

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

for MARCH 4, 2015 PLANNING COMMISSION MEETING

PROJECT #: Comprehensive Plan Conformance No.15001

PROPOSAL: To review as to conformance with the 2040 Lincoln-Lancaster County Comprehensive Plan, to add the "Robber's Cave Project" to the Van Dorn Redevelopment Plan. The proposed project includes the construction of a 9,000 sq.ft. building and restoration and re-opening of Robber's Cave.

The Van Dorn Redevelopment Plan area is generally located from Hill Street to just north of Pioneers, between South 7th Street and South 10th Street, Lincoln, Lancaster County, Nebraska.

LOCATION: S. 10th Street and Robber's Cave Road

LAND AREA: 1.5 acres more or less

CONCLUSION: The Van Dorn Redevelopment Plan as amended to include the Robber's Cave project is in conformance with the Comprehensive Plan.

<u>RECOMMENDATION:</u>	In conformance with the Comprehensive Plan.
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GENERAL INFORMATION:

LEGAL DESCRIPTION: Lot 3, Robber's Cave Subdivision, located in the NE 1/4 of Section 2-9-6, Lincoln, Lancaster County Nebraska

EXISTING ZONING: I-1 Industrial

EXISTING LAND USE: Vacant

SURROUNDING LAND USE AND ZONING:

North:	I-1 Industrial	Grain Elevator
South:	I-1 Industrial	Grain Elevator
East:	H-3 Highway Commercial district	Retail
West:	I-1 Industrial	Grain Elevator

CPC # 15001, Van Dorn Redevelopment Plan - Robber's Cave Project

HISTORY:

- 1971 Administrative Subdivision was approved creating 3 parcels
- 1979 Zoning Update rezoned this parcel from K- Light Industrial to part I Industrial District and part H-3 Highway Commercial District.
- 1995 Robbers Cave Subdivision an Administrative Final Plat was approved creating 3 lots adjacent to Robber's Cave Road.
- 2007 A portion of this parcel was rezoned from H-3 Highway Commercial to I-1 Industrial so that the entire parcel would be regulated under one zoning district.

COMPREHENSIVE PLAN SPECIFICATIONS:

The 2040 Comprehensive Plan Future Land Use map shows this area as Industrial and Green Space (P.1.9)

A truly sustainable community recognizes and builds on its heritage by fostering good urban design, creating a sense of place and uniqueness that supports a strong economy, values environmental assets, and promotes social engagement and interaction. Successful urban design requires cooperation of public and private sectors. (p. 4.2)

The community's distinctive character and desirable quality of life for current residents and for future generations should be supported by exercising stewardship of historic resources throughout the county, while maximizing benefits of past investments in public infrastructure and private property. The Plan encourages the continued use and maintenance of historic resources, including properties not formally designated as landmarks. (p. 4.6)

City and county governmental policies should provide for the protection and enhancement of historic resources. (p. 4.9)

Continue to inventory, research, evaluate, and celebrate the full range of historic resources including standing structures, distinctive neighborhoods and regions, landscapes, and buried cultural materials throughout Lancaster County, collaborating with individuals, associations, and institutions.(p. 4.9)

Focus primarily on retention and expansion of existing businesses; attracting new businesses should also be encouraged. (p. 5.1)

Seek to efficiently utilize investments in existing and future public infrastructure to advance economic development opportunities. (p. 5.2)

Maintain and encourage businesses that conveniently serve nearby residents, while ensuring compatibility with adjacent neighborhoods. (p. 5.14)

Avoid encroachment into existing neighborhoods during expansion of existing commercial and industrial uses, and take steps to ensure expansions are in scale with the adjacent neighborhood, are properly screened, fulfill a demonstrated need and are beneficial to health and safety. (p. 5.14)

Mixed Use Redevelopment should: Target existing underdeveloped or redeveloping commercial and industrial areas in order to remove blighted conditions and more efficiently utilize existing infrastructure. (p. 6.2)

ANALYSIS:

1. This is a request to review an amendment to the Van Dorn Redevelopment Plan for a determination of conformity with the Lincoln and Lancaster County 2040 Comprehensive Plan.

CPC #14008 West Van Dorn Redevelopment Pain

2. The concept of the Robber's Cave project is to construct a 9,000 square foot building and restore and re-open Robber's Cave. The Building would include a taproom/restaurant and brewery for a local business who would be relocating. The cave will be used by the brewery for barrel aging in addition to being open for public tours, private parties and special events. The intent of the project is that the cave remain open to the public as much as possible.
3. The entrance to Robber's Cave was sealed in approximately 2000 due to safety concerns and repeated vandalism.
4. The internal condition of the cave is currently unknown. As a result, the cave opening and the construction of the brewery/restaurant will not likely occur at the same time.
5. The site is currently vacant with no above ground structures and is overgrown with volunteer vegetation. The cave occupies approximately a half acre of the site. No building or parking can occur over the cave. This open space creates an opportunity to develop an outdoor area for seating and landscaping and other outdoor activities.
6. Access to the site is from the east via Robber's Cave Road, a private roadway, and from High Street via a common access easement. The access from High Street was designated in 1990 for 25 years and will expire this year. The current property owners are working on acquiring a permanent easement to retain access to High Street from the redevelopment site.
7. The development of the Robber's Cave site is scheduled to be heard at Urban Design Committee on March 3, 2015. Since this is one day prior to the Planning Commission hearing on this application, minutes from that meeting are not available at this time. The Urban Development Department will present recommendations from the Urban Design Committee at the Planning Commission hearing on March 4, 2015.

Prepared by:

Christy Eichorn, Planner
402-441-7603
ceichorn@lincoln.ne.gov

DATE: February 19, 2015

APPLICANT / CONTACT: Urban Development
Wynn Hjermstad
555 S. 10th Street, Suite 205
Lincoln, NE 68508

MEMORANDUM

TO: Planning Commissioners

FROM: Christy Eichorn - Planning Department Staff

SUBJECT: Urban Design Committee DRAFT Minutes from March 3, 2015

DATE: March 4, 2015

Attached is a DRAFT excerpt of the minutes from the Urban Design Committee meeting held yesterday. This excerpt contains the discussion on the Robber's Dave project part of the Van Dorn Redevelopment Plan as described in the Comprehensive Plan Conformance CPC15001. The Urban Design Committee voted to recommend approval of the project on a 6-0 vote.

**Excerpt from
MEETING RECORD**
(DRAFT - not yet approved by Committee)

NAME OF GROUP: URBAN DESIGN COMMITTEE

DATE, TIME AND PLACE OF MEETING: March 3, 2015, 3:00 p.m., Conference Room 210, County-City Building, 555 S. 10th Street, Lincoln, NE

MEMBERS IN ATTENDANCE: Emily Casper, Tammy Eagle Bull, JoAnne Kissel, Tom Huston, Gill Peace, Michelle Penn and Michele Tilley.

