

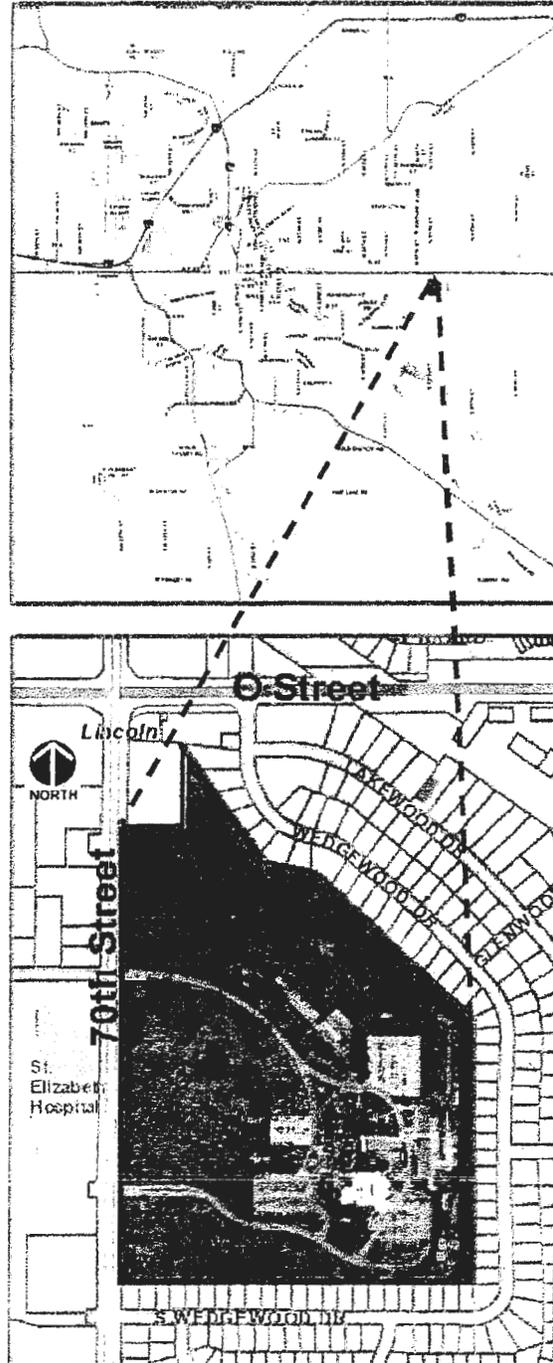
INTRODUCTION

The *VA Campus Redevelopment Plan* is a guide for redevelopment activities within the Redevelopment Area. Exhibit 1 shows the location of the area within the context of the city of Lincoln. The site is generally located east of S. 70th Street and south of O Street at 600 South 70th Street. Including the 70th Street right-of-way, the area covers approximately 65 acres: the largest percentage is open space (57.3%) followed by public use at 27.5%. The area legal description, excluding 70th Street, is Lot 66, Irregular Tract in the Northwest $\frac{1}{4}$ of Section 27, Township 10 North, Range 7 East of the 6th P.M., Lincoln, Lancaster County, Nebraska, consisting of 59.9 acres. The 70th Street right-of-way along the western boundary of the VA Campus consists of 5.3 acres.

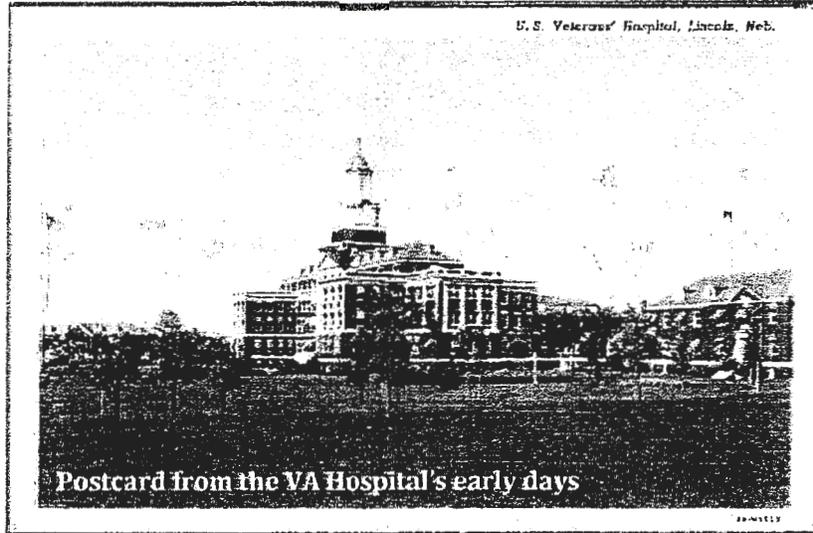
The entire parcel, with the exception of the 70th Street right-of-way, is currently owned and used by the U.S. Department of Veterans Affairs as part of the Veterans Administration Nebraska-Western Iowa Health Care System. The Lincoln VA facility was originally built in 1930 as an inpatient acute care hospital. The central, monumental main building served as a hospital and the primary focus of the campus. The facility's mission was to provide general medical and surgical care to veterans. Several additional buildings were constructed to support that mission. The VA Hospital complex was placed on the National Historic Registry September 10, 2012.

