

**Proposed Amendment to the Antelope Valley Redevelopment Plan
for the Antelope Valley Parkway -WJS Redevelopment Project**

(Following page 76 of the Antelope Valley Redevelopment Plan)

H. Antelope Valley Parkway - WJS Redevelopment Project

Project Description

The AV Parkway -WJS Redevelopment Project is a mixed-use, retail, office, and banquet hall project with adjacent parking lot. The project area incorporates lots 14 to 17 (the southwest quarter) and lots 49 to 55 (the north half) on the block bounded by 19th and 20th Streets and K and L Streets in Antelope Valley and surrounding right-of-way, as well as 20th Street from L to K Street (see attached project area marked Exhibit A). The residential structures on the lots have been demolished by the developer; the lots are currently vacant.

This project is consistent with the goals of the Antelope Valley Redevelopment Plan. The goal of this project is to create an active entrance to the new Antelope Valley Parkway. The project will remove blighted and substandard conditions, strengthen Downtown Lincoln, and help shape and encourage future development.

Public investment may assist in site improvements and grading; utility relocation and/or resizing; redevelopment of the streetscape surrounding the block; building enhancements that exceed minimum design standards; public art; and, other public improvements.

Statutory Elements

The developers will seek a vacation of the west half of the east-west alley. The developer plans to seek vacation of the north half of 20th Street from L Street to the east-west alley. Currently, there are no plans to acquire, relocate, demolish, or dispose of any additional real property. Should any of these occur, the City will follow policy outlined in the Plan. The rest of the existing street system within the project area will not be changed as a result of this project, but as part of the Antelope Valley Redevelopment Plan already being implemented.

Land coverage and building density will be altered with the implementation of this project. Two or more, two- to four-story masonry buildings connected through common areas will be constructed on vacant land along the western face of the block (see attached site plan marked Exhibit B).

A private parking lot will be constructed as part of this project, and will result in up to 140 stalls. On-street parking will surround the project area block, including 19th, K, and L Streets.

There are no residential units within the proposed project boundaries. Multi-family structures are located on the two remaining lots on the block outside the project area, with

no plans for acquisition of these structures. No additional residential structures will be built as part of this project.

The area is located within the East Downtown area of Antelope Valley, and is currently zoned B-4.

New infrastructure improvements may include curb, sidewalk, and utility improvements, the vacation of and improvements to 20th Street and the east-west alley, as well as other public enhancements within the project area.

A cost-benefit analysis will be prepared and included as a part of the material that will be presented to City Council.