OTHERS IN ATTENDANCE: Ed Zimmer, Stacey Groshong-Hageman, Paul Barnes and Teresa McKinstry of the Planning Department; Hallie Salem and Wynn Hjermsstad of Urban Development; Brett West, Brian Podwinski, Jude Werner, Chris Beardslee and Dave Johnson; Kevin Abourezk of the Lincoln Journal Star and other interested parties.

Chair JoAnne Kissel called the meeting to order and acknowledged the posting of the Open Meetings Act in the room.

Kissel then requested a motion approving the minutes of regular meeting held February 3, 2015. Motion for approval made by Huston, seconded by Penn and carried 5-0

Zimmer introduced the newest committee member, Emily Casper. She is a landscape architect.

ADVISORY REVIEW OF ROBBER'S CAVE REDEVELOPMENT PROJECT (URBAN DEVELOPMENT)

Wynn Hjermsstad stated that this is an amendment to the existing Van Dorn Redevelopment Plan. It will involve tax increment financing or TIF. This project is on an aggressive timeline. It appears before Planning Commission tomorrow. Ed Zimmer assured that a draft of the committee's minutes from this meeting will be provided to Planning Commission.

Brian Podwinski with Blue Blood Brewing appeared. They saw an opportunity to purchase this property and were interested. The cave was used for a brewery in the 1800's for a short time. They would like to hold events in the space, as well as in an upstairs tap room. He said they are really excited to bring this cave back to life and would use it in their production process as well as in for future events.

Ed Zimmer stated there is an interview from the 1920's with a gentleman who dug the cave out of Dakota Sandstone for a brewery in the 1860's. Pioneer Brewery didn't exist very long. Around 1900, the cave became a tourist attraction. This has been a source of legend and lore. Historically, this would take it back to close to its original use.

Dave Johnson with 951 Architects appeared. This project is located around 9th and High St. The grade drops around 15 feet, and then it drops severely to the railroad tracks. They are proposing a fairly tall building, a 20 foot sidewall building. From the west, it will only appear about 10 feet tall. There will be an outside deck. On the lower level, it will be a tall space for the brewing tanks. Half of the production room will be a drive-in cooler. They hope to utilize the cave for cooling the product. It is a tight site but they believe they can get a tractor-trailer to the back of the building. They don't foresee a lot of semi traffic. They looked at doing an engineered metal building but they don't have the time to obtain one, given their aggressive schedule. They are looking at a wood-frame structure. The tap room will be on the south end of the upper level with extended overhangs. He doesn't have the final details on the window glass yet. It will be clear for the tap room but may be obscure lighting the production spaces. For the posts supporting the roof overhangs, he is considering using a structure consisting of a wire mesh cage filled with limestone. They have to investigate that option yet. The grade drops off severely on this property. The back of the building facing the grain elevators will be mostly siding, a few overhead doors and a few windows. They are working on a set of shell drawings. They are looking to get a permit as soon as possible.

Kissel wondered about any buildings around this site. Johnson replied that our look is, we want to give a nice look with somewhat of an agricultural feel. There is nothing contextual in the area.

Kissel questioned if you will be able to see it from 9th Street. Johnson replied probably not. They are hoping you will be able to see the silo, but you really won't see the building except perhaps a portion of the roof.

Penn questioned what the TIF money will be used for. Podwinski replied for property acquisition and improvements that will need to be done to open the cave.

Kissel inquired if people will have to pay to go into the cave. Podwinski replied they haven't worked out all the details yet. They might have a general tour. It all boils down to insurance. They would like to have events in the space. They don't want to leave it wide open.

Johnson stated that they have yet to work out all the issues with City departments.

Zimmer believes it is fair to say a large portion of the City interest is to return some degree of public access to Robber's Cave. The cave has always been in private ownership.

Huston believes this is about placemaking and the community aspect.

Eagle Bull arrived.

ACTION:

Huston moved approval of the project as proposed, seconded by Tilley and carried 6-0: Casper, Huston, Kissel, Peace, Penn and Tilley voting 'yes'; Eagle Bull abstaining.

Kissel thinks this is an exciting project. The other committee members agreed.

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COMPREHENSIVE PLAN CONFORMANCE NO. 15001

COMPREHENSIVE PLAN CONFORMANCE
NO. 15001, AMENDMENT TO THE VAN DORN
REDEVELOPMENT PLAN TO ADD THE "ROBBER'S
CAVE PROJECT" TO INCLUDE A 9,000 S.F. BUILDING
AND RESTORATION AND REOPENING OF ROBBER'S CAVE,
GENERALLY LOCATED AT 3235 SOUTH 10TH STREET.
PUBLIC HEARING BEFORE PLANNING COMMISSION:

March 4, 2015

Members present: Lust, Hove, Beecham, Cornelius, Corr, Scheer, and Sunderman; Weber and Harris absent.

Staff recommendation: Approval.

There were no ex parte communications disclosed.

Staff presentation: **Davis Landis, Urban Development Department Director**, explained that this is a TIF financing project and they need to put this project into the redevelopment plan in order to assist in the proposed development of Blue Blood Brewery to construct a brewery with an adjacent taproom and restroom and reopen the cave, which would be used for beer storage and possibly some special events. A 40-stall parking lot is also included as part of the project. There hasn't been much activity in this area recently. The project area consists of 1.5 acres which houses a lot of vegetation, undeveloped land and the sealed cave which was sealed in 2000 due to vandalism. The infrastructure of the area is not ideal and this project would help to clean up this blighted area. The cave has an historic value and dates back 1860s. During that time, it was used as a brewery storage. The approval of this project would allow for the preservation of an historic landmark. Landis indicated that the city is working with the developer to allow for some limited access to the cave for special event and occasional public tours.

Lust stated that the Urban Design Committee minutes indicate this project is on the fast track and asked why this it is moving so quickly.

Landis explained that most projects today that come forth are on the fast track due to the availability of low interest rates, completion of the projects during the building season, etc.

In terms of access, Landis explained that there are two roadways – one is Robber's Cave Road, which is a public street, and another private drive off of High Street.

Sunderman asked about the 25-year easement on the private access drive and asked if this is part of the amendment.

Landis indicated that the city's involvement relates to the TIF, which is not being used for the private access.

Proponents:

1. **Brian Podwinski, owner and operator of Blue Blood Brewery, 9322 South 28th Street,** testified in support of the project.

Mr. Podwinski stated that this project provides for a unique opportunity. They are lacking storage at their current location and want to expand the business to include a restaurant and taproom onsite using this cave. In response to the private access easement on the north/south road, Mr. Podwinski stated that a developer is working on acquiring a permanent easement on that road which would maintain the north/south access.

