

## Antelope Valley Redevelopment Plan Amendment 2

Revised  
10/03/07

following page 74

### G. Housing Project for Low Income Seriously Mentally Ill

#### 1. Site Description:

This project is located at 10<sup>th</sup> and Military, on the west side of 10<sup>th</sup> Street. The site is comprised of the old Naval Reserve Building and Parks and Recreation Facilities. It is currently zoned "P." The Future Land Use Map, Figure 18, page 54, identifies the site as Mixed-Use Retail. While an allowable use is retail, there could be other uses such as residential/office/services or mixed-use buildings with retail on the first floor and office or residential on the upper floors.

#### 2. Project Elements:

This is housing for low income and low income seriously mentally ill (SMI). The project should include the construction of up to 60 units of housing and include a club house/services building that will include meeting and community space, and offices for case management and other services for the SMI tenants. A residential manager apartment should also be located there. Ten (10) affordable single family townhouses will also be part of the project, built as a buffer to the neighborhood and targeting homebuyers at 60 to 80% of median income. A new road off of 10<sup>th</sup> Street will provide access to the project site and also serve as a buffer between the new single family residential construction and the higher density housing project. The project's public activities may include:

- demolition of existing buildings
- relocation of Parks and Recreation facilities
- relocation/construction of utilities
- construction of a new street off of 10<sup>th</sup> Street
- construction of sidewalks
- replat and rezoning, as needed
- street trees
- pave and landscape outside of property line

A potential site plan can be seen on the following page.

CL SALT CREEK

48" RCP SANITARY

MILITARY ROAD

78" FIBER RESIN SANITARY

48" RCP SANITARY

S 10

S 10

S 10

S 10

S 10

S 10

S 8

S 8

S 8

S 8

S 8

N 10TH STREET

10 UNITS

CLUB HOUSE

6 UNITS

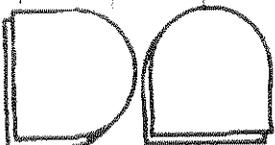
8 UNITS

10 UNITS

10 UNITS

8 UNITS

8 UNITS



DESIGN ASSOCIATES OF LINCOLN, INC

PERSHING SQUARE  
1609 "N" STREET  
LINCOLN NEBRASKA 68508  
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Potential Site Plan  
**10TH & MILITARY**

SCALE: 1" = 100'

19 JUN 2007



# CITY OF LINCOLN NEBRASKA

**MAYOR CHRIS BEUTLER**  
lincoln.ne.gov

Lincoln-Lancaster County  
Planning Department  
Marvin S. Krout, Director  
Eugene W. Carroll, Chair  
City-County Planning Commission  
555 South 10th Street  
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402-441-7491  
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October 12, 2007

**EXHIBIT "B"**

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

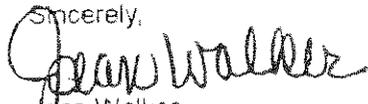
**RE: Comprehensive Plan Conformance No. 06001**  
**Proposed Amendment to the Antelope Valley Redevelopment Plan**

Pursuant to Neb. Rev. Stat. § 18-2115, you are hereby advised that the City of Lincoln has received an application for **Comprehensive Plan Conformance No. 06001**, requested by the Director of the Urban Development Department, to review a proposed amendment to the Antelope Valley Redevelopment Plan as to conformance with the 2030 Lincoln/Lancaster County Comprehensive Plan. The proposed amendment adds new housing (up to 60 units) for low income and low income seriously mentally ill (SMI), including a clubhouse/services building that will include meeting and community space; offices for case management and other services for the SMI tenants; and 10 new single family townhouses for low and moderate income people.

The new project area is generally bounded on the west by Hayward Park, on the north by the Salt Creek channel, on the east by N. 10<sup>th</sup> Street, and on the south by the east-west alley north of Claremont Street (Old Naval Reserve Building site). A copy of the proposed amendment and the potential site plan is attached for your information. The Planning Commission action is a recommendation to the City Council.

A public hearing on this proposed amendment to the Antelope Valley Redevelopment Plan will be held before the Lincoln City/Lancaster County Planning Commission on **Wednesday, October 24, 2007**. 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 Chambers 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](mailto:whjermstad@lincoln.ne.gov), or the project planner, Sara Hartzell at 402-441-6372 or [shartzell@lincoln.ne.gov](mailto:shartzell@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 e-mail to [plan@lincoln.ne.gov](mailto: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, October 18, 2007, after 3:00 p.m., and will also be available on the Internet at that time at [lincoln.ne.gov](http://lincoln.ne.gov) (keyword = pcagenda).

