Historic Haymarket District. The Project will accomplish these goals by aesthetically paying tribute to the historic nature of the Haymarket District on the street level, then emerging from the historic pedestal of the building will be a modern tower attracting those who will continue to cultivate the innovative and entrepreneurial spirit of the Haymarket District.



The current use of the project site is commercial, and future use will be commercial with residential. The Project Site is flanked on the south by a sixteen-story hotel, on the west by commercial retail and office uses, and on the north by residential and commercial uses. A thirteen-story residential building has been approved for the former Journal Star property east of the Project Site. The acquisition and subdivision of the air rights located above the commercial property to the west are required for building code requirements to permit windows on the west façade of the building. See the current and future land use maps, above.

The Project Site is located in the “B-4” Lincoln Center Business zoning district. The B-4 Lincoln Center Business District provides for business, retail, and other uses, and is designed to encourage the Lincoln Center Business District to remain the dominant multi-



Lincoln Bold Redevelopment Project: Zoning

Lincoln Bold Project Site Zoning

use center and key focal point of business, social, and cultural activity in the City of Lincoln. The land surrounding the Project Site is exclusively zoned B-4 Lincoln Center Business District as well.

The Project is consistent with the Lincoln Center Redevelopment Plan, which encourages development of mixed-use projects that attract and maintain commercial activity and residential developments in the Lincoln Center Redevelopment Area. Further, the Project is expected to be consistent with the Lincoln Center Redevelopment Plan’s goal of encouraging development that is consistent and complementary to existing land uses, architectural styles, and building materials found in Downtown Lincoln. The street level façade of the building will be complementary of the building materials used in other structures in the vicinity.

The Project is also consistent with PlanForward, the Lincoln-Lancaster County 2050 Comprehensive Plan. In particular, the Project supports PlanForward Element 2: Infill and Redevelopment by utilizing underdeveloped commercial land in Downtown and providing the opportunity for high-density mixed-use development, and Policy 5: Downtown which calls for continuing to make Greater Downtown a major focus for mixed-use, reuse, infill, and redevelopment.

The Project is consistent with the 2018 Lincoln Downtown Master Plan as well which encourages the reuse or redevelopment of vacant or underutilized spaces as opportunities arise. The Master Plan also supports the creation of housing at higher densities at diverse price points and encourages increasing Downtown residential density to drive improvements to retail, restaurants, and to create a more vibrant Downtown. The Project also supports the goal of bridging the connection between Haymarket and Central Downtown through enhancements at priority intersections and further supporting pedestrian travel through the entryways improvements to slow traffic and define spaces for pedestrians.

Redevelopment of the Project Site into a mixed-use building incorporating residential and commercial uses is also consistent with the 2050 Lincoln Area Future Land Use Plan.

The Project represents a significant private investment in the Lincoln Center Redevelopment Area. Publicly funded redevelopment activities may include: site acquisition, site preparation and grading, demolition, environmental remediation, streetscape and public area improvements, utility improvements, energy efficiency enhancements, DEC aid to construction, façade enhancements, and other public improvements in the Lincoln Center Redevelopment Area.

Statutory Elements

Property Acquisition, Demolition, and Disposal: The City does not intend to acquire property, nor would the City use eminent domain if the City did acquire property for this project. The proposed redeveloper currently controls the Project Site, as well as the air rights located above the property to the west. The Project will require demolition of the existing service station. The building will be vacant at the time of acquisition; no relocation of individuals or businesses will be required for the Project. Should relocation assistance be required, all relocation requirements will be followed, as outlined in the Lincoln Center Redevelopment Plan, and TIF funds will be used to relocate businesses.

Population Density: The Project consists of the construction of approximately 103 studio, one-, two-, and three-bedroom residential condominium and apartment units, and 36,000 square feet of commercial office space. The moderate increase in population density in the Lincoln Center Redevelopment Area that is expected to occur upon completion of the Project is consistent with the objectives set forth in the Lincoln Center Redevelopment Plan.

Land Coverage: The Project will increase land coverage on the Project Site as the building will be built to the four existing property lines. The Project consists of demolition of the existing service station located on the Project Site and construction of a new twenty-two story mixed-use building in its place. The footprint of the new building will exceed that of the existing building and will be built to the property lines. Improvements will be made to the streetscape that will include amenities. The Project will comply with the applicable land-coverage ratios and zoning requirements of the City of Lincoln.

Public Facilities and Utilities: Public infrastructure improvements will be required to implement this project, including improvements to Lincoln Electric System transformers and/or other equipment. District Energy Corporation piping and facilities improvements may be required to support this project, as well, for heating and/or cooling. Additional improvements may be required to implement this project, including but not limited to improvements to the water, sanitary sewer, storm sewer, and rights of way including alleys and streets. As the project is further developed, the Lincoln Transportation and Utilities will work with the Developer ensure that the systems can support the additional capacity requirements of the project.

Traffic Flow, Street Layouts, and Street Grades: The Project is expected to decrease traffic flow from the current site utilization. Project traffic will be generated by residents, tenants, employees, and visitors to the commercial and residential space travelling to and from the Project Site. The Project does not include vacating any streets or alleys.

Changes to the right of way will result from this project. Vehicular access to and from the Project will come from N. 9th Street, and there will be no vehicular access to P Street or alleyway. A drop off/loading zone will be located on the Project Site and require one ingress and one egress access point. Curb cuts will be removed on P Street and vehicular access to the Project Site will be removed along the alley. The developer will work with City staff to minimize traffic impacts.

Parking: There are no parking requirements in the B-4 District. The redeveloper intends to enter into an agreement with the City of Lincoln permitting use of parking in the City's parking facilities.

Zoning, Building Code, and Ordinances: The Project Site is currently zoned B-4 Lincoln Center Business District, and the Project is a permitted use in such district. No rezoning of the Project Site will be required as part of the Project. A subdivision of the air rights located above the property to the west is required for building code requirements to permit windows on the west facade. All applicable building code requirements and ordinances will be satisfied.

Proposed Cost and Financing

The estimated total cost to implement the Project is approximately \$87,000,000, which includes up to an estimated \$23,000,000 in public financing. The project cost will be finalized as construction costs are determined. The source of the public funds for these improvements will be the tax increment generated from the private developments on the Project Site. Funding sources and uses will be negotiated and identified in the redevelopment agreement, subject to approval by the Mayor and City Council.

Public investment may assist with the costs of site acquisition, streetscape and public area enhancements, façade enhancements, and other public improvements and enhancements permitted under the Community Development Law in the Lincoln Center Redevelopment Area.

Cost Benefit Analysis

As required by Nebraska Community Development Law (Neb. Rev. Stat. §18-2113), the City has analyzed the costs and benefits of the proposed Project including:

Public Tax Revenues

At current estimates of a final assessed value of approximately \$100 million, the Project is expected to generate up to approximately \$23 million in TIF revenue for the construction of public improvements and enhancements related to the Project.

Lincoln Bold Redevelopment Project		Amount
(a) Base Value		\$500,000
(b) Estimated New Assessed Value		\$100,000,000
(c) Increment Value	= (b) – (a)	\$99,500,000
(d) Annual TIF Generated (Estimated)	= (c) x 2.0%	\$1,990,000
Funds Available	= (d) x 20 years @ 6.0% approx.	\$23,000,000

Upon completion of the Project, the assessed value of the Project Site will increase by an estimated \$99.5 million as a result of the private investment for the Project. This will result in an increase in estimated annual property tax collections during the 20-year TIF period of approximately \$1,990,000 per year which will be available to finance the costs of construction of the public improvements and enhancements related to the Project. The public investment of an estimated \$23 million will leverage approximately \$64 million in private sector financing, or nearly \$3 for every TIF dollar spent. The TIF funds shall be subject to further adjustment as project costs are defined.

The City will forgo approximately 15.95 percent of these annual collections or approximately \$317,405 per year up to 20 years to support the Project. The tax increment gained from this Project Area would not be available for use as City general tax revenues over that time, but be used toward bond repayment. After the 20-year period or the debt has been retired, the increase in annual taxes paid will be split among the taxing jurisdictions according to the tax levy.

Public Infrastructure and Community Public Service Needs Impacts

It is not anticipated that the Project will have an adverse impact on existing public infrastructure. In fact, the Project involves the capture of the incremental tax revenues for streetscape and public area enhancements, among other public infrastructure improvements in the Lincoln Center Redevelopment Area. The Project is not expected to have an adverse impact on City services, but instead will generate additional revenue providing support for those services.

Employment within the Redevelopment Project Area

The Project is not expected to have an adverse impact on employers and employees of firms locating or expanding within the boundaries of the area of the Project. It is anticipated that the three floors of office space will bring approximately 160 new employees to the Project Site. Further, the construction of approximately 103 residential condominium and apartment units as part of the Project will create expanded housing opportunities for employers and employees of firms locating or expanding within the Lincoln Center Redevelopment Area. Due the proximity of the Project Site to the West Haymarket, the Project is expected to create new housing opportunities for young professionals, business executives and established business owners.

Employment in the City outside the Redevelopment Project Area

The Project is not expected to adversely affect employment in the City outside the Lincoln Center Redevelopment Area. Instead, the removal of blight and substandard conditions from the Project Site and the Lincoln Center Redevelopment Area is anticipated to enhance downtown Lincoln as a dynamic, regional, mixed-use center. As a result, it is anticipated that the Project will attract further commercial, retail, and residential development, which will both create and support additional jobs in the Lincoln Center Redevelopment Area, on the University of Nebraska campus, and in the City of Lincoln as a whole. The Project should increase the need for services and products and related employment from existing businesses in and around the Lincoln Center Redevelopment Area.

Impacts on the Student Populations of School Districts within the City

The Project is not expected to have a substantial impact on the student population of Lincoln Public Schools. The Project includes construction of approximately 103 residential condominium and apartment units. If 10 to 20 percent of the units have school-age children, the impact of 10 to 30 children is of minimal impact on a district with a student population of just under 42,000 students.

Other Impacts

The Project is expected to have a positive impact on private sector businesses in the Haymarket and Lincoln Center Redevelopment Area and will attract additional private investment in and around the Lincoln Center Redevelopment Area.

While the use of tax increment financing will defer receipt of a majority of the incremental ad valorem real property taxes generated by the Project for up to 20 years, there will be additional revenue generated by the Project from, for example, sales taxes generated by the residents of the Project, who will purchase goods and services in downtown Lincoln. Upon completion of the 20-year TIF period, the Project will benefit the community through higher property tax revenue.

Finding of Need for TIF:

Section 18-2116 of the Act requires the City Council to make the following findings before authorizing the use of TIF:

- the Project and plan as proposed would not be economically feasible without the use of TIF; and,
- the Project as proposed would not occur in the Redevelopment Area without the use of TIF.

Redeveloper believes that the private and public improvements proposed in this plan amendment would not occur “but for” the utilization of TIF in the Redevelopment Area. It would not be economically feasible for Redeveloper to construct the Project improvements without TIF. The existing site conditions constitute a barrier to development that Redeveloper cannot adequately remedy without the use of TIF.

Project Schedule and Implementation

Following the approval of the Plan Amendment, the following steps will occur in the implementation of the project:

- The City will negotiate a redevelopment agreement with Redeveloper and submit said redevelopment agreement to City Council for approval.
- Following agreement approval, the City may issue and sell Community Improvement Financing bonds or notes to fund the public improvements related to the project.
- The City will review construction drawings of public and private improvements for conformance with the Redevelopment Agreement.
- Redeveloper will competitively bid TIF-funded public improvements according to City standards, as needed and with assistance from the City's Purchasing Department.
- Redeveloper will construct the private and public improvements and enhancements.
- Redeveloper will submit required documentation on TIF eligible and approved public improvements and enhancements, as described in the Redevelopment Agreement.
- The City will use the TIF funds divided and collected from property tax payments to reimburse Redeveloper after the City receives the increment.

October 5, 2022

Andrew Thierolf, AICP
Lincoln Lancaster County Planning Department
City / County Building
555 S 10th Street
Lincoln, NE 68508

Dear Andrew:

Please find the Lincoln Bold Redevelopment Project Amendment to the Lincoln Redevelopment Plan attached.

Once submitted through Project Dox, please forward the proposed amendment to the Planning Commission for their consideration of its consistency with the Comprehensive Plan at the November 2, 2022 public hearing. We request that the amendment also be scheduled at City Council for introduction on November 21, 2022 and public hearing on December 5, 2022.

If you have any questions about the plan amendment or schedule, please contact me at 402.441.7866 or hsalem@lincoln.ne.gov.

Best Regards,



Hallie Salem
Redevelopment Manager

LINCOLN/LANCASTER COUNTY PLANNING COMMISSION STAFF REPORT

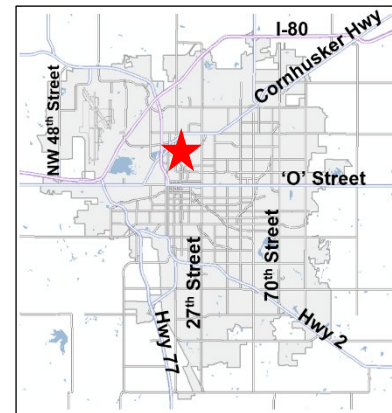
FROM THE LINCOLN/LANCASTER COUNTY PLANNING DEPARTMENT, 555 S. 10TH STREET, SUITE 213, LINCOLN, NE 68508

APPLICATION NUMBER Comprehensive Plan Conformance #22021	FINAL ACTION? No	DEVELOPER/OWNER SOFO Housing, LLC
PLANNING COMMISSION HEARING DATE November 2, 2022	RELATED APPLICATIONS None	PROPERTY ADDRESS/LOCATION Generally located at the southeast corner of South Folsom Street and West Pioneers Boulevard

RECOMMENDATION: IN CONFORMANCE WITH THE COMPREHENSIVE PLAN

BRIEF SUMMARY OF REQUEST

Review as to conformance with the 2050 Lincoln-Lancaster County Comprehensive Plan, a proposed amendment to the South Folsom Redevelopment Plan. The amendment will update the “sub-phases” within the previously identified Phase One of the plan. The plan encompasses 53.51 acres of land comprised of existing farmland and the Hope Community Church and designates three separate areas for phased development with the plan boundary. Redevelopment activities in the Plan are focused on eliminating the existing blight conditions through redevelopment of the site with affordable housing options. The plan is associated with the recently approved Foxtail Meadows Planned Unit Development (PUD), which includes a mix of residential and neighborhood commercial uses



JUSTIFICATION FOR RECOMMENDATION

The project is consistent with the Comprehensive Plan as it will promote economic growth, remove blighted condition, and provide new affordable housing opportunities through encouragement of mixed-use development with varying residential dwelling sizes and options. The approved Foxtail Meadows PUD will allow up to 650 residential units, with 170 of the dwelling units intended for Low Income Housing Tax Credits (LIHTC), along with additional units designated for affordable rental housing. The PUD also allows for 15,000 square feet of commercial with a neighborhood green space.

