Nebraska Innovation Campus (NIC) Redevelopment Plan

DRAFT
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Prepared by:
City of Lincoln, Nebraska
Urban Development Department
Chris Beutler, Mayor

Approved by Planning Commission:
(date)
Approved by City Council:
(date)

David Landis, Director
Urban Development Department

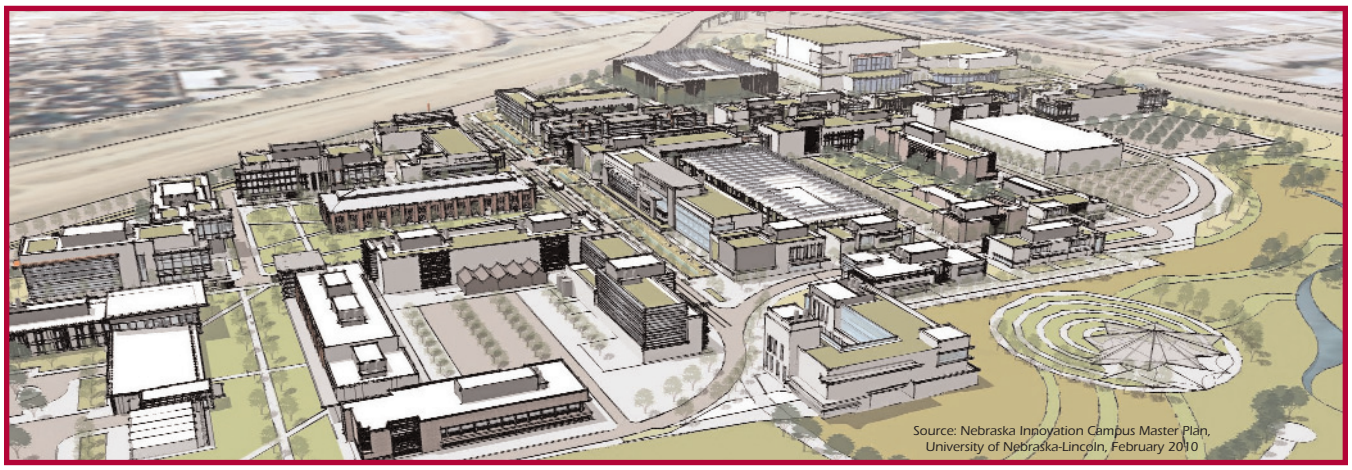


TABLE OF CONTENTS

Introduction 1
- Plan Requirements 2

Existing Conditions 4
- Land Use 4
- Zoning 5
- Parks/Open Space/Trails 7
- Transportation 7
  - *Traffic 7*
  - *Street Conditions 7*
  - *Parking 7*
  - *Sidewalks and Pedestrian Activity 7*
  - *Public Transportation Services 8*
- Public Utilities 8
  - *Water System 8*
  - *Sanitary Sewer System 9*
  - *Watershed Management 9*
  - *Lincoln Electric System (LES) 10*
- Historic Significance 10
- Blight and Substandard Determination Study 11
- Identified Issues 12

Redevelopment Plan 14
- Guiding Principles 14
- Development Framework: NIC Master Plan 15
- Redevelopment Activities: Public Improvements 20
- Redevelopment Activities: Commercial and Industrial 20
- Redevelopment Activities: Residential 20
- Sub-Project Areas 20
- Future Land Use 21
- Redevelopment Processes 22
- Estimated Expenditures 22
- Conformance with Comprehensive Plan 22
- Financing 22

List of Exhibits

Exhibit 1: City Context Map 1
Exhibit 2: Existing Land Use Map 4
Exhibit 3: Existing Building Inventory and Analysis 5
Exhibit 4: Existing Zoning Map 6
Exhibit 5: Organizational Concept and Framework Plan 16
Exhibit 6: Illustrative Plan and Developable Footprints 17
Exhibit 7: Proposed Circulation Plan 18
Exhibit 8: Proposed Transit Plan 19
Exhibit 9: Parking Plan 20
Exhibit 10: Land Use Intent: Future Land Use Plan 21

INTRODUCTION

The *Nebraska Innovation Campus (NIC) Redevelopment Plan* is a guide for redevelopment activities within the Redevelopment Area. Exhibit 1 illustrates the location of the area within the broader context of the City of Lincoln. The Redevelopment Area is adjacent to the University of Nebraska-Lincoln (UNL) city campus and includes the former Nebraska State Fair Park. The boundaries are generally from 14th to 27th Streets, between Salt Creek and the Burlington Northern Santa Fe Railroad corridors, also described as an area within the City of Lincoln, Nebraska, that includes all portions of Irregular Lots 14, 15, 45, 69, 71, 72, 73, 74, 75, 79, 80, 104, and 167; said irregular tracts located in Section 13-T10N-R6E of the 6th Principle Meridian, except Antelope Valley First Addition.

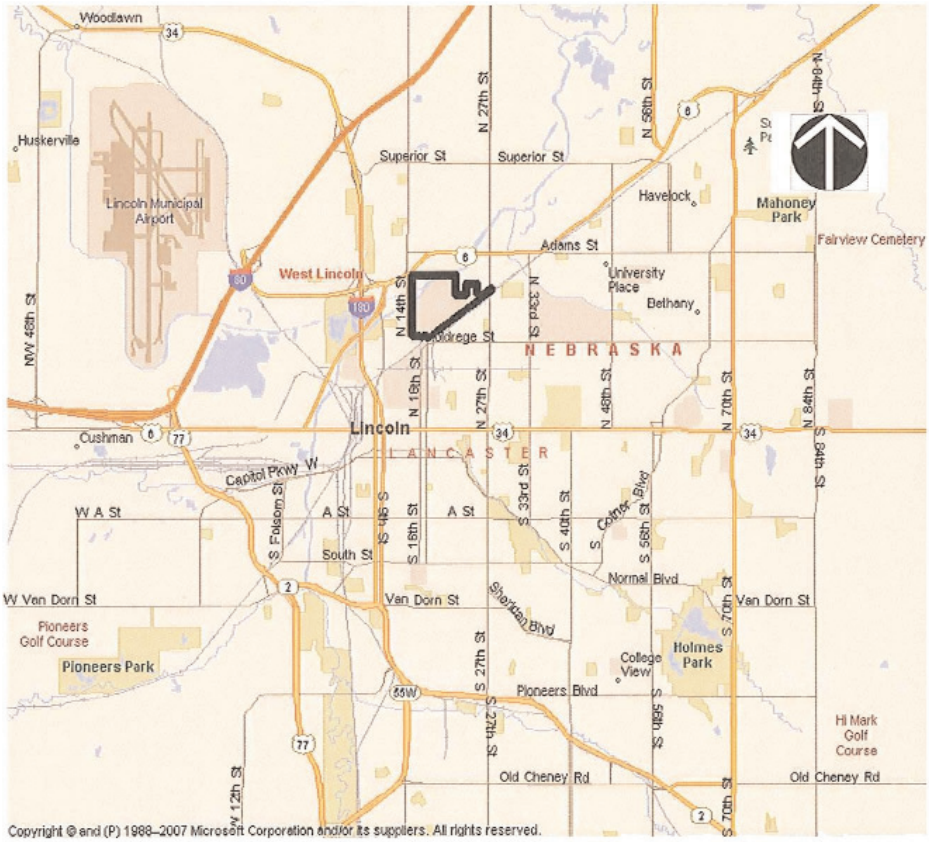
In 2008, the Nebraska State Legislature approved, and the Governor signed into law, LB116 which relocated the Nebraska State Fair to Grand Island and transferred the former Nebraska State Fairgrounds to the University of Nebraska Board of Regents. The legislation required that UNL provide a *Master Plan and Business Development Strategy* to the Legislature by December 1, 2009. Both reports were completed. The Board of Regents approved the *Nebraska Innovation Master Plan and Nebraska Innovation Campus Business Development Strategy* on November 20, 2009. The transfer of ownership of the 249 acre property occurred in December, 2009.

Now known as Nebraska Innovation Campus, NIC is a public/private partnership and research park dedicated to advancing research and its commercialization in order to generate economic growth for Nebraska. It is envisioned that one of the primary attractions to NIC will be the opportunity for private sector companies to become an intimate partners with UNL and to locate adjacent to University research facilities and faculties. According to the University's Request for Information (RFI) issued July 11, 2008:

> *The purpose of Nebraska Innovation Campus (NIC) is to create partnerships with private sector firms to develop and maximize economic opportunities and to leverage the research capacity, faculty and student resources of the University of Nebraska-Lincoln. This will be accomplished by attracting private sector companies with existing or proposed relationships with the University to locate adjacent to the university campus and facilities and thereby generate jobs and other economic activity for the state of Nebraska. Agricultural biotechnology and life science research are anticipated to be strong components of the campus. Other areas of university research strength that provide opportunities for viable partnerships include food science and food safety, robotics, computer technology, laser sciences, transportation, energy sciences, and alterative energy.*

NIC is located at the northern edge of the Antelope Valley Project's Research and Development (R&D) corridor. The Antelope Valley Project is sponsored

Exhibit 1: City Context Map



= State Fair Park Redevelopment Area Boundary

HANNA:KEELAN ASSOCIATES, P.C. 2009

by three partners: the City of Lincoln, Lower Platte South Natural Resources District, and the University of Nebraska-Lincoln. Its purpose is to address flood control, transportation improvements and community revitalization in the core of the city. The R&D corridor is generally located between K Street on the South, Innovation Campus on the north, 16th Street on the west and 21st Street (the Antelope Valley waterway) on the east.

In 2007, the 2015 Vision Group proposed the development of a R&D corridor which would link UNL's public research and development facilities to potential and planned private research and development facilities to the north and south, adjacent to the Antelope Valley waterway. At that time, the State Legislature was studying the future of State Fair Park and the potential development of a university R&D technology park. With the Legislature's action in 2008, the City of Lincoln considers NIC a critical partner for the Antelope Valley R&D corridor that will compliment and lay the foundation for the additional private R&D anticipated in the corridor. The City has made zoning changes and instituted design standards to lay the foundation for, and encourage, private development in the R&D corridor outside the limits of NIC.

The Nebraska State Fair was located in Lincoln in 1901. During its 100 year operation at this location, buildings have become deteriorated or dilapidated and infrastructure - including streets, sidewalks and utilities (sewer and water) have become inadequate by modern standards for redevelopment.

As a result of these conditions, UNL requested the completion of a *Blight and Substandard Determination Study*. The Study, completed in October 2009 concluded that the number, degree, and distribution of blighting factors warrant designating the area blighted and substandard.

The City recognizes that continuing blight and deterioration is a threat to the stability and vitality of the area and revitalization efforts cannot reasonably occur without public action. The *Nebraska Innovation Campus (NIC) Redevelopment Plan* represents the City's efforts to assist UNL in guiding public and private redevelopment of the area.

Plan Requirements

Redevelopment activities are guided by *Community Development Law*, Neb. Rev. Stat., Section 18-2101, et. seq. (as amended). The statutes clearly state that the governing body must have declared 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 the applicable Law. The Urban Development Department has formulated, for the City of Lincoln, a workable program utilizing appropriate private and public resources to,

- eliminate or prevent the development or spread of urban blight;
- encourage needed 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;
- the 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...*

The statutes further identify six elements that, at a minimum, must be included in the redevelopment plan, they are:

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 its recommendation to approve this plan, the Urban Development Department has considered the land uses and building requirements and determined that 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;
- the promotion of safety from fire, panic, and other dangers;
- adequate provision for light and air;
- the promotion of the healthful and convenient distribution of population;
- the provision of adequate transportation, water, sewerage, and other public utilities;
- schools, parks, recreational and community facilities, and other public requirements;
- the promotion of sound design and arrangement;
- the wise and efficient expenditure of public funds; and
- the prevention of the recurrence of insanitary or unsafe dwelling accommodations or conditions of blight.

The development of the *Redevelopment Plan* relies heavily upon, and draws from, previous work including the *State Fair Park Redevelopment Area Blight and Substandard Determination Study*, October 2009 and the *Nebraska Innovation Campus Master Plan*, February 8, 2010. Throughout the remainder of the *Redevelopment Plan*, the terms Redevelopment Area, State Fair Park, and Nebraska Innovation Campus (NIC) are used interchangeably to refer to the same geographic area.

EXISTING CONDITIONS

Land Use

Major land uses in the NIC Redevelopment Area (see Exhibit 2) are public/quasi-public land uses and unimproved parking areas (gravel surfaced roads within grass/dirt surfaced parking areas). The area contains approximately 249 acres, not including the Rights-of-Way (ROW) of Salt Creek, Oak Creek and Antelope Creek. Public land uses occupy approximately 76.3 percent of the Redevelopment Area. Approximately 23.7% of the area consists of unimproved parking areas that are grass/dirt surfaced with crushed white rock roads between parking areas.