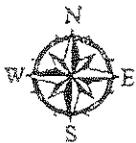
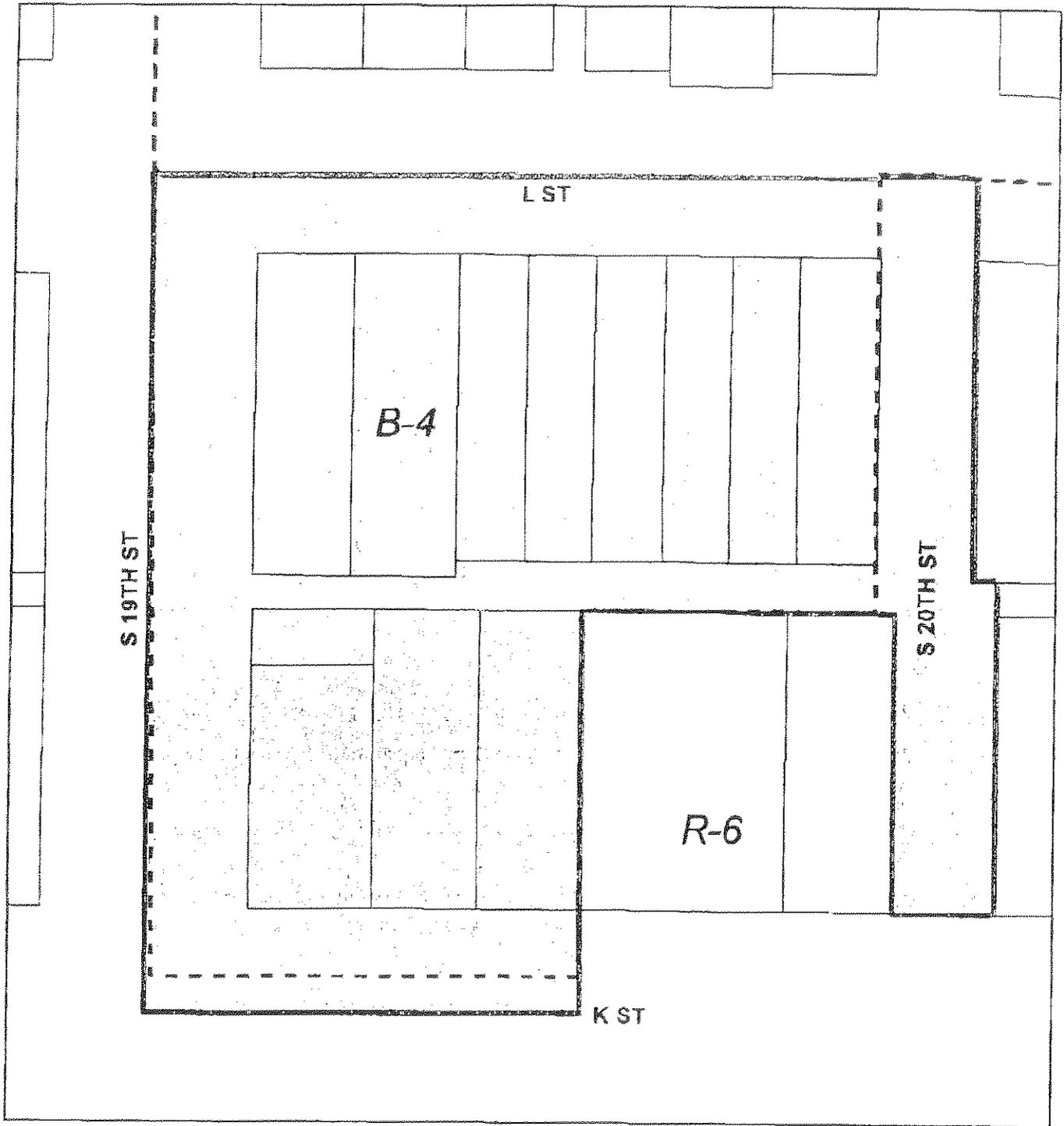
Proposed Costs and Financing

The estimated total cost to implement this mixed-use redevelopment is approximately \$7 million; this includes approximately \$565,000 of City public investment.

The source of public funds for these improvements will be Community Improvement Financing, estimated to be \$565,000, generated from the private developments within the project area, and Capital Improvement Program funding.

Exhibit A

Antelope Valley - WJS Redevelopment Project Area



Legend

-  Parcels
-  Zoning
-  Redevelopment Project Area

City of Lincoln
 Urban Development GIS
 Revised 3/12/08



Lincoln-Lancaster County 555 South 10th Street / Suite 213 Eugene W. Carroll, Chair
Planning Department Lincoln, Nebraska 68508 City-County
Marvin S. Krout, Director 402-441-7491 / fax: 402-441-6377 Planning Commission



MAYOR CHRIS BEUTLER

lincoln.ne.gov

EXHIBIT "B"

March 28, 2008

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: **Comprehensive Plan Conformance No. 08003**
(Proposed amendment to the Antelope Valley Redevelopment Plan)

Pursuant to Neb. Rev. Stat. § 18-2109, you are hereby advised that the City of Lincoln has received an application for **Comprehensive Plan Conformance No. 08003**, 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 a mixed-use, retail, office and banquet hall project with adjacent parking lot, known as the "AV Parkway-WJS Redevelopment Project", generally located between S. 19th Street and S. 20th Street and between K Street and L Street.

The proposed project is consistent with the goals of the Antelope Valley Redevelopment Plan. The goal of this project is to create an active entrance to the new Antelope Valley Parkway and will remove blighted and substandard conditions, strengthen Downtown Lincoln and help shape and encourage future development. A copy of the proposed amendment and the potential site plan are attached for your information. 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, April 9, 2008**. The public hearing is your opportunity to appear and speak upon the merits of this application. The Planning Commission meeting commences at **1:30 p.m.** in the City Council Hearing Room 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 Hallie Salem in the Urban Development Department at 402-441-7866 or hsalem@lincoln.ne.gov; or the project planner in the Planning Department, Sara Hartzell, at 402-441-6372 or 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 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, April 3, 2008, 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
Administrative Officer

cc: David Landis, Urban Development
Hallie Salem, Urban Development
Rick Peo, Chief Assistant City Attorney
Norm Agena, County Assessor

l:\pctnotif\2008\CPC.08003.pctr

Dave Landis
Urban Development

Hallie Salem
Urban Development

EXHIBIT "C"

