

City Council Introduction: **Monday**, August 11, 2008  
Public Hearing: **Monday**, August 18, 2008, at **1:30 p.m.**

Bill No. 08R-186

## FACTSHEET

**TITLE:** A Resolution approving and adopting a proposed amendment to the **ANTELOPE VALLEY REDEVELOPMENT PLAN**, requested by the Director of the Urban Development Department.

**SPONSOR:** Planning Department

**BOARD/COMMITTEE:** Planning Commission  
Public Hearing: 07/16/08  
Administrative Action: 07/16/08

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

**RECOMMENDATION:** A finding of conformance with the Comprehensive Plan (8-0: Gaylor Baird, Carroll, Cornelius, Francis, Larson, Partington, Sunderman and Taylor voting 'yes'; Esseks absent).

### FINDINGS:

1. The purpose of this proposed amendment to the **Antelope Valley Redevelopment Plan** is to establish the "AV Parkway Plaza Triangle Redevelopment Project". The Project Area is generally bounded by Q Street on the south, the future Union Plaza Park and Antelope Creek Channel on the east, the future Antelope Valley Parkway on the west, and extending just north of S Street on the north.
2. Phase I of the Project includes the construction of a new mixed-use office and parking facility in the area south of R Street. Phase II includes new mixed-use commercial development in the area north of R Street.
3. The staff recommendation to find the proposed amendment to be in conformance with the Comprehensive Plan is based upon the "Analysis" as set forth on p.3-5, concluding that as the project proceeds through the design process, the following issues should be taken into consideration:
  - A. Vacation of N. 21<sup>st</sup> Street should only be pursued if an agreement can be reached to the satisfaction of the Parks & Recreation Department regarding parking and access to the future Union Plaza playground.
  - B. The concerns regarding floodplain, stormwater drainage, water and wastewater facilities will need to be addressed in the design phase of the project.
  - C. In the design phase if this project, it will be important to take into consideration review by the Urban Design Committee.
4. The staff presentation is found on p.6.
5. There was no testimony in opposition.
6. On July 16, 2008, the Planning Commission agreed with the staff recommendation and voted 8-0 to find the proposed amendment to the **Antelope Valley Redevelopment Plan** to be in conformance with the 2030 Comprehensive Plan (Esseks absent).

**FACTSHEET PREPARED BY:** Jean L. Preister

**DATE:** August 1, 2008

**REVIEWED BY:** \_\_\_\_\_

**DATE:** August 1, 2008

**REFERENCE NUMBER:** FS\CC\2008\CPC.08016 Redev Plan Amendment

# LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for July 16<sup>th</sup>, 2008 PLANNING COMMISSION MEETING

**PROJECT #:** Comprehensive Plan Conformance CPC08016

**PROPOSAL:** Amendment to Antelope Valley Redevelopment Plan for the establishment of the AV Parkway Plaza Triangle Redevelopment Project Area to determine conformity with the *Lincoln City/Lancaster County 2030 Comprehensive Plan*.

**CONCLUSION:** The proposed amendment is in conformance with the Comprehensive Plan.

<b><u>RECOMMENDATION:</u></b> Find that this request is in conformance with the Comprehensive Plan.
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## **GENERAL INFORMATION:**

**LOCATION:** Area generally bounded by Q Street on the south, the future Union Plaza Park and Antelope Creek channel on the east, and the future Antelope Valley Parkway on the west, and extending just north of S Street on the north, more particularly described in the attached legal description and map.

**EXISTING ZONING:** B-4 (Lincoln Center Business District)  
B-3 (Commercial District)  
R-6 (Residential)  
P (Public)  
I-1 (Industrial)

**EXISTING LAND USE:** Mixture of residential, commercial, industrial, and public uses

<b><u>SURROUNDING ZONING:</u></b>	North	I-1, R-6
	East	R-6, B-3
	South	B-4, R-6
	West	I-1, P

**SURROUNDING LAND USES:** North - Industrial, University, city park  
East - Residential, commercial, mostly vacant  
South - Commercial  
West - Industrial, commercial and University

**HISTORY:** As required by the Nebraska Community Redevelopment Act, the City commissioned a Blight and Substandard Determination Study which was completed in April, and adopted in July, 2003. The Antelope Valley Redevelopment Plan was adopted by the City Council on November 29, 2004. There have been several amendments to the Redevelopment

Plan to add 8 Redevelopment Project Areas such as the 10<sup>th</sup> and Military housing project, 21<sup>st</sup> & Y Street “Incubator” project, and the North Bottoms Streetscape project.

### **COMPREHENSIVE PLAN SPECIFICATIONS:**

The 2030 Comprehensive Plan identifies this area as future Urban Residential and Commercial.

