

T. Telegraph District Phase 2: Telegraph Flats & Telegraph Lofts East

1. Project Area Description

Phase 2 will include two building sub-phase areas with connecting streetscape enhancements:

- The Telegraph Flats subphase which includes three existing buildings located southeast of the S. 20th Street & N Street intersection and a surface parking area located immediately on the north side of N Street.
- Telegraph Lofts East subphase which will include a new building, constructed on the southeast corner of S. 21st & N Streets.

The Phase 2 Project area is approximately four acres, including public right-of-way. See map, right.

Telegraph Flats Subphase:

The former Fisher Foods industrial campus will be re-dapted and renovated into a new urban mixed-use neighborhood called Telegraph Flats. The "Fisher Foods" building (or the Dairy Building) on South 20th Street has a rich history. It was built in 1924 for Roberts Sanitary Dairy Company by J. R. Roberts who began delivering milk in Lincoln in 1906 from his herd of 60 dairy cows. He soon built a processing plant at 16th & N streets, then moved to this larger facility at 20th & N in 1924, as well as opening plants in Sioux City and Omaha. J. R. Roberts' father, Artermas, designed the 20th Street building at age 82. He was one of the earliest architects in Lincoln, arriving in 1870 and working here until his semi-retirement to Florida around 1907. He occasionally did projects for his sons in Lincoln until his death in 1944 at 102 years of age. Roberts Dairy became a division of



Telegraph District Phase 2: Project Area, Context & Boundaries

 Project Area

Prairie Farms-Hiland Dairy in 1981, a year after Fisher Foods bought the Lincoln property from Roberts Dairy. Fisher manufactured dehydrated soups at the facility.

Phase 2 will include all of the Telegraph Flats campus, except for the southern portion along M Street which will be redeveloped in a later phase. The Phase 2 Telegraph Flats area will include renovation of three existing buildings along with a new building expansion:

- The red brick Towel Building along N Street will be renovated into approximately four residential dwelling units and first floor retail uses.
- The yellow brick Dairy Building will be renovated and expanded into approximately 57 residential dwelling units and first floor retail uses. The



Towel Building



Dairy Building



Power Plant

Rendering of the west elevation of renovated Dairy Building



southern section and east addition of the Dairy building is in total disrepair and needs to be demolished. In its place, a new L-shape building expansion will be added to the south and east of the Dairy Building and stair step from one story to three stories in height.

A proposed four-foot vacation of S. 20th Street along the west side of the Dairy Building will allow the construction of residential stairway connections and balconies.

- The Power Plant Building will be renovated to provide amenities to the residents, including indoor and outdoor social areas, patios, commons, and open spaces.



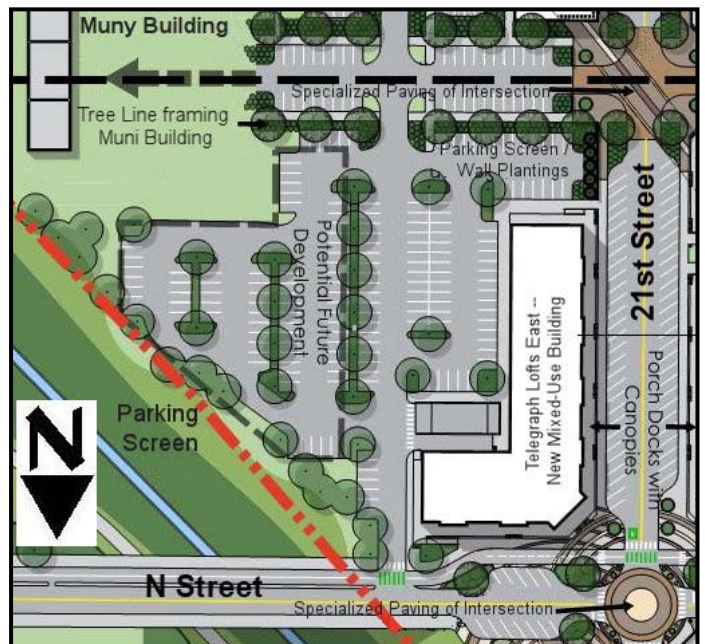
Above: Rendering of Telegraph Flats, looking SE from 20th & N

Telegraph Lofts East Subphase:

A new building containing approximately 61,975 square feet, three stories high is proposed for the southeast corner of S. 21st & N Street. The corner was formerly an automotive dealership and human service center. The vacant lots to the south were previously used by the City’s Parks and Recreation Department for a general maintenance building, a community forestry maintenance building, a shops building yard and a fueling station; all of which have been relocated.