Surrounding land uses include light industrial along Cornhusker Highway to the north side of the Redevelopment Area. The City's Theresa Street Waste Water Treatment Plant is also located on the north side. The small eastern edge of the Redevelopment Area is bounded by light industrial land uses. Railroads and the Salt Creek Roadway form the south boundary of the Redevelopment Area. In addition, residential uses in the Clinton neighborhood lie to the south. Industrial and institutional uses are located south of the Redevelopment Area along the east side of Antelope Valley Parkway. The west side is bounded by Antelope Valley Parkway, UNL transportation facilities, the Nebraska National Guard and residential uses in the North Bottoms neighborhood.

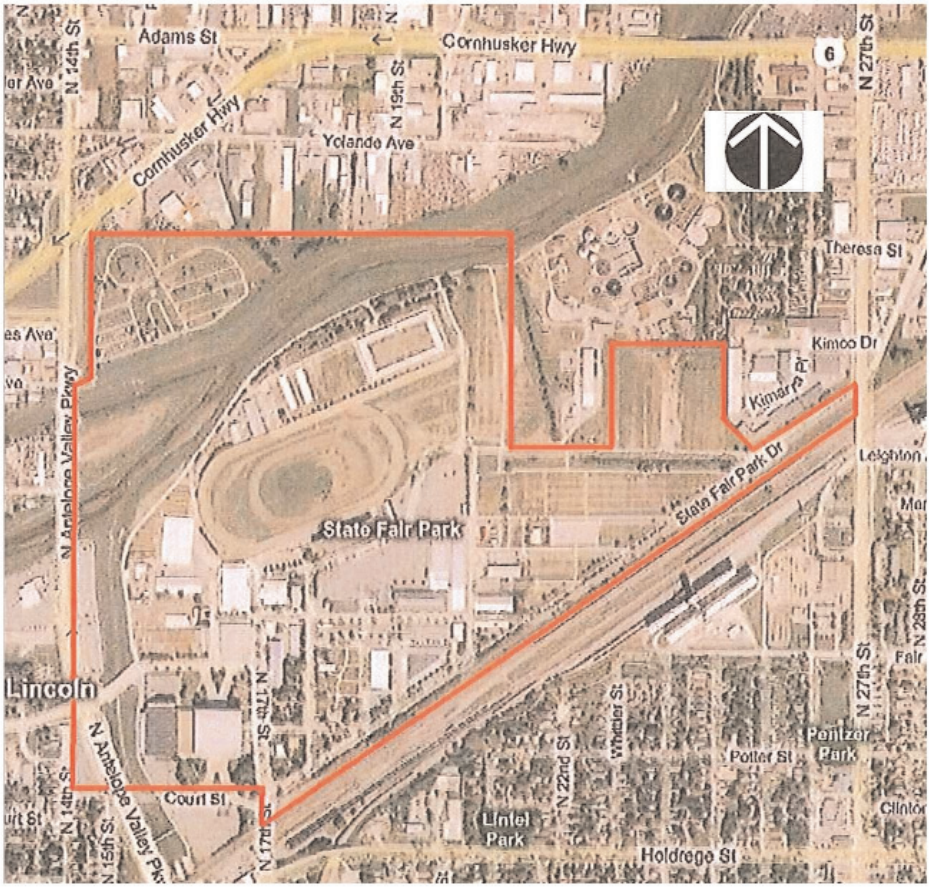
There were approximately 70 structures on the site, consisting primarily of barns and sheds used for the State Fair. As part of the first phase of redevelopment, UNL is demolishing several of these structures at this time. Many others will require demolition before the site is redeveloped. The *Blight and Substandard Determination Study* identified approximately 56% of structures surveyed as either deteriorating or dilapidated. Also as part of the first phase of redevelopment, a few Heritage Education buildings have been or will be relocated to other sites.

The Devaney Sports Center is currently used for university athletics programs including swimming, track and field, men's gymnastics, wrestling, men's and women's basketball and other events. The UNL Athletics Department is planning future expansions of the Devaney Center for the above mentioned programs, and it will remain on campus in its current use. The Coliseum, commonly known as the Ice Box, is leased through 2031 by the Lincoln Stars, a minor league hockey franchise. The *NIC Master Plan* recommends that the structure be replaced when the lease terminates with either research or related mixed use development.

The horse racing track and associated service facilities are currently leased by the Horsemen's Benevolent & Protective Association (HBPA). These facilities will continue to be used by HBPA throughout September 30, 2012. See Exhibit 3, Existing Building Inventory and Analysis (*Master Plan*, p. 13).

The *Blight and Substandard Determination Study* includ-

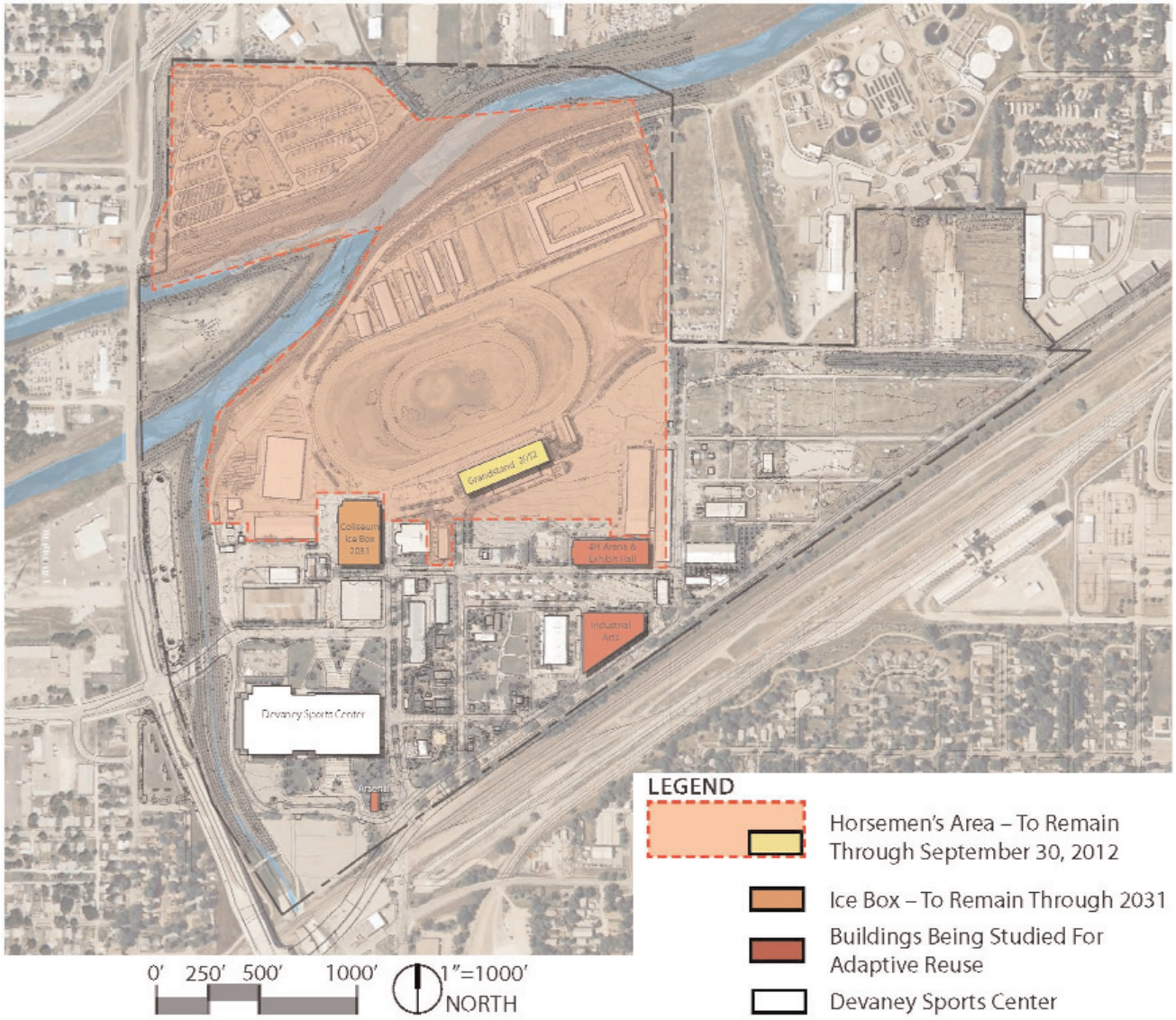
Exhibit 2: Existing Land Use



= State Fair Park Redevelopment Area Boundary

HANNA:KEELAN ASSOCIATES, P.C.

Exhibit 3: Existing Building Inventory and Analysis



Source: Nebraska Innovation Campus Master Plan, University of Nebraska-Lincoln, February 2010

ed an analysis of lot layout in relation to size, adequacy, accessibility or usefulness and identified a primary issue as inadequate lot size.

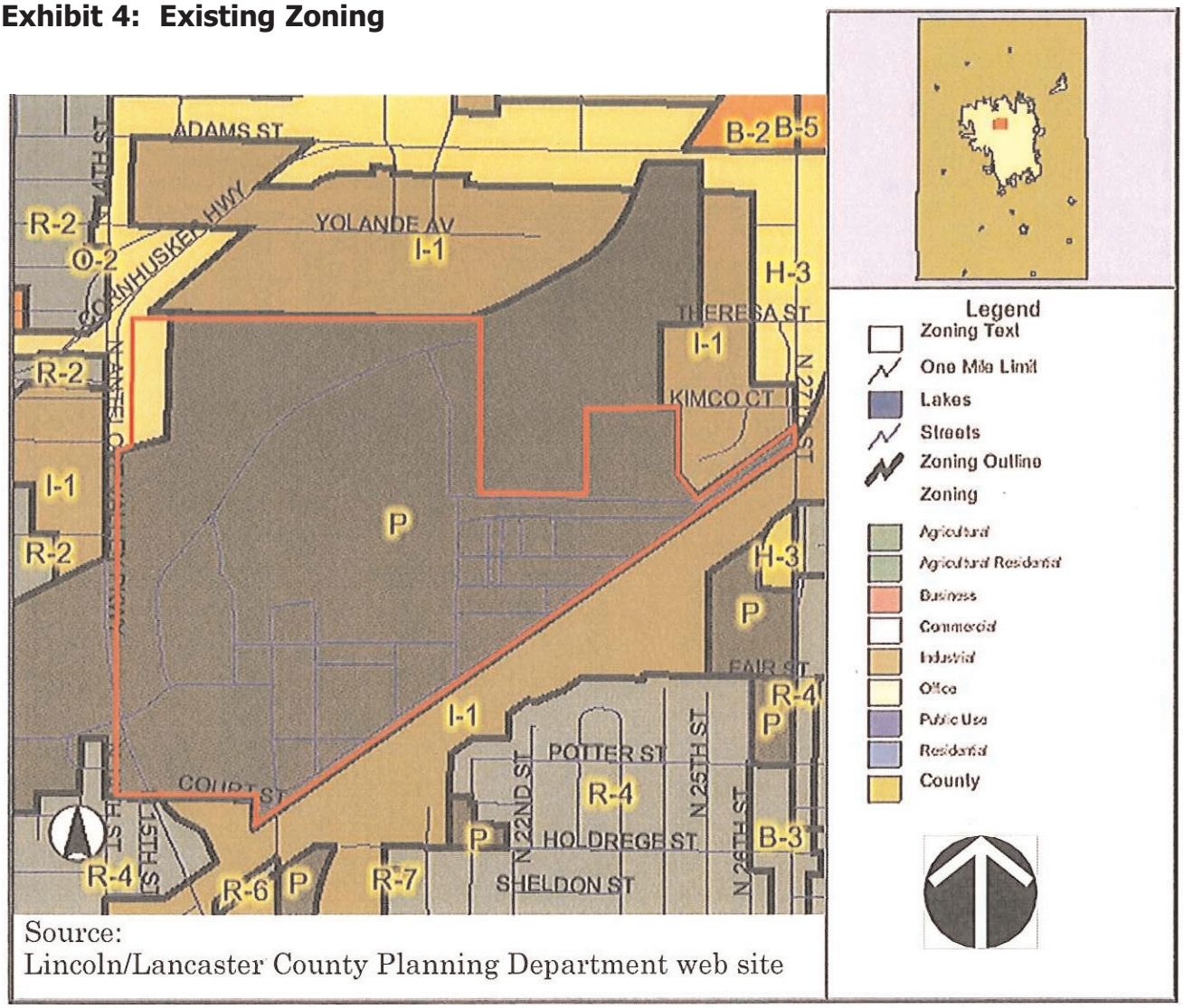
NIC is comprised of a variety of individual parcels of land, both large and small, that have existed as irregular tracts since 1872. Thirteen (13) irregular tracts comprise the entire Redevel-opment Area. None of the tracts were ever platted and developed according to the Subdivision Regulations of Lincoln/Lancaster County. Several irregular tracts have no access to streets and are land locked. As such, these tracts of land do not meet today's standards of platting and subdivision procedures.

Efforts to overcome problems of improper subdivision and obsolete platting and to secure sites of reasonably adequate size and shape for modern development purposes requires the re-platting of irregular shaped parcels. Future development should be based on a broader scale, including larger areas of the Redevelopment Area, rather than the piecemeal development of smaller, single and multiple individual lots that has occurred in the past.