The Antelope Valley Redevelopment Plan shows this area as future Mixed Use.

*“Maximize the community’s present infrastructure investment by planning for residential and commercial development in areas with available capacity.” (P. 9)*

*“Encourage mixed-use redevelopment, adaptive reuse, and in-fill development including residential, commercial, and retail uses. ” (P. 10)*

*“The community actively encourages public-private partnerships, strategic alliances and collaborative efforts....as a means to accomplish its future economic objectives.” (P. 30)*

*“The City should preserve and enhance Downtown’s role as:*

- the major office and service employment center of the City*
- a regional retail center geared toward employees, area residents, convention visitors and University population” (P. 36)*

*The Urban Design Committee should serve as an advisory board on the design of city buildings and other public projects, major public/private developments, and any private projects constructed on city right of way or other city property.(P. 129)*

And from the Antelope Valley Redevelopment Plan:

*“The applicable East Downtown future land use designations would encourage mixes of uses - residential/office/retail/services - next to each other as well as commercial use on the first floor and other land use on the upper floors.” (AVRP p. 53)*

*“Improvements in the “triangle” bounded by 19<sup>th</sup> Street, the Creek, and O Street should be strongly encouraged to foster development of an “urban village” - Haymarket without the history.” (AVRP p.58)*

### **ANALYSIS:**

1. This is a request to review a proposed amendment to the Antelope Valley Redevelopment Plan for a determination of conformity with the Comprehensive Plan.
2. The amendment is separated into two phases: Phase I includes the construction of a new Mixed-Use Office and Parking Facility in the area south of R Street; Phase II includes new Mixed-Use Commercial development on the area north of R Street. (see attached exhibits and legal descriptions)

3. This project would remove any existing buildings still remaining in the area. All remaining properties are either in public ownership, owned by the developer, or under contract for acquisition by the developer.
4. The project may include the vacation of R Street from the future Antelope Valley Parkway to Union Plaza and 20<sup>th</sup> Street from Q to S Streets. 21<sup>st</sup> Street north of Q Street is also being looked at to see if it will be feasible to vacate. Currently, Parks and Recreation would like to see some parking and access at this point in the future Union Plaza Park. This area east of N 21<sup>st</sup> Street is approximately where a future playground is planned.
5. Total cost of Phase I of this project is estimated at \$62 million, this includes approximately \$6 million of City public investment. Total cost of Phase II of this project is estimated at \$10 to \$35 million, this includes approximately \$1 to \$4 million of City public investment. The source of these public funds will be Community Improvement Financing (Tax Increment Financing) generated from private development within the project area.
6. The project area is well served by city transit as it currently lies on one bus route and is within 4 blocks of five other bus routes, and will also be adjacent to a new commuter and recreation trail connection to be built with the Union Plaza project.
7. The project supports the goals of the Comprehensive Plan and the Antelope Valley Redevelopment Plan by maximizing existing infrastructure, encouraging mixed use office and commercial development in the downtown and Antelope Valley areas, and providing employment opportunities that are near other services and well supplied by transportation routes.
8. Public Works & Utilities (PWU) Watershed Management notes that this land is currently in the 100 yr floodplain of Antelope Creek. The ongoing Antelope Creek Project will remove this property from the floodplain, however, until the Letter of Map Revision is accepted by the Federal Emergency Management Agency, this property will have to meet current City of Lincoln Floodplain standards.
9. PWU - Watershed Management and Engineering Services also note that there is considerable drainage, both surface and underground through this area and into Antelope Creek. This drainage will have to be addressed in the development of this area.
10. PWU - Engineering Services notes there are numerous water and wastewater facilities located in the project area that will have to be accounted for either by easement or relocation.
11. Per the recommendations of the adopted 2030 Comprehensive Plan, as a major public/private development, the Urban Design Committee should review this project as it goes through the design process.

**CONCLUSION:**

This proposal is in conformance with the goals and policies of the 2030 Comprehensive Plan. As the project proceeds through the design process, several items need to be taken into account.

1. Vacation of N 21<sup>st</sup> Street should only be pursued if an agreement can be reached to the satisfaction of Parks and Recreation Department regarding parking and access to the future Union Plaza playground.
2. The concerns regarding floodplain, stormwater drainage, water, and wastewater facilities will need to be addressed in the design phase of this project.
3. In the design phase of this project it will be important to take into consideration review by the Urban Design Committee.