Beecham asked Mr. Podwinski if he had pictures. Mr. Podwinski indicated that he has been adding several pictures to their website and he would be willing to share them with the commission.

2. **Dave Johnson, 901 Studio, 800 P Street,** is the architect for the project.

Mr. Johnson provided a brief overview of the site. The site slopes from the east edge to the west edge almost 20 feet. From the front, it will appear to be a 1-story building but the back will be a walk-out area above the cave. The hatched area will consist of the brewhouse and house related equipment. Mr. Johnson referred to a drawing showing the site plan, structure, and access to the cave. The building is not real visible from 9th Street so they will have a high sign for visibility.

There was no testimony in opposition.

ACTION BY PLANNING COMMISSION:

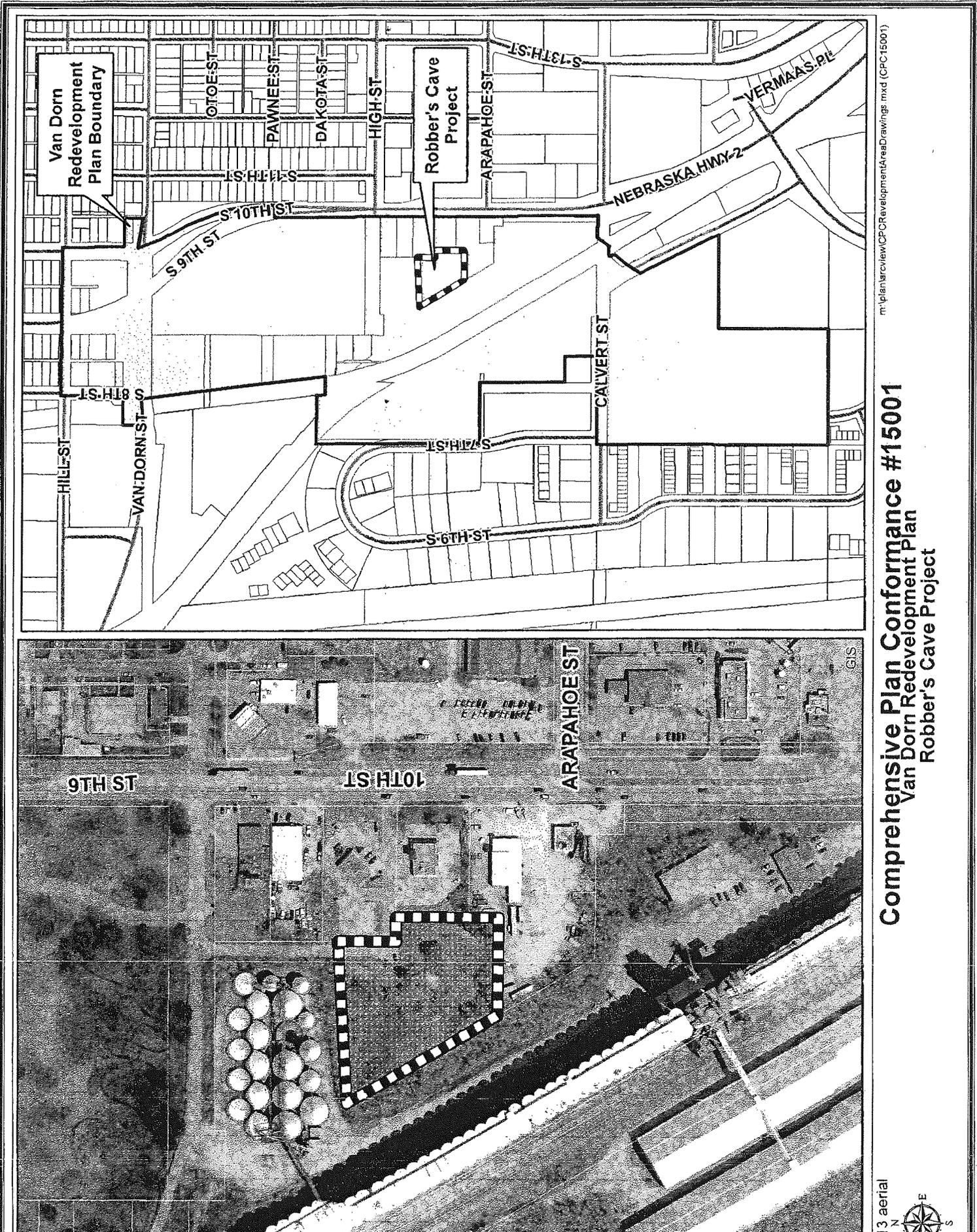
March 4, 2015

Beecham moved finding of conformance; seconded by Cornelius.

Beecham stated that she believes this is a good project.

Corr stated that she supports the use of TIF for this project, as this is a unique piece of property which would be hard to develop.

Motion for finding of conformance carried 7-0; Lust, Hove, Beecham, Cornelius, Corr, Scheer, and Sunderman; Weber and Harris absent.



m:\plan\arcview\CPC\RedevelopmentAreaDrawings.mxd (CPC-15001)

Comprehensive Plan Conformance #15001
 Van Dorn Redevelopment Plan
 Robber's Cave Project



**CITY OF LINCOLN
NEBRASKA**

MAYOR CHRIS BEUTLER
lincoln.ne.gov

Urban Development Department
David Landis, Director
555 S. 10th Street
Suite 205
Lincoln, Nebraska 68508
402-441-7606
fax: 402-441-8711

February 4, 2015

David Cary, Acting Director
City of Lincoln-Lancaster County Planning Department
555 S. 10th
Lincoln, NE 68508

Dear David:

Enclosed is an amendment to the *Van Dorn Redevelopment Plan* that identifies the Robber's Cave Project. The project includes construction of an approximately 9,000 square foot building for a restaurant/taproom and brewery, and restoration and re-opening of Robber's Cave. The site is approximately 1.5 acres, generally located at 3235 South 10th Street.

Please forward the Plan Amendment to the Planning Commission for their earliest consideration for Comprehensive Plan compliance. My understanding is that the Plan Amendment should be on the March 4, 2015 agenda.

If you have questions or need additional information, please contact me at 441-8211 or at whjermstad@lincoln.ne.gov. Thank you.

Sincerely,

Wynn S. Hjermstad, AICP
Community Development Manager

cc: Dave Landis, Director, Urban Development Dept.