APPLICATION CONTACT

Wynn Hjermstad, (402) 441-8211 or whjermstad@lincoln.ne.gov

STAFF CONTACT

Ben Callahan, (402) 441-6360 or bcallahan@lincoln.ne.gov

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

The project is consistent with the goals in the Comprehensive Plan; specifically, this area is designated as future Urban Residential on the Future Land Use Map. Urban residential designation allows for residential uses with varying densities, and it is appropriate to have more than fifteen dwellings per acre. This project is also consistent with goals related to the development of affordable housing within the city limits.

COMPREHENSIVE PLAN SPECIFICATIONS:

Introduction Section: Growth Framework

[Figure GF.b: 2050](#) - This site is shown as future Urban Residential on the 2050 Future Land Use Plan.

The Community in 2050

The following assumptions provide the framework for growth in the 2050 plan.

Lancaster County is projected to add approximately 53,000 households by 2050, with 48,000 of those new households in Lincoln (roughly 1,600 new households per year).

New growth areas will have an average gross residential density of 4.0 du/acre.

The population age 65 and above is projected to increase from 45,600 (14.2 percent of total) in 2020 to 74,900 (17 percent of total) in 2050.

Goals Section

G1: Safe, Affordable, and Accessible Housing. Lincoln and Lancaster County will support the development of safe, affordable, and accessible quality housing that meets the diverse needs of the community. PlanForward understands the ongoing need for affordable housing and supports development of 5,000 affordable units by the year 2030.

G2: Complete Neighborhoods. Lincoln and Lancaster County will support complete neighborhoods within both developing and redeveloping areas of Lincoln. A complete neighborhood is one where residents are able to get the goods and services to meet daily needs within 15 minutes of their residence including a variety of housing options, grocery stores and other commercial services, quality public schools, public open spaces and recreational facilities, affordable active transportation options, and civic amenities. Housing variety should include townhomes, senior living facilities, low/no maintenance condominiums, accessory dwelling units, multi-family development, and even small lot single-family.

G3: High-Quality Workforce. Lincoln and Lancaster County will strive to remove barriers to economic stability and mobility in the community by supporting a skilled and educated workforce that is able to adapt to economic, technological, and cultural changes. A high-quality workforce benefits the entire community because it attracts quality employers and entrepreneurs, which helps to grow our population and tax base and facilitates quality of life investments across a variety of sectors, and it ensures that Lincoln and Lancaster County are well-positioned to compete in tomorrow's economy.

G4: Economic Opportunity. Lincoln and Lancaster County will have high-quality jobs in an economic environment that supports business creation, innovation, and expansion. Quality-of-life attributes, such as diverse and accessible housing, good shopping, restaurants and entertainment, quality schools and healthcare, a sense of safety, and amenities such as parks and trails are important to ensuring that skilled individuals want to remain or relocate to our community.

Policies Section

P1: Housing Affordability - Make available a safe residential dwelling for all residents.

Action Steps

1. Implement the housing and neighborhood strategies as embodied in the Affordable Housing Coordinated

Action Plan, City of Lincoln Consolidated and Annual Action Plans and subsequent housing and neighborhood plans. These plans provide the core for affordable housing and neighborhood preservation actions for public and private agencies.

2. Distribute and preserve affordable housing throughout the community to be near job opportunities and public transit and to provide housing choices within existing and developing neighborhoods.
3. Encourage public/private partnerships with housing entities such as Lincoln Housing Authority, Affordable Housing Initiatives, Habitat for Humanity, and NeighborWorks Lincoln.
4. Provide for more education of the public about affordable housing and code enforcement.
5. Promote the preservation, maintenance and renovation of existing housing and neighborhoods throughout the city, with special emphasis on low and moderate income neighborhoods.
6. Preserve the existing affordable housing stock, increase the supply of affordable owner and renter units, and add more variety in housing types.

P3: Developing Neighborhoods - Accommodate and encourage growth that aligns with PlanForward's growth scenario and provides a mix of housing options with convenient access to parks, schools, shopping, jobs, and other community resources.

Action Steps

1. Provide for an adequate supply of land and timely infrastructure improvements that meet the demands of growth.
2. Structure incentives to encourage higher densities to make greater use of the community's infrastructure.
3. Encourage new development to achieve densities greater than five dwelling units per gross acre by zoning at least 20% of residentially zoned land in developing areas to allow greater than five dwelling units per acre by right.
4. Develop new design standards or zoning tools that encourage density, optimize infrastructure costs, and help lower the overall cost of property development.
5. Implement elements of Complete Neighborhoods for Developing Areas.
6. Develop and utilize a measurement tool to evaluate neighborhoods in terms of how well they achieve PlanForward's goals for design, sustainability, and Complete Neighborhoods goals.
7. Encourage public and private investment in neighborhood infrastructure and services to support economic diversity that improves the quality of life for all residents.
8. Include housing for a variety of incomes and households throughout the community that is integrated into neighborhoods and provides appropriate transitions, scale, and context.
9. Promote mixed-income neighborhoods.
10. Preserve areas designated for multi-family, and group living housing in approved plans to support a distributed choice in affordable housing.
11. Support addition of higher density development in existing multi-family development.
14. Promote neighborhood and community design that supports healthy and active lifestyles, such as the benefits of street trees.
16. Encourage a variety of housing types including townhomes, senior living facilities, low/no maintenance condominiums, accessory dwelling units, multi-family development, and small lot single-family units.

ANALYSIS

1. This is an amendment to the South Folsom Redevelopment Plan that identifies the updated sub-phase areas within the associated and approved Foxtail Meadows Planned Unit Development. The redevelopment area is located at the southeast corner of South Folsom Street and West Pioneers Boulevard. The plan boundary includes the Foxtail Meadows PUD which spans from West Pioneers Boulevard south to the Optimist Athletic Complex, and between South Folsom Street and U.S. Highway 77. Currently the 53.5-acre plan area consists of farmland, the existing Hope Community Church, and adjacent right-of-way. This amends CPC22012 approved in August of 2022 by modifying the size and unit size for the affordable housing areas previously identified and adding an additional "Sub-Phase 1d" within Phase One.

2. The amended redevelopment plan now includes four separate sub-phase areas for Phase 1:
 - a. Sub-Phase 1a: Consists of 131 units of multifamily and townhome dwellings expected to be financed using a 4% Low Income Housing Tax Credits (LIHTC) bond execution and restricted to families with incomes below 60% Area Median Income.
 - b. Sub-Phase 1b: Includes up to 35 townhome dwellings expected to be financed using a 9% LIHTC execution and restricted to families with incomes below 60% Area Median Income.
 - c. Sub-Phase 1c: Comprised of up to 21 small lot single family detached units to be financed using an award of Nebraska Affordable Housing Trust Funds and conventional financing.
 - d. Sub-Phase 1d: This additional sub-phase is comprised of 53 single family attached and detached dwelling units, available to tenants with some targeted to be residents earning no more than 120% of are median income.
3. The goal of the project is to provide new and affordable housing options in the southwest area of the city with development of both mixed-use residential and commercial space as part of the redevelopment plan. The approved PUD will allow for single family, two-family, and multifamily residential uses, along with a maximum of 15,000 square feet of commercial floor area. The Plan details the PUD area being separated into three separate areas that will develop in three future phases. The project will make positive contributions to the continued removal of blight and substandard conditions in the redevelopment area, while adding additional affordable housing options within Lincoln.
4. The total construction and development costs for the proposed South Folsom Redevelopment Project are estimated to be \$100 million. The final project costs will be determined at the conclusion of the completed project design. The public investment is approximately \$9.25 million. These public investments will leverage the private investments of \$38,500,000. This will result in an estimated range of \$10,000,000 in Tax Increment Financing (TIF) over 15 years to help fund public improvements. Thus, for every City TIF dollar invested, there will be \$4.16 of private investment.
5. The project is consistent with goals in the Comprehensive Plan by encouraging development within the area designated as future urban residential. The project proposes the addition of residential uses at a density compatible with the designated future land use and proposes options for affordable housing within the city limits.
6. The Foxtail Meadows PUD recently had the site layout, along with grading and drainage plans approved administratively. The final plat for the site is currently under review.

EXISTING ZONING: R-4, Planned Unit Development (PUD)

EXISTING LAND USES: Hope Community Church and vacant farm ground

SURROUNDING LAND USE AND ZONING:

North: R-3 Residential	Single-family residential
South: AG Agriculture	Optimist athletic fields
East: AG Agriculture	Hwy 77, Farm ground
West: AG Agriculture	YMCA athletic fields, farm ground

APPLICATION HISTORY

- August 2022 Comprehensive Plan Conformance 22012 for the South Folsom Redevelopment plan was approved by City Council.
- February 2022 Miscellaneous #21014 for the South Folsom Redevelopment Area Blight & Substandard Determination Study was approved by the City Council.
- March 2022 Annexation #21011 & Change of Zone #21055 for Foxtail Meadows Planned Unit Development was approved by the City Council. This annexed approximately 61 acres, with 47 acres changed from AG, Agriculture to R-4, PUD.

APPROXIMATE LAND AREA: 53.51 acres

Prepared by

Ben Callahan, Planner
(402) 441- or bcallahan@lincoln.ne.gov

Date: November 2, 2022

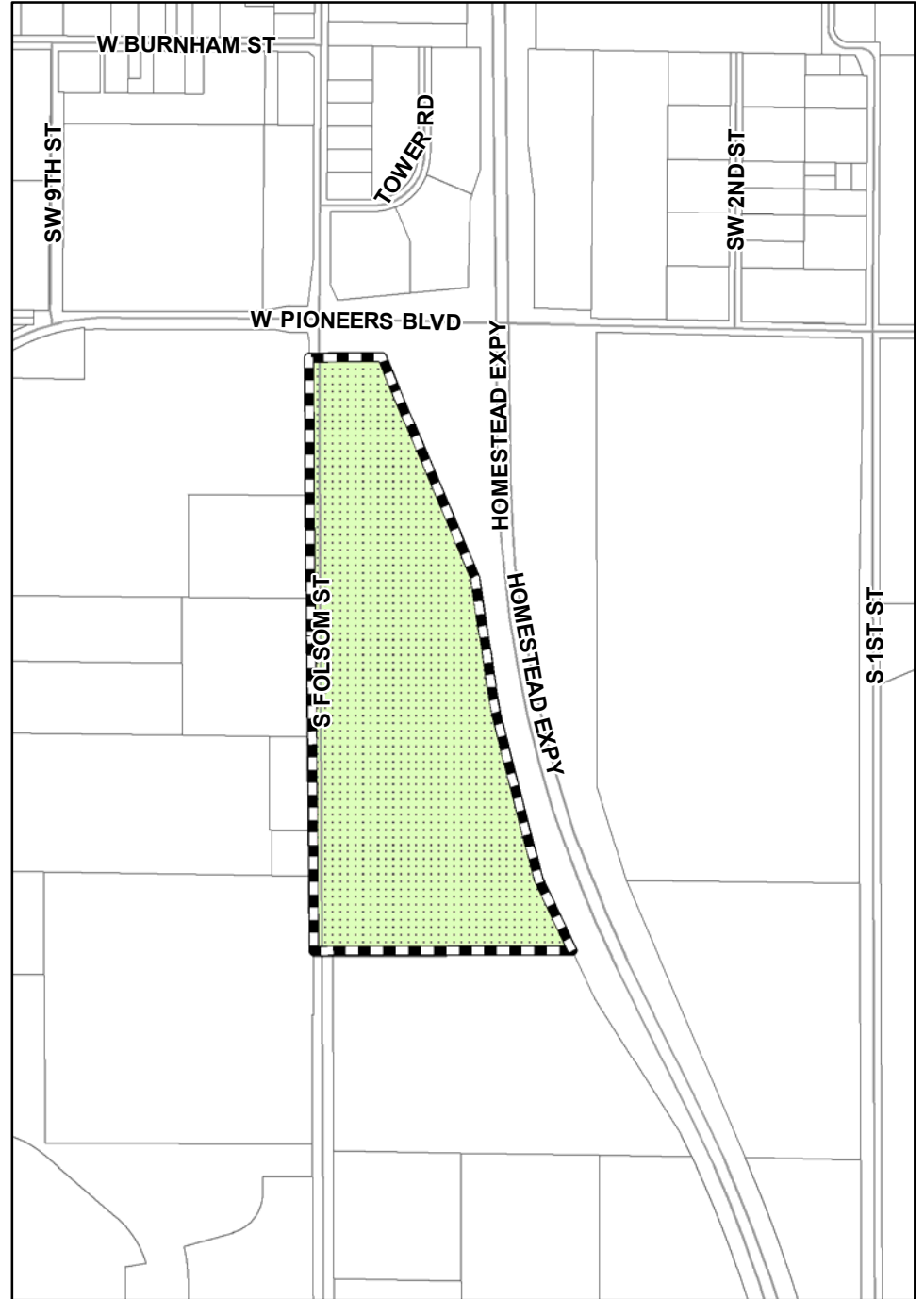
Applicant: Urban Development Department
 City of Lincoln
 555 S. 10th Street, Suite 205
 Lincoln, NE 68508

Contact: Wynn Hjermstad
 (402) 441-8211 or whjermstad@lincoln.ne.gov

<https://linclanc.sharepoint.com/sites/PlanningDept-DevReview/Shared Documents/DevReview/CPC/22000/CPC22021 South Folsom Redevelopment Plan Amend.bmc.docx>



City of Lincoln/Lancaster County, NE GIS



Comprehensive Plan Conformance #22021
South Folsom Redevelopment Plan
First Amendment to South Folsom Redevelopment Plan

2020 aerial



FIRST AMENDMENT TO SOUTH FOLSOM REDEVELOPMENT PLAN

This First Amendment to South Folsom Redevelopment Plan (“First Amendment”) is presented to modify the sub-phases of the Phase One Project, Foxtail Meadows, of the South Folsom Redevelopment Plan approved by the City Council of the City of Lincoln, Nebraska on August 8, 2022 via Resolution No. A-93473. The South Folsom Redevelopment Plan is a guide for redevelopment activities within the Redevelopment Area located on the east side of South Folsom Street, Southwest Pioneers Boulevard in Lincoln, Nebraska. The Redevelopment Area contains approximately 41 acres comprised of Lots 48 and 65, Irregular Tracts, in the east half of Section 10, Township 9 North, Range 6 East of the 6th P.M., Lancaster County, Nebraska.

