

MEETING RECORD

Advanced public notice of the Planning 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 Tuesday, October 25, 2022.

NAME OF GROUP: PLANNING COMMISSION

DATE, TIME AND PLACE OF MEETING: Wednesday, November 2, 2022, 1:00 p.m., Hearing Room 112, on the first floor of the County-City Building, 555 S. 10th Street, Lincoln, Nebraska.

MEMBERS AND OTHERS IN ATTENDANCE: Lorenzo Ball, Dick Campbell, Tracy Corr, Maribel Cruz, Gloria Eddins, Cristy Joy, Rich Rodenburg, Cindy Ryman Yost, Tracy Edgerton. David Cary, Steve Henrichsen, Shelli Reid, Andrew Thierolf, Ben Callahan, Brian Will, and Alexis Longstreet of the Planning Department; media and other interested citizens.

STATED PURPOSE OF MEETING: Regular Planning Commission Hearing

Chairperson Edgerton called the meeting to order and acknowledged the posting of the Open Meetings Act in the room.

Edgerton requested a motion approving the minutes for the regular meeting held October 19, 2022. Motion for approval of the minutes made by Campbell, seconded by Joy and carried 9-0: Ball, Campbell, Corr, Cruz, Eddins, Joy, Rodenburg, Ryman Yost, and Edgerton voting 'yes'.

CONSENT AGENDA

PUBLIC HEARING & ADMINISTRATIVE ACTION

BEFORE PLANNING COMMISSION:

November 2, 2022

Members present Ball, Campbell, Corr, Cruz, Eddins, Joy, Rodenburg, Ryman Yost, and Edgerton.

The clerk noted that Item 1.1 – Comprehensive Plan Conformance 22022 was removed from the Consent Agenda and moved to a separate public hearing.

The Consent Agenda consisted of the following items: Comprehensive Plan Conformance 22021, Text Amendment 22008, Change of Zone 22032, and Special Permit 22034.

There were no ex-parte communications disclosed.

There were no ex-parte communications disclosed relating to site visits.

Campbell moved approval of the Consent Agenda items, seconded Joy carried 9-0: Ball, Campbell, Corr, Cruz, Eddins, Joy, Rodenburg, Ryman Yost, and Edgerton voting 'yes'.

Note: This is Final Action on Special Permit 22034 unless appealed by filing a letter in the Office of the City Clerk within 14 days.

Chair Edgerton called for **Requests for Deferral**. There were no requests for deferral.

COMPREHENSIVE PLAN CONFORMANCE 2022

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.

PUBLIC HEARING:

November 2, 2022

Members present Ball, Campbell, Corr, Cruz, Eddins, Joy, Rodenburg, Ryman Yost and Edgerton.

Staff Recommendation: In Conformance with the Comprehensive Plan

There was an ex-parte communication disclosed.

There were no ex-parte communications disclosed relating to site visits.

Staff Presentation:

Hallie Salem, Urban Development, 555 South 10th Street, Lincoln, NE stated that she understands the need to discuss the project, the importance and impact it will have on downtown. Salem stated that the project will be a 22-story, 230,000 square foot building at the corner of 9th and P Street. She stated that it will have an impact on the Haymarket area. Salem stated that the project was approved at the Urban Design Committee meeting on November 1, 2022. Salem referred to a site map to clarify the context for the development project.

It was noted that it is not located in the Historic District, and which is an important point to make. The zoning allows for a high density building up to 275 feet and that this is less than the maximum height in the area. Salem stated that the development will have multiple uses within it. Salem referred to a rendering of the proposed development to show the modified version based on the recommendations given by the Historic Preservation Committee. Salem stated that the P street side is different than the 9th street side and it does reflect that. The uses of the building will have