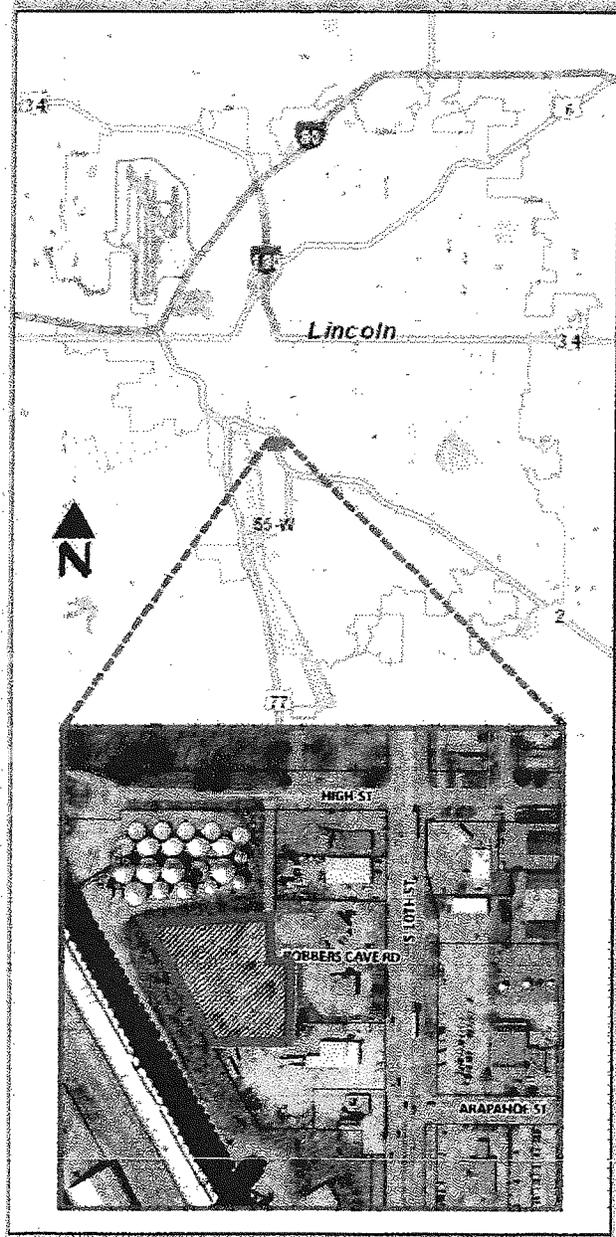
Van Dorn Redevelopment Plan Amendment, Adding the Robber's Cave Project
To be inserted on page 20, as project #3

3. Robber's Cave Project

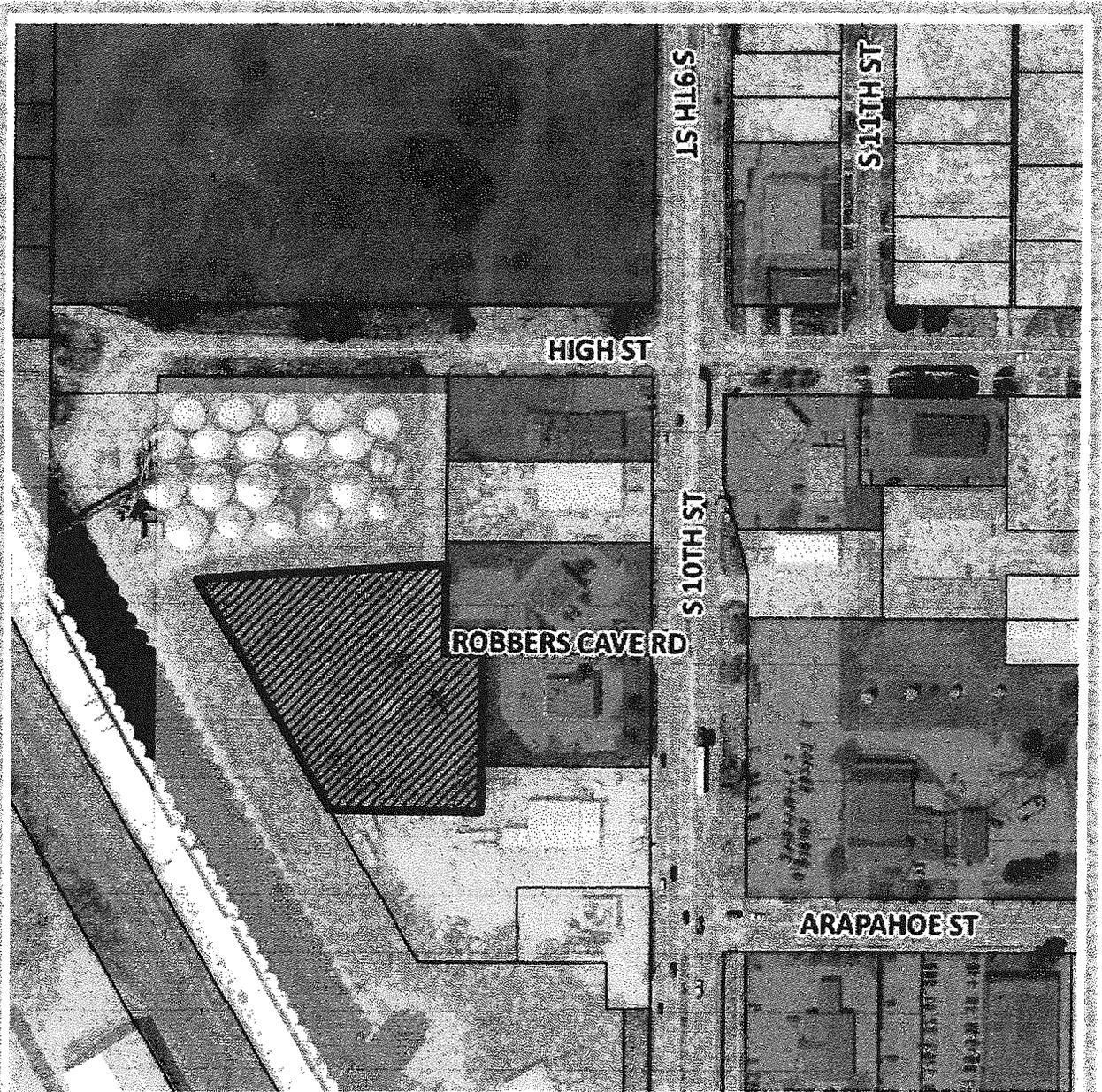
A. Project Description

The Robber's Cave project includes the construction of a 9,000 square foot building and restoration and re-opening of Robber's Cave. The site is approximately 1.5 acres and is located at Lot 3, Robber's Cave Subdivision, more generally known as 3235 South 10th Street. See *Project Area Context & Boundaries*.