A. PHASED PLAN WITH SUB-PHASES DELINEATED

The sub-phases will likely be developed over a period of time as each sub-phase is absorbed by the market and occupied by affordable housing tenants and owners. The precise timing of each sub-phase will be governed by a series of Redevelopment Agreements which will apply to a given sub-phase or combination of sub-phases such that each sub-phase or sub-phases will have an independent Effective Date under the applicable Redevelopment Agreement or amendment. The Redevelopment Agreement will govern the division period for the capture of the incremental taxes for purposes of paying for the eligible public improvements with tax increment financing.

Currently, the phasing plan for the Phase One Project is intended to cover the first four (4) sub-phases summarized as follows:

1. Sub-Phase 1A: This sub-phase shall be comprised of one hundred thirty one (131) dwelling units of multi-family and townhome dwellings to be financed with a tax exempt bond issue coupled with four percent (4%) low-income housing tax credits and are restricted to families with incomes at or below sixty percent (60%) of area median income. This project has received an allocation of private activity tax exempt bonds to finance the project.
2. Sub-Phase 1B: This sub-phase includes up to thirty five (35) townhome dwelling units to be financed with nine percent (9%) low-income housing tax credits and restricted to families with incomes at or below sixty percent (60%) of area median income.
3. Sub-Phase 1C: This sub-phase is being restructured from the original plan to consist of up to twenty one (21) small lot single family dwelling units to be financed with an award of Nebraska Affordable Housing Trust Funds and conventional financing.

4. Sub-Phase 1D: This new sub-phase is added to the Phase One Project and will be comprised of fifty three (53) single family attached and detached dwelling units which shall be made available to tenants, some of which will be targeted to be residents earning no more than one hundred twenty percent (120%) of area median income.

Phase One will be comprised of approximately two hundred forty (240) dwelling units broken into sub-phases 1A, 1B, 1C, and 1D.

B. COST-BENEFIT ANALYSIS

The Redevelopment Plan for Foxtail Meadows includes a Cost-Benefit Analysis for Sub-Phase 1A and Sub-Phase 1B which shall remain as originally proposed with the exception that the amount of tax increment financing authorized for Sub-Phase 1B shall be increased from Five Hundred Thirty Four Thousand Five Hundred Seventy Seven (\$534,577.00) to the sum of Six Hundred Seventy Thousand and No/100 Dollars (\$670,000.00). The size and dwelling unit type for Phase 1B has been adjusted which requires an adjustment to the tax increment financing sum. The Cost-Benefit Analysis for Sub-Phase 1B as revised is:

1. Sub-Phase 1B – Foxtail Meadows:

Sub-Phase 1B – Foxtail Meadows		Amount
(a)	Base Value:	\$120,000
(b)	Estimated New Assessed Value:	\$3,500,000
(c)	Incremental Value = (b) – (a):	\$3,380,000
(d)	Annual TIF Generated (Estimated) = (c) x Tax Levy of 2.012986:	\$68,275
Funds Available = (d) x 14 yrs at 5% interest):		\$670,000

The Cost-Benefit Analyses for the restructured Sub-Phase 1C and the newly added Sub-Phase 1D are as follows:

2. Sub-Phase 1C – Foxtail Meadows:

Sub-Phase 1C – Foxtail Meadows		Amount
(a)	Base Value:	\$200,000
(b)	Estimated New Assessed Value:	\$6,825,000
(c)	Incremental Value = (b) – (a):	\$6,625,000
(d)	Annual TIF Generated (Estimated) = (c) x Tax Levy of 2.012986:	\$133,825
Funds Available = (d) x 14 yrs at 5% interest):		\$1,325,000

3. Sub-Phase 1D – Foxtail Meadows Fourth Redevelopment Project:

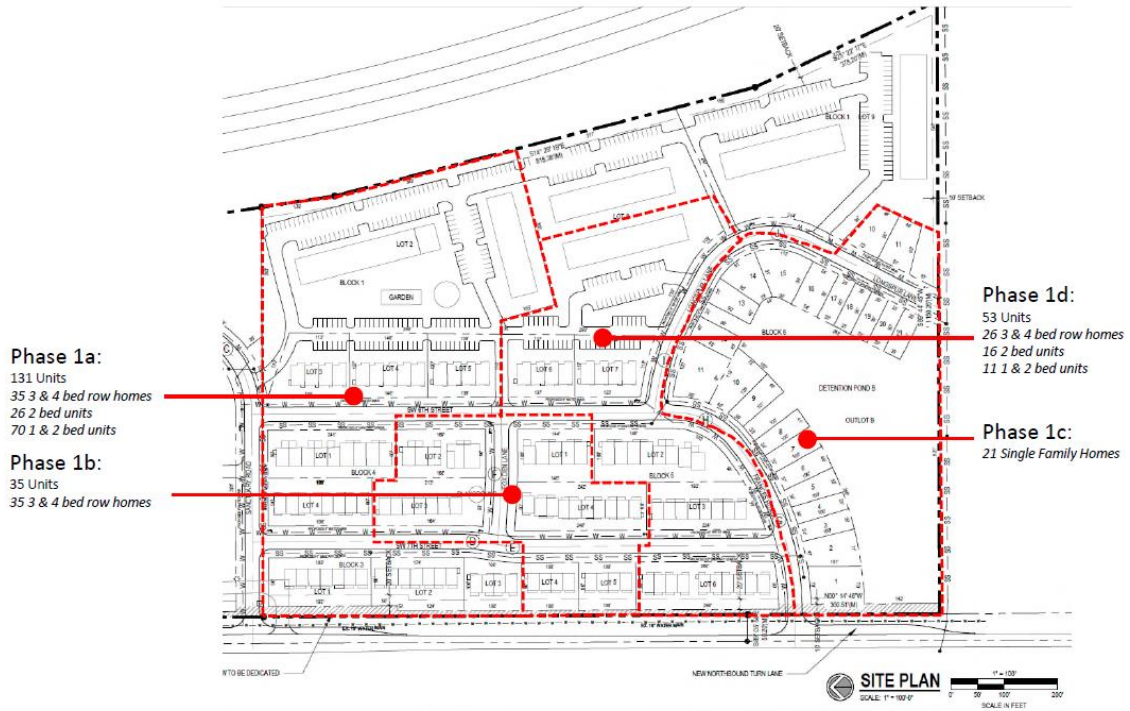
Sub-Phase 1D – Foxtail Meadows Fourth		Amount
(a)	Base Value:	\$120,000
(b)	Estimated New Assessed Value:	\$9,275,000
(c)	Incremental Value = (b) – (a):	\$9,155,000
(d)	Annual TIF Generated (Estimated) = (c) x Tax Levy of 2.012986:	\$185,000
Funds Available = (d) x 14 yrs at 5% interest):		\$1,825,000

The Urban Development Department believes that the private and public improvements proposed in this Plan, as modified by this First Amendment would not occur “but for” the utilization of tax increment financing in the Plan area. It would not be economically feasible for the Redeveloper to construct the Projects without tax increment financing because the existing site conditions are a burden to development that cannot be remedied without the use of tax increment financing, and the rents are below market rents which do not support the development. Housing at price points intended for work force and low-income occupants cannot be built without community collaboration, cooperation, and participation.

The other impacts which are required to be analyzed pursuant to the Nebraska Community Development Law under the Foxtail Meadows Redevelopment Plan remain applicable to the Plan as modified by this First Amendment.

SITE PLAN

Includes Sub-Phases 1A, 1B, 1C, and 1D



Phase 1a:

131 Units
35 3 & 4 bed row homes
26 2 bed units
70 1 & 2 bed units

Phase 1b:

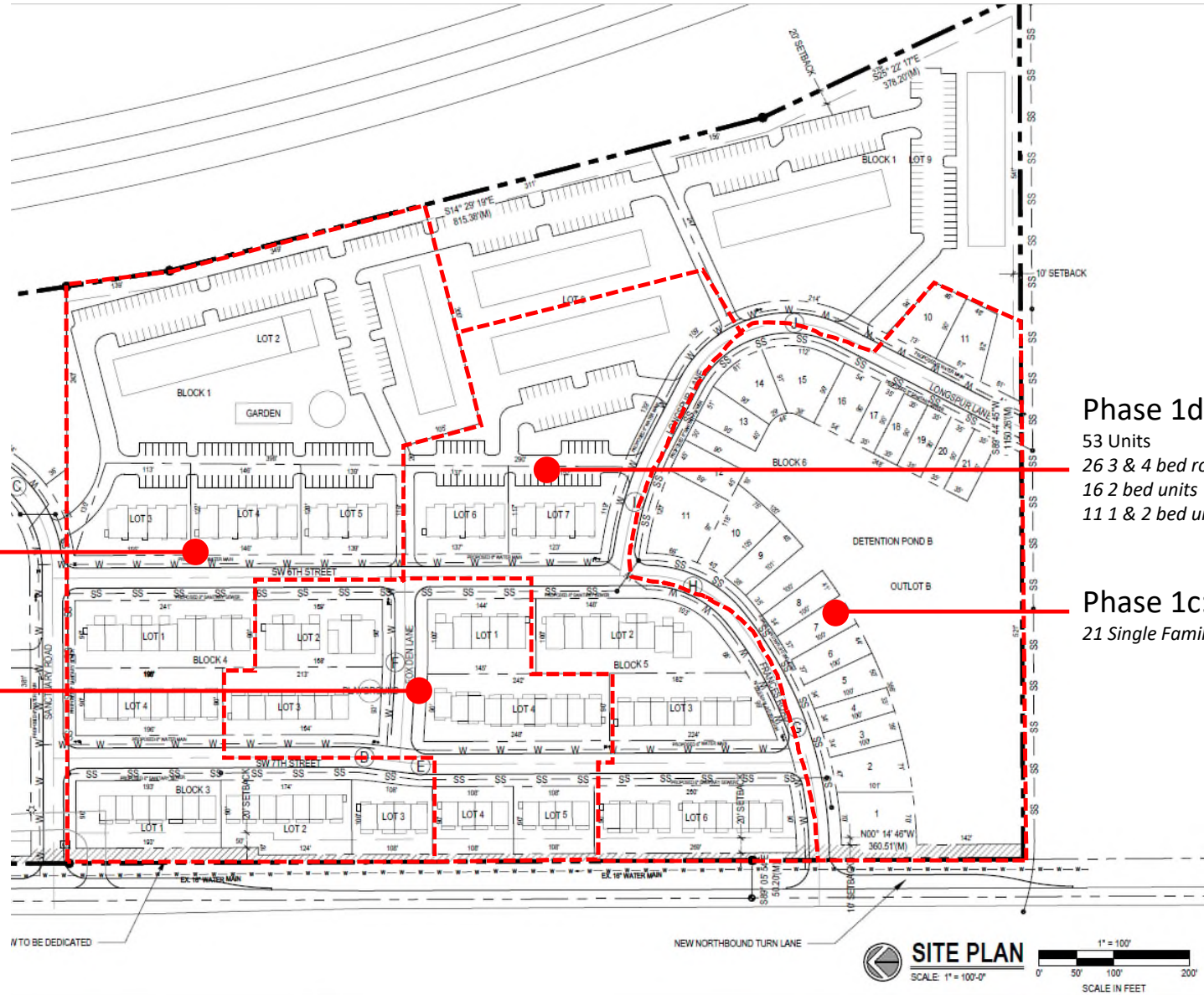
35 Units
35 3 & 4 bed row homes

Phase 1d:

53 Units
26 3 & 4 bed row homes
16 2 bed units
11 1 & 2 bed units

Phase 1c:

21 Single Family Homes



October 5, 2022

David Cary, Director
City of Lincoln-Lancaster County Planning Department
555 S. 10th
Lincoln, NE 68508

Dear David:

Enclosed is the First Amendment to the *South Folsom Redevelopment Plan*. The original Redevelopment Plan was approved by the Lincoln City Council on August 8, 2022 via Resolution No. A-93473. The Amendment modifies the sub-phases in the Foxtail Meadows Redevelopment Projects by adjusting the size and type (number of bedrooms) of the 35 affordable townhomes in Sub Phase 1B, restructuring Sub Phase 1C from 29 small lot affordable single family detached units to 21 affordable units, and adding a new Sub Phase 1D including 53 attached and detached rental units with a mix of affordable and workforce housing. The amendment results in a net increase of 45 housing units for a total of 240, up from 195 units, and a corresponding increase in Tax Increment Financing (TIF) of \$635,428, from the original estimate of \$4,258,863 to \$4,894,286. The original Sub Phase 1A is unchanged at 131 affordable multi-family and townhouse housing units.

Please forward the Plan to the Planning Commission for their earliest consideration for Comprehensive Plan conformance. My understanding is that the Plan Amendment should be on the November 2, 2022 agenda.

If you have questions or need additional information, please contact me at whjermstad@lincoln.ne.gov. Thank you.

Sincerely,

Wynn S. Hjermstad

Wynn S. Hjermstad, AICP
Community Development Manager

Cc: Dan Marvin, Director, Urban Development Department

enc.



LINCOLN/LANCASTER COUNTY PLANNING COMMISSION STAFF REPORT

FROM THE LINCOLN/LANCASTER COUNTY PLANNING DEPARTMENT, 555 S. 10TH STREET, SUITE 213, LINCOLN, NE 68508

APPLICATION NUMBER Text Amendment #22008	FINAL ACTION? No
PLANNING COMMISSION HEARING DATE November 2, 2022	RELATED APPLICATIONS None

RECOMMENDATION: APPROVAL

BRIEF SUMMARY OF REQUEST

The proposed application is to amend LMC Chapter 27.63 for both 27.63.075 Academies, Private Schools, Community Colleges, Colleges, or other Post-Secondary Education Facilities and 27.63.080 Health Care Facilities; Non Residential to allow an increase in height above the underlying zoning district to be requested. Currently there is no alternative within the LMC for the related special permits to exceed the underlying zoning height limit.

JUSTIFICATION FOR RECOMMENDATION

The proposed text amendment allows for uses under special permits for both non-residential health care facilities and academies, private schools, community colleges, colleges, or other post-secondary education facilities to request an increase in the permitted height. This text provides flexibility with existing uses allowed by the associated special permits for future expansion and construction on academic and medical campuses.