The Lincoln VA Hospital continues to serve as a medical facility and retains much of its original appearance. However, now at 86-years-old, the hospital's design and construction no longer meet the needs of modern acute health care delivery. Clinical room layout, technology and the size of modern equipment require a facility design that can no longer be accommodated inside the structure of the original hospital in an efficient manner. The substantial nature of the original construction make renovations cost prohibitive.

**Exhibit 1:
Redevelopment Area within City Context**



Also, the delivery of patient care has changed. Many medical procedures that 30 years ago required extended inpatient stay are now performed on an outpatient basis, through tele-health technology, and a shift to a focus on preventive healthy lifestyles has significantly reduced the need for acute care facilities. With a regional VA acute care hospital located in Omaha, the declining need for inpatient services, and the



prohibitive cost of modernizing the Lincoln facility, the decision was made to consolidate acute care delivery in Omaha and convert Lincoln to an outpatient facility in 1998. The following year, the Lincoln, Omaha, and Grand Island VA facilities were consolidated into the VA Nebraska-Western Iowa Health Care System. Although no longer serving as an inpatient facility, the facility continues its mission to the nation's veterans through outpatient care. The Lincoln VA location continues to serve over 15,000 veterans from across Nebraska providing over 108,000 patient visits annually. Based on most recent data, 58 percent of patients served by the Lincoln campus came from outside Lancaster County.

Under the Veterans Choice Act, Veterans Affairs was approved for a capital lease for a new 100,000 square foot state of the art outpatient clinic to be located in Lincoln. The process for siting the clinic is underway. All the VA's land holdings are deemed to be held in trust for the benefit of our country's veterans. As such, the VA is offering a long term lease so that existing facilities and excess land on the Lincoln Campus can be redeveloped. The redevelopment must respect and preserve the historical significance of the VA campus and its contribution to Lincoln and to those who have served our country.

The VA Campus has shown signs of physical decline over the years. Existing development and public facilities and utilities are old, in need of updating and, in some cases, in need of replacement. These conditions, in conjunction with the VA making the site available for redevelopment, led to a *Blight and Substandard Determination Study*, which confirmed the number and degree of blighting and substandard factors. The Study was completed in April 2015.

The City recognizes continuing blight and deterioration as a threat to the stability and vitality of the area. Revitalization efforts cannot reasonably occur without public action. The *VA Campus Redevelopment Plan* provides a guide for public and private partners as redevelopment efforts move forward.

Throughout this document, the terms VA Campus, redevelopment area, VA hospital, and Lincoln VA are used interchangeably and are synonymous.

Plan Requirements

Redevelopment activities are guided by Community Development Law, Neb. Rev. Stat., Section 18-2101, et. seq. (as amended). The statutes indicate the governing body must declare the project area substandard and blighted in order to prepare a redevelopment plan.

The City has authorized its Urban Development Department to act as the redevelopment authority under applicable Law. The Urban Development Department has developed a plan for guiding appropriate private and public resources to:

- eliminate or prevent the development or spread of urban blight;
- encourage urban rehabilitation;
- provide for the redevelopment of substandard and blighted areas including provision for the prevention of the spread of blight into areas of the municipality which are free from blight through diligent enforcement of housing, zoning, and occupancy controls and standards;
- rehabilitation or conservation of substandard and blighted areas or portions thereof by re-planning, removing congestion, providing parks, playgrounds, and other public improvements by encouraging voluntary rehabilitation and by compelling the repair and rehabilitation of deteriorated or deteriorating structures; and
- clear and redevelop substandard and blighted areas or portions thereof.

The Community Development Law section 18.2111 defines the minimum requirements of a redevelopment plan as follows:

“A redevelopment plan shall be sufficiently complete to indicate its relationship to definite local objectives as to appropriate land uses, improved traffic, public transportation, public utilities, recreational and community facilities and other public improvements, and the proposed land uses and building requirements in the redevelopment project areas...”