Zoning

Exhibit 4 identifies existing zoning districts within the Redevelopment Area. The area is comprised almost entirely of zoning classification P, Public Use District. The exceptions include a strip of land in the extreme northwest corner of the Redevelopment Area, directly adjacent to the west edge of the RV Campground,

Exhibit 4: Existing Zoning



Source:
Lincoln/Lancaster County Planning Department web site

= Boundary of State Fair Park Redevelopment Area

HANNA:KEELAN ASSOCIATES, P.C. 2009

which is zoned H-3 Highway Commercial District and the parking lot south of Devaney Sports Center which is zoned I-1, Industrial District.

The zoning districts within the area are as follows:

P **Public Use District** – This district is intended to provide a district essentially for mapping purposes which will identify real property presently owned and used by any government entity, including local, state, or federal governmental units, and put to some form of public use. This district is not intended to be applied to land that is used by governmental entities on an easement or leased basis if title to the land is in private ownership.

H-3 **Highway Commercial District** – This is a district for a redeveloping area intended to provide for low-density commercial uses requiring high visibility and/or access from major highways. The uses permitted generally include those of the neighborhood and highway business areas.

I-1 **Industrial District** - this district is for a developing stable or redeveloping area representing light and heavy industrial uses and having a relatively high intensity of use and land coverage.

The Redevelopment Area will require re-zoning prior to redevelopment for private uses.

Parks/Open Space/Trails

No city parks are located within NIC. While there is a considerable amount of undeveloped land, its usage consists primarily of grass and dirt surfaced parking areas. Approximately 23.7% of the Redevelopment Area consists of unimproved parking areas that are connected by crushed white-rock roads. This use is not typically considered open space as compared to desirable green, aesthetically pleasing public open space.

With the completion of the Antelope Valley project, several bike trails converge in downtown and to the UNL City Campus. The project included the completion of trails along both sides of the Antelope Valley waterway into NIC. The trail on the east side of the creek terminates at Court Street south of Devaney and the trail on the west side of the creek follows Antelope Valley Parkway along the entire length of the west side of NIC. The bike and pedestrian systems in the *NIC Master Plan* recommend connections to these existing facilities.

Transportation

• Traffic

NIC is bordered by the newly constructed Salt Valley Roadway and Antelope Valley Parkway, both of which are four lane roadways. There are existing traffic signals at Antelope Valley Parkway and Military Road, a major entrance to the site, and Antelope Valley Parkway and Salt Valley Roadway. Individual land uses at NIC and associated vehicular trip generation will allow assessment of the impact on the surrounding transportation network.

A traffic impact study conducted for the *NIC Master Plan* anticipates NIC to generate up to 21,815 daily trips at full build-out by 2030. The existing roadway system will handle both future background traffic and additional traffic generated by the build-out of NIC at desirable levels of service. The exception is the elevated intersection of Antelope Valley Parkway and Salt Valley Roadway, anticipated to be at level of service D and E in peak hours by 2030. However, any changes to the proposed land uses that were identified in the traffic impact study will require a revised traffic impact study which could result in additional improvement to the transportation network.

The main entrance into NIC is located on Antelope Valley Parkway at Military Road. There are three access points from Salt Creek Roadway into NIC; currently two are gated and the intersection with McFarland (eastern most intersection) is open and actively in use. Any modifications to the access points in location are subject to review and approval of the city, state, and federal governments as required. The City will not approve any additional access locations. Any change in existing locations will require quarter mile spacing. All costs associated with the reconstruction of access locations and associated traffic control shall be the responsibility of NIC.

An area of concern is the intensity of potential development east of Antelope Valley Parkway, north of Salt Creek and related access desires or needs. Antelope Valley Parkway to the Cornhusker ramp is four lanes but concern is due to the close proximity of the Cornhusker Highway ramp. Additionally, if the access points at private streets or driveways are provided full access, design standards require dedication of stub ROW at those locations.

• Street Conditions

Roadways within NIC are not in dedicated ROW and are not presently maintained by the City. The privately owned street network consists of a modified rectilinear grid system. The field survey conducted as part of the *Blight and Substandard Determination Study* rated the majority of the streets in the Redevelopment Area as "fair" to "poor" in condition. Approximately 38 (54.3%) of the 70 parcels can be accessed by streets, or front on portions of a street in "fair" to "poor" condition. Several examples exist throughout the area where portions or segments of streets are resurfaced or repaved. Many other examples are evident where only half or two-thirds of the width of the street is resurfaced or patched. In other instances, the entire width of a street is only repaired along half of the length of the block, leaving the other half of the block in substandard condition.

• Parking

The *Blight and Substantial Determination Study* identified inadequate parking conditions throughout the Redevelopment Area. Surface parking areas of rock, grass and dirt are present in eight different areas, accounting for nearly 60 acres of the Redevelopment Area.

The *Master Plan* notes that the area currently accommodates 4,400 on-site parking spaces in surface lots and along roadways, used by patrons of the Ice Box and events at Devaney. Additional parking lots owned by UNL are within a 10 minute walk of NIC.

• Sidewalks and Pedestrian Activity

Sidewalks are lacking in all unimproved parking areas in the northern and eastern portions of NIC. However, within the developed core of the area, portions of blocks have recently had sidewalks replaced. For example, along Journal Star Boulevard, adjacent to the Expo

Building, new sidewalks run the entire length of the building. However, sidewalks and curb and gutters in the medians of Journal Star Boulevard are deteriorated and in substandard condition. Generally, only limited segments of sidewalks have been replaced throughout NIC.

The Blight Study field survey also revealed that 16 (22.8%) of the 70 parcels had sidewalks that were in "fair" or "poor" condition. In addition to the unimproved parking areas, a large portion of the livestock stable areas to the north and west of the Horse Racing Grandstand do not have developed pedestrian walkways.

- ***Public Transportation Services***

State Fair Park was served by StarTran's Belmont bus route and past ridership activity was minimal. A slight increase in ridership occurred during events, but ridership/boardings in the area currently average only about four per day. Any necessary route or service modifications can be addressed in the future as NIC develops.

Public Utilities

The utility systems were privately owned and maintained by the Nebraska State Fair Board. The age and condition of the underground utility mains, according to both maintenance staff from the former State Fair Park and officials with the City of Lincoln Public Works and Utilities Department, are of primary concern. The privately owned water, sanitary and storm water sewer mains were generally installed between 1910 and 1920 and were expanded incrementally. Utility maps indicate that water mains within NIC include 4", 6" and 8" diameter mains, while sanitary sewer mains are 8" standard diameter. Outfall sewer mains serving large segments of the City of Lincoln run through publically owned utility easements in the central, western and northern portions of the Redevelopment Area and range between 47" to 78" in diameter.

Former State Fair Park staff and City officials further indicate that both the water and sanitary sewer systems were marginally adequate for State Fair use. However, due to the excessive age of these utility mains and as these segments continue to age over time, maintenance and replacement problems are anticipated to become severe enough to require replacement of the mains to adequately serve the Redevelopment Area.

A 2004 report to the Governor and Nebraska Legislature estimated the need to invest approximately $10 million over the next 20 years on infrastructure, to avoid the risk of a major infrastructure failure, excessive repair costs, or serious liability or injury.

Problems may also exist in service lines which connect the utility mains to individual buildings. More than two-thirds of the service lines in the Redevelopment Area are estimated to be 40 or more years of age, according to the associated age of the structures. Usually, no attention is given to problems in the service lines until breaks occur. The types of problems associated with service lines throughout the Redevelopment Area include undersized lines and/or lines constructed of lead.

UNL does not intend to use any of the existing sewer and water that had been privately owned and operated by State Fair Park. Much of it is in the wrong place and, even if it were in good condition, would need to be moved for grading. All major city mains, including the trunk sewer through the horse area, will remain in NIC.

- **Water System**

Existing System: The Redevelopment Area's water service is from the Lincoln Water System's Belmont Pressure district. It is somewhat isolated from good distribution system looping by Salt Creek on the north and the railroad tracks on the south.

A pump station on the south side of the tracks near 26th Street is connected to the Belmont Pressure District. The only connection from that pump station to the pressure district is a 16 inch main that runs diagonally through NIC. This pump station is used infrequently as two other larger capacity pump stations also serve this pressure district. NIC also borders an adjacent pressure zone which may also provide sufficient pressure and capacity.

NIC currently has a private water distribution system served by two master meter connections. One is in a meter pit located near the race track and the other is in a structure located close to the NIC entrance at 14th and Military. The meter pit near the race track was taken out of service a few years ago since it has several deficiencies requiring replacement.

The portion of NIC located between Oak Creek and Salt Creek, east of 14th Street (formerly the State Fair Campgrounds) has its own water service connection. The public 16 inch main that runs diagonally through NIC also runs through this area.

Future System: Preliminary site drawings show a plan to grade much of NIC to different elevations which may necessitate relocating part of the existing 16" public water main. Rerouting the 16" main to a different alignment should then be considered. Further evalua-

tion of the condition of this main should be completed prior to placing new paving over it. Most of the remaining private water distribution system will need to be abandoned and reconstructed on new alignments and at new grades to match the street layout of NIC.

To provide for the most reliable water service to NIC, a campus plan for water service should be formulated to determine the network of mains required for reliable domestic and fire flow capacities. Evaluation of the need for more than one service connection and its location should be included in this plan as well as which pressure zone offers the best reliability and pressure, and to meet flow requirements.

Future system designs should consider the requirement of Titles 17 and 24 of the Lincoln Municipal Code.

Sanitary Sewer System

There are multiple sanitary sewer lines that run through the Redevelopment Area. Some lines are owned and maintained by the City while others were the property of the State Fair. Limited records are available regarding the adequacy, maintenance history and conditions of small diameter pipelines previously owned by the State Fair. The condition and location of these lines are suspect and will generally be of no use for the redevelopment of NIC. It is recommended that a new grid of small 8" and 10" diameter sanitary sewer mains, located within new street ROWs, be designed to carry flow by gravity down to the City's existing trunk lines.

The City-owned lines, primarily composed of major sanitary sewers trunk lines (42", 60", 78") and one 8" line on the eastern boundary of NIC, have been continuously maintained by the City and are in good condition. These lines will need to remain in service. The trunk lines generally enter NIC from the southwest corner and western boundary of the Redevelopment Area, travel diagonally across the property to the northwest corner, terminating at the Theresa Street Wastewater Treatment Plan located on the northeast edge of NIC. The trunk sewer mains located within NIC serve approximately 70% of the population (175,000 people) of the City of Lincoln. Moving or rerouting these lines will be cost prohibitive, except for the 8" line on the eastern boundary. It is recommended that these lines, with the exception of the 8", be left in place and serve either as a green corridor throughout NIC or be located within street ROW.

An interesting feature along the western boundary of the Redevelopment Area is a structure called a "leaping weir." The structure is an interconnection between a 21" sanitary sewer, storm sewer and an outlet into Antelope Creek. The structure was originally designed to allow storm water flow to enter the structure from area drains from the stock barns north of the Devaney Center. The first amount of water entering the structure would be carrying animal waste that would fall into the weir, then into the sanitary sewer, and then flow to the treatment plant. As water volume increased with additional rain, the velocity of liquid within the pipe would increase and the liquid would leap across the weir and proceed into the storm sewer. The storm sewer would then outlet into Antelope Creek, presumably with little or no animal waste included. The City's Wastewater Division was fearful that during flooding conditions of Antelope Creek, water would travel back through this connection and into the treatment plant. Therefore, the leaping weir structure is currently set so that no water can go to the creek and all goes into the sanitary line. The City recommends removing the entire structure, properly abandoning the storm sewer-Antelope Creek connection, and abandoning the 21" sanitary sewer line.

There is sufficient capacity at both the treatment plant and trunk lines to service the proposed redevelopment of NIC. Consideration during design should be given to using treated effluent for landscape watering or in cooling towers of buildings.

Watershed Management

There are no major drainage system conveyances in the Redevelopment Area; however, there are numerous smaller systems. There is a significant concern on the condition of these systems as well as illicit discharge connections to these systems. As discussed above, a portion of the drainage system consists of a combined sanitary and stormwater system. During high flows, the sanitary lines will discharge into the stormwater lines which eventually drain into Salt Creek. This combined system needs to be replaced prior to any consideration of this portion of the system becoming a public system. Other concerns include:

- There are several pipe systems smaller than the 15" minimum City Standard.
- There are several types of pipes including, clay, plastic, corrugated metal and concrete. Currently, the City Standard calls for concrete although some uses for HDPE pipe are allowed.
- Yearly inspection and maintenance has not been done on the stormwater systems. For this reason, a majority of the systems are likely in need of some repair.

If new stormwater systems are to be built, the systems could be operated and maintained by the City if these systems are within public ROW. If systems are to be built outside the public ROW, the stormwater systems should be operated and maintained by a private entity.