STAFF CONTACT

Ben Callahan, Planner
402-441-6360 or
bcallahan@lincoln.ne.gov

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

This proposed text is in conformance with the Comprehensive Plan by allowing flexibility with infill development and allowing more flexibility for multi-story construction to limit land use and building footprint size within private college and medical campuses.

KEY QUOTES FROM THE 2050 COMPREHENSIVE PLAN

Policies Section

P12: Economic Growth - Promote and foster appropriate, balanced, and focused future economic growth that maintains the quality of life of the community.

Action Steps

- 6. Explore additional opportunities for streamlining the zoning and building permitting processes.

P8: Infill and Redevelopment - Encourage infill and redevelopment in appropriate locations throughout the community in order to meet the assumption for 25% of all new dwelling units being infill.

Action Steps

- 4. Provide a mechanism for adjustments in older zoning districts to lot area, height, setbacks, and parking standards, similar to the provisions already available for newer districts.

P43: Health Care Access - Encourage health care service facilities to meet the demand of the community's growth and need based on changing demographics.

Action Steps

6. Hospitals should plan on using parking garages and multi-story construction in order to maximize the land.

ANALYSIS

1. This text amendment is to amend LMC 27.63.075 and 27.63.080 to allow the maximum height to be increased for uses under special permits for both non-residential healthcare facilities and academies, private schools, community colleges, colleges, or other post-secondary education facilities. Currently, there is no flexibility allowing adjustments to the height within the special permit and requiring the use to follow the underlying zoning district.
2. The review of this text amendment began with an inquiry on the allowed height within the Union College campus and future building layout on campus. Currently Union College and Nebraska Wesleyan University are examples of private colleges operating under 27.63.075 which allows for private schools and colleges. Both campuses are allowed by special permit but are required to follow the underlying R-6, Residential zoning regulations for future development. This text amendment would provide flexibility to apply for an amendment to the associated special permits and allow for an increase to the maximum height. Currently LMC 27.72.110(e) provides exceptions for when the height requirement can be increased for private schools but does not extend this provision to private colleges. In 2016, Nebraska Wesleyan University received approval for the height increase through an amendment to the special permit based on the pre-existing permit and the height of existing buildings that were already constructed on campus. After review with the recent request for Union College, it was noted that a text amendment would be beneficial to clarify the authority to grant a height increase.
3. The amendment would also provide this provision to 27.63.080(b) to allow non-residential healthcare facilities to amend the special permit and increase the allowed height. Similar to special permits for private colleges, non-residential healthcare facilities are required to follow the height allowed with the underlying zoning district with no flexibility for increase. As an example, St. Elizabeth Hospital is zoned R-1 and allowed by special permit. This limits future campus development to meet the 35' R-1 height limit for future building permits. Similar to Nebraska Wesleyan University, Bryan Medical Center East received approval for an amendment to the special permit in 2016 to allow a new building to exceed the height limit. This allowance is not clearly stated as an option within 27.63.080, but prior approval was granted based on the existing height within the medical campus and use allowed by a special permit. By adding this amendment, the provision to exceed the height requirement will be clarified for non-residential healthcare facilities.
4. This text amendment is being initiated by the Planning Department, as the option for adjustment to the maximum height for both special permit uses is justified by allowing greater flexibility with the future growth and layout of the associated campuses and facilities. In prior amendments, increases in height have already been approved for both private college and non-residential healthcare facilities by amending the special permits with the idea that many of the campuses had building exceed the height already, along with the intended use within the special permit. This text amendment will address this option and clearly state the provision as to how this is allowed.
5. The proposed text amendment aligns with the Comprehensive Plan by providing flexibility for infill development related to educational and healthcare facilities while encouraging multi-story construction to maximize land use and building footprint. The amendment to 27.63.080 will change the height and lot modification approving body from the City Council to the Planning Commission for non-residential healthcare facilities, similar to the current approval process by the Planning Commission for special permits such as Outdoor Recreational Facilities, Dwelling for Members of a Religious Order, Mobile Home Courts, Elderly and Retirement Housing and expansion of a nonconforming use.

Prepared by

Ben Callahan, Planner

Date: October 20, 2022

Applicant: Lincoln-Lancaster County Planning Department

555 S. 10th Street, Suite 213
Lincoln, NE 68508
(402) 441-7491

Contact: Ben Callahan
(402) 441-6360 or bcallahan@lincoln.ne.gov

<https://linclanc.sharepoint.com/sites/PlanningDept-DevReview/Shared Documents/DevReview/TX/22000/TX22008 Special Permit Height.bmc.docx>

Title 27 Amendments

Chapter 27.63 Special Permits

27.63.075 Academies, Private Schools, Community Colleges, Colleges, or Other Post-Secondary Education Facilities.

- a. Academies, community colleges, colleges, or other post-secondary education facilities when not otherwise permitted in the district, may be allowed by special permit in the AG, AGR, R-1, R-2, R-3, R-4, R-5, R-6, R-7, R-8, R-T, O-2, O-3, I-1 or I-3 zoning districts.
- b. The application for a special permit for an academy shall be accompanied by the following information:
 1. Number of students, time separation between classes, number of staff members on the largest shift, and limitations on hours and classes to minimize the number of persons on site at any one time.
 2. A physical description of the facility and a site plan drawn to scale that includes, but is not limited to, the location and arrangement of parking spaces, the traffic circulation pattern, loading and unloading area, and entrances/exits to such academy. The parking and the loading and unloading area for such academy must comply with the provisions of Chapter 27.67 of the Lincoln Municipal Code.
- c. The height requirement of the district may be adjusted by the Planning Commission to provide flexibility in the placement of buildings provided there will be no significant adverse effect on existing or reasonably anticipated future uses in the surrounding area.
- d. If the proposed facility is located in an industrial district, the applicant shall submit information on the storage and use of hazardous chemicals in the vicinity, evacuation plans, and internal air quality control to the Health Department for its review and recommendation. (Ord. 19827 §14; February 25, 2013: prior Ord. 19733 §31; June 25, 2012: Ord. 19109 §3; July 28, 2008: Ord. 16909 §3; December 18, 1995: Ord. 16854 §43; August 14, 1995: Ord. 15368 §19; December 18, 1989).

27.63.080 Health Care Facilities; Non-Residential.

Non-residential health care facilities may be allowed by special permit in the R-1, R-2, R-3, R-4, R-5, R-6, R-7, R-8, O-1, O-2, O-3, R-T, B-1, B-2, B-3, B-5, H-2, H-3, H-4, or I-3 zoning districts under the following conditions:

- a. Parking. Parking shall be in conformance with Chapter 27.67; additional parking requirements may be imposed. Traffic may be required to be discharged into a major street as designated in the Comprehensive Plan, or into a classified collector. No parking shall be permitted in required front or side yards; all parking shall be screened.
- b. ~~Yard and area~~ Height and Lot regulations.
 1. Buildings shall not occupy over thirty-five percent of the total land area covered by the special permit.
 2. Yards abutting a nonresidential district shall be the same as those required in said abutting district.
 3. Any yard abutting a residential district or located wholly or partially in a residential district shall be the greater of ten feet or that required in the said abutting district, plus an additional one foot setback for each one foot of height shall be provided between the yard line and the wall nearest the yard line for that portion of the building exceeding twenty feet in height.
 4. Required front and side yards shall be landscaped.
 5. The ~~City Council~~ Planning Commission may increase or decrease these requirements with consideration given to both facilities and adjacent environment.
- c. The height requirement of the district may be adjusted by the Planning Commission to provide flexibility in the placement of buildings provided there will be no significant adverse effect on existing or reasonably anticipated future uses in the surrounding area.
- d. The proposed non-residential healthcare facility shall conform to all applicable state and federal requirements.
- e. Such facilities should be located on major streets. (Ord. 19733 §31; June 25, 2012: prior Ord. 18687 §26; March 20, 2006; Ord. 15491 §1; March 19, 1990: Ord. 14035 §2; January 21, 1985: Ord. 13768 §3; February 21, 1984: Ord. 13053 §1; November 24, 1980: Ord. 12571 §311; May 8, 1979).

LINCOLN/LANCASTER COUNTY PLANNING COMMISSION STAFF REPORT

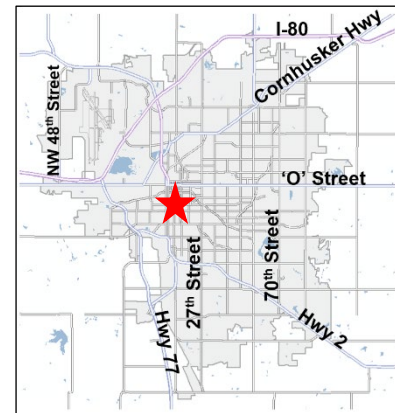
FROM THE LINCOLN/LANCASTER COUNTY PLANNING DEPARTMENT, 555 S. 10TH STREET, SUITE 213, LINCOLN, NE 68508

APPLICATION NUMBER Change of Zone #22032	FINAL ACTION? No	OWNER City of Lincoln
PLANNING COMMISSION HEARING DATE November 2, 2022	RELATED APPLICATIONS None	PROPERTY ADDRESS/LOCATION 440 S. 8th Street

RECOMMENDATION: APPROVAL

BRIEF SUMMARY OF REQUEST

This is a request for a change of zone from Public to Public with landmark overlay. Landmark designation provides oversight to changes to historic properties. The K Street Power Plant, constructed in 1931 with a 1949 addition, is eligible for listing in the National Register of Historic Places. As detailed in the attached Landmark Application, the former power plant is an important representation of the history of electric power generation in the City of Lincoln, and to most of eastern Nebraska and western Iowa. The building is also important to the history of architecture in Nebraska, first as an exemplary example of industrial architecture, and second as a fine example of 1930's modernism in America. This style characterized electric power architecture of the 1930s and 1940s.



JUSTIFICATION FOR RECOMMENDATION

The property is significant for the reasons stated above. A Landmark designation provides additional protection and supports continued maintenance of the property, consistent with LMC27.57 (Historic Preservation District).

APPLICATION CONTACT

Adam Winkler, (608) 258-5580 or
ajw@alexandercompany.com

STAFF CONTACT

Stephanie Rouse, (402) 441-6373 or
srouse@lincoln.ne.gov

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

The Comprehensive Plan recommends designation of a wide range of the community's historic places and utilization of incentives to encourage their preservation.

WAIVERS

None

KEY QUOTES FROM THE 2050 COMPREHENSIVE PLAN

Introduction Section: Growth Framework

[Figure GF.b: 2050](#) - This site is shown as future Public & Semi Public on the 2050 Future Land Use Plan.

[Land Use Plan](#) - Areas of public or semi-public land use and/or structures that serve the general public. Only the largest facilities are shown on the land use plan. Highways and interstates are also included in this category.

Fundamentals of Growth in Lancaster County

The City of Lincoln’s present infrastructure investment should be maximized by planning for well-designed and appropriately-placed residential and commercial development in existing areas of the city with available capacity. This can be accomplished by redeveloping underutilized commercial centers into areas that include a mix of uses, and encouraging higher-density residential redevelopment in appropriate locations, including missing middle housing. New infrastructure investments to serve growth areas can be maximized by encouraging a higher density of both residential and commercial uses in these areas.

The Urban Environment

Historic preservation. Preservation and renewal of historic buildings, districts, and landscapes is encouraged. Development and redevelopment should respect historical patterns, precedents, and boundaries in towns, cities and existing neighborhoods.

The Community in 2050

The following assumptions provide the framework for growth in the 2050 plan.

Lancaster County is projected to add approximately 53,000 households by 2050, with 48,000 of those new households in Lincoln (roughly 1,600 new households per year).

25 percent of all new dwelling units in Lincoln will be infill, meaning they will be located within the existing city. This equates to roughly 12,000 infill units over the next 30 years.

Benefits of Well-Planned Growth

Continued investment within the city ensures that our existing neighborhoods and commercial areas remain vibrant and desirable locations. More “rooftops” near existing commercial areas help to support continued commercial investment.

Goals Section

G1: Safe, Affordable, and Accessible Housing. Lincoln and Lancaster County will support the development of safe, affordable, and accessible quality housing that meets the diverse needs of the community. PlanForward understands the ongoing need for affordable housing and supports development of 5,000 affordable units by the year 2030.

G2: Complete Neighborhoods. Lincoln and Lancaster County will support complete neighborhoods within both developing and redeveloping areas of Lincoln. A complete neighborhood is one where residents are able to get the goods and services to meet daily needs within 15 minutes of their residence including a variety of housing options, grocery stores and other commercial services, quality public schools, public open spaces and recreational facilities, affordable active transportation options, and civic amenities. Housing variety should include townhomes, senior living facilities, low/no maintenance condominiums, accessory dwelling units, multi-family development, and even small lot single-family.

G12: History and Culture. The community’s history and culture is discussed more in the Introduction section, and is reflected through historic buildings and sites throughout the county. These resources add to the desirable quality of life for current residents and should be protected for future generations. PlanForward encourages the continued use and maintenance of historic and cultural resources, including properties not formally designated as landmarks.

G13: Community Appearance. Lincoln and Lancaster County will have a high-quality physical environment that creates a strong sense of place and community pride. The urban and the rural landscapes of Lancaster County produce a distinctive place, offering a sense of identity to visitors and especially to residents. It is worthwhile to plan for, protect, and strengthen this character as the community grows and matures.

Elements Section

E6: Placemaking

This element describes principles and strategies intended to preserve and enhance the community's unique character – its sense of place – through preservation of cultural and historic resources and focused attention to the quality of public and private development.

All parts of PlanForward contribute to the attainment of this vision, but urban design and one of its components, historic preservation, relate most directly to guarding and enhancing the community's physical image.

The Historic Preservation Commission (HPC) works with neighborhood groups, preservation advocates, property owners, and the History Nebraska to discover, protect, and share the community's heritage. The zoning code provides protection for designated historic property and incentives for creative uses that maintain the vitality of historic places. The Commission has a key role in providing on-going guidance in the revitalization of areas such as Haymarket, residential historic districts, and Havelock Avenue.

[Figure E6.c: Historic & Capitol Environs Districts](#)

Policies Section

P2: Existing Neighborhoods - Continue our commitment to strong, diverse, and complete neighborhoods.