Section 18.2111 also outlines six elements that must be included in all redevelopment plans:

1. The boundaries of the redevelopment project area with a map showing the existing uses and condition of the real property area;
2. A land-use plan showing proposed uses of the area;
3. Information showing the standards of population densities, land coverage, and building intensities in the area after redevelopment;
4. A statement of the proposed changes, if any, in zoning ordinances or maps, street layouts, street levels or grades, or building codes and ordinances;
5. A site plan of the area;
6. A statement as to the kind and number of additional public facilities or utilities, which will be required to support the new land uses in the area after redevelopment.

In making the recommendation to approve this plan, the Urban Development Department has considered the land uses and building requirements of the VA Campus Redevelopment Area,

generally located east of 70th and south of O Streets, and determined they are in conformance with the general plan for redevelopment in the city and represent a coordinated, adjusted, and harmonious development of the city and its environs.

These determinations are in accordance with:

- present and future needs to promote health, safety, morals, order, convenience, prosperity;
- the general welfare; and
- efficiency and economy in the process of development.

Factors considered in the determination included among other things:

- adequate provision for traffic, vehicular parking;
- promotion of fire safety and prevention of other dangers;
- adequate provision for light and air;
- promotion of the healthful and convenient distribution of population;
- provision of adequate transportation, water, sewerage, and other public utilities;
- schools, parks, recreational and community facilities, and other public requirements;
- promotion of sound design and arrangement;
- efficient expenditure of public funds; and
- prevention of insanitary or unsafe dwelling accommodations or conditions of blight.

EXISTING CONDITIONS

Exhibit 2: Current Land Use

Land Use

The VA Campus Redevelopment Area consists of approximately 63.5 acres of land. The largest amount of land, 36.3 acres is open space, followed by federal VA public uses at 18.2 acres. The only public street is south 70th, comprising 5.3 acres. Private streets account for 3.7 acres. The VA Campus was created by a master planning process and developed upon one irregular tract of land.

Land uses are all related to the original purpose of the site, to provide medical services to veterans. There are 20 buildings within the Redevelopment Area located on one parcel of land. The monumental main

building that once functioned as an in-patient hospital now contains an outpatient clinic. Other buildings include a recreation building, general medical building, kitchen/dining hall/ boiler plant plant/garage, storehouse, utility shops building, an education building, and chiller plant (see Exhibit 3, Existing Campus Site Map).

