



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 25003
*CIP Amendment - Police Property Storage
Remodel*

FINAL ACTION?
No

PLANNING COMMISSION HEARING DATE
May 28, 2025

RELATED APPLICATIONS
None

RECOMMENDATION: IN GENERAL CONFORMANCE WITH THE COMPREHENSIVE PLAN

BRIEF SUMMARY OF REQUEST

This is a request to create a new project within the Police section of the 2024/25 - 2029/30 Capital Improvement Program (CIP). The project includes funding to renovate a portion of the City-owned 635 J Street building to provide a new storage space for Police property. Comprehensive Plan conformity review by the Planning Commission is needed to add this project to the CIP.



JUSTIFICATION FOR RECOMMENDATION

The current storage space utilized by the Police Department is at the K Street Records Warehouse at 9th & K Streets. Moving their storage to 635 J Street will provide better storage space and help to facilitate the potential sale and redevelopment of the current K Street building.

APPLICATION CONTACT

Michele Selvage, Police Department
(402) 441-7216 or
lpd1405@cjis.lincoln.ne.gov

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

The project in this proposed amendment “generally conforms” with the Comprehensive Plan. It is not specifically mentioned in the Comprehensive Plan, but it aligns with the overall concept found in Policy 42 of supporting the evolving needs of law enforcement agencies in the county. This project could also help facilitate infill redevelopment at the K Street Records Warehouse, and infill redevelopment is one of the fundamentals of growth in the Comprehensive Plan. The 2018 Downtown Master Plan and South Haymarket Neighborhood Plan both identify the K Street Records Warehouse as a redevelopment/rehabilitation opportunity and catalyst project for the neighborhood.

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.

Policies Section

P42: Law Enforcement - Provide efficient delivery of public safety services to the community.

Action Steps:

2. The Lincoln Police Department will experience a need for additional full-service assembly stations and other facilities located within the community. The Capital Improvement Program will be used to plan and finance projects needed to meet this growing need.
6. Respond to changing needs of the growing community in order to provide public safety services.

DOWNTOWN MASTER PLAN SPECIFICATIONS:

p.4.5.5 Mid-Term Strategies and Action Items

3. As proposed in the 2005 Downtown Plan and the South Haymarket Neighborhood Plan, continue to work with the Public Building Commission to relocate records storage and rehabilitate the K Street Power Station into a residential building.

SOUTH HAYMARKET NEIGHBORHOOD PLAN SPECIFICATIONS:

p.2.57 K Street Records Warehouse

The K Street Records Warehouse located at 9th & K Streets was previously used as a power plant, and the Public Building Commission purchased the building from LES and converted the building into storage in 1993. The building continues to hold records for City, County and State agencies. The majority of storage, roughly two-thirds of the building, is occupied by the State. This building is a prominent brick structure in South Haymarket, and this plan continues to support the reuse of the building for a higher and better use as identified in the 2005 Downtown Master Plan. If developed as high density residential or another active use, the K Street Complex would be a catalyst project for additional residential development in South Haymarket and would contribute significantly to our tax base.

When City/County staff are received to potentially redevelop this facility and transition it to a different use, the financial acceptability of any such transaction will need to account for maximizing the value of the publicly held asset and provide for replacement costs of the public activity so that the value of the property is retained to the benefit of the taxpayers.

Document storage is a necessary government function, and the K Street Complex has served the purpose well. Over the past 20 years records storage and retention methods have changed, including electronic document storage and the common practice of emailing files. A new County/City storage facility should be explored to provide enough space to accommodate current and future storage needs. Possible considerations for storage locations include the Municipal Services Center, a private facility or possibly other public facilities that may be built in the South Haymarket Neighborhood.