The site is currently vacant with no above ground structures and is overgrown with volunteer vegetation. The entrance to Robber's Cave was sealed in approximately 2000 due to safety concerns and repeated vandalism. Surrounding land uses include a grain elevator to the north and west and retail/commercial on the south and east, adjacent to 10th Street (see *Existing Land Use*). Access to the site is from the east via Robber's Cave Road, a private roadway, and from High Street on the north, also a private roadway. There is a public access easement over Robber's Cave Road. The roadway off High Street also has a public access easement, however, it was designated in 1990 for 25 years and will expire in 2015. The site is zoned I-1 Industrial District. As illustrated in *Existing Zoning*, I-1 is also located adjacent to the site on the north, west, and south with H-3 Highway Commercial District to the east. The site is not located in a flood plain.



Robber's Cave: Project Area Context and Boundaries

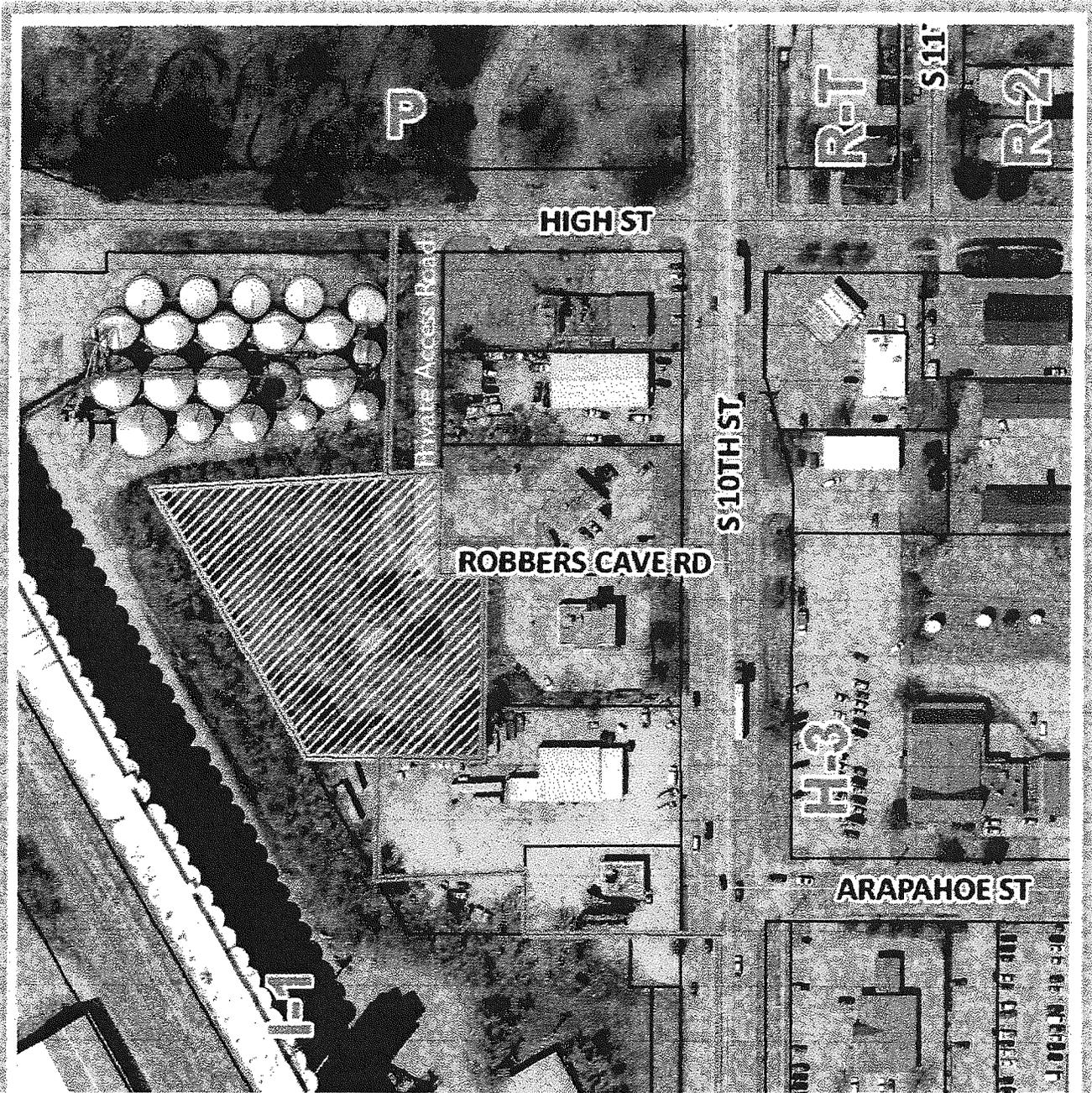


Robber's Cave: Current Land Use



 Robber's Cave	 Commercial	 Public
 Apartments	 Light Industrial (w/o Residential)	 Vacated ROW (retained by public entity)
 Single Family	 Railroad	 Vacant - Undeveloped
 Duplex		