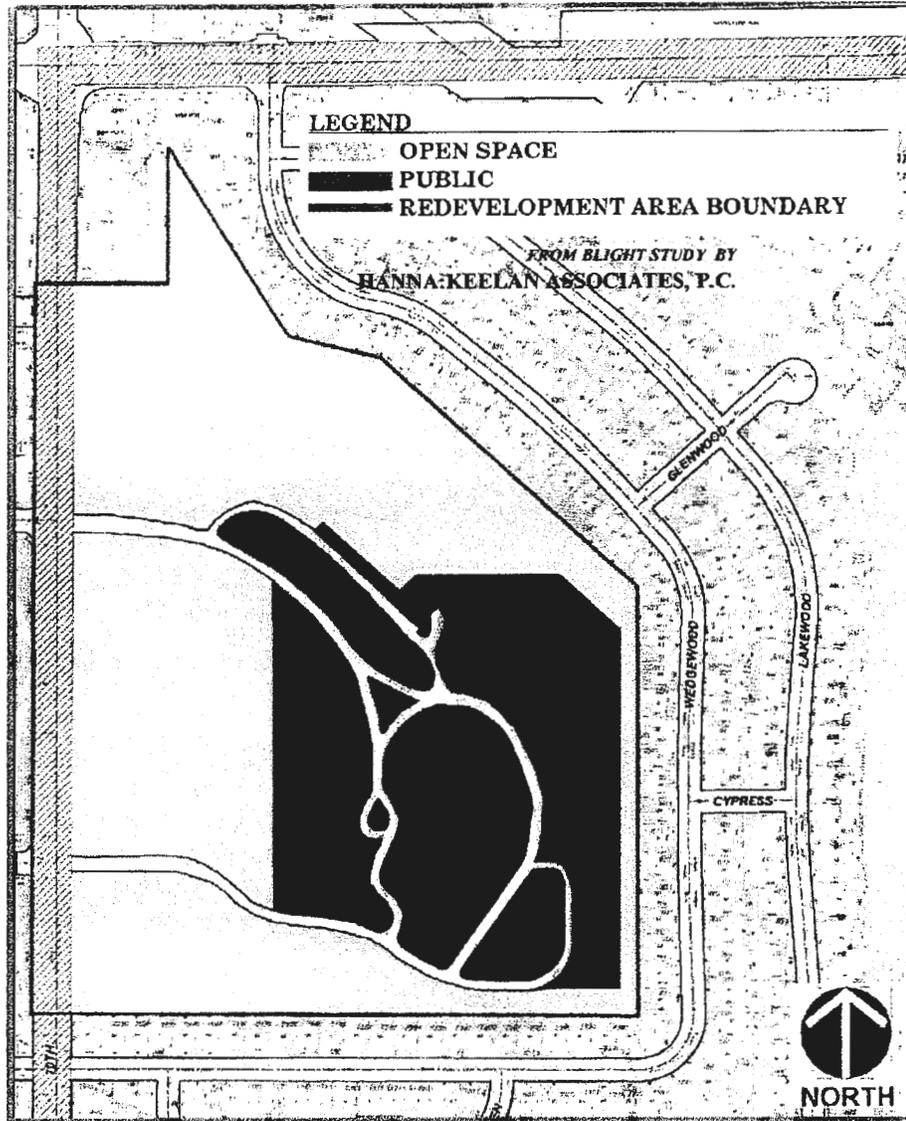


Exhibit 3: Existing Campus Site Map



The campus setting consists of relatively level topography which slopes slightly upward from South 70th Street, mature vegetation, and linear and curvilinear drives. The historic parade ground and flagpole provide the entrance corridor view to the front of the historic hospital building. A buffer between the VA Campus and the residential area along the southern boundary has remained undeveloped.