Sincerely,  
  
Jean Walker  
Administrative Officer

**cc:** David Landis, Director, Urban Development  
Wynn Hjermstad, Urban Development  
Rick Peo, Chief Asst. City Attorney  
Norm Agena, County Assessor





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Lancaster County Board of Commissioners

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President  
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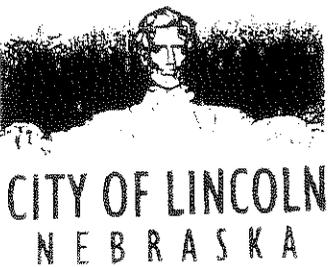
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Chief Assistant City Attorney

Norm Agena  
County Assessor

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November 2, 2007



MAYOR CHRIS BEUTLER

lincoln.ne.gov

Lincoln-Lancaster County  
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TO: Neighborhood Associations/Organizations  
Bob Workman, Chair, Lancaster County Board of Commissioners  
Dr. E. Susan Gourley, 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: **Proposed Amendment to the Antelope Valley Redevelopment Plan  
(Bill #07R-228)**

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 a proposed amendment to the **Antelope Valley Redevelopment Plan** is scheduled for public hearing before the Lincoln City Council on Monday, November 19, 2007, at 5:30 p.m. in the Council Chambers on the first floor of the County-City Building, 555 South 10<sup>th</sup> Street, Lincoln, Nebraska. The proposed amendment adds new housing (up to 60 units) for low income and low income seriously mentally ill (SMI), including a clubhouse/services building that will include meeting and community space; offices for case management and other services for the SMI tenants; and 10 new single family townhouses for low and moderate income people. The new project area is generally bounded on the west by Hayward Park, on the north by the Salt Creek channel, on the east by N. 10<sup>th</sup> Street, and on the south by the east-west alley north of Claremont Street (Old Naval Reserve Building site).

You were previously provided a copy of the proposed amendment and a map showing the Project Area.

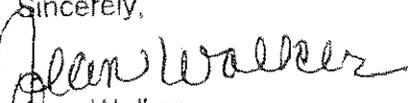
On October 24, 2007, the Lincoln City-Lancaster County Planning Commission voted 7-0 (Moline and Sunderman absent) to find the proposed amendment to the Antelope Valley Redevelopment Plan to be in conformance with the 2030 Lincoln-Lancaster County Comprehensive Plan (Comprehensive Plan Conformance No. 06001).

On October 24, 2007, the Planning Commission also voted 7-0 to recommend approval of the associated declaration of surplus property (Comp Plan Conformance No. 07022), Change of Zone No. 07055 (from P Public Use to R-4 Residential) and Special Permit No. 07047, 10<sup>th</sup> & Military Community Unit Plan, with amendments, all of which will also have public hearing before the City Council on Monday, November 19, 2007, at 5:30 p.m.



**MAYOR CHRIS BEUTLER**  
lincoln.ne.gov  
Lincoln-Lancaster County  
Planning Department  
Marvin S. Krout, Director  
Eugene W. Carroll, Chair  
City-County Planning Commission  
555 South 10th Street  
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Lincoln, Nebraska 68508  
402-441-7491  
fax: 402-441-6377

If you would like additional information, you are encouraged to contact Wynn Hjernstad in the Urban Development Department at 402-441-8211 or [whjernstad@lincoln.ne.gov](mailto:whjernstad@lincoln.ne.gov), or the project planners in the Planning Department, Sara Hartzell (402-441-6372 or [shartzell@lincoln.ne.gov](mailto:shartzell@lincoln.ne.gov)) or Tom Cajka (402-441-5662 or [tcajka@lincoln.ne.gov](mailto:tcajka@lincoln.ne.gov)). The proposed resolution will appear on the City Council agenda for introduction on November 5, 2007, and may be accessed on the internet at <http://www.lincoln.ne.gov/city/council/index.htm> on Thursday afternoon, November 1, 2007.

Sincerely,  
  
Jean Walker  
Administrative Officer

- cc: Dave Landis, Urban Development  
Wynn Hjernstad, Urban Development  
Rick Peo, Chief Assistant City Attorney  
Norm Agena, County Assessor  
Fred Hoppe, Hoppe, Inc., 5631 S. 48<sup>th</sup>, Suite 290, 68516  
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JJ Yost, Parks & Recreation

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**TO BE PUBLISHED ONCE EACH WEEK FOR TWO CONSECUTIVE WEEKS IN THE LINCOLN JOURNAL STAR ON FRIDAY, November 2, 2007 AND FRIDAY, November 9, 2007:**

Notice is hereby given that the Lincoln City Council will hold a public hearing on Monday, November 19, 2007, at 5:30 p.m., in the City Council Hearing Room on first floor of the County-City Building, 555 South 10<sup>th</sup> Street, Lincoln, Nebraska, on the following item. For more information, call the Urban Development Department (402-441-7606) or the Planning Department (402-441-7491):

1. A resolution requested by the Director of the Urban Development Department adopting and approving an amendment to the "Antelope Valley Redevelopment Plan" to add a housing project to provide new rental housing for low income and low income seriously mentally ill people, and new single family homes for low and moderate income people, on property generally bounded on the west by Hayward Park, on the north by the Salt Creek channel, on the east by N. 10<sup>th</sup> Street, and on the south by the east-west alley north of Claremont Street (Old Naval Reserve Building site).

Joan Ross  
City Clerk