City of Lincoln - Urban Development Department



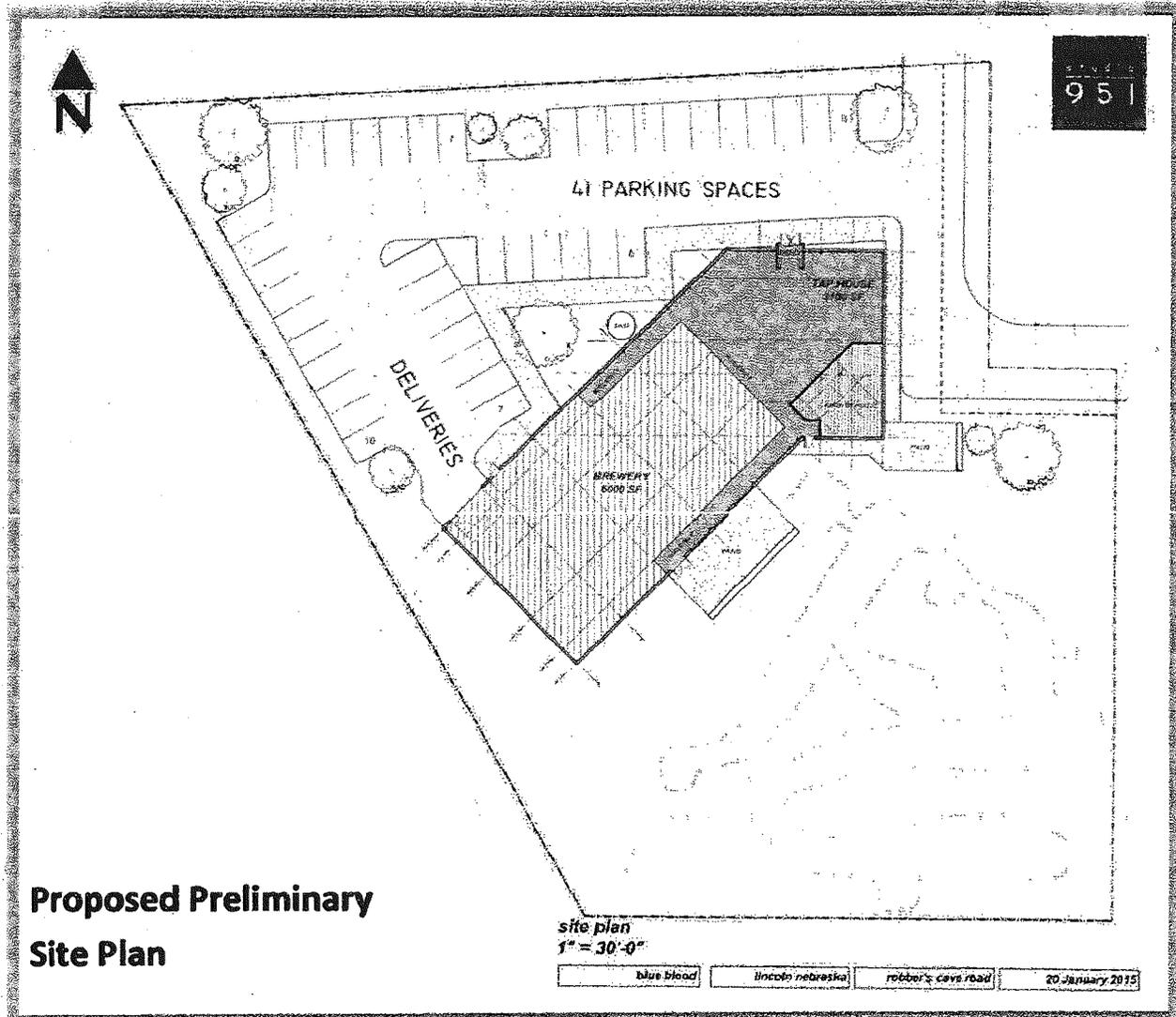
Robber's Cave: Zoning

 Robber's Cave

 Zoning



The project includes construction of a taproom/restaurant and brewery with an associated approximately 41 stall surface parking lot. The brewery is relocating and expanding from another Lincoln location. Approximately 6,000 square feet will be used for brewing operations and 3,000 square feet for a 100 seat taproom and restaurant: see *Proposed Preliminary Site Plan* below. However, the focus of the project is on Robber's Cave.



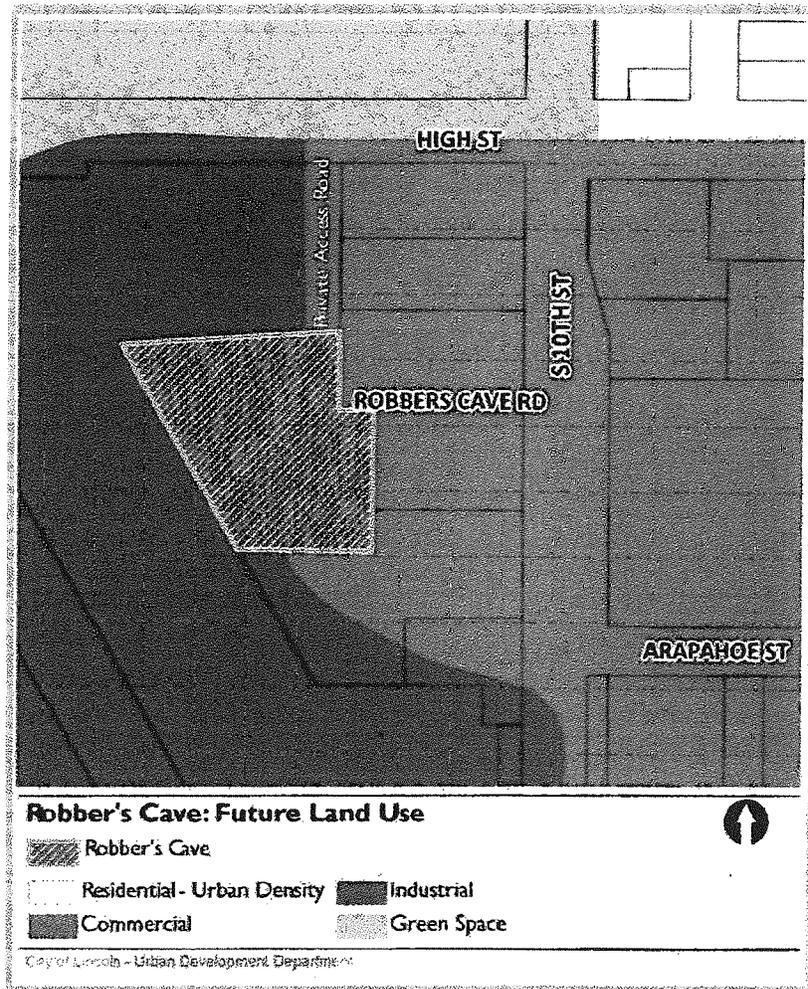
The restored cave will be used by the brewery for a barrel aging program, one of the cave's original uses. Plans are to open the cave to the public for tours, private parties, special events, and beer tastings as well as making it available to civic groups. Other creative uses will be pursued to ensure the cave can remain open to the public as much as possible. The existing condition of the cave and improvements necessary to meet code requirements are currently unknown. As a result, opening of the cave may not occur at the same time as the taproom/restaurant. Project area public improvements will include efforts to restore the cave.

The cave occupies approximately one-half acre of the site. Since no building or parking can occur over the cave, a large amount of vacant space will remain. The open space creates an opportunity to develop an outdoor area to be used by taproom/restaurant customers and visitors to the cave. Improvements may include outdoor seating areas, landscaping, and potentially the location for educational opportunities involving the brewing process. Perimeter fencing will be required around the outdoor space to ensure the security of the cave. Development of the outdoor space will be the last phase completed. The entire project is anticipated to be complete by late 2015 or spring 2016.

Robber's Cave: According to an article in the Lincoln Journal Star ("Robber's Cave: Closing up a Lincoln Legend Developers Planning to Seal up Cave" July 20, 2000) the

cave is comprised of five main rooms and other smaller niches and made of sandstone. It is connected by more than 500 feet of tunnels with the lowest point reportedly approximately 82 feet below the surface. "Much of its history has been carved by legend, but for the past 100 years or so, it's been a part of the cultural fabric of Lincoln."