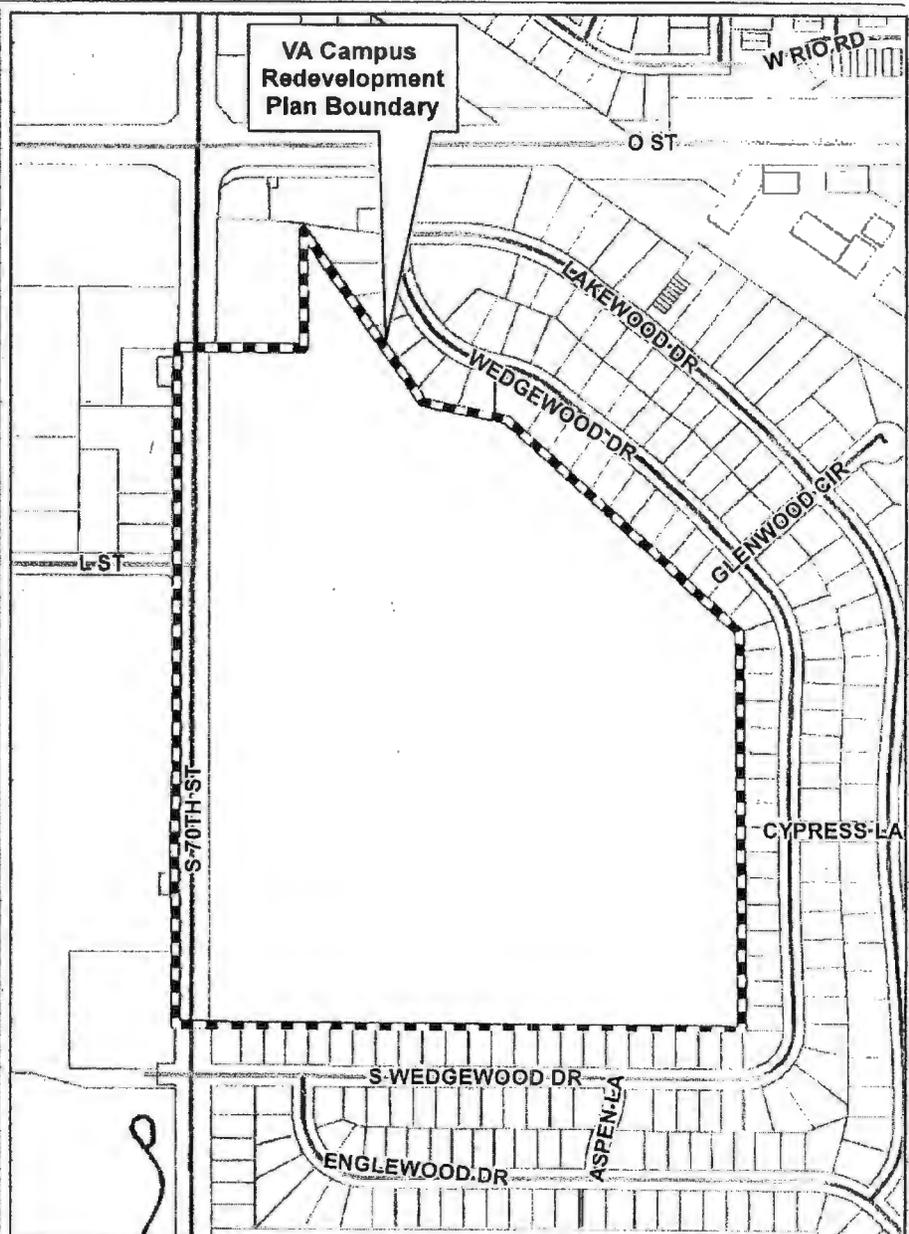
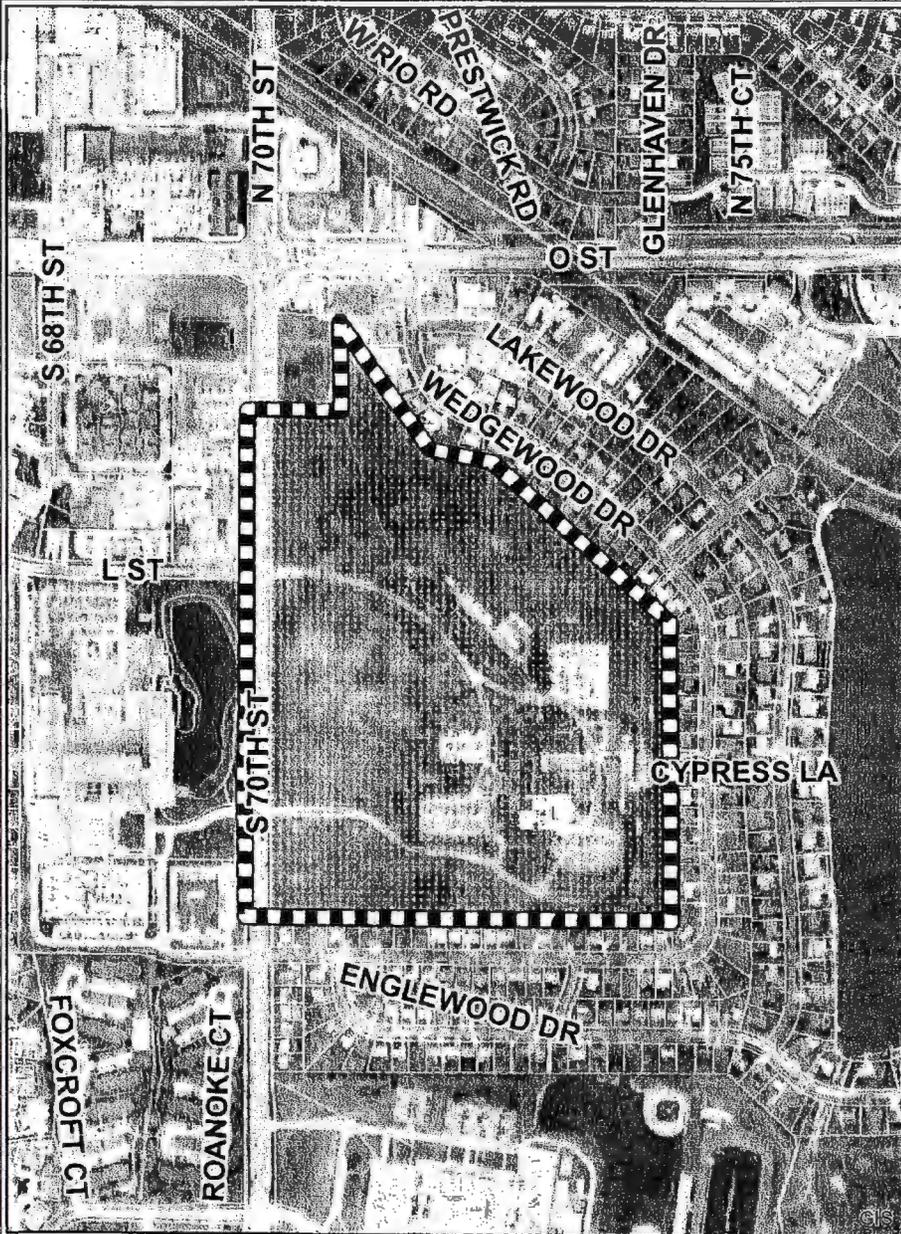
The table below includes existing land uses by type and acre for the area.

Land Use	Acres	Percent
Public	18.2	27.5
Private Street	3.7	5.8
Open Space	36.3	57.3
Public Street (S. 70 th)	5.3	8.3
Total	63.5	100.0%

Source: Hanna:Keelan Associates, P.C., 2015

Building and Site Conditions: As part of the Blight and Substandard Determination Study, a detailed exterior structural survey of the 20 structures in the Redevelopment Area and an area field survey were completed. The structural survey concluded that 11 structures are deteriorating with major defects and two are dilapidated. When not adequately maintained or upgraded to present-day occupancy standards, buildings in these conditions pose health, safety and sanitary problems. Masonry buildings with wooden structural elements or combustible materials were found to be deteriorating and in need of structural repair and fire protection. Only four structures were classified as structurally sound. Three structures were identified as deteriorating with minor defects, including the hospital building. Minor defects generally include loose or missing materials or holes and cracks over a limited area that can be corrected through the course of normal maintenance such as pointing masonry joints over a limited area or replacement of less complicated systems.