Bob Workman, Chair
Lancaster County Board of Commissioners

Dr. E. Susan Gourley, 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
8800 "O" Street
Lincoln, NE 68520

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

Rick Peo
Chief Assistant City Attorney

Norm Agena
County Assessor

q:\pc\notif\2008\CPC.08003.labels



Ray Gobber
40 & A Neigh. Assn.
1436 Sunburst Lane
Lincoln, NE 68506

Kevin Bernadt
40 & A Neigh. Assn.
4140 Washington St.
Lincoln, NE 68506

Tracy Lines
40 & A Neigh. Assn.
1001 S. 37 St.
Lincoln, NE 68510

Dennis Restau
Antelope Park Neigh. Assn.
2724 Sumner St.
Lincoln, NE 68502

Lisa Good
Antelope Park Neigh. Assn.
3036 Franklin Street
Lincoln, NE 68502

Cletia Price
Antelope Park Neigh. Assn.
1810 Jefferson Avenue
Lincoln, NE 68502

Rose Wiese
Capitol Beach Community Assn.
PO Box 81141
Lincoln, NE 68501

John Huff
Capitol Beach Community Assn.
505 Pier 2
Lincoln, NE 68528

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

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

Jim Pattavina
Country Club Neigh. Assn.
2828 Sheridan Blvd.
Lincoln, NE 68502

Shirley Doan
Country Club Neigh. Assn.
2924 Bonacum Dr.
Lincoln, NE 68502

Hal Allen
Country Club Neigh. Assn.
2320 Sheridan Blvd.
Lincoln, NE 68502

Linda Wibbels
Country Club Neigh. Assn.
2740 Royal Ct.
Lincoln, NE 68502

Doug Evans
Country Club Neigh. Assn.
3335 S. 31st St.
Lincoln, NE 68502

Barbara Arendt
Downtown Neigh. Assn.
800 P St. Ste. 202
Lincoln, NE 68508

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

Rick Noyes
Downtown Neigh. Assn.
119 S. 9th St.
Lincoln, NE 68508

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

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

Sue Landholm
Everett Neigh. Assn.
946 Peach St.
Lincoln, NE 68502

Everett Neigh. Assn.
PO Box 81044
Lincoln, NE 68501

Jeff Tangeman
Everett Neigh. Assn.
PO Box 81044
Lincoln, NE 68501

William Wood
Everett Neigh. Assn.
808 D St.
Lincoln, NE 68502

Daniel King
Greater South Neigh. Assn.
2350 S. 34 St.
Lincoln, NE 68506

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

Curt Donaldson
Hartley Neigh. Assn.
2860 R Street
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.
2121 N. 27 St.
Lincoln, NE 68503



See instruction sheet for Easy Peel Feature!



Feed Paper



Easy Peel Labels Use Avery® TEMPLATE 5160®

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

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

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

Ginny Wilcox
Lincoln Tri-Court Neigh. Assn.
339 Countryside Lane
Lincoln, NE 68521

Jesse Payne
Malone Community Center
2032 U St.
Lincoln, NE 68503

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

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

James Garver
Near South Neigh. Assn.
815 Elmwood Ave.
Lincoln, NE 68510

Scott Baird
Near South Neigh. Assn.
1932 S. 24 St.
Lincoln, NE 68502

Near South Neigh. Assn.
P.O. Box 80143
Lincoln, NE 68501

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

Ed Caudill
North Bottoms Neighborhood
Association
1223 N. 9 St. Unit 100
Lincoln, NE 68508

Danny Walker
South Salt Creek Community Org.
427 E St.
Lincoln, NE 68508

Gary Irvin
South Salt Creek Neigh. Assn.
645 D St.
Lincoln, NE 68502

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

Janelle Schmale
University Place Community Org.
4930 Cleveland Ave. #1
Lincoln, NE 68504