Prepared by:

Sara S. Hartzell, Planner  
441-6372, [shartzell@lincoln.ne.gov](mailto:shartzell@lincoln.ne.gov)

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Plan Amendment.wpd

**DATE:** July 2, 2008

**APPLICANT:** David Landis  
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**CONTACT:** Hallie Salem  
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(402) 441-7866

**COMPREHENSIVE PLAN CONFORMANCE NO. 08016  
AMENDMENT TO THE  
ANTELOPE VALLEY REDEVELOPMENT PLAN**

**PUBLIC HEARING BEFORE PLANNING COMMISSION:**

July 16, 2008

Members present: Cornelius, Partington, Taylor, Sunderman, Larson, Gaylor Baird, Francis and Carroll voting 'yes'; Esseks absent.

Ex Parte Communications: None.

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

Staff presentation: **Sara Hartzell of Planning staff** presented the proposal to add a redevelopment project to the Antelope Valley Redevelopment Plan, north of Q Street up to just north of S Street and between the future Antelope Valley Parkway and the future Union Plaza Park.

She submitted a revised map showing a slightly different shape of the area than what is in the staff report. This is phase one of the project, located between R and Q Street and includes the Antelope Valley Parkway. Phase two would be at a later date. Phase one is office, phase two is commercial mixed use. The transportation facilities will be very good; there will be bicycle access and a very good bus route available for a major employer at this site.

Proponents

**1. Dallas McGee of Urban Development** explained that this action will create a project area – an amendment to the Antelope Valley Redevelopment Plan – that project area will allow the collection of TIF (Tax Increment Financing) funds generated from the project. He estimated that the project would be about 60 million dollars investment in phase one – public investment would be approximately 6 million from TIF generated from the project itself. There have been preliminary discussions and they will be looking at using the TIF for site preparation, utility reconstruction and relocation and possibly parking construction. Once the City Council adopts this proposed amendment to the redevelopment plan, the next step is to negotiate a redevelopment agreement with Assurity Life Insurance Company for the redevelopment of this area, identifying in detail the size, scope, location and design of the buildings and kinds of improvements and amount of improvements that the city will be providing through TIF.

McGee further advised that the emphasis on phase one will be office uses. There could be some retail on the first floor. It is likely that the second phase would be office as well, but that has not yet been defined so they used the broader term of commercial.

Hartzell also pointed out that during the design process, the vacation of 21<sup>st</sup> Street will be considered, which Parks is interested in using for access to a future playground; and there are several large storm drains in that area and drainage issues are being addressed.

There was no testimony in opposition.

**ACTION BY PLANNING COMMISSION:**

July 16, 2008

Larson moved a finding of conformance with the Comprehensive Plan, seconded by Francis.

Carroll believes this to be a very good first step for redevelopment of the Antelope Valley area. There is potential for having a very good business moving to this area. It is exciting for the city and the first step of many steps toward redevelopment of the area.

Motion for a finding of conformance with the Comprehensive Plan carried 8-0: Cornelius, Partington, Taylor, Sunderman, Larson, Gaylor Baird, Francis and Carroll voting 'yes'; Esseks absent. This is a recommendation to the City Council.



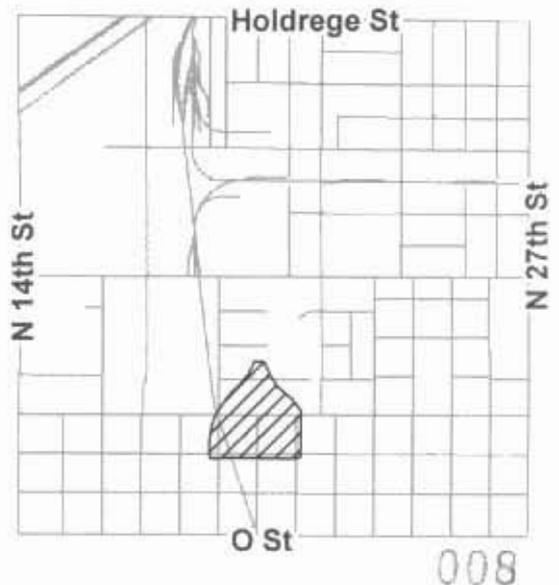
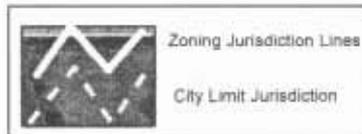
2007 aerial

## Comp Plan Conformance #08016 19th & Q St

### Zoning:

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-5 Planned Regional Business District
- H-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District

One Square Mile  
Sec. 24 T10N R06E



**Proposed Amendment to the Antelope Valley Redevelopment Plan  
for the AV Parkway Plaza Triangle Redevelopment Project**

**(Following page 76 of the Antelope Valley Redevelopment Plan)**

**I. AV Parkway Plaza Triangle Redevelopment Project**

**1. Site Description**

The AV Parkway Plaza Triangle Redevelopment Project Area is located in the “super block” that includes Q Street to the South, the proposed site of the Antelope Valley Parkway to the West, and 21<sup>st</sup> Street and a portion of the proposed site of Union Plaza to the east, as shown on the attached project area map marked Exhibit A. The area will be replatted to accommodate the future public and proposed private improvements.