Functional obsolescent relates to the physical utility of a structure and economic obsolescence relates to a property's ability to compete in the market place. Functional and economic obsolescence is apparent in several of the former VA Campus buildings, including garages and storage buildings. Due to the lack of adequate maintenance and upkeep, several of these structures are deteriorating or have become dilapidated. The size and condition of these structures may leave them incapable of being renovated for new uses and thus are functionally and economically obsolete.



2013 aerial



Comprehensive Plan Conformance #15010

VA Campus Redevelopment Plan

m:\plan\rcv\view\CPCRedevelopmentAreaDrawings.mxd (CPC15010)



LINCOLN-LANCASTER COUNTY
PLANNING DEPARTMENT

555 South 10th Street Suite 213 Lincoln, NE 68508
402-441-7491 fax: 402-441-6377 lincoln.ne.gov



July 10, 2015

RE: **Comprehensive Plan Conformance CPC15010 - VA Campus Redevelopment Plan**
(600 South 70th Street)

Dear Property Owner:

Pursuant to Section 27.81.050(c) of the Lincoln Municipal Code (**Notice of Public Hearings**), you are hereby advised that the City of Lincoln has received an application for **COMPREHENSIVE PLAN CONFORMANCE NO. 15010**, to review the proposed "VA Campus Redevelopment Plan" as to conformance with the 2040 Lincoln-Lancaster County Comprehensive Plan and the State of Nebraska's Community Development Plan. The Redevelopment Plan area covers approximately 65 acres, including the 70th Street rights-of-way, on property legally described as Lot 66, Irregular Tract, in the NW 1/4 of Section 27-10-7, and adjacent rights-of-way of South 70th St., Lincoln, Lancaster County, Nebraska, generally located at 600 South 70th Street. The Planning Commission action is a recommendation to the City Council.

The public hearing on this application will be held before the Lincoln City/Lancaster County Planning Commission on **Wednesday, July 22, 2015**. The public hearing is your opportunity to appear and speak upon the merits of this application. The Planning Commission meeting commences at 1:00 p.m. in Hearing Room 112 on the first floor of the County-City Building, 555 South 10th Street, Lincoln, Nebraska. The public hearing procedures are enclosed with this letter.

If you would like additional information, you are encouraged to contact the applicant, Wynn Hjermstad at 402-441-8211, or whjermstad@lincol.ne.gov; or the project planner in the Planning Department, Ed Zimmer, at 402-441-6360, or ezimmer@lincoln.ne.gov. You may also wish to appear at the public hearing or submit your comments prior to the public hearing in writing to the Planning Commission at the Planning Department address, by email to plan@lincoln.ne.gov, or by fax to 402-441-6377. The Planning Department staff report and recommendation will be available in the Planning Department office on July 16, 2015, after 3:00 p.m. The "Planning Commission Agenda", including the staff report on this application, will also be available on Internet at that time, www.lincoln.ne.gov (keyword=pcagenda).

In the meantime, all information which has been submitted on this application may be found at www.lincoln.ne.gov (keyword = PATS). Click on the "Selection Screen" under "Featured Links", type in the application number (i.e. CPC15010), click on "Search", then "Select". The "Related Documents" are at the bottom of the screen.

If you have any questions, please do not hesitate to contact me.

Sincerely,

Gen Rorabaugh
Administrative Officer

cc: Wynn Hjermstad/Urban Development
Dave Landis/Urban Development
United States Vets Hospital
Taylor Park Neighborhood Assn. (2)
Meadowlane Area Residents Assn. (4)

Taylor Greens Homeowners Assn.
Maplewood Village Assn.
Taylor Meadows Homeowners Assn.
Wedgewood Condominium Owners Assn.
Silver Ridge Condominiums, Inc.

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 Director of Equity and Diversity, Lincoln Commission on Human Rights, at 402 441-7624 as soon as possible before the scheduled meeting date in order to make your request.