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

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

Lois Haupt
University Place Community Org.
4212 Knox St.
Lincoln, NE 68504

Bill Hergott
West A Neigh. Assn.
1710 W. Washington St.
Lincoln, NE 68522

Chris Cashmere
West A Neigh. Assn.
3510 W. Plum
Lincoln, NE 68522

William Vocasek
West A Neigh. Assn.
1903 W. Mulberry Ct.
Lincoln, NE 68522

Robert Bowen
West A Neigh. Assn.
1901 W. South Street
Lincoln, NE 68522

Karl Jensvold
West O Neigh. Assn.
4601 Faulkner Court
Lincoln, NE 68516

Curtis Wood
Witherbee Neigh. Assn.
342 S. 50th Street
Lincoln, NE 68510

Fred Freytag
Witherbee Neigh. Assn.
530 S. 38th St.
Lincoln, NE 68510

Jean Chicoine
Woods Park Neigh. Assn.
629 S. 27th Street
Lincoln, NE 68510

Becky Martin
Woods Park Neigh. Assn.
338 S. 29 St.
Lincoln, NE 68510

Mike James
Woods Park Neigh. Assn.
145 S. 28 St.
Lincoln, NE 68510

Mike Gengler
Woods Park Neigh. Assn.
442 S. 28 St.
Lincoln, NE 68510

Richard Patterson
Woods Park Neigh. Assn.
230 S. 29 St.
Lincoln, NE 68510

Sandra Johnson
Woods Park Neigh. Assn.
639 S. 30 St.
Lincoln, NE 68510

Lincoln-Lancaster County 555 South 10th Street / Suite 213 Eugene W. Carroll, Chair
 Planning Department Lincoln, Nebraska 68508 City-County
 Marvin S. Krout, Director 402-441-7491 / fax: 402-441-6377 Planning Commission



MAYOR CHRIS BEUTLER

lincoln.ne.gov

April 16, 2008

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: **Amendment to the Antelope Valley Redevelopment Plan**
"Antelope Valley Parkway - WJS Redevelopment Project)
(Comprehensive Plan Conformance No. 08003)

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 an amendment to the **Antelope Valley Redevelopment Plan** is scheduled for public hearing before the Lincoln City Council on **Monday, May 5, 2008, at 1:30 p.m.**, in the Hearing Room on the first floor of the County-City Building, 555 South 10th Street, Lincoln, Nebraska.

The proposed amendment adds a mixed-use, retail, office and banquet hall project with adjacent parking lot, known as the "AV Parkway-WJS Redevelopment Project", generally located between S. 19th Street and S. 20th Street and between K Street and L Street. The proposed project is consistent with the goals of the Antelope Valley Redevelopment Plan. The goal of this project is to create an active entrance to the new Antelope Valley Parkway and will remove blighted and substandard conditions, strengthen Downtown Lincoln and help shape and encourage future development. You were previously provided a copy of the proposed amendment and the potential site plan.

On April 9, 2008, the Lincoln City-Lancaster County Planning Commission voted 8-0 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. 08003).

If you would like additional information, you are encouraged to contact Hallie Salem in the Urban Development Department (441-7866 or hsalem@lincoln.ne.gov), or the Planning Department staff planner, Christy Eichorn (441-7603 or ceichorn@lincoln.ne.gov). The proposed resolution will appear on the City Council agenda for introduction on April 28, 2008, and may be accessed on the internet at <http://www.lincoln.ne.gov/city/council/index.htm> on Thursday afternoon, April 24, 2008.

Sincerely,

 Jean Preister
 Administrative Officer

cc: Dave Landis, Urban Development
 Hallie Salem, Urban Development
 Rick Peo, Chief Assistant City Attorney
 Norm Agena, County Assessor
 Tim Francis

i:\p\lnot\A2008\CPC.08003.cchrg

**TO BE PUBLISHED ONCE EACH WEEK FOR TWO CONSECUTIVE WEEKS IN THE
LINCOLN JOURNAL STAR ON FRIDAY, April 18, 2008 AND FRIDAY, April 25, 2008:**

Notice is hereby given that the Lincoln City Council will hold a public hearing on Monday, May 5, 2008, at 1:30 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 adopting and approving a proposed amendment to the Antelope Valley Redevelopment Plan to add a mixed-use, retail, office and banquet hall project with adjacent parking lot, known as the "Antelope Valley Parkway-WJS Redevelopment Project", generally located between S. 19th Street and S. 20th Street and between K Street and L Street.

Joan Ross
City Clerk