Action Steps

3. Encourage well-designed and appropriately placed density, including within existing apartment and group living complexes and in redeveloping commercial or industrial centers, where there is land available for additional buildings or expansions. Provide flexibility to the marketplace in siting future residential development locations. This includes appropriately placed infill in prioritized Nodes and Corridors, neighborhood edges, and underutilized commercial or industrial sites.
5. Preserve, protect and promote the character and unique features of urban neighborhoods, including their historical and architectural elements.
6. Promote the continued use of residential dwellings and all types of buildings, to maintain the character of neighborhoods and to preserve portions of our past. Building code requirements for the rehabilitation of existing buildings should protect the safety of building occupants, while recognizing the need for flexibility that comes with rehabilitating existing buildings.

P5: Downtown - Continue to make Greater Downtown a major focus for mixed-use reuse, infill, and redevelopment.

Over 1,600 dwelling units were permitted in Greater Downtown from 2011 to 2020. The Plan envisions an additional 5,000 dwelling units in this core area by 2050.

A strong downtown is important to the economic future of the community. Downtown is the main hub of employment, entertainment, government agencies and higher education.

Action Steps

1. Support development and implementation of the Downtown Master Plan, South Haymarket Neighborhood Plan, Antelope Valley Redevelopment Plan, Lincoln Center Redevelopment Plan, and South of Downtown Redevelopment & Strategic Plan.
3. Maintain the urban environment, including a mix of land uses with a major focus on residential uses, including a variety of types and affordable to diverse income levels.
4. Encourage higher density development with parking areas at the rear of buildings, below grade, or on upper floors of multi-use parking structures.

ANALYSIS

1. This is a request for designation as a Lincoln landmark of the K Street Power Plant constructed in 1931 with a 1949 addition at 9th and K Streets.
2. The K Street Power Plant is important to the history of electric power generation in the City of Lincoln, and to most of eastern Nebraska and western Iowa. Built by the Iowa-Nebraska Light & Power Company as Electric Plant

No. 3 in Lincoln, its construction marked the beginning of sophisticated and consolidated electric power generation in Nebraska. The K Street plant was the chief facility of Iowa-Nebraska. The building is also important to the history of architecture in Nebraska, first as an exemplary example of industrial architecture, and second as a fine example of 1930's modernism in America. This style characterized electric power architecture of the 1930s and 1940s.

3. The K Street Power Plant is a large rectangular structure, built of brick with an internal structure composed of steel and reinforced concrete. Formally the building is a linear extension of the front (east) façade, which features a three-part composition stepping up in height from the south to an apex on the north of six stories. This step-up arrangement reflects the former functional needs of the interior when it was a power plant which included substation and switching gears along the south, the turbine room in the center, and the boiler equipment, vertically arranged, along the north.
4. The applicant, Alexander Company, is also seeking listing for the building in the National Register of Historic Places and a draft nomination has been prepared. Alexander Company is currently working with the Urban Development Department on a bid to purchase the former power plant and renovate the building for approximately 70 apartment units available to residents with incomes meeting 60% AMI. The local and National Register designations will assist the applicant with their goal of renovating the building complex for housing.
5. The proposed preservation guidelines for the K Street Power Plant are based on the Secretary of the Interior's Standards and Guidelines for Historic Rehabilitation and are typical of the guidelines for similar historic landmarks in Lincoln.
6. The Historic Preservation Commission unanimously recommended approval of this application for landmark designation on October 20, 2022 (excerpt from meeting record attached).

CONDITIONS OF APPROVAL: NA

EXISTING LAND USE & ZONING: Offices/P Public

SURROUNDING LAND USE & ZONING

North: Offices/B-4 Lincoln Center Business District
South: Offices and Utilities/I-1 Industrial and P Public District
East: Parking garage/ B-4 Lincoln Center Business District
West: Star Tran Bus Garage/P Public District

APPROXIMATE LAND AREA: 1.48 acres

LEGAL DESCRIPTION: LINCOLN ORIGINAL, BLOCK 102, Lot 7, S10.55' & ALL LOTS 8 THRU 13 & LOTS 16 THRU 18 & LINCOLN LAND COMPANY'S SUB (OF LOTS 14 & 15) LOTS 1 THRU 7, Lincoln, Lancaster County, Nebraska.

Prepared by

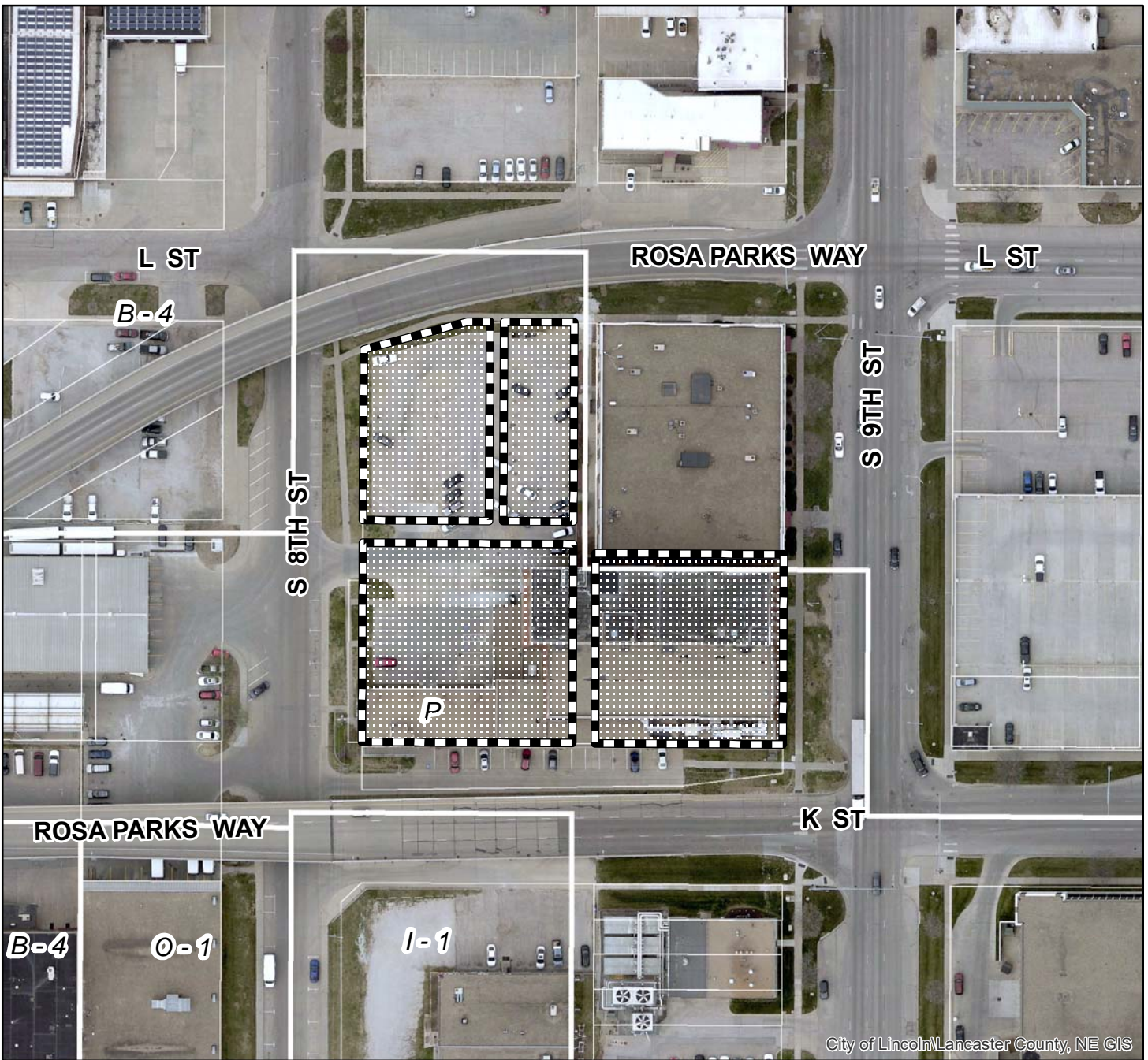
Stephanie Rouse, Planner

Date: October 20, 2022

Applicant/Contact: Adam Winkler, Alexander Company

Owner: City of Lincoln

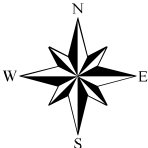
<https://linclanc.sharepoint.com/sites/PlanningDept-DevReview/Shared Documents/DevReview/CZ/22000/CZ22032 K Street Power Plant.slr.docx>



City of Lincoln/Lancaster County, NE GIS

2020 aerial

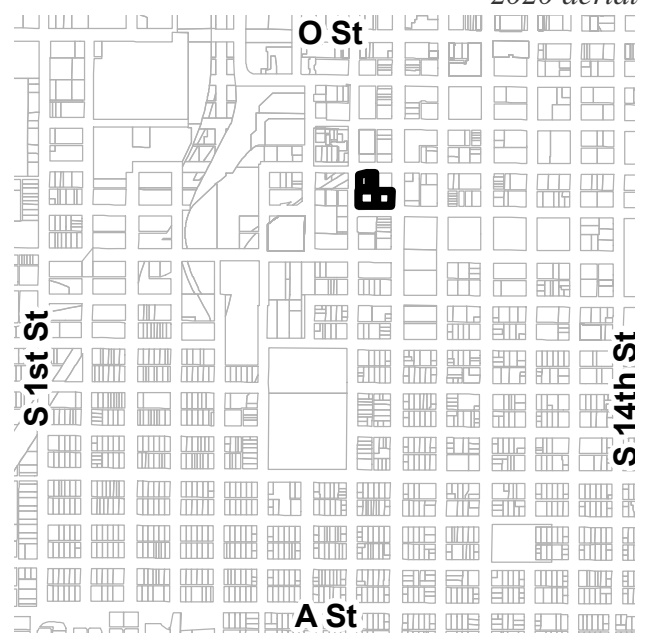
**Change of Zone #: CZ22032
K Street Power Plant Local Landmark
S 9th St & K St**



Zoning:

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential 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.26 T10N R06E



APPLICATION FOR LANDMARK OR LANDMARK DISTRICT DESIGNATION
ADDENDUM TO PETITION TO AMEND THE ZONING ORDINANCE
LINCOLN, NEBRASKA

1. NAME

Historic: K Street Power Plant
(and/or) Common:
NeHBS Site: LC13:C08-0118

2. LOCATION

Address: 425 S. 9th Street

3. CLASSIFICATION

<u>Proposed Designation</u>	<u>Category</u>	<u>Present Use</u>		
<input type="checkbox"/> Landmark District	<input type="checkbox"/> District	<input type="checkbox"/> Agriculture	<input type="checkbox"/> Industrial	<input type="checkbox"/> Religious
<input checked="" type="checkbox"/> Landmark	<input checked="" type="checkbox"/> Building(s)	<input type="checkbox"/> Commercial	<input type="checkbox"/> Military	<input type="checkbox"/> Scientific
	<input type="checkbox"/> Structure	<input type="checkbox"/> Educational	<input type="checkbox"/> Museum	<input type="checkbox"/> Transportation
	<input type="checkbox"/> Site	<input type="checkbox"/> Entertainment	<input type="checkbox"/> Park	<input type="checkbox"/> Other (vacant)
	<input type="checkbox"/> Object	<input checked="" type="checkbox"/> Government	<input type="checkbox"/> Private Residence	

4. OWNER OF PROPERTY

Name: City of Lincoln
Address: 555 S. 10th Street, Lincoln, NE 68508

5. GEOGRAPHICAL DATA

Legal Description: LINCOLN ORIGINAL, BLOCK 102, Lot 7, S10.55' & ALL LOTS 8 THRU 13 & LOTS 16 THRU 18 & LINCOLN LAND COMPANY'S SUB (OF LOTS 14 & 15) LOTS 1 THRU 7
Property ID Number: 1026218001000
Number of Acres or Square Feet: 1.48 acres (more or less)

6. REPRESENTATION IN EXISTING SURVEYS

Title: Historic & Architectural Survey of Lincoln, NE
Date: on-going State County Local
Depository for Survey Records: Lincoln/Lancaster County Planning Dept.
City: Lincoln
State: Nebraska

Is the proposed Landmark or Landmark District listed in the National Register?
 Yes, Date Listed:
 No

7. DESCRIPTION AND HISTORY

Condition
 Excellent Deteriorated Unaltered Original Site
 Good Ruins Altered Moved, Date:
 Fair Unexposed

7. DESCRIPTION AND HISTORY, CONT.

DESCRIPTION:

The K Street Power Plant is a large rectangular structure, built of brick with an internal structure composed of steel and reinforced concrete. It is situated on the block bounded on the north and south by the Rosa Parks Way bridges. To the east is southbound only traffic on 9th Street and to the west is 8th Street and the South Haymarket. The building is built to the east, south, and west property lines. A ten-foot-wide path exists between the building and the two-story brick building to the north. The surrounding environment is very urban, with some trees and wider grass boulevards, however most of the area is built out and paved.

Formally the building is a linear extension of the front (east) façade, which features a three-part composition stepping up in height from the south to an apex on the north of six stories. This step-up arrangement reflects the former functional needs of the interior when it was a power plant which included substation and switching gears along the south, the turbine room in the center, and the boiler equipment, vertically arranged, along the north. The formal arrangement is admirably suited to the building's modernistic design. All windows in the building have been replaced with vinyl in a former renovation.



East Elevation

The front (east) first floor begins with an approximately 5-foot-tall stone base. Rectangular windows with limestone sills terminate at the top of the stone base. The main entrance is on the north end of the façade, framed with a heavy limestone structure protruding from the façade about a foot with wide pilasters on either side of the double doors with transom. Narrow rectangular windows are recessed into the pilasters. Depth is created on the first floor with a pattern of protruding brick every sixth or seventh row.

The upper floors of this façade read vertically as three bays—the two-story southern end, four story middle, and six story northern end. The southern bay is simple with two narrow and tall windows and a limestone band in the cornice. The middle and northern bays are nearly identical in their design except for slight variations in details at the rooflines. The cornice of both bays is capped with limestone in a notched design. The middle bay is framed by four brick pilasters each with an intricate detail tapering at the top and a simple base, both in limestone. The two outer pilasters are separated from the two inner pilasters on each floor by a tall rectangular window. Within the two inner pilasters, three slightly wider windows with stone bases are on each level. Two smaller brick pilasters extend from the base of the second-floor windows to the top of the fourth-floor windows each with a limestone base and cap that terminates in a long limestone band spanning between the larger inner pilasters. These smaller pilasters separate the three windows within the inner pilasters.