ANALYSIS

1. This is a request to add a new project to the Police section of the 2024/25 - 2029/30 Capital Improvement Program (CIP). The project includes funding to renovate a portion of the 635 J Street building to provide a new storage space for Police property. The Police property storage to be relocated is currently at the K Street Records Warehouse at 9th & K Street.
2. The City owns both 635 J Street and the K Street Records Warehouse. 635 J Street was formerly the Police Department maintenance facility.
3. Relocating Police property storage to 635 J Street would serve two primary purposes:
 - a. Provide improved property storage for the Police Department in a newly-renovated and modern facility.
 - b. The K Street Records Warehouse is currently used for storage by the Police Department along with other agencies and departments. Relocation of Police property storage is part of a long-term plan to allow for the K Street Records Warehouse to potentially be sold for redevelopment.
4. Per the 2015 South Haymarket Neighborhood Plan:

This building (K Street Records Warehouse) is a prominent brick structure in South Haymarket, and this plan continues to support the reuse of the building for a higher and better use... If developed as high density residential or another active use, the K Street Complex would be a catalyst project for additional residential development in South Haymarket and would contribute significantly to our community's tax base.
5. Per the 2018 Downtown Master Plan:

As proposed in the 2005 Downtown Plan and the South Haymarket Neighborhood Plan, continue to work with the Public Building Commission to relocate records storage and rehabilitate the K Street Power Station (Records Warehouse) into a residential building.
6. Funding associated with this CIP project will require a budget amendment with City Council following Planning Commission action.

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

May 20, 2025

Applicant: Lincoln Police Department
555 S 10th Street, Suite 205
Lincoln, NE 68508

Contact: Michele Selvage
(402) 441-7216 or
lpd1405@cjis.lincoln.ne.gov

<https://linclanc.sharepoint.com/sites/PlanningDept-DevReview/Shared Documents/DevReview/CPC/25000/CPC25003 CIP Amendment Police Property Storage.adt.docx>

PROPOSED TEXT

Police Property Storage Remodel at 635 "J" Street

Overview

Request Owner	Police CIP, Police
Est. Start Date	06/01/2025
Est. Completion Date	12/31/2026
Department	04- Police
Form Type	Capital Improvement
Request Type	FY 2024/25 - 2029/30

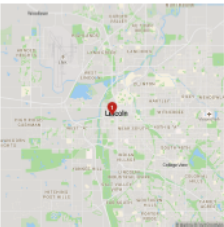
Description

The current property storage space used by the Police Department at 440 S 8th Street does not allow for needed updates and expansion. This project renovates a section of the building currently owned by the City at 635 J Street to provide the needed property storage. Part of the building was previously remodeled in 2023 for civil protective custody. The project proposes to rehab approximately 50% of the remaining building. This will also include an expanded drying room area to dry property before putting it in long term storage. Beyond supporting a better storage space, the move to a better facility at 635 J Street will help facilitate the potential sale and redevelopment of the current building at 440 S 8th Street.

Details

Status	New
Budget Outcome	Safe and Healthy City
Recommendation	Generally Conforms to the Plan

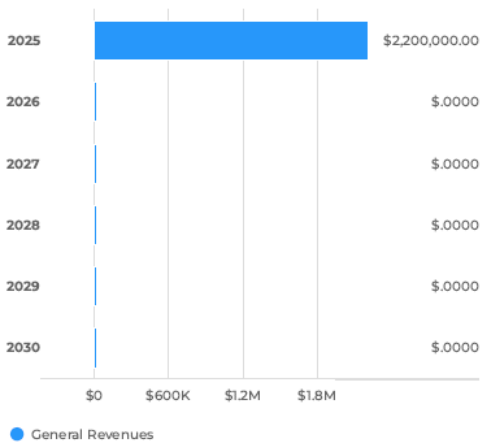
Location



Funding Sources

FY2025 Budget	Total Budget (all years)	Project Total
\$2,200,000	\$2.2M	\$2.2M

Funding Sources by Year



Funding Sources for Budgeted Years



Funding Sources Breakdown

Funding Sources	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	Total
General Revenues	\$2,200,000	\$0	\$0	\$0	\$0	\$0	\$2,200,000
Total	\$2,200,000	\$0	\$0	\$0	\$0	\$0	\$2,200,000