Floodplain: The floodplains associated with Salt Creek, Oak Creek and Antelope Creek impact nearly all portions of the Redevelopment Area. Of the 249 acres in NIC, only 48 are above the 100-year floodplain. Major structures located in the 500- year floodplain include the Devaney Sports Center and the Horse Racing Grandstand. The project area outside of the floodplain is located to the south of the Grandstand, generally between Journal Star Boulevard and Omaha Truck Center Road. This area generally includes the former midway area, food pavilions and exhibition buildings used during the State Fair.

The U.S. Army Corps of Engineers (COE) and the Lower Platte South Natural Resources District (LPSNRD) have established a 500 foot critical area along the levee intended to provide a zone of levee protection. COE and LPSNRD review and approval is required for any proposed construction activity within the zone. Documents submitted for approval of construction activities must include proof that the integrity of the levee has not been compromised by the intended construction (*Master Plan*, p. 9).

The City, working with FEMA, conducted a study of the flood storage capacity for the Salt Creek floodplain and adopted a flood storage ordinance. NIC is located in four flood zones. As part of the planning process, the *NIC Master Plan* evaluated different scenarios to determine the percent of fill needed in the flood zones to support development. The *Master Plan* identified a moderate fill scheme that could balance cut and fill on-site and achieve no net loss of flood storage capacity as the preferred direction (pp. 9-11).

Wetlands: A detailed *Wetland Delineation Report* completed as part of the *NIC Master Plan* identified two areas of potential wetlands: .92 acres within the racetrack infield and .09 acres in fringe areas associated with a non-concrete drainage ditch on the east side of the Redevelopment Area. Pending a final determination by the COE, mitigation for the .92 acres within the racetrack may require a 1.5:1 replacement for a total of 1.38 acres. The fringe areas are assumed to be a 1:1 replacement, possibly requiring an additional .1 acres.

- Lincoln Electric System (LES)

LES serves the Redevelopment Area at 12kV (12,000 volts) from two primary meters on the west and east sides of the property. The State Fair also operated a 12kV line to serve the buildings on the property. An additional primary meter serves the Devaney Center.

A 35kV (35,000 volt) transmission line crosses the north end of the property and serves the Lincoln Wastewater facilities at Theresa Street. A 12kV circuit also follows the north property line.

According to LES, there is adequate capacity to serve NIC and any additional load that might develop there. No upgrades are planned at this time.

Historic Significance

The *NIC Master Plan* includes an assessment of the Arsenal Building, the Industrial Arts Building, and the 4-H Building for building conditions, code and systems deficiencies, and potential reuse.

- The State Arsenal Building of 1913, designed by Burd F. Miller of Omaha, is listed on the National Register of Historic Places and is leased to the Nebraska National Guard to display Historic artifacts. The term of the current lease extends to June 30, 2013.
- The 4-H Building was designed by the prominent Lincoln architectural firm of Davis and Wilson and was constructed in 1928. The *NIC Master Plan* recommends that it be retained and reused (*Master Plan*, pp. 13-16).
- The Industrial Arts Building (originally Agricultural Hall) was also designed by Burd F. Miller of Omaha and built in 1913. The *NIC Master Plan* notes that the *Antelope Valley Study, Final Environmental Impact Statement* (2001) did not identify the Industrial Arts Building as eligible for listing on the National Register of Historic Places. The *Master Plan* recommends that the Industrial Arts Building is not cost-effective for renovation and reuse.

However, *the Rehabilitation Feasibility Investigation for the Industrial Arts Building (Ag Hall)*, prepared in 2009 for Heritage Nebraska and the Preservation Association of Lincoln, concluded the opposite and recommends the building can and should be renovated. The Nebraska State Historic Preservation Officer, upon further evaluation, has notified UNL of his opinion that the Industrial Arts Building is eligible for listing on the National Register of Historic Places.

UNL issued an RFP to determine if there is developer-interest in renovating and reusing the building in a manner that is financially viable and consistent with the program in the *NIC Master Plan*.

One proposal was received in response. According to the University, the proposal was rejected because it placed the full financial risk, cost, and burden of occupancy on the University, did not include any tenants, and included those uses programmed for the 4- H Building. The University has stated it intends to follow a public process to consider the future of the building in a way that does not jeopardize moving forward with the development of Innovation Campus.

While the *Lincoln/Lancaster County Comprehensive Plan* promotes the preservation of publicly owned historic resources, and the City therefore hopes that an economically feasible re-use can be found for the building, decisions about the Industrial Arts Building will ultimately be made by its owner—the University.

Blight & Substandard Determination Study

For a project in Lincoln to be eligible for redevelopment under the *Nebraska Community Development Law*, the subject area or areas must first qualify as both a "Blighted" and "Substandard" area, within the definition set for in the *Nebraska Community Development Law.* The *State Fair Park Redevelopment Area Blight and Substandard Determination Study* was undertaken to determine whether conditions exist which would warrant designation of the Redevelopment Area as "Blighted and Substandard Area" in accordance with provisions of law.

At UNL's request, Hanna:Keelan Associates, P.C. completed the *State Fair Park Redevelopment Area Blight and Substandard Determination Study*. An analysis was made of each of the blighted and substandard factors listed in the Nebraska legislation to determine whether each or any were present in the Redevelopment Area and, if so, to what extent.

The Consultant's evaluation included a detailed exterior structural survey of 59 structures, a parcel-by-parcel field inventory, conversations with pertinent City of Lincoln department staff, and a review of available reports and documents containing information which could substantiate the existence of blighted and substandard conditions.

Of the twelve blight factors set forth in the *Nebraska Community Development Law*, nine are present to a strong extent. The factors of "tax or special assessment exceeding the fair value of land" and "diversity of ownership" were determined not be blighting factors. "Defective or unusual condition of title" was not reviewed by Hanna:Keelan.

The blighting factors which are present are reasonably distributed throughout the State Fair Park Redevelopment Area. The factors determined to have a strong presence are:

- A substantial number of dilapidated or deteriorating structures.
- Existence of defective or inadequate street layout.
- Faulty lot layout in relation to size, adequacy, accessibility or usefulness.
- Insanitary or unsafe conditions.
- Deterioration of site or other improvements.
- Improper subdivision or obsolete platting.
- The existence of conditions which endanger life or property by fire or other causes.
- Other environmental and blighting factors: the presence of economically and functionally obsolescent land uses.
- One of the other five conditions: average age of buildings.

Of the four substandard factors set forth in the Nebraska Community Development Law, all four factors in the State Fair Park Redevelopment Area were found to be present to a strong extent.

The substandard factors present in the area are reasonably distributed. The factors determined to have a strong presence are:

- Deteriorating/dilapidated structures
- Aging structures
- Inadequate provision for ventilation, light, air, sanitation or open spaces - the advanced age and related conditions of the State Fair grounds privately owned water and sanitary and storm water sewer mains and more than half of the parcels examined having "fair" to "poor" overall site conditions.
- Existence of conditions which endanger life or property by fire and other causes - wood frame buildings and masonry or structural steel buildings with wood structural components observed as potential fire hazards; over 55 % of buildings deteriorating or dilapidated; properties with excessive debris and large vacant areas lacking adequate water and sanitary sewer service; developed areas with deteriorated infrastructure including streets, parking areas, sidewalks, curb and gutters.

It was the conclusion of the Consultant that the number, degree, and distribution of blighting and substandard factors, as documented in the Study, are beyond remedy and control solely by regulatory processes in the exercise of the police power and cannot be dealt with effectively by the ordinary operations of private enterprise without the aids provided in the *Nebraska Community Development Law.*

It was also the opinion of the Consultant that the findings of the *Blight and Substandard Determination Study* warrant designating the Redevelopment Area as "Substandard" and "Blighted." The Lincoln City Council concurred and, by resolution, declared the area blighted and substandard on February 8, 2010.

Identified Issues

Based on the review of existing conditions, the following issues and concerns were identified and should be considered in conjunction with the Guiding Principles (next section) in the identification of projects for the *Redevelopment Plan*.

- Approximately 56% of structures surveyed are deteriorating or dilapidated and need to be demolished.
- A few historic Heritage Education buildings have been or will be relocated to other sites.
- Lots are inadequately sized and should be replatted.
- The area is currently zoned primarily P and will need to be re-zoned.
- No bike trails extend into NIC at this time. Redevelopment efforts should consider connecting into the city's existing bike trail system, particularly the new system of trails constructed as part of the Antelope Valley project.
- Individual land uses at NIC and associated vehicular trip generation will allow assessment of the impact on the surrounding transportation network. However, any changes to the proposed land uses that were identified in the traffic impact study would require a revised traffic impact study which could result in additional improvement to the transportation network.
- The main entrance into NIC is located on Antelope Valley Parkway at Military Road. There are three access points from Salt Creek Roadway into NIC. The City will not approve any additional access locations. Any change in existing locations require quarter mile spacing, review, and approval by the City and, if necessary, by state and federal governments. All cost associated with the reconstruction of access locations and associated traffic control shall be the responsibility of NIC.
- The intensity of potential development east of Antelope Valley Parkway, north of Salt Creek and related access is a concern due to the proximity to the Cornhusker Highway ramp.
- If access points at private streets or driveways are provided full access, design standards require dedication of stub ROW at those locations.
- The majority of streets are in "fair" to "poor" condition.
- Parking conditions throughout the area are in inadequate condition with rocked, grass and dirt surfaced parking in eight different parking areas, accounting for nearly 60 acres of land.
- Sidewalks are lacking in all unimproved parking areas in the northern and eastern portions of NIC. In addition, about 23% of the total 70 parcels had sidewalks in "fair" or "poor" condition. Much of the livestock stable areas to the north and west of the Horse Racing Grandstand do not have developed pedestrian walkways.
- The age and condition of the underground utility mains are a primary concern. Maintenance and replacement problems are anticipated to become severe enough to require replacement of the mains to adequately serve the area.
- Problems may also exist in service lines that connect the utility mains to individual buildings.
- UNL does not intend to use any of the existing sewer and water that had been privately owned and operated by State Fair Park. However, all major city lines, including the trunk sewer through the horse area, will remain.
- If much of NIC is re-graded to different elevations, rerouting the 16" water main to a different alignment should be considered. Further evaluation of the condition of this main should be completed prior to placing new paving over it.
- Most of the remaining private water distribution system will need to be abandoned and reconstructed on new alignments and at new grades to match the street layout of NIC.
- To provide for the most reliable water service to NIC, a campus plan for water service should be formulated to determine the network of mains required for reliable domestic and fire flow capacities. Evaluation of the need for more than one service connection and its location should be included in this plan as well as which pressure zone offers the best reliability and pressure, and to meet flow requirements.
- The City recommends removing the entire leaping weir structure, properly abandoning the storm sewer-Antelope Creek connection, and abandoning the 21" sanitary sewer line.
- There is sufficient capacity at both the Theresa Street Treatment Plant and trunk sanitary sewer lines to service the proposed redevelopment of NIC.
- Consideration during design should be given to using treated effluent for landscape watering or in cooling towers of buildings.
- Floodplains associated with Salt Creek, Oak Creek and Antelope Creek impact nearly all portions of the Redevelopment Area. The Devaney Center and Grandstand are located within a 500-year

floodplain. All remaining portions of the area are within the 100 year floodplains of the three creeks. Only 48 acres are above the 100-year floodplain.

- A 500 foot critical area has been established to provide a zone of levee protection. Any construction activity proposed within the 500 feet will require approval by the Corp of Engineers and the Lower Platte South Natural Resources District with proof provided that the integrity of the levee will not be compromised by the construction.
- Approximately one acre of wetlands may require mitigation.
- Included in the *Master Plan* planning process was the evaluation of different scenarios to determine the percent of fill needed in the flood zones to support development. A moderate fill scheme balancing cut and fill on site that achieves no net loss of flood storage capacity was the preferred direction.
- According to LES, there is adequate capacity to serve NIC and any additional load that might develop there.
- Re-use of the Industrial Arts building needs to be resolved.
- The area met 9 of 12 conditions to be declared blighted, and all 4 factors necessary for a determination of substandard. The area was declared blighted and substandard by the Lincoln City Council on February 8, 2010.

Guiding Principles

The *2030 Lincoln/Lancaster County Comprehensive Plan* identifies several guiding principles for economic growth. In addition, the *NIC Master Plan* identifies a vision, sustainability principles to guide master plan development, and a development framework. These guiding principles and development framework should be used as a guide for redevelopment activity at NIC.