a pull-in, pull-around and pull-out for valet parking. Salem discussed the structure of the building and the anticipated use of the space. Salem stated that there will not be onsite parking available and that they (Urban Development) will be working with them on that from a parking service standpoint. Salem stated that floors 2 thru 5 will be commercial office and the 6th floor will be an amenity floor. The upper floors will be residential with a mix of approximately 70 units proposed for rental and approximately 30 -33 units proposed for condos on the upper floors and that mix will probably change as people are looking to purchase those condos. Salem stated the anticipated value of the project will be \$100,000,000 at the end of this. It will generate a substantial portion of TIF which can be used toward things in the district including potentially DEC connection and other energy efficiency things that are consistent with the Comprehensive Plan and the Downtown Corridor Streetscape. In the near future, there will be student housing complex at the opposite corner of 9th and P street.

Edgerton asked to see the rendering that was proposed to Urban Design Committee to confirm that the building is facing north and west. Salem confirmed the direction of the building.

Campbell asked to see the original proposal. Salem showed the fourth iteration of the proposal that she has and that there is significant difference on the lower P Street side.

Edgerton asked about the comments and changes at the Urban Design Committee meeting. Salem stated it was very positive comments. Salem stated that there was a comment brought up about the streetscape, so Urban Development will go back to the Urban Design Committee as they are planning out the downtown corridor project.

Corr asked for clarification that the renderings are drawn to scale. Salem stated that the picture is close to the size of the building compared to the Graduate Hotel building and that the heights look about correct.

Campbell asked to see the original plat and asked if it will go where the gas station site is. Salem stated that air rights have been acquired for windows and glazing is similar to what is on the east side of the building. Salem stated that the building is to look complete all around and that the designs in the redevelopment agreement will reflect that.

Corr asked that this application will not come before the Planning Commission again. Salem stated that is correct.

Applicant Testimony:

DaNay Kalkowski, appeared on behalf of the applicant and stated that they understand that the development is not within the Historic Haymarket District. This is designed to have been done to reflect an entryway into that district. Kalkowski stated that what Salem had stated was all correct and important. She stated that streetscaping will be the next step and will be an important

component of the redevelopment agreement. Kalkowski stated that the application will not be coming before the commission again since the development follows zoning ordinances. She stated that the only reason it is appearing now because of the redevelopment project. This is new and bold coming to Lincoln.

Campbell asked if the south side of the building will be limestone. Kalkowski stated that it will be limestone.

Ball stated that the project is a great idea. Ball noted that the text demand or infrastructure if any consideration is being done for sustainable energy sources or enhancements. Kalkowski stated that they have been in conversations with the district energy corporation to see if there is a possibility to potentially serve this building and that is still in the development and exploration stages.

Proponents:

No one appeared in support.

Neutral:

No one appeared in neutral testimony.

Opposition:

No appeared in opposition.

Campbell moved to close public hearing, seconded Corr and carried 9-0: Ball, Campbell, Corr, Cruz, Eddins, Joy, Ryman Yost, Rodenburg, and Edgerton voting 'yes'.

COMPREHENSIVE PLAN CONFORMANCE 22022

ACTION BY PLANNING COMMISSION

November 2, 2022

Campbell moved approval of Comprehensive Plan Conformance 22022, seconded Joy.

Campbell expressed his support of the development and that this is a great addition to downtown.

Joy expressed her support for the development and appreciates the input from Urban Design Committee and the Historic Group of how beautiful this is becoming.

Rodenburg stated that he appreciates the property owners to work with the previous tenants to relocate them.

Edgerton expressed her support and acknowledged the developments importance. It is an important project for downtown.

Motion carried 9-0: Ball, Campbell, Corr, Cruz, Eddins, Joy, Ryman Yost, Rodenburg, and Edgerton voting 'yes'.

Campbell moved to adjourn the Planning Commission meeting of November 2, 2022, seconded by Corr, and carried 9-0: Ball, Campbell, Corr, Cruz, Eddins, Joy, Rodenburg, Ryman Yost, and Edgerton voting 'yes'.

There being no further business, the meeting was adjourned at 1:31p.m.