The northern bay is a scaled-up version of this design with four instead of three windows on each floor within the two inner pilasters. Additionally, the smaller pilasters separating the windows terminate in a limestone carving and break through the limestone band over the row of windows. This band includes dentils, and the four larger pilasters end in angled caps instead of the more intricate design of the middle bay pilasters.

South Elevation

The south façade continues the detail and composition of the middle and northern bays on the east facade, but with a longer span there are sixteen bays within three construction phases. The eastern two construction periods have a similar design, carrying through the style of the two-story bay on the front (east) façade. The limestone band continues between the first and second story as well as in the cornice. Windows spaced evenly in pairs along the length of the façade on both levels, matching the fenestration pattern of the four and six story portions of the building beyond.

Originally, there were two older buildings between the 1929 portion on 9th Street and the two-story 8th Street building constructed in 1930. Those buildings were demolished in 1949 to make way for bays 6 through 11 which replicate the design of the original five bays until the last two bays where the building height drops several feet, and the windows reduce to about half the height on the second story. The first-floor pattern remains unchanged, with two roll up doors in bays 5 and 9.

This two-story building linked to the original through this addition is also brick, has a thick concrete band separating the first and second floor, and a loading bay recessed underneath the façade several feet above grade at the corner of 8th street in the last bay. Each of the bays on this building are defined by thick concrete bands spanning from the base to the horizontal band. The building has square windows with stone sills and no defined header. The first floor has two pairs in bays 13 and 15 with one per bay on the second floor. A former loading door in bay 12 was bricked in and replaced with one square window. The other loading dock in bay 14 has been reduced to a standard door. The brick enclosed elevator projects above the second floor of bay 15 a full story and has a square window with stone sill. The cornice matches the notched limestone cornice of the four and six story portions of the front (east) elevation.

West Elevation

The west façade is simple with only four pilasters on the six-story portion, four on the four story, and only the brick with concrete band between floors one and two on the two-story portion. The fenestration pattern is varied throughout the façade and the first floor is obscured by modern

entrances and loading doors. The grade change from 9th to 8th Streets is evident on this façade with the stone base extending a full story exposing the basement as a walk out.

North Elevation

The north façade is the most imposing with six stories of solid masonry spanning two-thirds of a city block. The façade reads as two parts with the eastern half carrying through the fenestration pattern and pilaster design of the front façade. The western half has the same fenestration on the sixth floor and pilaster design spanning the full height, however there are no windows on the remainder of the bay save for the western end which has staggered square windows on each floor. The grade change that slopes down from east to west also creates a larger stone base, nearly twice the height of the front façade.

HISTORY:

In August 1883, voters dedicated city right-of-way to allow for the construction of Lincoln's first street railway.¹ Work by the Durfee Bros. (Elisha B. and Harry B.) began in October 1883² for the Capital City Street Railway company.³ The first track was laid from the B. & M. Depot to the Capitol by way of the Arlington (sw cor 9th & Q) and Commercial hotels (sw cor 11th & P)⁴ and finished in December 1883. The system was expected to start generating revenue after five years, but all expenses were paid in the first year.⁵ The Capital City Street Railway Company was slow in building additional lines, causing the formation of the Lincoln Street Railway Company in February 1885.⁶

Lincoln Street Railway Company provided the first commercial generation of electricity in 1884 to power their streetcar system, with Lincoln Electric Light Co. incorporating later that year. The Lincoln Street Railway Company's 90-by-150-foot powerhouse (at about 8th and K Streets) was then using 14 tons of coal a day to turn out 80,000 watts of electricity in each of six generators, enough for their own use as well as making electric power available commercially.⁷

By 1888 the company employed 60 men in the operation of its 15 miles of road. There were 26 cars constantly in use and 160 head of horses kept in barns.⁸ M. L. Scudder of New York City purchased the railway property in 1897 for \$65,000. The Lincoln Traction Company incorporated thereafter with a capital stock of \$1,065,000. M. L. Scudder was president and William Belcher was vice president.⁹ Preparations were made at once to put the various lines of road in first class condition so that "Lincoln will have a street railway then to be proud of."¹⁰ At this time, there were three private power companies; the Lincoln Traction Company, Lincoln Gas Co., and Lincoln Gas & Electric.

¹ The Nebraska State Journal, 14 Aug 1883, P. 5

² The Nebraska State Journal, 11 Oct 1883, P. 5

³ The Nebraska State Journal, 31 Aug 1883, P. 6

⁴ The Nebraska State Journal, 3 Oct 1883, P. 8

⁵ The Nebraska State Journal, 30 Dec 1888, P. 14

⁶ The Nebraska State Journal, 20 Mar 1887, P. 13

⁷ Jim McKee, Lincoln Journal Star, *Then and now: The incredible lighting of Lincoln*, 7 Mar 2010, P. C12

⁸ The Nebraska State Journal, 30 Dec 1888, P. 14

⁹ The Lincoln Star, 30 Oct 1906, P. 27

¹⁰ Lincoln Evening Call, 18 Dec 1897, P. 1

An ordinance passed in 1900 granting the right to the Lincoln Traction Company to engage in the manufacture of electricity for public lighting, power and heating.¹¹ In 1901, rights were granted to lay steam pipes in the streets and alleys for the purpose of furnishing steam heat to private consumers.¹² The business was conducted by the Lincoln Traction company and passed under the ownership of an auxiliary corporation, the Lincoln Heat, Light & Power Company, which was incorporated in 1902 with John H. Humpe as president. Lincoln Heat, Light & Power was established “for the purpose of maintaining, owning and operating equipment necessary for the generation, storage and distribution of heat, light and power of every kind, including electric, steam, hot water and gas in the city of Lincoln.”¹³

In February 1904 the city voted to approve municipal power production through Lincoln Heat, Light & Power and build a new electric plant in conjunction with the Mockett Water Well on A Street.¹⁴ The new power plant at 29th and A Streets was completed in 1906 with the ability to produce sufficient electricity for city streetlights and pumps at the water works. The operation was delayed however because the city passed an ordinance to regulate electric rates and add a 3% tax on the private companies’ revenues. Known as the “dollar gas case,” the private concerns fought the city which pushed back by attempting to dissolve the private franchise agreement, a plan the mayor promptly vetoed. A lawsuit ensued and ultimately reached the U. S. Supreme Court, and in 1915 the city was finally able to put the A Street generators into operation.¹⁵

Controlled by out-of-state investors, Lincoln Traction Company was a target for public and private ire over disputed tax payments, fare increases, and maintenance and improvement policies. In 1905 local interests formed the competing Citizens Railway, largely to pressure the Lincoln Traction Company, which had grown to over 250 employees with lines radiating out to points like Lincoln Park, Epworth Lake Park, the Penitentiary, Lincoln Normal College, Union College, the Cemetery, the State Farm, University Place, Havelock, and the Fairgrounds.¹⁶

Lincoln Traction Company’s property, centered around 8th and K Streets, included car barns, shops, and storage yards. With this comprehensive system of electric railway, light, heat and power, an adequate and substantial power plant was a necessity.

¹¹ The Nebraska State Journal, 17 Jul 1900, P. 3

¹² The Nebraska State Journal, 17 Nov 1901, P. 3

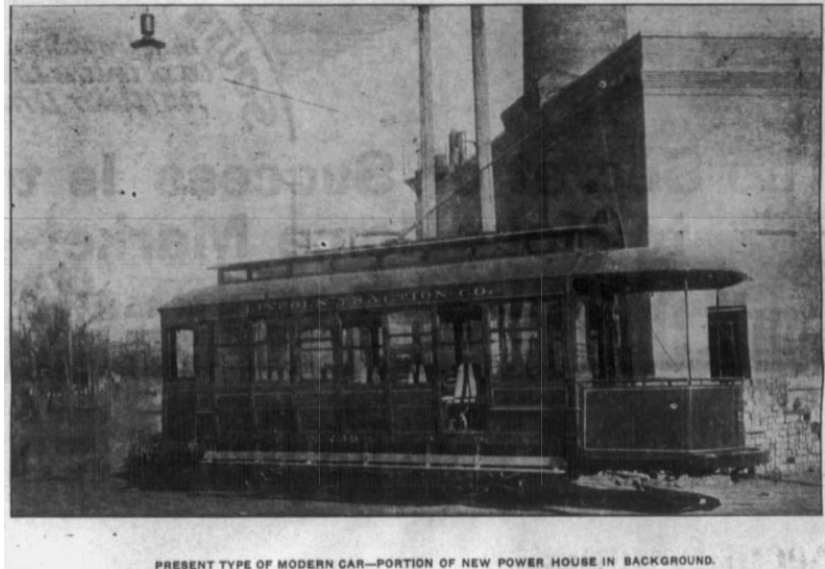
¹³ The Nebraska State Journal, 2 Jul 1902, P. 7

¹⁴ Jim McKee, Lincoln Journal Star, *Then and now: The incredible lighting of Lincoln*, 7 Mar 2010, P. C12

¹⁵ Jim McKee, Lincoln Journal Star, *Long history of 14th and O*, 16 Feb 2020, P. L3

¹⁶ The Lincoln Star, 30 Oct 1906, P. 27

In 1906, the first major power plant by Lincoln Traction Company was constructed and was touted as “the finest in any city of Lincoln’s class in the country.”¹⁷ The 160-foot by 110-foot powerhouse had generating equipment located in three separate units—electric light, electric power, and street railway—including a separate plant for each with nothing in common except the steam supply. The powerhouse contained an elaborate, 50-foot long, marble switchboard which controlled over thirty circuits, distributing current in different forms to all sections of the city. The ultimate capacity of the powerhouse was over 6,000 horsepower, designed to meet future demand for many years to come.¹⁸



The Citizens Railway tactic was successful when Lincoln Traction Company and Citizens Railway merged in 1909 (retaining the Traction name). Former Citizens directors held 6 of the 11 seats on the new board and only one of the directors was not a Lincoln man.¹⁹ The merger of 1909 was followed by a painful series of consolidations and abandonments of unprofitable lines in the early 1910s. Presumably this prosperity gave rise to the plans for the new headquarters—the Terminal Building. A separate entity, the Lincoln Terminal Company, was formed by Lincoln Traction Company directors to construct the building, with William Sharp serving as president of both companies.²⁰

By 1916, the Lincoln Traction Company owned and operated almost all the streetcars in Lincoln. According to a company advertisement, its streetcars travelled 2,617,666 miles and carried 12,222,597 passengers in the year ending June 1916.²¹

A second major power plant was completed in 1922 at the A Street site, which also produced steam as a byproduct. This steam was sold to businesses in the downtown core and delivered by an underground system of pipes. This meant that both small and large buildings did not have to build and maintain separate and often inefficient coal-fired furnaces. Even the Stuart Building utilized city-generated steam without firing up its boilers for decades.²²

In 1926, the Lincoln Public Service Company, an Iowa-based corporation, bought the electric generation branch of the Lincoln Traction Company. The following year the Lincoln Public Service

¹⁷ The Lincoln Star, 30 Oct 1906, P. 27

¹⁸ The Lincoln Star, 30 Oct 1906, P. 27

¹⁹ Terminal Building National Register Nomination

²⁰ Jim McKee, Lincoln Journal Star, *Should Lincoln have competing utilities?*, 12 Feb 2017, P. E4

²¹ Terminal Building National Register Nomination

²² Jim McKee, Lincoln Journal Star, *Should Lincoln have competing utilities?*, 12 Feb 2017, P. E4

Company (Lincoln), Nebraska Gas & Electric Company (Nebraska), the Iowa Service Company (Iowa), and the Havelock Electric Light Company (Havelock) merged to become the Iowa-Nebraska Light & Power Company.²³ Within five years this new company was furnishing most of Lincoln's electricity.



In 1930 the easternmost portion of the current power plant building at 9th and K Streets was completed by the Iowa-Nebraska Light & Power Company (see photo above). The building consisted of three main spaces ranging from 2 stories to 6 stories in height. The building was an open volume, with no upper-story floors, that housed large boiler equipment. Later that year, the westernmost portion of the building was built at the corner of 8th and K Streets. It appears that a portion of the 1906 powerhouse was retained between the two new buildings (see 1935 photo below).

²³ The Lincoln Star, 29 Sep 1927, P. 1



At the same time that the new 8th and K Street plant went online, the Nebraska Public Power was running into issues producing more electricity throughout the state than it could sell. This led to the creation of the Consumers Public Power District in 1939 to sell their excess capacity. In 1941 Consumers purchased Lincoln’s Iowa-Nebraska Public Power which led to a period when some Lincoln neighborhoods had two separate suppliers of electricity. Consumers Public Power ran an advertisement calling themselves “your own statewide electric system” and noting they were Lancaster County’s largest taxpayer.

In 1946 Lincoln mayor and attorney Lloyd Marti began pushing Consumers Public Power to sell to the city. To increase its advantage, the city built “spite lines” down alleys directly adjacent and in direct competition to Consumers’ poles. Although interest in cooperation between the utilities continued as a talking point, by 1949 Consumers Public Power furnished about 75 percent of Lincoln’s electricity. In 1949, the center portion of the K Street Power Plant (facing south) was replaced by a new building that connected the two 1930s buildings.

In 1964 as sale or merger talks continued, the Legislature passed LB633 which stated if there was more than one electricity supplier in a city, that city could become the non-publicly owned utility. To that end Consumers Public Power was transferred to the city of Lincoln becoming the Lincoln Electric System. Consumers continued to manage the company until 1974.²⁴

8. SIGNIFICANCE

<u>Period</u>	<u>Areas of Significance</u> (check and justify)
---------------	--

²⁴ Jim McKee, Lincoln Journal Star, *Should Lincoln have competing utilities?*, 12 Feb 2017, P. E4

- | | | |
|---|---|---|
| <input type="checkbox"/> Prehistoric | <input type="checkbox"/> Archeology (Prehistoric) | <input type="checkbox"/> Landscape Architecture |
| <input type="checkbox"/> 1400-1499 | <input type="checkbox"/> Archeology (Historic) | <input type="checkbox"/> Law |
| <input type="checkbox"/> 1500-1599 | <input type="checkbox"/> Agriculture | <input type="checkbox"/> Literature |
| <input type="checkbox"/> 1600-1699 | <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Military |
| <input type="checkbox"/> 1700-1799 | <input type="checkbox"/> Art | <input type="checkbox"/> Music |
| <input type="checkbox"/> 1800-1899 | <input type="checkbox"/> Commerce | <input type="checkbox"/> Philosophy |
| <input checked="" type="checkbox"/> 1900- | <input type="checkbox"/> Communications | <input type="checkbox"/> Politics/Government |
| | <input type="checkbox"/> Community Planning | <input type="checkbox"/> Religion |
| | <input type="checkbox"/> Conservation | <input type="checkbox"/> Science |
| | <input type="checkbox"/> Economics | <input type="checkbox"/> Sculpture |
| | <input type="checkbox"/> Education | <input type="checkbox"/> Social/Humanitarian |
| | <input type="checkbox"/> Engineering | <input type="checkbox"/> Theater |
| | <input type="checkbox"/> Exploration/Settlement | <input type="checkbox"/> Transportation |
| | <input checked="" type="checkbox"/> Industry | <input type="checkbox"/> Other (specify) |
| | <input type="checkbox"/> Invention | |

Specific dates: **1929-1931; 1949**

Builder/Architect:

Statement of Significance:

The K Street Power Plant is important to the industry of electric power generation in the City of Lincoln, and to most of eastern Nebraska and western Iowa. Built by the Iowa-Nebraska Light & Power Company as Electric Plant No. 3 in Lincoln, its construction marked the beginning of sophisticated and consolidated electric power generation in Nebraska. The K Street plant was the chief facility of Iowa-Nebraska.