The following guiding principles are included in the *2030 Comprehensive Plan* (note that at the writing of the *2030 Comprehensive Plan* in 2006, State Fair Park was still hosting the Nebraska State Fair. As a result, no direct reference is made in the *Comprehensive Plan* to NIC. However, it can be assumed that guiding principles apply to, and include NIC, although not explicitly stated):

- Lincoln will nurture the environment for existing businesses, pro-actively attract high impact industries, welcome a broad variety of businesses, develop its entrepreneurial capacity through public and private partnerships, while leveraging its unique strengths in quality-of-life and education.
- The community's primary focus for economic development should be retention and expansion of existing businesses - the key to Lincoln's job growth. (The greatest job growth in Lincoln is from existing businesses expanding.) In addition, attracting new businesses should be encouraged.
- The City should work with developers interested in providing new industrial and office development sites. These sites are important for new companies to come to town and to help existing businesses relocate within Lincoln.
- The success of the University's research and development is important to the future of the city. The City and private sector should continue to support UNL's efforts to obtain grants for research.
- Capitalize on Public Infrastructure Investments - The community should seek to efficiently utilize the community's investments in existing and future public infrastructure (i.e., Homestead Expressway, Antelope Valley, Beltways) to advance economic development opportunities.
- The City of Lincoln and Lancaster County promote and foster appropriate, balanced, and focused future economic growth that maintains the quality of life features the community values and seeks to protect. The City and County will actively pursue economic development with an emphasis on household sustaining jobs.
- The community actively encourages public-private partnerships, strategic alliances and collaborative efforts (such as the Lincoln Partnership for Economic Development and the UN Technology Park including all relevant partners such as the University of Nebraska, City of Lincoln, Lancaster County, the Lincoln Chamber of Commerce, Lincoln Independent Business Association, Downtown Lincoln Association, small business representation, and Lincoln's working men and women) as a means to accomplish its future economic objectives.
- Lincoln has traditionally been known as a government/college town; a small city with a small town feel. Its future as a growing metropolitan area is dependent on the ability to retain and attract a wide array of traditional and knowledge-based industries and to continue to diversify our economic base. While the community intends to emphasize these industries, the goal will remain to provide the citizens of Lincoln and Lancaster County with jobs and careers that sustain families and their future.

The *2030 Comprehensive Plan* offers a description of the primary target businesses for marketing and attraction purposes and locational considerations of companies and other business which are important for Lincoln and Lancaster County.

- Biotechnology: need to focus on retention and expansion of existing local companies and start-up companies, particularly those utilizing UNL technologies. The national market has numerous empty facilities and many jobs going overseas.
- Value Added Agriculture: Primary interest is in existing space that is USDA approved. Food research at UNL is vital to attracting and retaining these industries to Lincoln. Category could include renewable energy development, such as ethanol plants, though these plants are primarily locating outside Lancaster County. Local and county government should encourage new locations.
- Specialty Electronics: Interested in smaller, existing space and most likely interested in buying land or existing space. Expanding or using the Foreign Trade Zone in Airpark area holds promise for this type of use and should be examined with the Airport Authority.
- Entrepreneurship: Lincoln has benefitted from entrepreneurs starting new businesses which have grown rapidly adding many jobs to the economy. More should be done to encourage entre-

preneurs, to encourage efforts to utilize technology from UNL in the marketplace, and to promote entrepreneur education at UNL and Southeast Community College and other educational institutions at all levels.

- Expansion of UNL research facilities on campus by the Beadle Center in Antelope Valley also provides an opportunity to retain students in the community and to attract private employers. Collaborations and interaction between the City, local businesses and UNL should continue. The University Tech Park is a great result of these partnerships, and interactions between UNL and the business community should expand.

UNL's *Master Plan* for NIC identifies a vision for the area and sustainable principles to guide development. The following is directly from the *Master Plan* and should be considered with the *Comprehensive Plan* principles to guide development:

> *NIC will provide an interdisciplinary research and mixed use environment that will support collaboration among private sector interests, university faculty and researchers, and government research within UNL's core competency programs, particularly in the areas of food, fuel, and water. The governance model of the campus will unite public and private sector interests while its physical design promotes intellectual engagement, collaboration, and the transfer of scientific knowledge and research into usable products and processes in the marketplace.*
>
> *The primary vision for NIC is to optimize the sustainability and long-term viability of three factors: economic, academic, and environmental. NIC must attract the private sector, build jobs, and be economically sustainable. As part of the University of Nebraska system, NIC must support the mission of the university to create knowledge and advance research. As a place, NIC must embody innovation and sustainability in its physical design.*
>
> *NIC has the opportunity to be one of the most sustainable research parks in North America. The following set of sustainable master plan principles was established for NIC to guide the development of the master plan:*
>
> 1. *Adopt environmentally sensitive land use practices.*
> - *Minimize impact to the Salt Creek floodplain.*
> - *Capture and treat stormwater where if falls.*
> - *Create and restore plant and wildlife habitat.*
> 2. *Plan for innovative, sustainable buildings and landscapes.*
> - *Recycle and reuse buildings, materials, and water.*
> - *Create energy-efficient buildings.*
> - *Create healthy and native landscapes that minimize maintenance and embody innovation.*
> 3. *Ensure a range of transportation options.*
> - *Keep development compact.*
> - *Make transit convenient.*
> - *Make pedestrians and bicyclists a priority.*
> 4. *Move toward a net zero energy and carbon neutral campus.*
> - *Innovate with renewable energies on site.*
> - *Capture energy from nearby wastewater effluent.*
> - *Strive to reduce carbon emissions in energy production.*
>
> *The physical program for NIC includes a mix of land uses for work, living, recreation, and amenities. The program is focused on job creation through university research and private/government research partners, based on successful models of national research parks (pp. 2-3).*

Development Framework : *NIC Master Plan*

The *Master Plan* states:

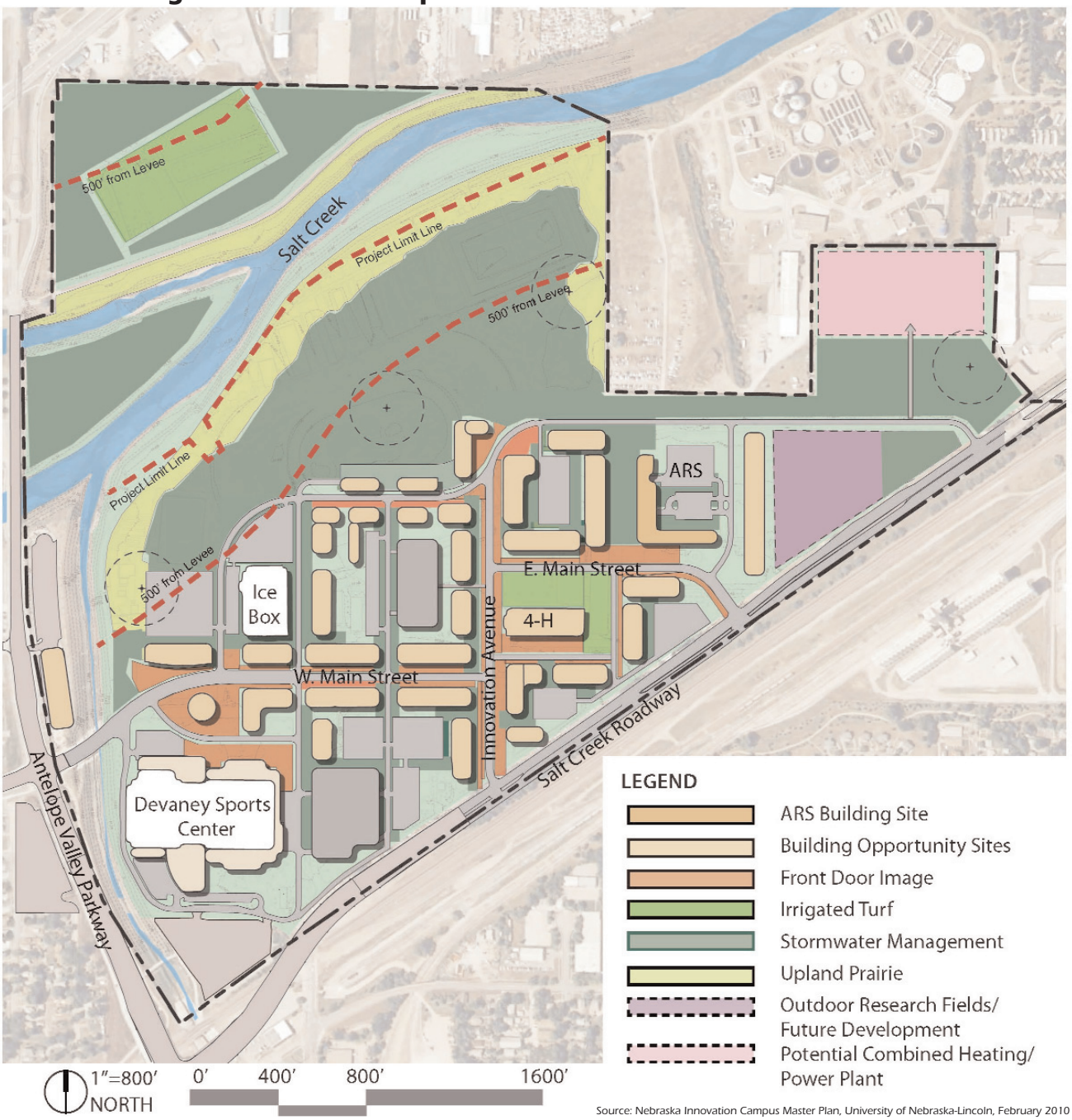
> The goals for NIC are to advance research and generate economic growth for Nebraska. Emerging trends in successful research parks reveal that the university has a significant research presence and the park is integral to the host university and its mission; development is market sensitive; and the private sector plays a significant role in park development. In order to compete in the national and international marketplace of research and technology, NIC must create an environment that attracts young, creative professional, researchers, and the private sector. Therefore, NIC has been planned to include:
>
> - Greater use of interdisciplinary programs and facilities.

- Mixed use development - a live, work, learn, and play environment.
- Use of the "third place of science" and informal places to gather.
- Compatibility and linkages to main campus and the surrounding community.
- Development that is guided by a set of development standards to ensure a quality environment (p. 24).

Within this framework and vision, the *Master Plan* identifies elements to be used as a guide for development of NIC. Reference should be made to pages 26 to 47 of the *Master Plan* which, among other things, contains the following elements relevant to guiding development :

1. An organizational concept and framework plan that is intended as a flexible tool to help guide future development (Exhibit 5). It includes building locations, roads, parking area and open space. "The

Exhibit 5: Organizational Concept & Framework Plan



Source: Nebraska Innovation Campus Master Plan, University of Nebraska-Lincoln, February 2010

fundamental function of the framework plan is to represent the planning principles in a flexible plan to guide and manage development of the campus, since political, economic, administrative, and program variable may change" (p. 27).

2. An illustrative plan that represents an ideal campus configuration at full build-out. The plan suggests the scale, design vocabulary and landscape patterns proposed but is not intended to be interpreted verbatim (Exhibit 6) .