Hess Dyas
Carriage Hill Second Addition Homeowners
1143 Coachmans Dr.
Lincoln, NE 68510

Carolyn Brandle
Eastridge Neighborhood Association
5921 Sunrise Rd.
Lincoln, NE 68510

Robert Tyler
Lancashire Homeowners, Inc,
711 Lancashire Ct.
Lincoln, NE 68510

Tom Soukup
Meadowlane Area Residents Association
645 Trail Ridge Rd.
Lincoln, NE 68505

Don Cook
Meadowlane Area Residents Association
401 Skyway Road
Lincoln, NE 68505

Bill Rohren
Silver Ridge Condominiums, Inc.
112 Silver Ridge Rd.
Lincoln, NE 68510

Bob Els
Taylor Greens Homeowners Association
6508 Darlington Ct.
Lincoln, NE 68510

Bill Brown
Taylor Park Neighborhood Association
421 Haverford Dr.
Lincoln, NE 68510

Carol Schmidt
Wedgewood Condominium Owners' Association
210 Lakewood Drive #4
Lincoln, NE 68510

Fred Freytag
Witherbee Neighborhood Association
530 S. 38th St.
Lincoln, NE 68510

Rogene Godeker
Carriage Park, Inc.
8220 A Street
Lincoln, NE 68510

Scott Nelson
Greenbriar Townhouses, Inc.
7047 Lincolnshire Road
Lincoln, NE 68506

Sharon Cook
Maplewood Village Association
260 S. 77th St.
Lincoln, NE 68510

Marcia Murray
Meadowlane Area Residents Association
612 N 81st St
Lincoln, NE 68505-2714

Jan Schinkus
Pine Ridge Heights Condos
705 N. 60th Street
Lincoln, NE 68505

Mike Million
Sunrise Hills Area Neighborhood Association
451 N. 86 St.
Lincoln, NE 68505

Barry Ritter
Taylor Meadows Homeowners Assoc.
1220 Twin Ridge Rd
Lincoln, NE 68510

Luci Prier
Taylor Park Neighborhood Association
330 Park Vista Street
Lincoln, NE 68510

Richard Bagby
Witherbee Neighborhood Association
389 S. 47th St.
Lincoln, NE 68510

Witherbee Neighborhood Association
PO Box 5431
Lincoln, NE 68505



LINCOLN-LANCASTER COUNTY
PLANNING DEPARTMENT
555 South 10th Street Suite 213 Lincoln, NE 68508
402-441-7491 fax: 402-441-6377 lincoln.ne.gov



July 17, 2015

TO: Neighborhood Associations/Organizations
Roma Amundson, Chair, Lancaster County Board of Commissioners
Dr. Steve Joel, Superintendent, Lincoln Public Schools
Educational Service Unit #18, c/o Dr. Liz Standish
Board of Regents, University of Nebraska-Lincoln
President, Southeast Community College
Glenn Johnson, Lower Platte South Natural Resources District

RE: **Comprehensive Plan Conformance No. 15010: Review the Proposed VA Campus Redevelopment Plan**

Pursuant to Neb. Rev. Stat. § 18-2109, you are hereby advised that the City of Lincoln has received an application for **COMPREHENSIVE PLAN CONFORMANCE NO. 15010**, to review the proposed "VA Campus Redevelopment Plan" as to conformance with the 2040 Lincoln-Lancaster County Comprehensive Plan and the State of Nebraska's Community Development Plan. The Redevelopment Plan area covers approximately 65 acres, including the 70th Street rights-of-way, on property legally described as Lot 66, Irregular Tract, in the NW 1/4 of Section 27-10-7, and adjacent rights-of-way of South 70th St., Lincoln, Lancaster County, Nebraska, generally located east of South 70th Street and south of O Street at 600 South 70th Street, including the 70th Street right-of-way along the western boundary of the VA Campus. A map and project description are attached, for your information. Additional information may be found at www.lincoln.ne.gov (Keyword= PATS), search by Application No. CPC15010. The Planning Commission action is a recommendation to the City Council.

A public hearing on this application will be held before the Lincoln City/Lancaster County Planning Commission on **Wednesday, July 22, 2015, with continued public hearing on Wednesday, August 5, 2015**. The public hearing is your opportunity to appear and speak upon the merits of this application. The Planning Commission meeting commences at 1:00 p.m. in Hearing Room 112 on the first floor of the County-City Building, 555 South 10th Street, Lincoln, Nebraska.

If you would like additional information, you are encouraged to contact Wynn Hjermstad in the Urban Development Department at 402-441-8211 or whjermstad@lincoln.ne.gov; or the project planner in the Planning Department, Ed Zimmer at 402-441-6360 or ezimmer@lincoln.ne.gov. You may also wish to appear at the public hearing or submit your comments prior to the public hearing in writing to the Planning Commission at the Planning Department address, by email to plan@lincoln.ne.gov, or by fax to 402-441-6377. The Planning Department staff report and recommendation will be available in the Planning Department office on Thursday, July 16, 2015, after 3:00 p.m. The Planning Commission Agenda and staff report will also be available on Internet at that time at lincoln.ne.gov (keyword = pcagenda).

