

City Council Introduction: **Monday**, June 14, 2004
Public Hearing: **Monday**, June 21, 2004, at **1:30 p.m.**

Bill No. 03R-146

FACTSHEET

TITLE: A Resolution approving and adopting a proposed **amendment** to the **UNIVERSITY PLACE REDEVELOPMENT PLAN**, requested by the Director of the Urban Development Department, to include the acquisition and demolition of 2436 North 48th Street (also known as the "Northeast Printers Building") by the City of Lincoln to allow for redevelopment of the site.

STAFF RECOMMENDATION: A finding of conformance with the Comprehensive Plan.

SPONSOR: Planning Department

BOARD/COMMITTEE: Planning Commission
Public Hearing: 05/26/04
Administrative Action: 05/26/04

RECOMMENDATION: A finding of conformance with the Comprehensive Plan (9-0: Marvin, Krieser, Carlson, Larson, Sunderman, Taylor, Pearson, Carroll and Bills-Strand voting 'yes').

FINDINGS OF FACT:

1. The staff recommendation to find the proposed **amendment** to the **University Place Redevelopment Plan** to be in general conformance with the Comprehensive Plan and the proposed "North 48th/University Place" subarea plan is based upon the "Analysis" as set forth on p.3-4. This amendment provides for the acquisition of blighted and substandard commercial/industrial property for the purposes of redevelopment. This amendment will permit the City to purchase the building and property for the purpose of removing blight through future redevelopment activities.
2. The applicant's testimony is found on p.5.
3. There was no testimony in opposition.
4. On May 26, 2004, the Planning Commission agreed with the staff recommendation and voted 9-0 to find the proposed amendment to be in conformance with the 2025 Comprehensive Plan.

FACTSHEET PREPARED BY: Jean L. Walker

DATE: June 7, 2004

REVIEWED BY: _____

DATE: June 7, 2004

REFERENCE NUMBER: FS\CC\2004\CPC.04003

“Encourage renovation and reuse of existing commercial centers. Infill commercial development should be compatible with the character of the area and pedestrian oriented.” (page F 49)

“Maintain and encourage retail establishment and businesses that are convenient to, and serve, neighborhood residents, yet are compatible with, but not intrusive upon residential neighborhoods.” (page F 49)

ANALYSIS:

1. The amendment provides for the acquisition of blighted and substandard commercial/ industrial properties for purposes of redevelopment. Community Development Law specifies that properties identified for acquisition must be included in the Plan. This amendment involves including the Northeast Printers Company building and property on the southeast corner of N. 48th and Huntington Avenue in the University Place Redevelopment Plan. (See Attachment A for specific text to be included in the University Place Redevelopment Plan)
2. This amendment will permit the City to purchase the building and property for the purpose of removing blight through future redevelopment activities. This amendment does not include a proposal for specific land uses on the property. The City will have to amend the Redevelopment Plan when specific land uses are determined for the redevelopment project.
3. The Urban Development and Public Works Departments have completed the “North 48th Street/ University Place Plan” with the University Place business association, University Place Community Organization and Nebraska Wesleyan University to develop traffic and safety improvements and revitalization strategies for the area. This subarea plan identifies this property for redevelopment. The subarea plan was recommended for approval by the Planning Commission on May 12th, 2004 and is to be scheduled for public hearing before the City Council and County Board.
4. This site is also important part of the subarea plan’s proposal to add a turn lane at N. 48th St. and Huntington Avenue to better handle traffic on N. 48th Street.
5. The University Place Redevelopment Plan was adopted by the City Council on December 7, 1998 and generally covers an area on the west by 45th and 46th Streets, on the north by one-half block north of Adams Street, on the south by Colby Street, and on the east by 49th and 50th Streets. This proposed amendment covers buildings that are within the existing boundary of the Redevelopment Plan area.
6. The *University Place Study Area, Lincoln, Nebraska, Blight and Substandard Determination Study* determined that the area was blighted and substandard in August 1998. The City Council declared the area blighted and substandard on October 26, 1998.

7. The *Lincoln and Lancaster County 2025 Comprehensive Plan* acknowledges the community' longstanding efforts to protect and improve the areas around the University Place business district and neighborhood.
8. The Redevelopment Plan identifies that redevelopment activities have the following objectives:
 - Intensify and strengthen the University Place business district as a focal point for local development.
 - Provide for expansion and new development of office, retail, parking, industrial, residential and related service activities which will complement the existing activities in use, scale and quality of materials and service.
 - Encourage rehabilitation/renovation of existing structures throughout the Redevelopment Area.
 - Improve the attractiveness and convenience of the business core environment through development of conflict-free pedestrian connections between all commercial facilities, the major roadway and parking areas.
 - Provide an environment which emphasizes pedestrian conveniences, streetscape amenities, needs and desires; and which minimizes automobile-pedestrian conflicts.
 - Assure that pedestrian way, lighting, signs, and communication devices are oriented to the human scale.
9. The objectives of proposed amendment to the University Place Redevelopment Plan are consistent with the *Lincoln-Lancaster County 2025 Comprehensive Plan* and is specifically identified in the subarea plan for redevelopment.