3. A proposed circulation plan illustrating a connected network of internal roads (Exhibit 7).

Exhibit 6: Illustrative Plan and Developable Footprints

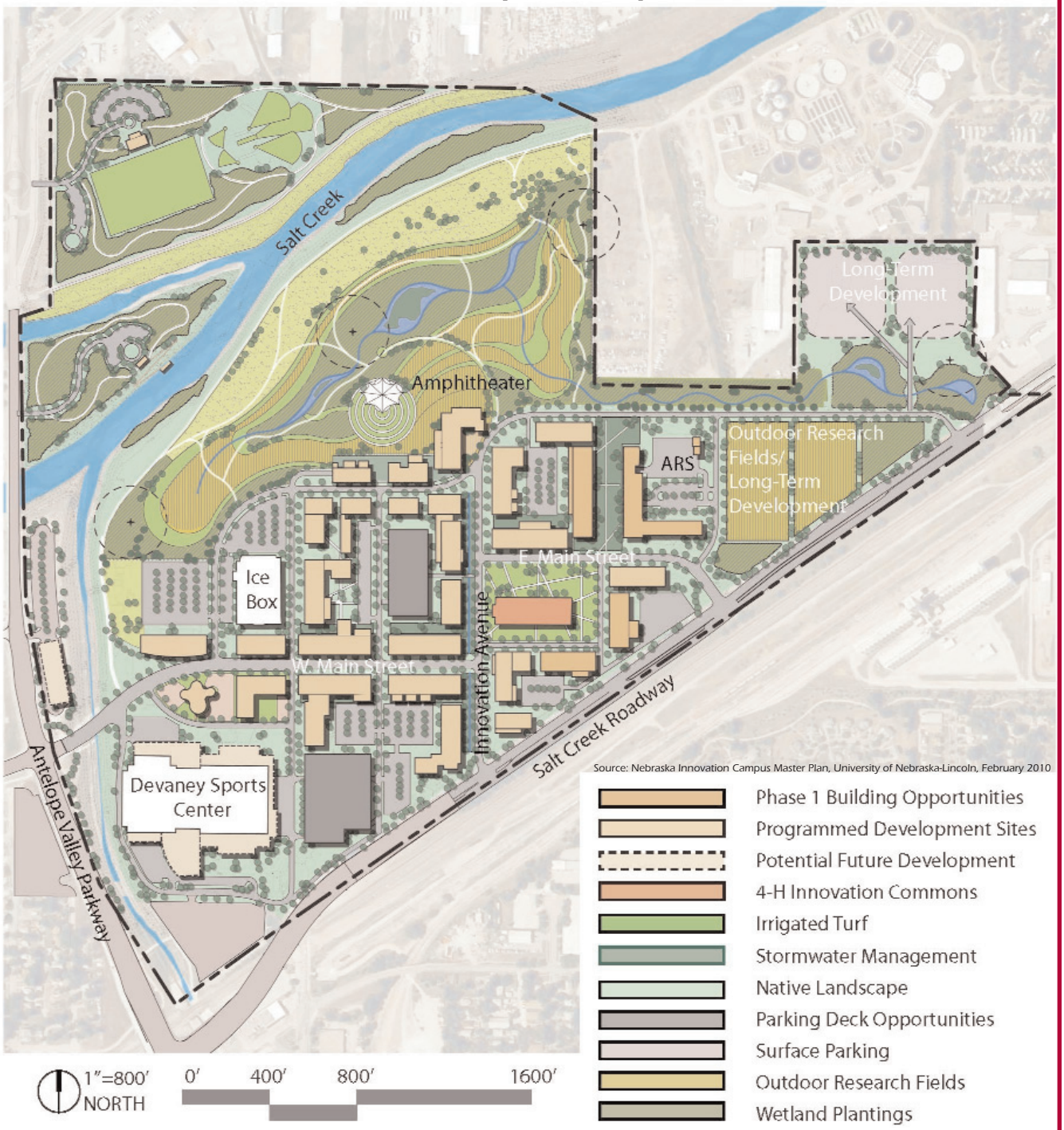
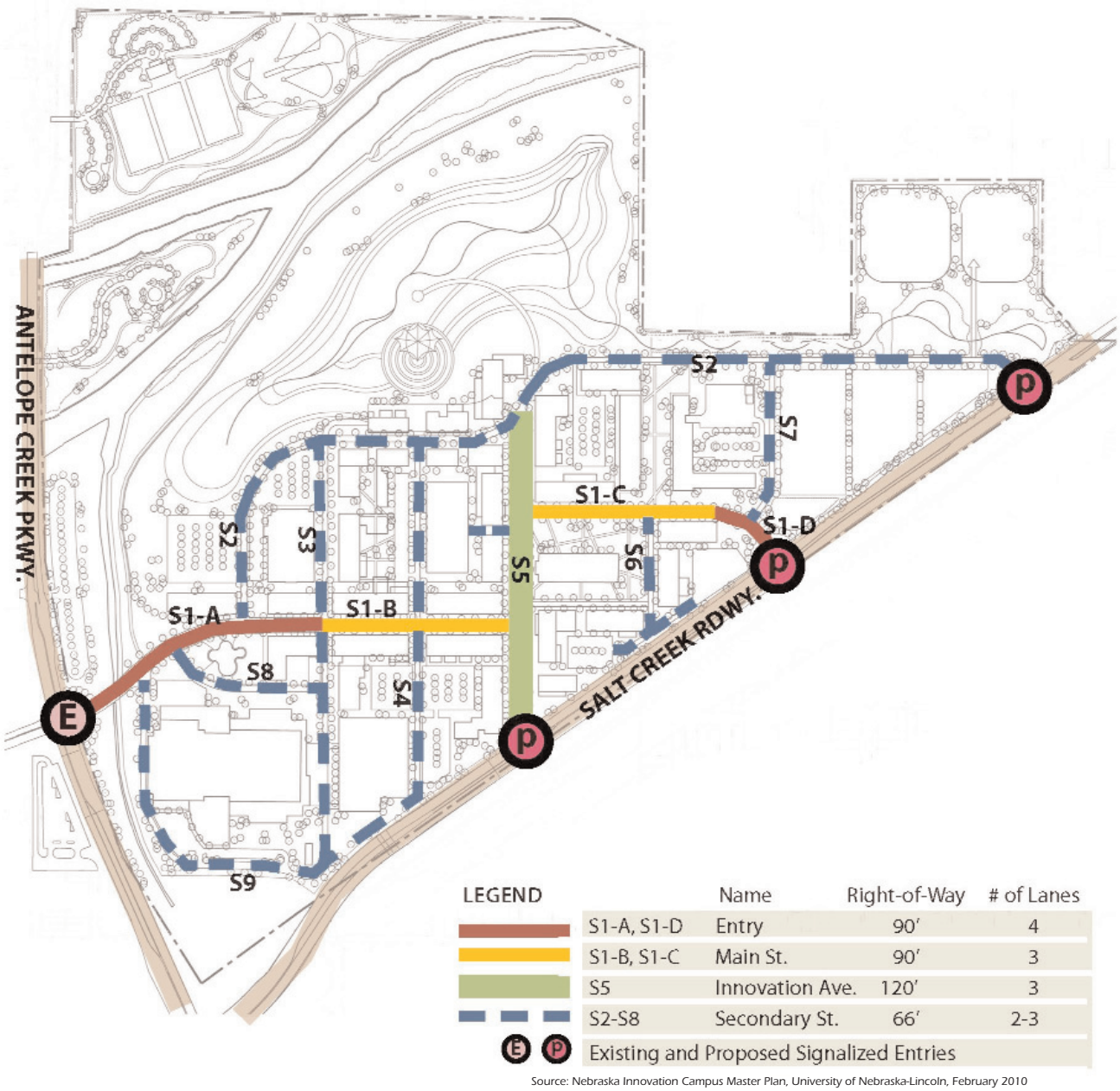


Exhibit 7: Proposed Circulation Plan

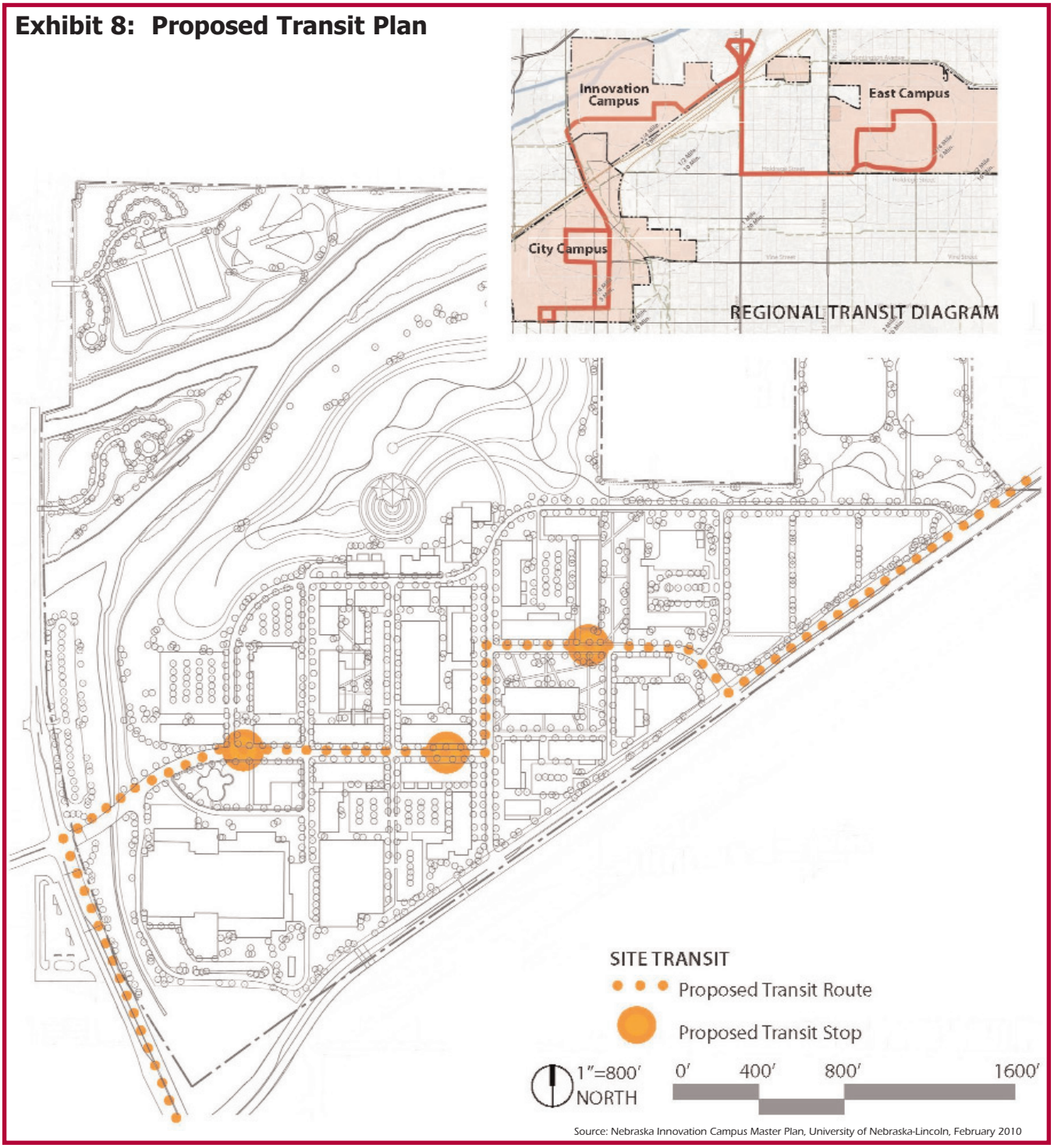


Source: Nebraska Innovation Campus Master Plan, University of Nebraska-Lincoln, February 2010

4. A proposed transit plan that connects NIC to City Campus and East Campus including recommended stops within NIC (Exhibit 8).
5. A proposed parking plan for 5,150 parking spaces that includes recommendations for pervious pavement and bioswale strategies to reduce stormwater runoff, and transportation demand management (TDM) strategies to reduce the parking footprint at NIC by including bicycle, transit, car sharing and car pooling (Exhibit 9).

Lastly, the *Master Plan* includes design guidelines for Site Design, Architectural Design and Infrastructure Design. The guidelines are intended to further define the intent of the master plan and aid in early design direction for implementing the *Master Plan*. They are not prescriptive in nature and are intended to unify NIC

Exhibit 8: Proposed Transit Plan



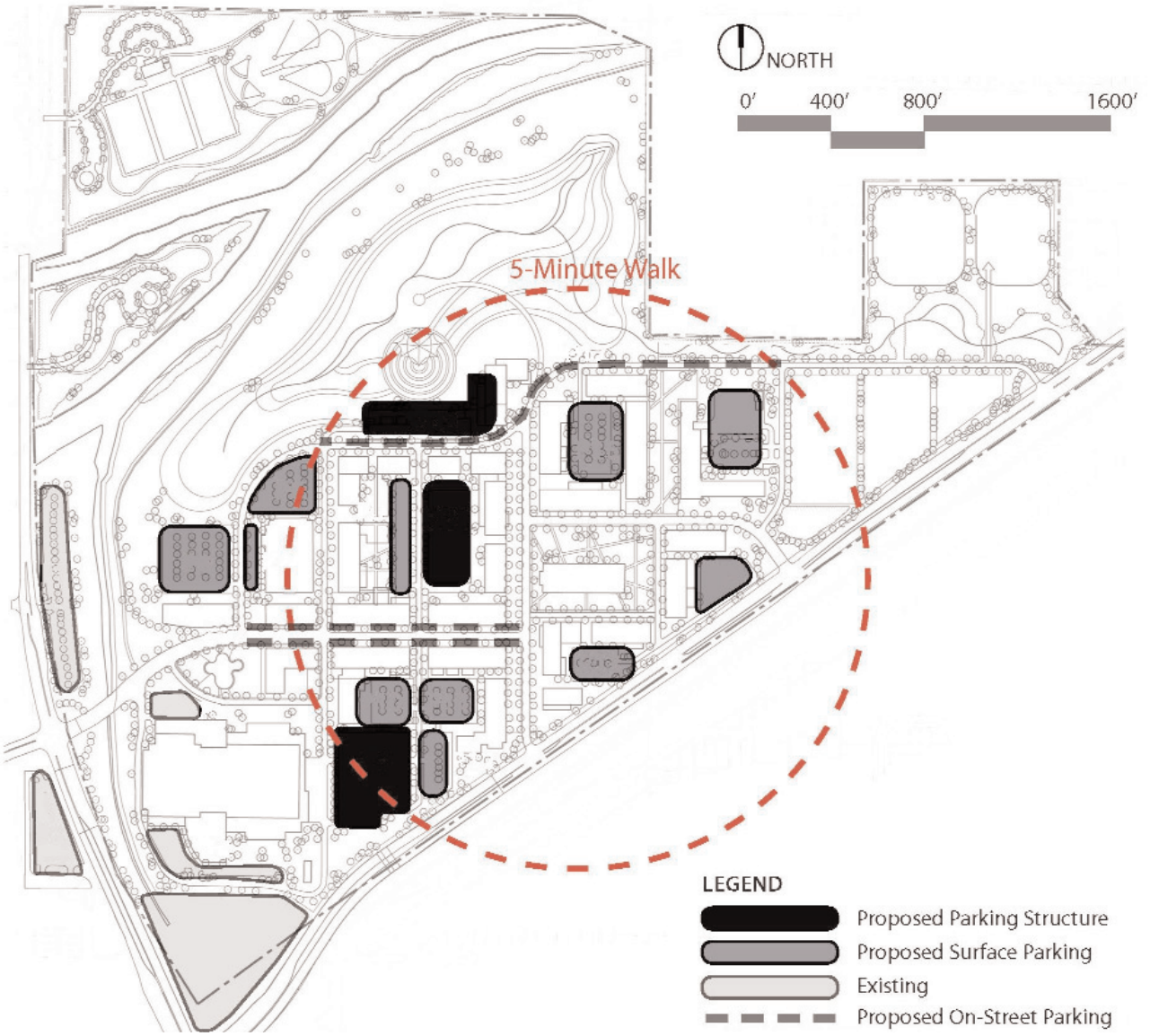
Source: Nebraska Innovation Campus Master Plan, University of Nebraska-Lincoln, February 2010

by connecting buildings with one another and with the landscape resulting in an integrated and architecturally rich campus. Design guidelines are included in pages 50 - 93.