There is much folklore and nostalgia for the cave. Sometime in the early 20th century the site began to be operated as a recreational attraction. More recently, Lincolmites familiar with the cave recall it was used for high school picnics, college initiations, tours by youth groups and general exploring. Mostly unsubstantiated history includes the story that Jesse James used it as a hideout; Pawnee Indians performed sacred rituals there; and later, settlers stayed in the cave. Stories persist that it is haunted. Restoring and reusing the cave for the barrel aging program returns it to an early use: two brewers opened Pioneers Brewery in 1869. They enlarged the cave and tunnels to store their beer in the cool temperatures. The brewery went out of business in 1873. Efforts to designate the cave a historical landmark have been unsuccessful due to the lack of documentation about its history.



B. Statutory Elements

- **Property Acquisition, Demolition, and Disposal:** No public acquisition of private property, relocation of families or businesses, or the sale of property is necessary to accomplish this project.
- **Population Density:** The proposed development contains no residential units and no residential units are envisioned, thus population density is not affected by the project.
- **Land Coverage:** Land coverage and building density will increase slightly with construction of a 9,000 square foot building. *Future Land Use* is shown above.
- **Traffic Flow, Street Layouts, and Street Grades:** The City's Public Works and Utilities Department has indicated that the project is not likely to result in a significant increase in traffic and no turn lanes on 10th Street are required. A public access easement south from High Street may be required.
- **Parking:** A private, approximately 41 stall at-grade surface parking lot will be constructed on site.
- **Zoning, Building code, and Ordinances:** Current zoning is I-1 with no re-zoning required. However, special use permits will be required for on-sale and off-sale of alcoholic beverages. Applicable building codes will be met for the new construction and to bring Robber's Cave up to health and safety standards. All applicable ordinances and conditions will be met.

C. Financing and Cost Benefit Analysis

As required by Nebraska Community Development Law (Neb.Rev.Stat. §18-2113), the City has analyzed the costs and benefits of the proposed project including:

- **Tax Revenues:** Upon completion of the project, the assessed value of the property will increase by an estimated \$560,000. This will result in an estimated \$100,000 in Tax Increment Financing (TIF) over 15 years for public improvements. The public investment of the projected \$100,000 will leverage private investment of approximately \$1,450,000 resulting in more than \$14.50 of private investment for every City TIF dollar spent. Sales tax will also be generated from the restaurant and tap room, although estimated amounts have not been determined.
- **Public Infrastructure and Community Public Service Needs Impacts:** It is not anticipated that the project will have an adverse impact on existing public infrastructure or City services.
- **Employment Within & Outside the Redevelopment Project Area:** The project will not have any adverse impact on employment within or outside the redevelopment project area. The number of current staff is 3 FTEs with anticipated staff growth to 16 FTEs at completion of the project.
- **Other Impacts:** One of the most significant aspects of the project is re-opening Robber's Cave. The history and folklore surrounding the cave is significant, from the stories it is haunted to the various uses by different groups. Creating opportunities for the public to once again visit and view the history that is

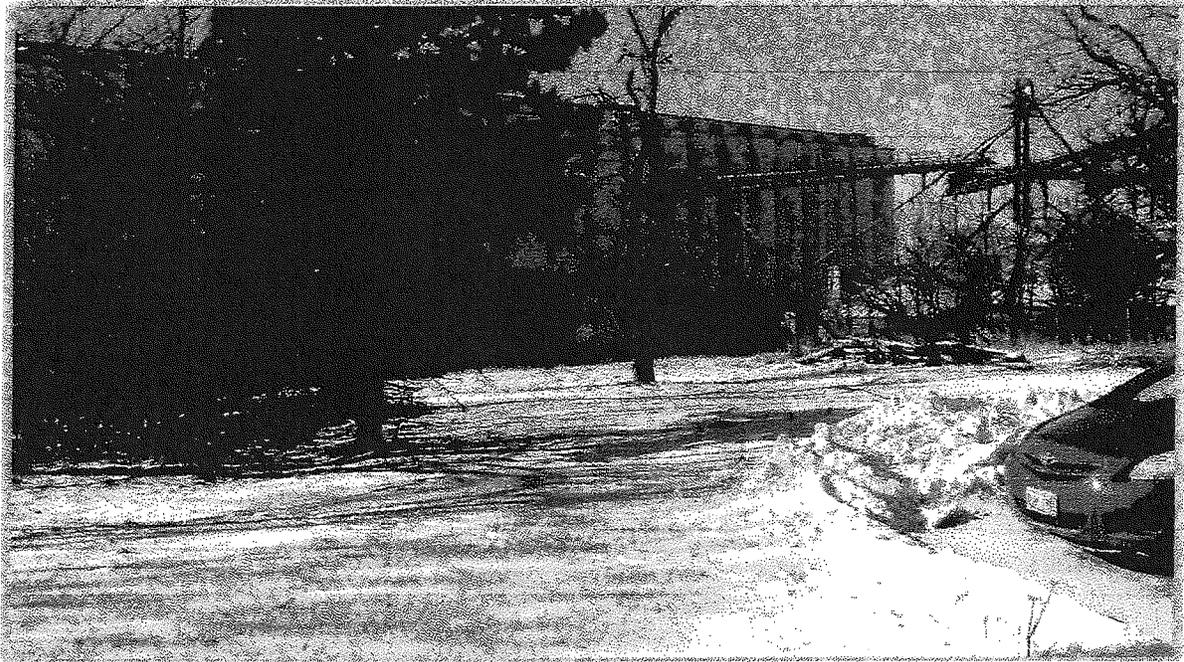
Robber's Cave will result in a civic value that is immeasurable as well as the potential revenue from tourists visiting the cave.

In addition, the project will retain and create new jobs, and increase the business and tax base without adverse effect on either public or private entities. There will be a material tax shift because of the use of tax increment financing, but there will also be an increase in personal property tax and other municipal revenue generated for the immediate benefit of the community. The project will facilitate the development of an undeveloped area in the city, without the incurrence of significant public cost.

The project will create tax and other public revenue for the City and other local taxing jurisdictions. While the use of tax increment financing will defer receipt of a majority of new ad valorem real property taxes generated by the project, the project will include an investment in equipment characterized as personal property that will be on the property tax rolls upon its acquisition and installation. The personal property will generate immediate tax growth to all local taxing jurisdictions. It is projected that approximately \$600,000 of personal property will be installed at the project, which at estimated levy rates would generate total new property taxes in the first year of approximately \$12,000.00.

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

The project should also increase the need for services and products from existing businesses. Most notably, the project will involve ongoing maintenance and service functions along with a general need for parts and supplies. The project will also include requirements for the purchase of food, paper products, and janitorial services.