The building is also important to the history of architecture in Nebraska, first as an exemplary example of industrial architecture, and second as a fine example of 1930's modernism in America. This style characterized electric power architecture of the 1930s and 1940s.

9. STANDARDS FOR DESIGNATION (check one(s) that apply)

- Associated with events, person, or persons who have made a significant contribution to the history, heritage, or culture of the City of Lincoln, the County of Lancaster, the State of Nebraska, or the United States;
- Represents a distinctive architectural style or innovation, or is the work of a craftsman whose individual work is significant in the development of the City of Lincoln, the County of Lancaster, the State of Nebraska, or the United States; or
- Represents archeological values in that it yields or may be likely to yield information pertaining to pre-history or history.

10. MAJOR BIBLIOGRAPHICAL REFERENCES

- Terminal Building National Register Nomination
The Lincoln Star, 29 Sep 1927.
- The Lincoln Star, 30 Oct 1906.
- Jim McKee, Lincoln Journal Star, Should Lincoln have competing utilities?, 12 Feb 2017.
- The Nebraska State Journal, 14 Aug 1883.

The Nebraska State Journal, 11 Oct 1883.
The Nebraska State Journal, 31 Aug 1883.
The Nebraska State Journal, 3 Oct 1883.
The Nebraska State Journal, 30 Dec 1888.
The Nebraska State Journal, 20 Mar 1887.
Jim McKee, Lincoln Journal Star, Then and now: The incredible lighting of Lincoln, 7 Mar 2010.
The Nebraska State Journal, 30 Dec 1888.
The Lincoln Star, 30 Oct 1906.
Lincoln Evening Call, 18 Dec 1897.
The Nebraska State Journal, 17 Jul 1900.
The Nebraska State Journal, 17 Nov 1901.
The Nebraska State Journal, 2 Jul 1902.
Jim McKee, Lincoln Journal Star, Long history of 14th and O, 16 Feb 2020, P. L3

11. FORM PREPARED BY:

Name/Title: Stephanie Rouse/Transportation Planner & Stacey Hageman/Urban Design & Historic Preservation Planner

Organization: Lincoln-Lancaster County Planning Dept

Date Submitted: 10/13/2022

Street & Number: 555 S. 10th Street Suite 213

Telephone: 402-441-6373

City or Town: Lincoln

State: NE

Signature:

Property Owner:

FOR HISTORIC PRESERVATION COMMISSION USE ONLY
DATE LANDMARK/LANDMARK DISTRICT DESIGNATED:
LANDMARK/LANDMARK DISTRICT NUMBER:

Approved:

City Council _____
(date)

**PRESERVATION GUIDELINES FOR
K Street Power Plant Building
440 S 8th Street, Lincoln, NE**

1. Architectural Review of Landmark:

- a. Photographs: On file in Planning Department.
- b. Important architectural features: Brick walls, pattern of windows, main entry, stone detailing and cornice line configuration
- c. Important landscape features: None
- d. Architectural style and date: Art Deco/1931
- e. Additions and modifications: exterior rear (west) entrance; all windows are modern replacement

2. Notice of Work Needing Certificate:

- A. A Certificate for Certain Work can be granted by the Preservation Commission or, in certain instances, by the Director of Planning. The application for the Certificate can be obtained from and should be filed with the Building and Safety Department. The following work to be conducted on the Landmark requires the procurement of a Certificate for Certain Work:
 1. Exterior work requiring a Building Permit as defined in the Lincoln Building Code, including additions. Before conducting exterior work, check with the City Building and Safety Department to determine whether a Building Permit is necessary;
 2. Demolition of a structure or portion of a structure as defined in the Lincoln Building Code;
 3. Work involving:
 - a. Addition of paving materials on the site;
 - b. Addition of fencing and walls;
 - c. Replacement of exterior material and trim or visible change to roof;
 - d. Cleaning and maintenance of exterior masonry;
 - e. Replacement of doors, storm doors, door frames, windows, storm windows, and screens (excluding seasonal) on facades visible from the streets;
 - f. Addition of awnings;

- g. Placement of mechanical systems, such as but not limited to, window air conditioners, solar collectors, etc. visible from the adjacent right-of-way;
 - h. The addition or replacement of signs;
 - i. Moving structures on or off the site;
 - j. Installation of electrical, utility, and communications services visible from the public right-of-way;
 - k. Placement of high intensity overhead lighting, antennae, and utility poles.
- B. The following work to be conducted on the Landmark does not require the procurement of a Certificate for Certain Work:
- 1. Changes involving routine maintenance and repair for the general cleaning and upkeep of the building, but which include no direct physical change in design or material;
 - 2. Changes involving color and landscaping, except as previously noted;
 - 3. Interior changes involving no exterior alteration.
- C. The penalty upon conviction for conducting work which requires a Certificate for Certain Work without procuring the Certificate or for doing work contrary to an issued Certificate is a fine not to exceed \$100.00. Each and every day that such violation continues after notification may constitute a separate offense. The City of Lincoln may also pursue the remedies of injunction, mandamus, or other appropriate action to correct a violation.

3. Standards for Owner and Preservation Commission:

The following standards serve as a guide to the Landmark property owner in the preservation of their building. It is also intended that these Standards will aid the Commission in making decisions regarding issuance or denial of a Certificate.

When a decision on issuing or denying a Certificate is requested, the more definitive the presentation by the applicant, the easier it will be to convey and comprehend the effect of the proposed change. The owner or representative should plan to attend the public hearing to discuss the proposed work. When an application is being reviewed, it will be the responsibility of the applicant to demonstrate that the new work is compatible with these Standards.

A strict interpretation of these guidelines may be waived by the Preservation Commission if the applicant develops a design solution which meets the spirit and intent of the Historic Preservation Ordinance. In addition, although the owner of the landmark must receive Certificates for work identified above, a broader interpretation of the Guidelines for this property may be allowed by the Preservation Commission.

A. New Construction:

1. Accessory Buildings:

Accessory buildings shall be compatible with the design of the existing building and shall be as unobtrusive as possible.

B. Alterations:

1. Additions shall complement the style of the structure while being subordinate to the original structure. Additions shall not imitate architectural styles which pre-date that of the historic structure. The appearance of the north, east and west facades of the building shall not be altered unless the design is sensitive to the historic and architectural character of the building. Materials and architectural details used in such alterations and additions shall complement those on the existing building.
2. Roofs: The form of the roof shall not be changed.
3. Trim: Changes in the existing exterior trim of the building, other than painting or repair, shall be based on physical evidence of missing features, documentation, or careful consideration of closely relevant examples, preferably drawn from Lincoln. Any replaced or repaired portions of the trim that are visible and above grade, including, but not limited to moldings, cornices, doors, and windows, shall match the original members in scale, design, and appearance. Replication of original materials is preferred; alternate materials of similar appearance will be considered on a case-by-case basis.
4. Openings: All original windows, doors, and hardware have been replaced. Therefore, any modifications to the current installations shall match the pattern of the original structure to the extent historic photographic evidence provides support to do so, for example the mullion configuration on the original windows.

Additional openings, or changes in the size of the existing openings, shall not be made unless the change is compatible with the style and period of the building.

Metal, vinyl, or fiberglass awnings, hoods, or shutters that would detract from the existing character or appearance of the building shall not be used.

C. Repair:

1. Repairs in General: Repairs in materials that duplicate the original in composition, texture, and appearance are encouraged. Repairs with new materials that duplicate the original in texture and appearance also may be permitted. Repairs in materials that do not duplicate the original appearance may be permitted on an individual basis if the repairs are compatible with the character and materials of the existing building and if repairs that duplicate the original in appearance are not available.
2. Masonry: The cleaning of exterior masonry shall not be done in a manner to harm or alter the original surface of the materials. Sandblasting of masonry is prohibited.

D. Demolition:

The Landmark or significant portions thereof shall not be demolished except pursuant to Lincoln Municipal Code Section 27.57.150(b), Section 27.57.160, or Section 27.57.170. The moving of the Landmark is discouraged; however, moving is preferred to demolition.

E. Other:

1. Mechanical Systems:

Necessary mechanical services shall be installed in areas and spaces that require the least possible alteration to the exterior structural condition and physical appearance of the building.

Holes to accommodate air conditioners or other mechanical equipment shall not be cut through the exterior walls.

Exterior electrical, television and telephone cables should be installed in places where they will be visually unobtrusive. Television antennae and mechanical equipment such as air conditioners and solar panels should be placed in as inconspicuous a location as possible. The installation of such equipment shall not adversely affect the principal (south and east facades).

2. Signs:

Any exterior signs shall be compatible with the historic and architectural character of the building. Internally illuminated cabinet signs are prohibited. Any street address designation shall also be compatible with the historic and architectural character of the building.

3. Fencing and Walls:

Chain link or similar security-type wire fences are prohibited in the front yard. All new fencing and walls shall be compatible with the historic and architectural character of the building.

4. Paving:

New paving and changes to the existing on-street parking shall be reviewed for its impact on the design character of the landmark and site. New sidewalks and drives shall be sensitive to the historic and architectural character of the building. Original walks shall be maintained.

5. Landscaping:

Original environmental features shall be maintained. Original and new plantings shall be trimmed so as to frame the architecture, rather than concealing it. New plantings and outdoor appurtenances shall be compatible with the historic and architectural character of the property.

MEETING MINUTES

Advanced public notice of the Historic Preservation Commission meeting was posted on the County-City bulletin board and the Planning Department's website. In addition, a public notice was emailed to the Lincoln Journal Star for publication on Wednesday, October 12, 2022.

NAME OF GROUP: HISTORIC PRESERVATION COMMISSION

DATE, TIME AND PLACE OF MEETING: Thursday, October 20, 2022, 1:30 p.m., County-City Building, City Council Chambers, 555 S. 10th Street, Lincoln, NE.

MEMBERS IN ATTENDANCE: Melissa Dirr Gengler, Nancy Hove-Graul, Jim Johnson, Greg McCown, Jim McKee and Greg Newport; (Dan Worth absent).

OTHERS IN ATTENDANCE: Paul Barnes, Stephanie Rouse and Teresa McKinstry of the Planning Department; Hallie Salem with Urban Development; Luke Flowerday and Seth Flowerday; Josh Berger with Woodbury Corporation; Alex Carlson with Craft Development Group; Ryan Curtis and Jonathan Fliege with Leo Daly Architecture; Jen Seacrest; DaNay Kalkowski with Seacrest & Kalkowski; Matt Olberding with Lincoln Journal Star; Adam Winkler with Alexander Company and Christopher Qualle appeared via Zoom Video Communications ©; and other interested parties.

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

McCown called for a motion approving the minutes of the regular meeting held September 22, 2022. Motion for approval made by Johnson, seconded by Gengler and carried 6-0: Gengler, Hove-Graul, Johnson, McCown, McKee and Newport voting 'yes'; Worth absent.

The opportunity was given for persons with limited time or with an item not appearing on the agenda to address the Commission. No one appeared.

DESIGNATION OF 440 S. 8TH STREET, THE K STREET POWER PLANT**PUBLIC HEARING:****October 21, 2022**

Members present: Hove-Graul, Johnson, McCown, McKee and Newport; Gengler declared a conflict of interest; Worth absent.

Stephanie Rouse stated that staff is reviewing this property for a Local Landmark nomination. In 1883, the first railway was constructed in Lincoln. In 1884, the Lincoln Street Railway Co. was formed. In 1897, Lincoln Traction Co. was incorporated. In 1900, an ordinance was passed giving Lincoln Traction Co. the right to power the city. In 1901, pipes were laid for steam heat to consumers. In 1904, a new electric plant with Mockett Water Well on 'A' Street was approved and completed in 1906. She showed a map of the original buildings that were on the property. In 1909, Citizens Railway merged with Lincoln Traction Co. In 1922, a second major power plant was built on the 'A' Street site. In 1927, this turned into Lincoln Power and Light Company. In 1930, the east portions of the building were built, as well as a new building on the 8th Street and 'K' Street side. In 1939, the Consumers Public Power District was created to sell excess capacity. In 1946, Mayor Lloyd Marti pushed Consumers Public Power District to sell to the City. In 1964, LB633 passed which allowed the City to become a non-publicly owned utility. Consumers Public Power was transferred to the City of Lincoln becoming the Lincoln Electric System. She showed all the different phases of the site and explained that there is a two story south bay, a four story middle bay and a six story north bay. This nomination is significant for its importance to electric power generation in Lincoln, along with eastern Nebraska and western Iowa and as an exemplary example of industrial architecture and 1930s modernism.

Adam Winkler stated he is with a real estate development company in Madison, Wisconsin. They specialize in preservation. They operate in about six states now. They have been talking with the City about this building for a while now. They hope to be able to work on this building.

Christopher Qualle stated this is a project that they would look at for development. They would like to do residential housing, a mix of one and two bedroom units. The building has been converted for storage. They intend to use the steel structure that is already there.

McCown inquired how many units they were considering. Qualle responded they are still figuring it out. Right now, they are thinking about seventy units. Winkler noted that they would like to mix it with lower income housing tax credits.

Newport thinks this is a great project and a great use of the building. He had always hoped someone would use this building for residential.

McCown thinks affordable housing would be better use than City storage.

ACTION:

McKee moved approval of landmark designation, seconded by Hove Graul and carried 5-0: Hove-Graul, Johnson, McCown, McKee and Newport; Gengler declared a conflict of interest; Worth absent.