**A. Phase I – Mixed-Use Office and Parking Facility**

Phase I of the AV Parkway Plaza Triangle Redevelopment Project includes Q Street to the South, R Street to the North, the proposed site of the Antelope Valley Parkway to the West, and 21<sup>st</sup> Street and a portion of the proposed site of Union Plaza to the east as shown in the Project area map marked Exhibit B.

**B. Phase II – Mixed-Use Commercial**

Phase II of the AV Parkway Plaza Triangle Redevelopment Project includes the area surrounded by R Street to the South, the proposed site of the Antelope Valley Parkway to the West, and 21<sup>st</sup> the proposed site of Union Plaza to the east as shown in the Project area map marked Exhibit B.

**2. Project Elements**

The AV Parkway Plaza Triangle Redevelopment Project is a two-phase, mixed-use commercial and parking facility project. Phase I includes the construction of a new headquarter office building and adjacent parking structure. Phase II is expected to include a complementary mixed-use commercial building within the Phase II area identified in Exhibit B.

The Redevelopment Project Area and proposed project concepts are consistent with the goals of the Antelope Valley Redevelopment Plan and proposed design standards. The goal in redeveloping this project area is to create an exemplary mixed-use office building to serve as a cornerstone of the Antelope Valley area and a substantial bookend to Downtown redevelopment. The redevelopment of this area will remove hlighted and substandard conditions, strengthen Downtown Lincoln, and help shape and encourage future development within East Downtown and Antelope Valley.

The Project Area is located within East Downtown and is currently zoned R-6, B-3, and B-4 (see Exhibit C). The Project Area will be rezoned B-4. The land uses within the proposed project boundaries are a mixture of residential, commercial, industrial, and other uses. A significant portion of the land is currently vacant. None of the existing residential or commercial structures will remain as part of this project. Land coverage and building density will be altered significantly with the implementation of this project. Future land use is shown on Exhibit D, attached.

The properties within the developable portions of the project area have already been acquired by the Joint Antelope Valley Authority as part of the public portions of the Antelope Valley project or have been acquired or are under contract for acquisition by the developer. The developer will work with the City to acquire those portions of City property needed for the project.

The existing street system within the project area will change as a result of this project, and as part of the Antelope Valley Parkway improvements already being implemented. The developers will seek vacation of R Street from the future Antelope Valley Parkway to Union Plaza, and 20<sup>th</sup> Street from Q to S Streets. The developer is working with the City to determine if the vacation of 21<sup>st</sup> Street north of Q Street will also be feasible, or if there are alternatives to vacation.

The proposed, as well as any other, plans to acquire, relocate, demolish, or dispose of any real private property will follow policy outlined in the Plan.

Public investment may assist in demolition; site preparation and grading; utility relocation and resizing; redevelopment of the streetscape surrounding the block and transition area between the project and the plaza; parking; and, other public improvements.

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

#### **A. Phase I – Mixed-Use Office and Parking Facility**

Phase I will include the construction of a headquarter office building. The building is planned to be 160,000 to 200,000 square feet with room for expansion. A parking facility will also be constructed, resulting in 500 to 750 stalls. The office building and parking facility are planned to be located in the mixed-use - office building and parking facility area shown in Exhibit D.

#### **B. Phase II – Mixed-Use Commercial**

Phase II will include the construction of a mixed-use building or buildings. The total square feet is expected to be between 40,000 and 160,000 square feet, depending upon the specific use. The use is expected to be supportive of or complementary to other uses in East Downtown and within the Antelope Valley area.

### **3. Proposed Costs and Financing**

#### **A. Phase I – Mixed-Use Office and Parking Facility**

The estimated total cost to implement Phase I is approximately \$62 million, including public improvements. The source of funds for public improvements will be Community Improvement Financing (commonly referred to as Tax Increment Financing or TIF), estimated to be \$6 million, generated from the private developments within the project area, and Capital Improvement Program funding, as well as the potential for parking revenue bonds. Funding sources and uses will be negotiated as part of the redevelopment agreement, subject to approval by the Mayor and City Council.