UNL intends to follow and comply with City Design Standards. In some cases, the *Master Plan* design guidelines are inconsistent with city standards. Efforts should be made to reconcile the differences through the City's regulatory processes.

Taken together, the guiding principles of the *2030 Comprehensive Plan*, and the vision and development framework included in the *NIC Master Plan* should be used as a guide for redevelopment.

Exhibit 9: Parking Plan



Source: Nebraska Innovation Campus Master Plan, University of Nebraska-Lincoln, February 2010

Redevelopment Activities: Public Improvements

To be completed as projects are identified. May include streets and sidewalks, trails, public utilities, parks and recreation and other public improvements such as parking, ornamental pedestrian lights, signage, and other streetscape elements.

Redevelopment Activities: Commercial and Industrial

To be completed as projects are identified.

Redevelopment Activities: Residential

To be completed as projects are identified.

Sub-Project Areas

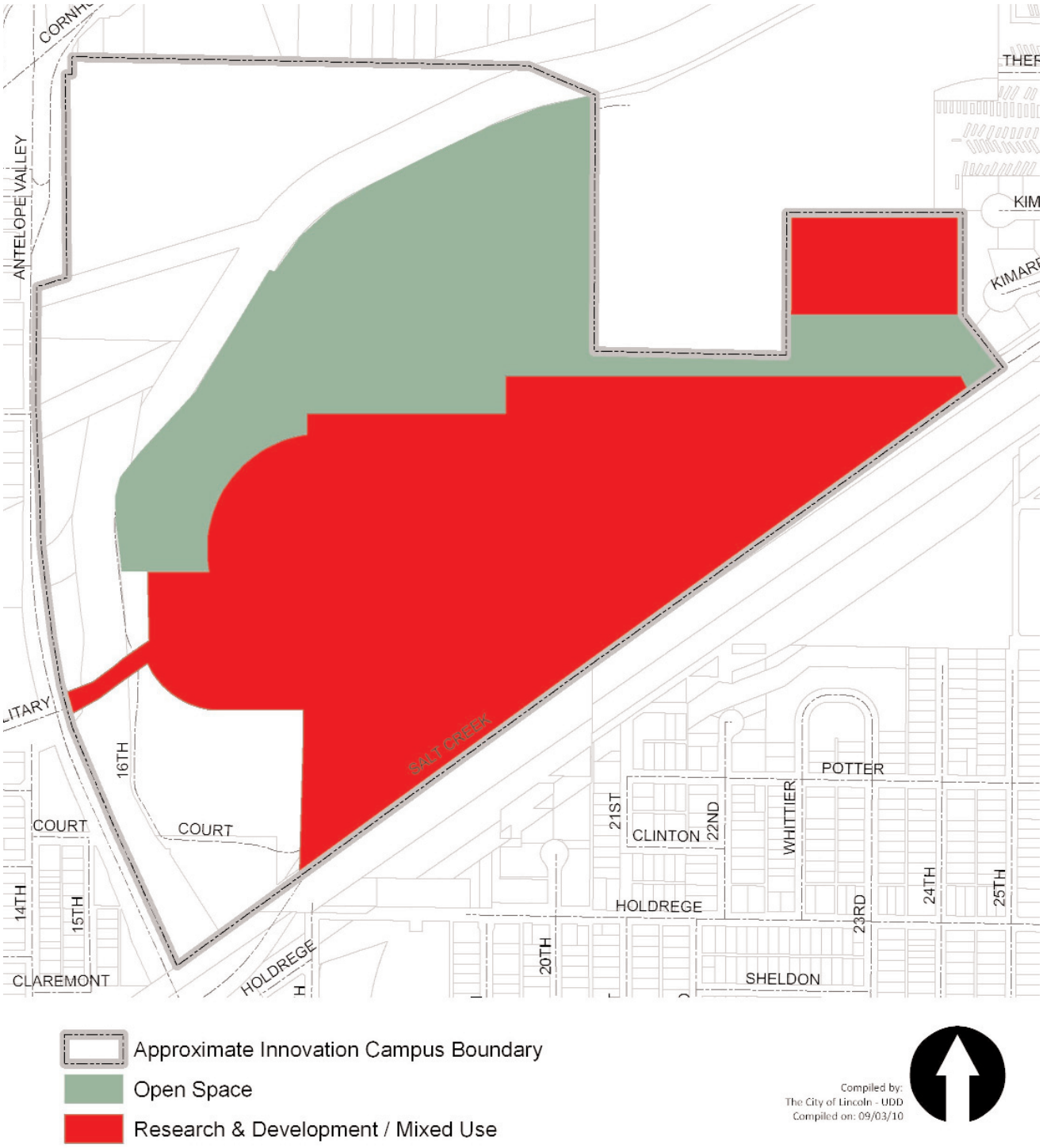
Sub-project areas will be identified as redevelopment occurs.

Future Land Use

Land use intent, shown in Exhibit 10, is a Proposed Future Land Use map. It is a guide for the almost 500,000 gsf of mixed use, residential, commons, hospitality and ground floor retail space that complements the 1,500,000 gsf of primary research space. The map is intended to be used as a guide and is not a statement of final land uses.

The overall population density of the Redevelopment Area will increase significantly when full build-out occurs. As redevelopment continues and additional projects are added, land coverage and building density will also increase substantially.

Exhibit 10: Proposed Future Land Use



Redevelopment Processes

Public improvements and redevelopment activities may require construction easements; vacation of street and alley right-of-way; temporary and permanent relocation of families, individuals, and businesses (as development and then redevelopment occurs until ultimate build-out); demolition, disposal/sale of property; and site preparation (may include driveway easements; paving driveways, approaches and sidewalks outside property line; relocation of overhead utility lines; rerouting/upgrading of underground utilities; as needed). The processes for these activities include the following:

- **Property Acquisition** – The City may acquire the necessary fees, easements, property and covenants through voluntary negotiations. The City of Lincoln *Land Acquisition Policy Statement* is on file at the Urban Development Department, 555 S. 10th St, Suite 205, Lincoln, NE 68508. However, if voluntary agreement is not possible, the City may institute eminent domain proceedings.
- **Relocation** – Relocation may involve the temporary or permanent relocation of families, individuals, or businesses to complete redevelopment activities. Relocation will be completed according to local, state, and federal relocation regulations. The City of Lincoln *Relocation Assistance* manual is on the City website: www. lincoln.ne.gov, keyword: "relocation" and available from the Urban Develpment Department, 555 S. 10th Street, Suite 205, Lincoln, NE 68508.
- **Demolition** – Demolition will include clearing sites on property proposed for public improvements; necessary capping, removal or replacing utilities; site preparation; securing insurance and bonds; and taking other necessary measures to protect citizens and surrounding properties. Measures to mitigate environmental findings may also be necessary, if determined by site testing.
- **Disposal/Disposition** – Sub-area projects will include the sale of land to private developers for redevelopment purposes. Developers will be selected in an equitable, open, and competitive proposal process.
- **Requests for Proposals** – Architects and engineers will follow the City's standard selection processes to design the public facilities and improvements. Primary contractors will also be competitively selected.

Estimated Expenditures

Preliminary estimates of project costs will be completed as projects occur. Public improvements will need to be prioritized and constructed as Tax Increment Financing (TIF) dollars are generated.

A cost benefit analysis will be completed as projects occur.

According to the Business Development Strategy completed in conjunction with the *NIC Master Plan*:

> Development of the NIC will have a substantial positive economic impact on the local community and State of Nebraska. In addition to the over $800 million of new investment in buildings and facilities, with the corresponding construction employment such investment will generate, it is estimated that at full build-out the Campus will provide direct employment of 2,835 Full Time Equivalent (FTE) people. Assuming 75 percent of these are new jobs to the region, the NIC will generate 2,215 net new direct jobs. The bulk of these positions will be high-paying research and technician jobs which are projected to average $70,000 per year in 2009 dollars. That equates to a projected direct annual payroll of $148,750,000 in 2009 dollars (p. 25).

Conformance with Comprehensive Plan

The *Lincoln-Lancaster County Comprehensive Plan*, adopted May 16, 2006, as amended, represents the local goals, objectives, and policies of the City of Lincoln. The *Nebraska Innovation Campus (NIC) Redevelopment Plan* was developed to be consistent with the *Comprehensive Plan*.

Financing

The Nebraska Innovation Campus Development Corporation (NICDC) and the private sector will provide primary financing for revitalization of the Redevelopment Area. The City must provide public services and public improvements and participate where necessary in the redevelopment process, but the needs of the area are beyond the City's capacity to do alone. Financing of proposed improvements will require participation by both the private and public sectors. Where appropriate, the City may participate by providing financial assistance for the rehabilitation of structures.

Sources of funding may include the following if available and where appropriate:

1. Special Assessments – Business Improvement Districts
2. Private Contributions
3. Sale of Land (Proceeds from the sale of land acquired for redevelopment, as identified in the *Redevelopment Plan*, shall be reinvested in the Redevelopment Area).
4. Municipal Infrastructure Redevelopment Fund (MIRF)
5. Community Development Block Grant Funds (CDBG)
6. Home Investment Partnership Act (HOME)
7. HUD Section 108 Loan Program
8. Community Improvement (Tax Increment) Financing (Ad Valorem Tax)
9. Capital Improvements Program Budget
10. Federal and State Grants
11. Interest Income
12. Advance Land Acquisition Fund – property rights/easements, public facility site acquisition
13. Impact Fees.

Project activities will be undertaken subject to the limit and source of funding authorized and approved by the Mayor and City Council.

According to the *Community Development Law*, any ad valorem tax levied upon real property in the redevelopment project for the benefit of any public body shall be divided, for a period not exceed 15 years after the effective date of such provision, by the governing body as follows:

That portion of the ad valorem tax which is produced by the levy at the rate fixed each year by or for each such public body upon the redevelopment project valuation shall be paid into the funds of each such public body in the same proportion as are all other taxes collected by or for the body; and

That portion of the ad valorem tax on real property in the redevelopment project in excess of such amount, if any, shall be allocated to and, when collected, paid into a special fund of the authority to be used solely to pay the principal of, the interest on, and any premiums due in connection with the bonds of loan, notes, or advances of money to, or indebtedness incurred by, whether funded, refunded, assumed, or otherwise, such authority for financing or refinancing, in whole or in part, the redevelopment project. When such bonds, loans, notes, advances of money, or indebtedness, including interest and premiums due, have been paid, the authority shall so notify the county assessor and county treasurer and all ad valorem taxes upon taxable real property in such a redevelopment project shall be paid into the funds of the respective public bodies.

The effective date for the Community Improvement Financing provisions of the *Nebraska Innovation Campus (NIC) Redevelopment Plan* for each sub-project is declared to be the date rehabilitation, acquisition, or redevelopment of substandard and blighted property in sub-project area first commences.

ATTACHMENT "B"

CITY OF LINCOLN
NEBRASKA

Lincoln-Lancaster County Planning Department
Marvin S. Krout, Director

555 South 10th Street / Suite 213
Lincoln, Nebraska 68508
402-441-7491 / fax: 402-441-6377

Lynn Sunderman, Chair
City-County Planning Commission

LANCASTER COUNTY NEBRASKA

LINCOLN
The Community of Opportunity

MAYOR CHRIS BEUTLER

lincoln.ne.gov

September 24, 2010

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

RE: **Comprehensive Plan Conformance No. 10006**
Nebraska Innovation Campus (NIC) Redevelopment Plan
(Antelope Valley Parkway to 27th Street, between Salt Creek and the Burlington Northern Santa Fe Railroad corridors)

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. 10006,** requested by the Director of the Urban Development Department, to review the proposed ***Nebraska Innovation Campus (NIC) Redevelopment Plan*** as to conformance with the 2030 Lincoln-Lancaster County Comprehensive Plan. The Redevelopment Plan Area is adjacent to the University of Nebraska-Lincoln (UNL) city campus and includes the former Nebraska State Fair Park. The boundaries are generally from N. Antelope Valley Parkway to 27th Street, between Salt Creek and the Burlington Northern Santa Fe Railroad corridors. A map showing the boundaries and a copy of the Introduction to the Redevelopment Plan are attached. The proposed Redevelopment Plan document can be found at http://lincoln.ne.gov/city/urban/redevel/NICplanDFT.pdf

The **Nebraska Innovation Campus (NIC) Redevelopment Plan Area** consists of an estimated 249 acres, not including the rights-of-way of Salt Creek, Oak Creek and Antelope Creek. The purpose of the **NIC Redevelopment Plan** is to create partnerships with private sector firms to develop and maximize economic opportunities and to leverage the research capacity, faculty and student resources of the University of Nebraska-Lincoln.