Gengler has worked with the applicant on other projects and was always pleased with their work. She has been retained by the developer to work through their historic tax credit process as well as write and present the National Register nomination.

300 S. 16TH REDEVELOPMENT:

Luke Flowerday went over the drawings that were shown at the last meeting of the commission. They are still focusing on low income housing and historic preservation.

McKee wondered if the applicant had considered the access to the porch in front. Luke Flowerday stated that they looked into it a little more. They haven't found a way to put in a door. The current plan is to leave the balconies on the second floor. Seth Flowerday added that they could possibly use wood columns, but they plan to use the brick columns.

Newport wondered about the original layout for the balcony. He questioned if there was any door. Seth Flowerday stated they haven't found any evidence of a door. There are heavy windows with bull nose casing around it. They were wondering if someone went through the window to get to the balcony. Luke Flowerday couldn't find any evidence of a previously existing door.

Hove-Graul noted the concrete columns holding up the balconies now. She wondered if they were cut off. Luke Flowerday responded that would be his guess. Perhaps at some point they were removed. He is guessing the columns were out of plumb so they cut them short. The original blueprints don't show the brick columns. A 1917 picture of the building shows wood columns.

McKee understood the blueprint doesn't show a door to the balcony. Luke Flowerday replied he was correct. McKee doesn't believe the Sanborn map would show that either.

McCown asked how many units were there originally and what is there now. Luke Flowerday noted that when they bought it, the County Assessor said 22 units. His appraiser said 23 units. He hasn't personally counted them and verified a number. There are two tiny units on a corner. He wondered if someone put a wall in there and separated one unit. McCown believes these are all one bedroom units. Luke Flowerday stated it is a mix of efficiency and one bedroom units. Seth Flowerday noted they are working with the unusual layouts in each unit. Luke Flowerday stated he may work with Building and Safety to see about putting the two small units back together into one.

KEY QUOTES FROM THE 2050 COMPREHENSIVE PLAN

Figure GF.b: 2050 - This site is shown as future Commercial on the 2050 Future Land Use Plan.

Fundamentals of Growth in Lancaster County

The City of Lincoln's present infrastructure investment should be maximized by planning for well-designed and appropriately-placed residential and commercial development in existing areas of the city with available capacity. This can be accomplished by redeveloping underutilized commercial centers into areas that include a mix of uses, and encouraging higher-density residential redevelopment in appropriate locations, including missing middle housing. New infrastructure investments to serve growth areas can be maximized by encouraging a higher density of both residential and commercial uses in these areas.

Policies Section

P14 - Commercial Infill: Develop infill commercial areas to be compatible with the character of the area.

Action Steps

1. Implement commercial infill redevelopment principles as discussed in the Business & Economy element.
2. Maintain and encourage businesses that conveniently serve nearby residents, while ensuring compatibility with adjacent neighborhoods.
3. Avoid encroachment into existing neighborhoods during expansion of existing commercial and industrial uses, and take steps to ensure expansions are in scale with the adjacent neighborhood, use appropriate screening, fulfill a demonstrated need, and do not hinder health and safety.
4. Prioritize retaining areas for continued residential development in older sections of the community by maintaining existing housing and supporting infill housing. Prior to approving the removal of housing to provide additional parking for existing centers, alternatives such as reduced parking requirements, shared parking, additional on-street parking, and/or the removal of other commercial structures should be explored. Maintain and encourage ethnically diverse commercial establishments that are beneficial to existing neighborhoods.

ANALYSIS

1. This is a request for a special permit for the consumption of alcohol off the premises for a liquor store to be located at 3243 Cornhusker Highway. The site is developed with a multi-tenant, L-shaped commercial building where the site is zoned H-3 and I1. The applicant is proposing to occupy the tenant bay identified as #2A on the attached site plan. The sale of alcohol is allowed in the H-3 and I-1 zoning district, but a special permit is required as per LMC 27.63.685. The criteria of the special permit are described below.

2. **SPECIAL PERMIT REQUIREMENTS PER LINCOLN MUNICIPAL CODE (LMC) 27.63.685:** Alcoholic beverages may be sold for consumption off the premises in the B-1, B-3, H-1, H-2, H-3, H-4, I-1, and I-3 zoning districts upon the approval of a special permit. A special permit for such use may be granted subject to the requirements of the respective districts, all applicable ordinances, and the following conditions:

(a) Parking shall be in accordance with Section 27.67.020 of the Lincoln Municipal Code.

The parking requirement for off-sale is that of the underlying zoning district, so in this case it is calculated at one space per 300 square feet of floor area as per the B-3 zoning district. There is no change in the parking requirement as a result of this use and excess parking exists within this center and it is not fully occupied at this time.

(b) The sale of alcoholic beverages for consumption on the premises shall not be permitted without issuance of a permit under LMC Section 27.63.680 of this code.

This request is only for off-sale alcohol and so the on-sale special permit is not required.

(c) The licensed premises of any building approved for such activity must be located no closer than (i) 100 feet from the property line of a premises used in whole or in part for a first-floor residential use, day care facility, park, church, or state mental health institution, or (ii) 100 feet from a residential district.

The proposed licensed premises is in the H-3 zoning district and fully surrounded by H-3 and I-1 zoning. The nearest of any of the known sensitive uses listed under the location criteria is to the property line of R-2 Residential zoning located more than 800' away to the southeast of the premises.

(d) Any lighting on the property shall be designed and erected in accordance with all applicable lighting regulations and requirements.

No new lighting is shown, but lighting is reviewed at the time of building permits and must comply with Design Standards at that time.

(e) Vehicle stacking for a drive-through window used as any part of the permitted business operation shall not be located in any required building setback from a residential district.

A drive-through window is not being proposed on the site plan.

(f) The use shall not have any amplified outside sound or noise source, including bells, buzzers, pagers, microphones, or speakers within 150 feet of any residential district. This shall not apply to sound sources audible only to the individual to whom they are directed, such as personal pagers, beepers, or telephones.

No such devices are proposed as part of this application.

(g) No access door to the business, including loading or unloading doors, shall face any residential district if such doors are within 150 feet of the residential district. This shall not apply to emergency exit doors required by building or safety codes. No door facing a residential district shall be kept open during the operation of the establishment.

There is no residential zoning district within 150'.

(h) Vehicular ingress and egress to and from the property shall be designed to avoid, to the fullest extent possible, disruption of any residential district. Particular attention shall be given to avoiding designs that encourage use of residential streets for access to the site instead of major streets.

The store is located southwest of the intersection of North 33rd Street and Cornhusker Highway. Neither of these streets are considered residential streets at this location.

(i) All other regulatory requirements for liquor sales shall apply, including licensing by the state.

(j) The City Council may consider any of the following as cause to revoke the special permit approved under these regulations:

- (1) Revocation or cancellation of the liquor license for the specially permitted premises; or**
- (2) Repeated violations related to the operation of the permittee's business.**
- (3) Repeated or continuing failure to take reasonable steps to prevent unreasonable disturbances and anti-social behavior on the premises related to the operation of the permittee's business including, but not limited to, violence on site, drunkenness, vandalism, solicitation, or litter.**

3. This request for the sale of alcohol for consumption off the premises complies with all applicable requirements of the Zoning Ordinance and is consistent with the Comprehensive Plan subject to the recommended conditions of approval. It is compatible with surrounding uses and is an appropriate use of land at this location.

CONDITIONS OF APPROVAL: See attached.

EXISTING LAND USE & ZONING: Commercial H-3, I-1

SURROUNDING LAND USE & ZONING

North:	Commercial	I-1
South:	Commercial	H-3, I-1
East:	Commercial	H-3
West:	Commercial	H-3

LEGAL DESCRIPTION: The remaining portion of Lot 96, I.T., located in the NW 1/4 of Section 18-10-7, Lincoln, Lancaster County, Nebraska,

Prepared by

Brian Will
bwill@lincoln.ne.gov or at
402-441-6362
October 19, 2022

Applicant/
Contact: Faiz Al Sloo
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Lincoln, NE 68504
402-610-6208
faizalsloo2@gmail.com

Owner: CR & Harp Property, LLC
1314 O Street, #101
Lincoln, NE 68508
402-476-0086
dana.schmidt@concordemgmt.com

CONDITIONS OF APPROVAL - SPECIAL PERMIT #22034

This approval permits the sale of alcohol for consumption off the premises per LMC Section 27.63.685.

Conditions:

Standard

1. The following conditions are applicable to all requests:
 - 1.1 Before the sale of alcohol for consumption off the premises, all development and construction is to substantially comply with the approved plans.
 - 1.2 The physical location of setbacks, yards, buildings, parking and circulation elements, and similar matters must be in substantial compliance with the location of said items as shown on the approved site plan.
 - 1.3 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
 - 1.4 The applicant shall sign and return the letter of acceptance to the City Clerk. This step should be completed within 60 days following the approval of the special permit. The City Clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filling fees therefore to be paid in advance by the applicant. The sale of alcohol is not authorized unless the letter of acceptance has been filed.



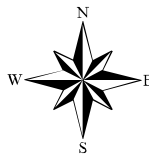
City of Lincoln/Lancaster County, NE GIS

2020 aerial

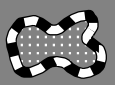


**Special Permit #: SP22034
N 33rd St & Cornhusker Hwy**

Zoning:

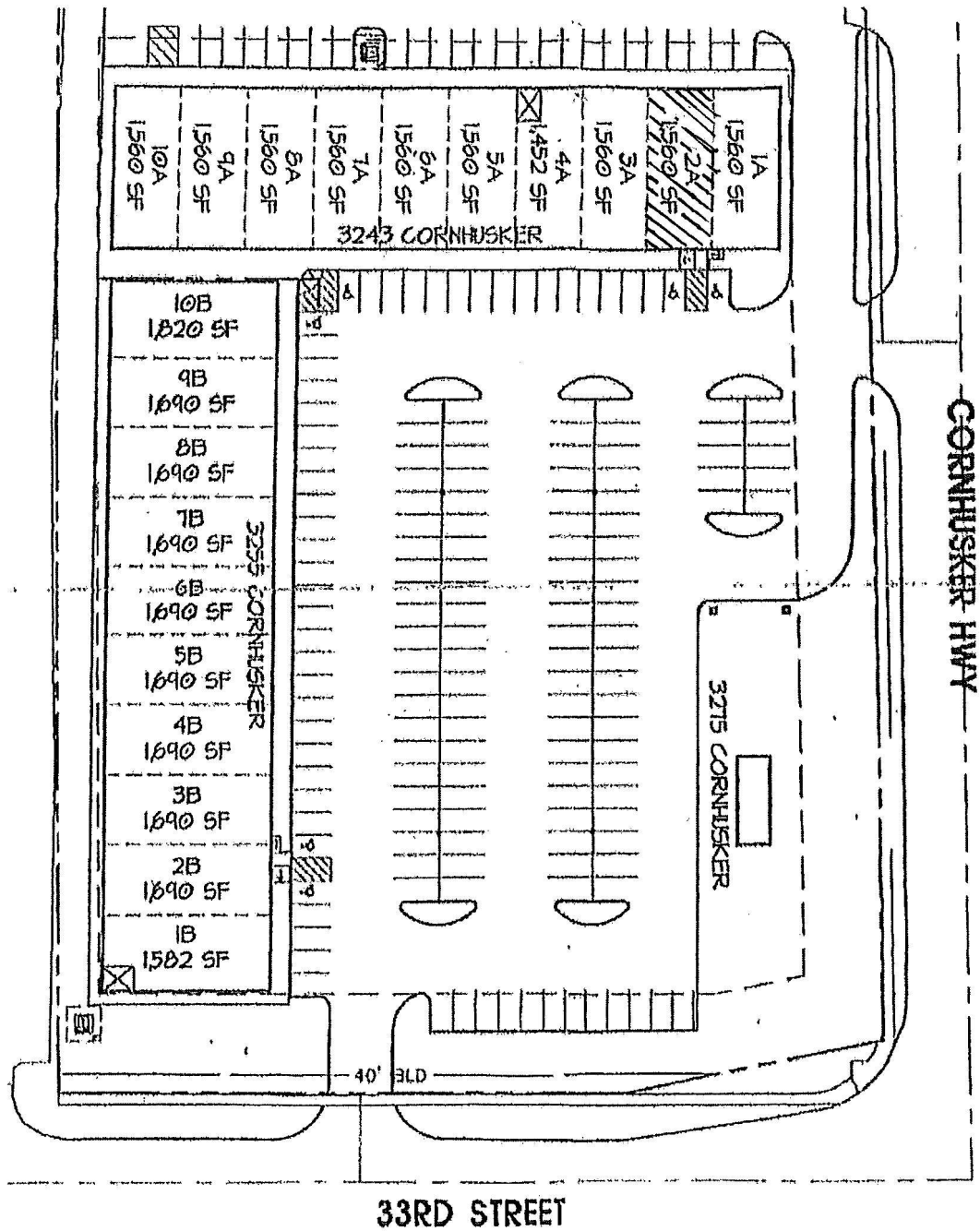
- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial 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.18 T10N R07E**


	Area of Application
	Zoning Jurisdiction Lines
	Lancaster County Jurisdiction
64	





3243 Cornhusker Highway

Remaining portion of Lot 96 I.T. in the NW ¼ Sec. 18-10-7

 - Licensed Premises

brief operating statement

F&D Liquor, located at 3243 Cornhusker Highway will be a community and quality focused liquor store brand based out of Lincoln, NE. F&D Liquor will strive to offer customers a unique alcohol-buying experience along with the widest variety of product offerings available anywhere in the area. The company's main location store will foster a friendly, warm and consultative environment while keeping both prices checkout time low. F&D Liquor's product offerings will include a comprehensive range of whiskey, vodka, tequila, Arak, Champagnes, wines and beers. The company will provide customers unprecedented access to both luxury and mainstream brands, at fair and affordable prices. We will need a special permit to operate this business at H-3 zoning district.

F&D's Liquor is led by Faiz Al Sloo who has been in the liquor store business for over 15 years back in Iraq. I have a lot of experience in this industry. During those 15 years I owned the business. As such Faiz Al Sloo has an in-depth knowledge of the liquor business including the operations side and the business management side. Also, I took three Alcohol Server/Seller Training programs for the state of NE. After those three programs I took I became a lot familiar with Laws for the State of NE. Also, this is going to be a family business. So, there will not be any employees for this business. All the family members who are going to work at this business will take Alcohol Server/Seller Training programs to become familiar with the laws.