Prepared by:

Stephen Henrichsen, AICP

APPLICANT:

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CONTACT:

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**COMPREHENSIVE PLAN CONFORMANCE NO. 04003,
AN AMENDMENT TO THE UNIVERSITY PLACE
REDEVELOPMENT PLAN**

PUBLIC HEARING BEFORE PLANNING COMMISSION:

May 26, 2004

Members present: Marvin, Krieser, Carlson, Larson, Sunderman, Taylor, Pearson, Carroll and Bills-Strand.

Staff recommendation: A finding of conformance with the Comprehensive Plan.

Ex Parte Communications: None.

This application was removed from the Consent Agenda and had separate public hearing at the request of Bills-Strand.

Proponents

1. Wynn Hjermstad of the Urban Development Department advised that Urban Development had authority to purchase this property under the redevelopment plan and has already purchased the property. This amendment to the redevelopment plan is the next step which gives Urban Development authority to clear the site and proceed with the project.

Bills-Strand explained that she had this removed from the Consent Agenda because she has been asked whether the city is paying fair market value for the property and how much it is going to cost to do the demolition. Hjermstad assured that the city did pay fair market value but she did not know the exact amount. An appraisal is required and the city is required to pay fair market value. In terms of demolition, they will not be letting bids until this amendment has been approved. It will go through the standard city bidding process.

Bills-Strand inquired as to why nothing has happened on the Green property, which has already been demolished. Hjermstad advised that the city has made an offer and did amend the plan to get authority to purchase, and they are still in negotiations on the Green property. The Northeast Printers Building negotiations just happened to move faster.

There was no testimony in opposition.

ADMINISTRATIVE ACTION BY PLANNING COMMISSION:

May 26, 2004

Marvin moved a finding of conformance, seconded by Krieser and carried 9-0: Marvin, Krieser, Carlson, Larson, Sunderman, Taylor, Pearson, Carroll and Bills-Strand voting 'yes'. This is a recommendation to the City Council.



Comp. Plan Conformance #04003
University Place Redevelopment Plan
St. Paul & N. 48th St.



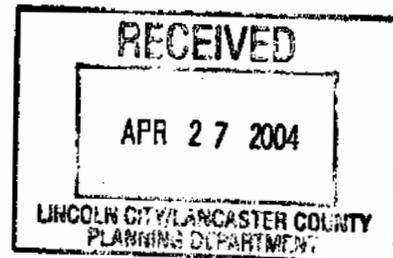


**CITY OF LINCOLN
NEBRASKA**

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April 19, 2004

Marvin Krout, AICP
Planning Director
Lincoln Lancaster County Planning Department
555 S. 10th Street
Lincoln, NE 68508

Dear Marvin:

Please find the enclosed amendment request to the University Place Redevelopment Plan. The amendment adds a Commercial Development section to the Redevelopment Plan section, beginning on page 17.

The Commercial Development selection will include the acquisition and demolition of the Northeast Printers Building at 2436 N 48th Street. Identifying this property in the University Place Redevelopment Plan will result in a more desirable site for redevelopment, and eliminate a blighting influence. This site will serve as a crucial component of the overall commercial redevelopment of the area, and will impact traffic and circulation goals and strategies as well.

Please forward the amendment to the Planning Commission for their consideration as an amendment to the University Place Redevelopment Plan at their earliest convenience. If you have questions, please contact Wynn Hjermstad at 441-8211. Thank You.

Sincerely,

Marc Wullschleger
Director

be made available for residential owners. Rehabilitation loans by the City may be provided through its Urban Development through the following programs:

Residential

1. Home Improvement Loan Program - 0% to owner-occupants for improvements
2. Deferred Payment Loan - deferred payment loan for owner-occupied repairs
3. Direct Payment Loan - low-interest loan for owner-occupied housing
4. Investor/Owner Loan - rental unit improvements
5. Housing Development Loan Program - for investor projects with 8 or more units

Business

1. Facade Improvement - \$25,000 for the primary facade; maximum of \$50,000 for corner buildings; with 50% match and 0% for up to ten years.
2. Business Loan - Job Creation

NOTE: Loan terms are subject to change. All improvement must be done to City Building Department Codes.

C. PRIVATE IMPROVEMENTS

The primary burden for revitalization of the Community Redevelopment area must be on the private sector. The City must provide public services, perform public improvements and participate where necessary in the redevelopment process, but the needs of the area are beyond the City's capacity to do the job alone. Financing of proposed improvements will require participation by both the private and public sectors. To the extent that other funding sources can be identified, the plan attempts to reduce the private sector's costs for public improvements. Where appropriate, in designated areas, the City may participate through authorized legal mechanisms by providing financial assistance for the rehabilitation of structures. The development of new complexes and the reuse of existing structures will be the responsibility of private entrepreneurs.

D. Commercial Development

Several locations have been identified as essential to redevelopment of North 48th Street. These are areas where redevelopment activities will be highly visible and likely to stimulate additional redevelopment in the redevelopment area. Key locations for commercial redevelopment include:

1. 2436 N 48th (Northeast Printers Building): Commercial redevelopment. Deteriorated commercial building to be demolished and replaced with mixed use development. Project elements may include:

- Acquisition of 2436 N 48th Street, University Place Block 95, W ½ Lot 4 & all lots 5 and 6.
- Demolition of existing structure.
- Secure easements as needed.
- Relocate/Upgrade utilities as needed.
- Pave and landscape driveways, approaches, and sidewalks outside property line and any off-street parking.
- Replat and rezone if required.