The new building, along with a potential complementary companion building across S. 21st Street to the west, will help form a center focus point for the Telegraph District. Telegraph Lofts East will be designed to enforce the aesthetic character of the District. The first floor will be designed to include approximately 20,650 square feet of retail/restaurant uses as well as live/work loft and multi-family housing, with an elevated continuous covered porch dock adjacent to S. 21st

Below: Telegraph Lofts East site plan showing new building at 21st & N



Rendering of Telegraph Lofts East on SE corner of 21st & N



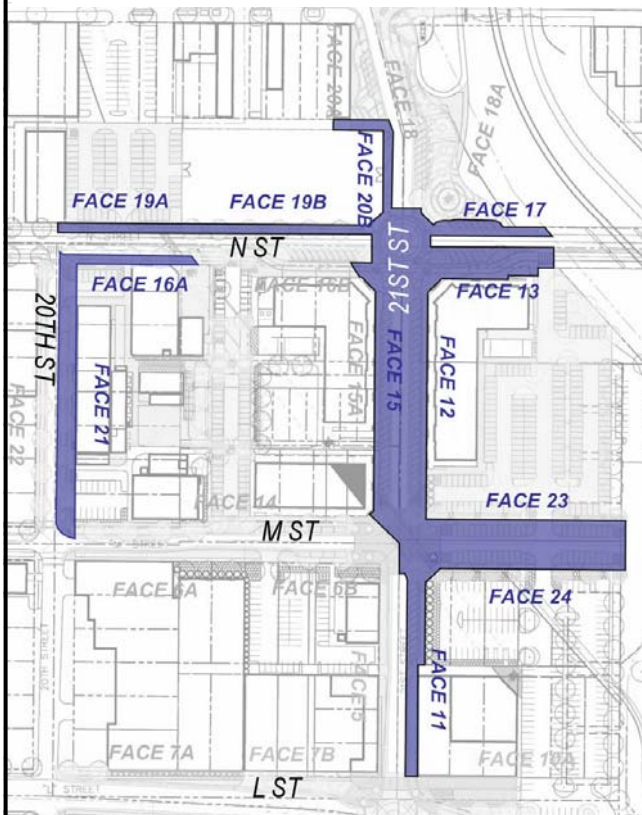
Street. Upper floors will contain approximately 46 residential units. The new building will include both underground parking and off-street surface parking.

Streetscape Enhancements:

Subject to available funds, the Telegraph Flats and Telegraph Lofts East subphases will be connected and abut new and renovated streetscape improve-

ments constructed within the Project Area, including, sidewalks, utilities, additional on-street parking, curb lines, brick pavers, street lighting, pedestrian lighting, planters and planting areas, District identification and logo markers and banners, bioswales and stormwater improvements and other related public improvements and infrastructure. The Phase

Block faces receiving streetscape improvements



Rendering looking SSW at 21st & N



Rendering looking E from 21st & M, toward Muni Bldg.



2 streetscape improvements will cover approximately 3,200 linear feet (.6 of a mile).

An enhanced screen wall is planned for the LES substation located on the northwest corner of S. 21st & N Street. The northeast corner segments of the enhanced screen wall will be designed to carry forward artistic aspects of the Constellation Studio’s east facade building wall.

The enhanced streetscape improvements will both complement Union Plaza as well as create a sense of place for the Telegraph District.

S. 20th Street right of way in the Project Area will be reconstructed to enhance the streetscape and shift all on-street parallel parking to the east side of the street. The streetscape improvements will add on-street parking on the east and west sides of S. 21st Street and the north and south side of N Street. A small segment of the N Street Cycle Track will be realigned to accommodate the additional on-street angle parking and pedestrian bump-out nodes near the intersection of S. 21st & N Streets.

Zoning, Design Standards and Land Use:

The site is zoned B-4 Lincoln Center Business District which includes Downtown Design Standards. As illustrated in *Existing Zoning* (above, right), the site is completely surrounded by the B-4 District with the exception of P-Public zoning on the east for the Antelope Valley channel.