A public hearing on this application will be held before the Lincoln City/Lancaster County Planning Commission on **Wednesday, October 6, 2010.** 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 the City Council Hearing Room on the first floor of the County-City Building, 555 South 10th Street, Lincoln, Nebraska. The Planning Commission action is a recommendation to the City Council.

If you would like additional information, you are encouraged to contact Wynn Hjermstad in the Urban Development Department at 402-441-7606 or whjermstad@lincoln.ne.gov; or the project planner in the Planning Department, Tom Cajka, at 402-441-5662 or tcajka@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, September 30, 2010, 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,

Jean Preister

Jean Preister
Administrative Officer

cc: David Landis, Urban Development
Wynn Hjermstad, Urban Development
Rick Peo, Chief Assistant City Attorney
Norm Agena, County Assessor
Jennifer Dam, UNL Campus Planning & Space Management

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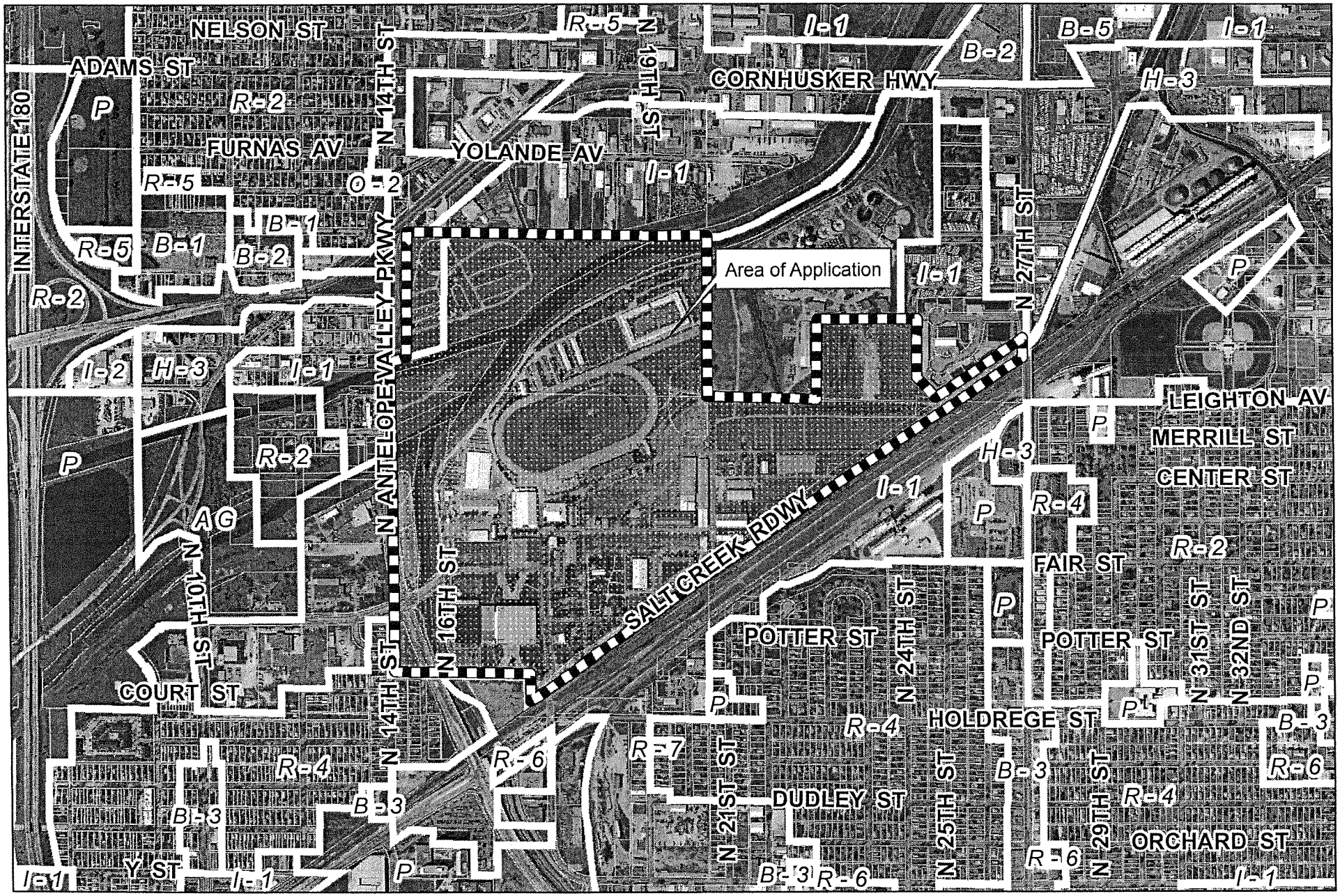

Comp Plan Conformance #10006
Nebraska Innovation Campus

2007 aerial

N

Zoning Jurisdiction Lines

City Limit Jurisdiction

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ATTACHMENT "C"

Dave Landis
Urban Development

Wynn Hjermstad
Urban Development

Bernie Heier, Chair
Lancaster County Board of Commissioners

Dr. Steve Joel, Superintendent
Lincoln Public Schools
5901 "O" Street
Lincoln, NE 68510

Educational Service Unit #18
c/o David Myers
5901 O Street
Lincoln, NE 68510

University of Nebraska-Lincoln
c/o Linda Cowdin, UNL Property Management
1901 Y Street
Lincoln, NE 68588

President
Southeast Community College
301 S. 68th Street Place
Lincoln, NE 68510

Glenn Johnson
Lower Platte South NRD
P.O. Box 83581
Lincoln, NE 68501

Rick Peo
Chief Assistant City Attorney

Norm Agena
County Assessor

Jennifer Dam, Assistant Director
Campus Planning & Space Management
University of Nebraska-Lincoln
335 Administration Building
Lincoln, NE 68588-0435

Joel Pedersen, General Counsel
University of Nebraska Board of Regents
3835 Holdrege Street
Lincoln, NE 68583

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Ted Triplett
Belmont Community Organization
5300 Derby Dr.
Lincoln, NE 68516-4960

Renee Malone
Clinton Neigh. Assn.
1408 N. 26 St.
Lincoln, NE 68503

Gloria Eddins
Clinton Neigh. Org.
1700 N. 29th St.
Lincoln, NE 68503

Terry Uland
Downtown Lincoln Association
206 S. 13 Street Ste. 101
Lincoln, NE 68508

Judy Zohner, President
Downtown Neigh. Assn.
1300 G St. Unit 304
Lincoln, NE 68508

Dean Settle
Downtown Neigh. Assn.
128 N. 13th St. #404
Lincoln, NE 68508-1501

Cherie Krueger
East Campus Community Org.
1115 N. 44 St.
Lincoln, NE 68503

Dean Phelps
East Campus Community Org.
3837 Apple St.
Lincoln, NE 68503

Curt Donaldson
Hartley Neigh. Assn.
2860 R Street
Lincoln, NE 68503

Ralph Johnson
Hartley Neigh. Assn.
819 N. 33 St.
Lincoln, NE 68503

Barbara Cornelius
Hartley Neigh. Assn.
3149 R Street
Lincoln, NE 68503

Tim Francis
Hawley Area Assn.
2511 T St.
Lincoln, NE 68503

Peggy Struwe
Hawley Area Assn./co Neighborworks
1533 N. 27th St.
Lincoln, NE 68503-1128

Vicki Cover
Hawley Neigh. Assn.
2610 S St.
Lincoln, NE 68503

John and Carol Brown
Landon's Neigh. Assn.
2201 Elba Cir
Lincoln, NE 68521

Bob Hackwith
Landon's Neigh. Assn.
4210 N. 23 St.
Lincoln, NE 68521

Barb Morley
Malone Neigh. Assn.
700 N. 24
Lincoln, NE 68503

Ed Patterson
Malone Neigh. Assn.
700 N. 24 St.
Lincoln, NE 68503

Frank Smith
North Bottoms Neigh. Assn.
1117 Claremont
Lincoln, NE 68508

Annette McRoy
North Bottoms Neigh. Assn.
1142 New Hampshire St.
Lincoln, NE 68508

Duane Wendelin
Sunset Acres Neigh. Assn.
4110 N. 42 St.
Lincoln, NE 68504

Gail Anderson
University Place Community Org.
1930 N. 60 St.
Lincoln, NE 68505

Malinda Burk
University Place Community Org.
1546 N 60th Street
Lincoln, NE 685805

Sharon Doll
University Place Community Org.
2909 N. 56 St.
Lincoln, NE 68504

Coleen Seng
University Place Community Org.
6101 Walker Ave
Lincoln, NE 68505

CPC10006

ATTACHMENT "D"

CITY OF LINCOLN
NEBRASKA

Lincoln-Lancaster County Planning Department
Marvin S. Krout, Director

555 South 10th Street / Suite 213
Lincoln, Nebraska 68508
402-441-7491 / fax: 402-441-6377

Lynn Sunderman, Chair
City-County Planning Commission

LANCASTER COUNTY NEBRASKA

LINCOLN
The Community of Opportunity

MAYOR CHRIS BEUTLER

lincoln.ne.gov

October 18, 2010

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

RE: **Nebraska Innovation Campus (NIC) Redevelopment Plan and Planned Unit Development**
(Former State Fair Park)

Pursuant to Neb. Rev. Stat. § 18-2109, you are hereby advised that the request by the Director of the City Urban Development Department for a resolution adopting and approving the proposed **Nebraska Innovation Campus (NIC) Redevelopment Plan** is scheduled for public hearing before the Lincoln City Council on ***Monday, November 1, 2010, at 3:00 p.m.,*** in the Hearing Room on the first floor of the County-City Building, 555 South 10th Street, Lincoln, Nebraska. The Redevelopment Plan Area is adjacent to the University of Nebraska-Lincoln (UNL) city campus and includes the former Nebraska State Fair Park. The boundaries are generally from N. Antelope Valley Parkway to 27th Street, between Salt Creek and the Burlington Northern Santa Fe Railroad corridors. A map showing the boundaries and the Introduction to the Redevelopment Plan were previously provided to you.

On October 6, 2010, the Lincoln City-Lancaster County Planning Commission held public hearing and voted 9-0 to find the proposed Redevelopment Plan to be in conformance with the Comprehensive Plan. (**Comprehensive Plan Conformance No. 10006**).

On October 6, 2010, the Planning Commission also held public hearing and voted 9-0 to recommend conditional approval of **Change of Zone No. 10018, the Nebraska Innovation Campus (NIC) Planned Unit Development**, which is also scheduled for public hearing before the Lincoln City Council on Monday, November 1, 2010, at 3:00 p.m.

If you would like additional information, you are encouraged to contact Wynn Hjermstad in the Urban Development Department (441-7606 or whjermstad@lincoln.ne.gov), or the Planning Department staff planner, Tom Cajka (441-5662 or tcajka@lincoln.ne.gov). The proposed resolution and ordinance will appear on the City Council agenda for introduction on October 25, 2010, and may be accessed on the internet at http://www.lincoln.ne.gov/city/council/index.htm on Thursday afternoon, October 21, 2010.

Sincerely,

Jean Preister
Administrative Officer

cc: Dave Landis, Urban Development
Wynn Hjermstad, Urban Development
Rick Peo, Chief Assistant City Attorney
Norm Agena, County Assessor
Jennifer Dam, UNL Campus Planning & Space Management
Joel Pedersen, General Counsel, Board of Regents, 3835 Holdrege Street, 68583
Christine Jackson, Vice Chancellor of Business & Finance, UNL, 302 Canfield Administration Building South, 68588
Tonn Ostergard, Crete Carrier, 400 NW 56th Street, 68528
Tom Henning, Assurity Life Insurance Co., 1526 K Street, 68508
Kyle Fischer, Lincoln Chamber of Commerce, 1135 M Street, 68508
Rick Krueger, 8200 Cody Drive, Suite F, 68512

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ATTACHMENT "E"

TO BE PUBLISHED ONCE EACH WEEK FOR TWO CONSECUTIVE WEEKS IN THE LINCOLN JOURNAL STAR ON FRIDAY, October 15, 2010 AND FRIDAY, October 22, 2010:

Notice is hereby given that the Lincoln City Council will hold a public hearing on **Monday, November 1, 2010, at 3:00 p.m.,** in the City Council Hearing Room 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 (441-7606) or the Planning Department (441-7491):

1. A resolution requested by the Director of the Urban Development Department accepting and approving the proposed Nebraska Innovation Campus (NIC) Redevelopment Plan. The Redevelopment Plan Area is adjacent to the University of Nebraska-Lincoln (UNL) city campus and includes the former Nebraska State Fair Park. The boundaries are generally from N. Antelope Valley Parkway to 27th Street, between Salt Creek and the Burlington Northern Santa Fe Railroad corridors.

Joan Ross
City Clerk

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