Sincerely,

Geni Rorabaugh
Administrative Officer

cc: David Landis, Urban Development
Wynn Hjermstad, Urban Development

Norm Agena, County Assessor
Rick Peo, Chief Assistant City Attorney

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 participation 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 Director of Equity and Diversity, Lincoln Commission on Human Rights, at 402-441-7624 as soon as possible before the scheduled meeting date in order to make your request.*





LINCOLN-LANCASTER COUNTY
PLANNING DEPARTMENT

555 South 10th Street Suite 213 Lincoln, NE 68508
402-441-7491 fax: 402-441-6377 lincoln.ne.gov



July 27, 2015

TO: Neighborhood Associations/Organizations
Roma Amundson, Chair, Lancaster County Board of Commissioners
Dr. Steve Joel, Superintendent, Lincoln Public Schools
Educational Service Unit #18, c/o Dr. Liz Standish
Board of Regents, University of Nebraska-Lincoln
President, Southeast Community College
Glenn Johnson, Lower Platte South Natural Resources District

RE: Comprehensive Plan Conformance No. 15010 - Review of proposed VA Campus
Redevelopment Plan (600 South 70th Street)

Please be advised that a public hearing on Comprehensive Plan Conformance No. 15010 will be held before the City Council on **Monday, August 10, 2015, at 3:00 p.m.**, in Hearing Room 112 on the First Floor of the County-City Building, 555 South 10th Street, Lincoln, Nebraska. The VA Campus Redevelopment Plan area consists of approximately 65 acres, including the 70th Street rights-of-way, for a mixed-use project identified as Victory Park consisting of housing, medical care, and services for senior citizens and veterans. The VA Campus Redevelopment Plan area is generally located east of South 70th Street and south of O Street at 600 South 70th Street, Lincoln, Lancaster County, Nebraska.

The Factsheet submitted by the Planning Department to the City Council, which contains the staff report, the minutes of the Planning Commission meeting, all correspondence and any other information submitted on this application, may be accessed on the Internet at <http://www.lincoln.ne.gov/city/council/index.htm>. The Factsheet will be linked to the respective Council agenda. The Factsheet will also be available in the Planning Department or can be accessed on the internet at www.lincoln.ne.gov (Keyword = PATS). Click on the "Selection Screen" under "Featured Links", type in the application number (i.e. CPC15010), click on "Search", then "Select". The Factsheet is in the "Related Documents" at the bottom of the screen.

Please feel free to contact me if you have any questions or need additional information (402-441-6365) or plan@lincoln.ne.gov.

Sincerely,

 A handwritten signature in black ink that reads "Geni Rorabaugh".

Geni Rorabaugh
Administrative Officer

f:\devreview\cpc\15000\hearing notice\cc hearing07272015

cc: Taylor Park Neighborhood Association
Meadowlane Area Residents Assn. (4)
Taylor Greens Homeowners Association
Maplewood Village Assn.
Taylor Meadows Homeowners Association
Wedgewood Condominium Owners Assn.
Silver Ridge Condominiums, Inc.
Terry Kathe, Building and Safety Dept.
Rick Peo, Chief Asst. City Attorney



TO BE PUBLISHED ONCE EACH WEEK FOR TWO CONSECUTIVE WEEKS IN THE LINCOLN JOURNAL STAR ON FRIDAY, July 24, 2015 AND FRIDAY, July 31, 2015:

Notice is hereby given that the Lincoln City Council will hold a public hearing on **Monday, August 10, 2015**, at 3:00 p.m., in the City Council Hearing Room, Room 112, on first floor of the County-City Building, 555 South 10th Street, Lincoln, Nebraska, on the following item. For more information, call the Urban Development Department (402-441-7866) or the Planning Department (402-441-7491):

A resolution requested by the Director of the Urban Development Department to review the proposed "VA Campus Redevelopment Plan" as to conformance with the 2040 Lincoln-Lancaster County Comprehensive Plan and the State of Nebraska's Community Development Plan. The project consists of the long-term redevelopment of the VA Campus, including the adaptive reuse of all historic buildings facing South 70th Street with new construction concentrated in the area around the periphery of the site to the north, east and south. Future uses will include housing for veterans and seniors, medical offices, possible siting of a new VA Outpatient Clinic, and other office and commercial uses under a planned unit development. The Redevelopment Plan area covers approximately 65 acres, on property legally described as Lot 66, Irregular Tract, in the NW 1/4 of Section 27-10-7, and adjacent rights-of-way of South 70th St., Lincoln, Lancaster County, Nebraska, generally located east of South 70th Street and south of O Street at 600 South 70th Street.

Teresa Meier
City Clerk