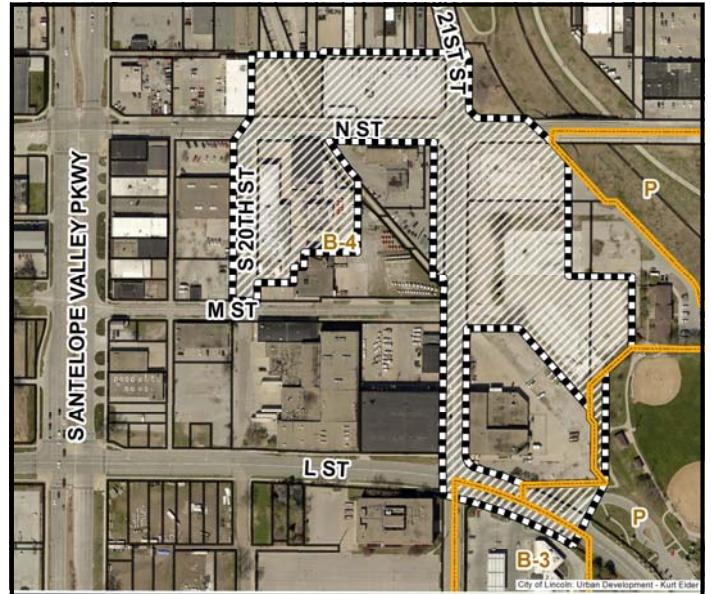
The Lincoln Downtown Design Standards will apply to the Telegraph District with proposed additional design standards for new buildings. Potential new standards may include:

- Punched window openings
- Integral decoration of brickwork, cast-stone, or limestone on street facades, and
- Articulation of long facades with windows, entrances, ornament, and/or variations in the parapet and/or roofline.

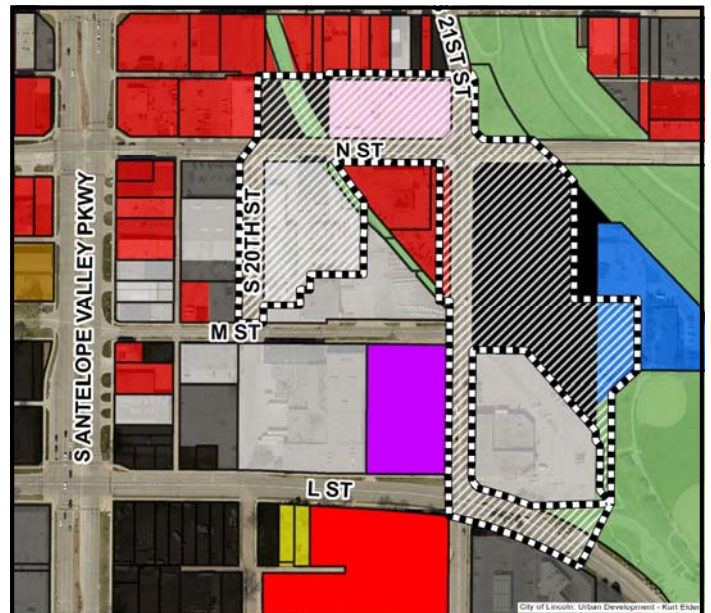
Adjacent land uses include commercial around Telegraph Flats and vacant parcels south of Telegraph Lofts East. See *Existing Land Use* (above, right).

2. Statutory Elements

- *Property Acquisition, Demolition, and Disposal:* No public acquisition of private property, relocation of



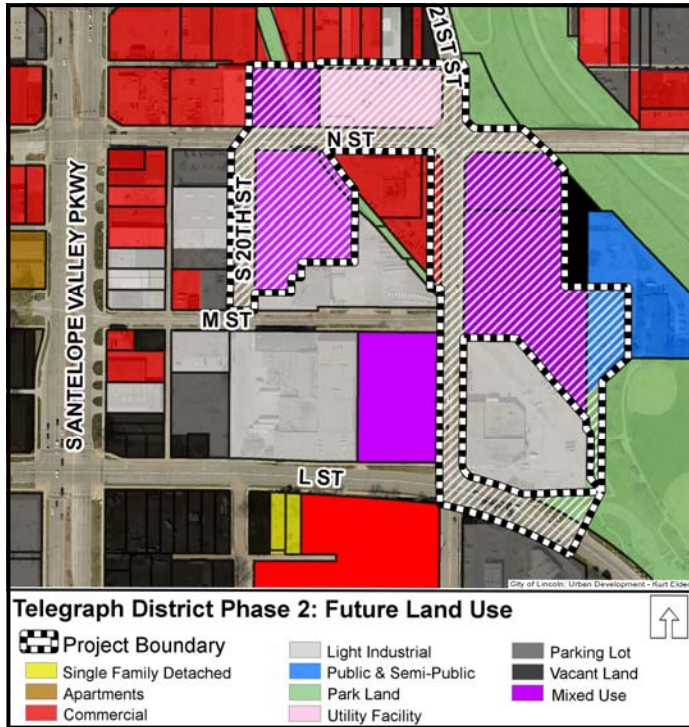
Telegraph District Phase 2: Existing Zoning
 Project Boundary (checkered pattern) Zoning (yellow outline)



Telegraph District Phase 2: Existing Land Use
 Project Boundary (checkered pattern) Light Industrial (grey) Parking Lot (dark grey)
 Single Family Detached (yellow) Public & Semi-Public (blue) Vacant Land (black)
 Apartments (brown) Park Land (green) Mixed Use (purple)
 Commercial (red) Utility Facility (pink)

families or businesses, or the sale of property is necessary to accomplish this Project. The existing buildings will not be demolished although extensive internal and external demolition, including asbestos removal, will be necessary to completely renovate the structures.

