

BRIEFING NOTES

NAME OF GROUP: PLANNING COMMISSION

DATE, TIME AND PLACE OF MEETING: Wednesday, July 11, 2012, 11:30 a.m., Room 113, County-City Building, 555 S. 10th Street, Lincoln, Nebraska

MEMBERS IN ATTENDANCE: Greg Butcher, Michael Cornelius, Dick Esseks, Wendy Francis, Leirion Gaylor Baird, Chris Hove, Jeanelle Lust, Jim Partington and Lynn Sunderman. Ken Weber absent.

OTHERS IN ATTENDANCE: David Landis and Wynn Hjermstad of Urban Development; Marvin Krout, Nicole Fleck-Tooze, Steve Henrichsen, Brandon Garrett and Michele Abendroth of the Planning Department;

STATED PURPOSE OF MEETING: Holdrege/Idylwild Redevelopment Plan/ Gateway Senior Living Redevelopment Plan

The meeting was called to order at 11:35 a.m. The Nebraska Open Meetings Act was acknowledged.

Holdrege/Idylwild Redevelopment Plan

Landis began by describing the Holdrege/Idylwild Redevelopment Plan. One of the obligations they have is to recite in the Plan the existing land use and zoning. The space consists of Valentino's, Idylwild Drive, the AGR Fraternity and the commercial/mixed use space. Forty-seven percent of that land is currently right-of-way. The existing zoning is B-1, R-5, and R-6. There are no trails in the area; it is proximate to two bus routes; the water system is 80 years old; and the sanitary system is made of clay pipe. There is some historical significance to Idylwild Drive. The AGR Fraternity is part of the Redevelopment Plan. The old fraternity will be demolished along with three houses. He presented a rendering of the AGR Fraternity. It will be brick and limestone and is an improvement in building materials. This area is sensitive to University parking as students are looking for free parking and oftentimes violate the law by parking too close to a driveway. The Plan is a two-block area and relocates the original Valentino's. The current property lot will be demolished and replaced with an 8,000-10,000 square foot building with mixed use and Valentino's as the anchor tenant. Valuation growth should be \$8 million. Private investment will be 9 times that of tax increment financing amount. It will also finance the gazebo, benches, historical signage, tree plantings and ornamental lighting in Idylwild Park. The Commission will see the Redevelopment Plan for action in two weeks.

Butcher asked if Valentino's will have a smaller footprint and serving the same amount of people. Hjermstad stated that the plan is that it will be a restaurant but it will be smaller. She believes they anticipate serving the same amount of people or more.

Esseks asked about the opportunity for mixed use development. Landis stated that he believes there could be opportunities especially as we move west toward 33rd Street, but there is a gap between 33rd and this project. Esseks asked if this could be one of the criteria to make efficient use of the land.

Krout stated that the Comprehensive Plan does not show this as a node or a corridor. The corridors identified are more major transportation corridors.

Gaylor Baird asked if there are design standards that are applicable in this area. He noted that the Commission will review the PUD which will have design standards in it.

Francis asked what other kind of uses they anticipate in the mixed use development. Krout stated that they are anticipating offices and apartments.

Gateway Senior Living Redevelopment Plan

Landis stated that they are working on the Gateway Senior Living Center Redevelopment Plan. The Planning Commission will have an open session today on the blight study. The two-week advance notice briefing is on the Redevelopment Plan as if the Planning Commission had approved and moved toward the blight designation. The Gateway Senior Living Center has Medicaid patients, and they take people who can pay for the services, and when those means are exhausted, they allow them to stay on as Medicaid patients. It is also the only medical institution on the north side of Lincoln. They are proposing 80 new beds in Phase I. They are proceeding toward an agreement for Phase I, and there is a possibility that Phase II and Phase III will come on board over time. This is an amendment to the 48th & O Street Redevelopment area, which includes Hy-Vee. This area is 11 acres, and they want to renovate the existing 6-story building with respect to energy efficiency. The building is 50 years old and is highly inefficient. The new multi-story building constructed to the east of the current building will have 80 skilled nursing beds, 46 assisted living units, and 26 memory care units. Construction is scheduled to begin this year. Phase II will have 85 independent units, and Phase III will have 75 independent units. The fact that the existing building is old is not relevant. He presented photos to show the current condition of the exterior of the building. There is no difficulty in finding this a blighted and substandard area. There are no parks in the area but it is nicely landscaped. The entry will be relocated from 56th Street to 52nd Street. The 56th Street entrance will be closed except for emergency vehicles. He noted that the Commission will have public hearing on this item in two weeks in the event the Commission finds the area blighted and substandard today.

Miscellaneous

Krout discussed two additional items with the Commission:

- 1) Upcoming amendment to the City zoning code, sponsored by the department at the request of the County Board, to mirror a provision in the County's zoning code which allows for once-a-year events that are approved by the County Board through amusement licenses to be allowed as conditional uses in the Agricultural district.
- 2) Suggestion that to maintain compliance with the open meetings law, a Commissioner who wants to share information with the other Commissioners should send that information to staff and let staff share that information with the Commission, and email should not be used as a vehicle for further dialogue on those items.

There being no further business, the meeting was adjourned at 12:55 p.m.

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