Cave entrance area, looking west from the dead end of Robbers Cave Rd



Looking NNE from elevator access road



Looking SE from elevator access road



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



February 20, 2015

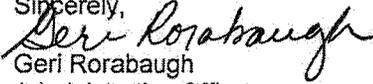
TO: Neighborhood Associations/Organizations
Roma Amundson, Chair, Lancaster County Board of Commissioners
Dr. Steve Joel, Superintendent, Lincoln Public Schools
Educational Service Unit #18, c/o Dr. Liz Standish
Board of Regents, University of Nebraska-Lincoln
President, Southeast Community College
Glenn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

RE: **Comprehensive Plan Conformance No. 15001: Proposed amendment to the Van Dorn Redevelopment Plan: "Robber's Cave Project"**

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. 15001**, to review as to conformance with the 2040 Lincoln-Lancaster County Comprehensive Plan, a proposed amendment to the Van Dorn Redevelopment Plan to add the "Robber's Cave Project". The proposed project includes the construction of a 9,000 sq. ft. building and restoration and re-opening of Robber's Cave. The proposed project area includes approximately 1.5 acres, generally located at 3235 South 10th Street. The Van Dorn Redevelopment Plan area is generally located from Hill Street to just north of Pioneers Boulevard, between South 7th Street and South 10th Street, Lincoln, Lancaster County, Nebraska. 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. CPC15001. 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, March 4, 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, Christy Eichorn, at 402-441-7603 or ceichorn@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, February 26, 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 = pagenda).

Sincerely,

Geri 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.*



Dave Landis
Urban Development

Wynn Hjermsstad
Urban Development

Roma Amundson, Chair
Lancaster County Board of Commissioners

Dr. Steve Joel, Superintendent
Lincoln Public Schools
P.O. Box 82889
Lincoln, NE 68501

Educational Service Unit #18
c/o Dr. Liz Standish
P.O. Box 82889
Lincoln, NE 68501

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

CPC15001

Justin Carlson
Country Club Neighborhood Association
3065 Sheridan Boulevard
Lincoln, NE 68502

Linda Wibbels
Country Club Neighborhood Association
2740 Royal Ct.
Lincoln, NE 68502

Doug Evans
Country Club Neighborhood Association
3335 S. 31st St.
Lincoln, NE 68502

Shirley Doan
Country Club Neighborhood Association
2924 Bonacum Dr.
Lincoln, NE 68502

Jeff Tangeman
Everett Neighborhood Association
1144 Peach Street
Lincoln, NE 68502

Pat Anderson
Everett Neighborhood Association
c/o NWL at 2240 Q St
Lincoln, NE 68503

Sue Landholm
Everett Neighborhood Association
946 Peach St.
Lincoln, NE 68502

William Wood
Everett Neighborhood Association
808 D St.
Lincoln, NE 68502

Matt Schaefer
Everett Neighborhood Association
1220 Peach Street
Lincoln, NE 68502

Scott Richert
Indian Village Neighborhood Association
1659 Sioux St.
Lincoln, NE 68502

L.J. Evermann
Irvingdale Neighborhood Association
2636 S. 13th Street
Lincoln, NE 68502

Sally Bush
Irvingdale Neighborhood Association
2635 S. 15th St
Lincoln, NE 68502

Near South Neighborhood Association
P.O. Box 80143
Lincoln, NE 68501

William Carver
Near South Neighborhood Association
2202 Washington St.
Lincoln, NE 68502

Jim Friedman
Near South Neighborhood Association
1505 A St.
Lincoln, NE 68502

Clay F. Smith
Park Blvd. Condominium Association
PO Box 81906
Lincoln, NE 68501

Teri Pope-Gonzalez
Salt Creek Area Neighborhood Association
P.O. Box 80073
Lincoln, NE 68501

Kathy Wiens
Salt Valley View Neighborhood Association
1107 Clearview Blvd.
Lincoln, NE 68512

Lori Houle
South Salt Creek Community Organization
101 M Street
Lincoln, NE 68508

Steve Larrick
South Salt Creek Community Organization
920 S. 8th St.
Lincoln, NE 68508

P.C. Meza
South Salt Creek Community Organization
536 C Street
Lincoln, NE 68502

Cherie Ayite
South Salt Creek Community Organization
1617 S. 8th Street
Lincoln, NE 68502

Ron Zimmerman
West A Neighborhood Association
2333 W. Washington St.
Lincoln, NE 68522

Bill Hergott
West A Neighborhood Association
1710 W. Washington St.
Lincoln, NE 68522

Larry Hillis
Yankee Hill Neighborhood Association
950 W. Burnham
Lincoln, NE 68522

Gary Irvin
South Salt Creek Community Organization
645 D St.
Lincoln, NE 68502

Christopher Cashmere
West A Neighborhood Association
3510 W. Plum
Lincoln, NE 68522

William Vocasek
West A Neighborhood Association
1903 W. Mulberry Ct.
Lincoln, NE 68522

Alan Robb
Woodshire Homeowners Association
1936 Kings Hwy.
Lincoln, NE 68502

Deb Szalawiga
Yankee Hill Neighborhood Association
820 W Burnham St
Lincoln, NE 68522

*Brian Podwinski
9322 S. 28th St. (16)*

TO BE PUBLISHED ONCE EACH WEEK FOR TWO CONSECUTIVE WEEKS IN THE LINCOLN JOURNAL STAR ON FRIDAY, March 13, 2015 AND FRIDAY, March 20, 2015:

Notice is hereby given that the Lincoln City Council will hold a public hearing on **Monday, March 30, 2015**, at 5:30 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 items. For more information, call the Urban Development Department (402-441-7866) or the Planning Department (402-441-7491):

- (1) A resolution requested by the Director of the Urban Development Department approving and adopting a proposed amendment to the Van Dorn Redevelopment Plan to add the "Robber's Cave Project". The proposed project includes the construction of a 9,000 sq. ft. building and restoration and re-opening of Robber's Cave. The proposed project area includes approximately 1.5 acres, generally located at 3235 South 10th Street. The Van Dorn Redevelopment Plan area is generally located from Hill Street to just north of Pioneers Boulevard, between South 7th Street and South 10th Street, Lincoln, Lancaster County, Nebraska.
- (2) A resolution requested by the Director of the Urban Development Department approving and a adopting a proposed amendment to the Lincoln Center Redevelopment Plan to add the "South Haymarket Redevelopment Project" area, generally located from S. 7th Street to S. 9th Street, N Street to J Street, and approximately 3.5 acres lying southwest of the intersection of S. 7th Street and N Street, and including all adjacent rights-of-way. The project proposes to increase the availability of on- and off-street parking and related improvements by improving the street configuration and identifying existing public spaces that could be improved for uses that include parking. The Lincoln Center Redevelopment Plan area is generally bounded by Salt Creek, Interstate 180 and "R" Street on the north, 17th Street on the east, "G" Street on the south, and Salt Creek, 2nd Street and Sun Valley Boulevard on the west, Lincoln, Lancaster County, Nebraska.

Teresa Meier
City Clerk