- *Population Density:* The proposed development at the Project site contains approximately 107 residen-



3. Financing and 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:

- **Tax Revenues:** The public investment of the projected \$2.8 million will leverage the private investment of approximately \$22.4 million. Upon completion of the Project, the assessed value of the property will increase by an estimated \$18 million. This will result in an estimated \$2,800,000 in Tax Increment Financing (TIF) over 15 years to help fund the public improvements. Thus for every City TIF dollar invested, there will be \$8 of private investment.

The Urban Development Department believes that the public improvements and enhancements proposed in this plan amendment would not occur “but for” the Tax Increment Financing generated by private redevelopment within the project area. Project improvements would not be achievable to the extent shown without TIF.

- **Public Infrastructure and Community Public Service Needs Impacts:** It is not anticipated that the Project will have an adverse impact on existing public infrastructure or City services. In fact, the new streetscape improvements include updated water lines, sidewalks, curb and gutters, on-street parking stalls, stormwater improvements, street lights, pedestrian lighting, and pedestrian crossings. These improvements will be made without expending utility funds or City general funds.
- **Employment Within & Outside the Redevelopment Project Area:** The Project will not have any adverse impact on employment within or outside the redevelopment project area. The Phase 2 new retail and commercial businesses will be adding additional employment to the area.
- **Other Impacts:** The reuse and renovation of the Fisher Food complex into Telegraph Flats revitalizes the area by bringing new residential opportunities to the southeast portion of downtown while maintaining the historic character of the complex. The current dilapidated and blighted area will become a vibrant, mixed-use district. Similarly, Telegraph Flats East will create a dynamic hub of activity for living and retail opportunities. The streetscape improvements will both tie the two subprojects together and create a walkable neighborhood linked to the first phase of the Telegraph District. The entire district will change from a blighted area with vacant buildings to a desirable, walkable neighborhood close to traditional downtown, bike trails and Union Plaza Park.

The Project will retain and create new jobs, increase business and tax base without adverse effect on either public

tial units which will result in a modest increase in population density.

- **Land Coverage:** Land coverage and building density will increase slightly with construction of Telegraph Flats East on a parcel which is currently vacant. However, three buildings previously on the project site were demolished so the future land coverage will not be as great as the past coverage. See *Future Land Use* (above).
- **Traffic Flow, Street Layouts, and Street Grades:** The City’s Public Works and Utilities Department has indicated that the Project is not likely to result in a significant increase in traffic and no turn lanes will be required.
- **Parking:** The Telegraph Flats subphase will include approximately 80 off-street surface parking spaces abutting the Towel, Dairy and Power Plant buildings as well as an improved surface parking lot (approximately 65 stalls) across N Street to the north. Telegraph Flats East will have approximately 65 parking stalls underneath the building and over 200 off-street surface parking stalls located southeast of the building. Additional on-street angle parking will be added along S. 21st Street and N Street.
- **Zoning, Building Code, and Ordinances:** Current zoning is B-4 with no re-zoning required. Applicable building codes will be met and, to the degree possible, downtown design standards.

or private entities. There will be a material tax shift because of the use of tax increment financing, but there will also be significant personal property tax and other municipal revenue generated for the immediate benefit of the community. The Project will facilitate the redevelopment of underutilized buildings without the incurrence of significant public cost.

The Project will create tax and other public revenue for the City and other local taxing jurisdictions. While the use of tax increment financing will defer receipt of a majority of new ad valorem real property taxes generated by the Project, the Project will include a substantial amount of personal property that will be on the property tax rolls upon its acquisition and installation. The personal property will generate immediate tax growth to all local taxing jurisdictions.

In addition to new personal property tax revenues, the Project will also contribute to municipal revenues through impact fees, excise taxes, fees, licenses, sales taxes, and other taxes that occur and are paid in the course of the normal operation of a business.

The Project should have a positive impact on private sector businesses in and around the area outside the boundaries of the redevelopment project. The Project is not anticipated to impose a burden or have a negative impact on other local area employers, but should increase the need for services and products from existing businesses.