#### **B. Phase II – Mixed-Use Commercial**

The estimated total cost to implement Phase II is approximately \$10 to \$35 million, including public improvements. The source of funds for public improvements will be Community Improvement Financing (commonly referred to as Tax Increment Financing or TIF), estimated to be \$1 to \$4 million, generated from the private developments within the project area, and Capital Improvement Program funding. Funding sources and uses will be negotiated as part of the redevelopment agreement, subject to approval by the Mayor and City Council.



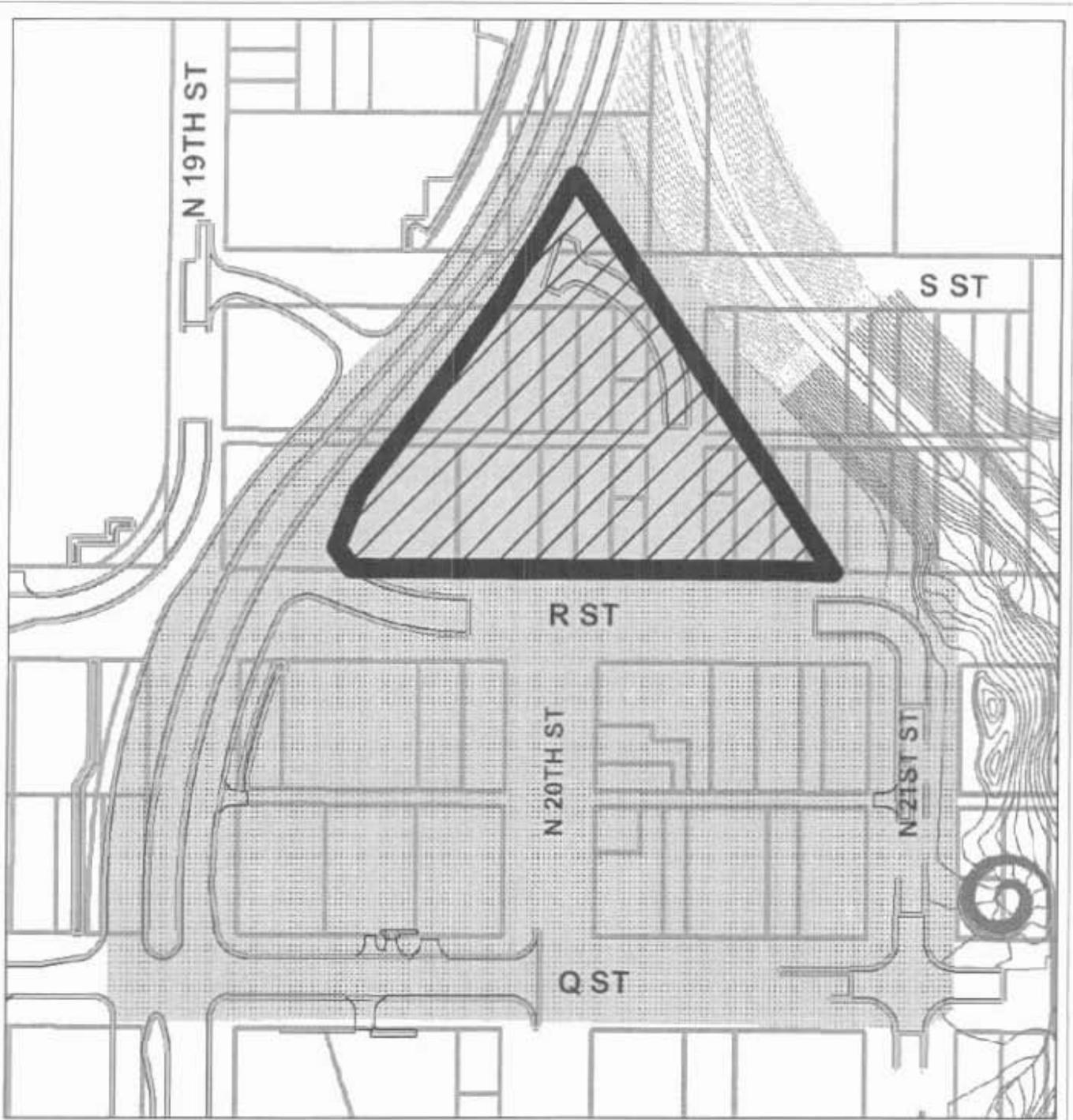
**AV Parkway Plaza Triangle Redevelopment Project Area**

Exhibit A  
Project Area Boundary

Project Area Boundary
  Parcel Boundary
  Lot Lines

**Antelope Valley  
Redevelopment Plan**

City of Lincoln  
Urban Development GIS  
Printed 6/17/08



**AV Parkway Plaza Triangle Redevelopment Project Area**

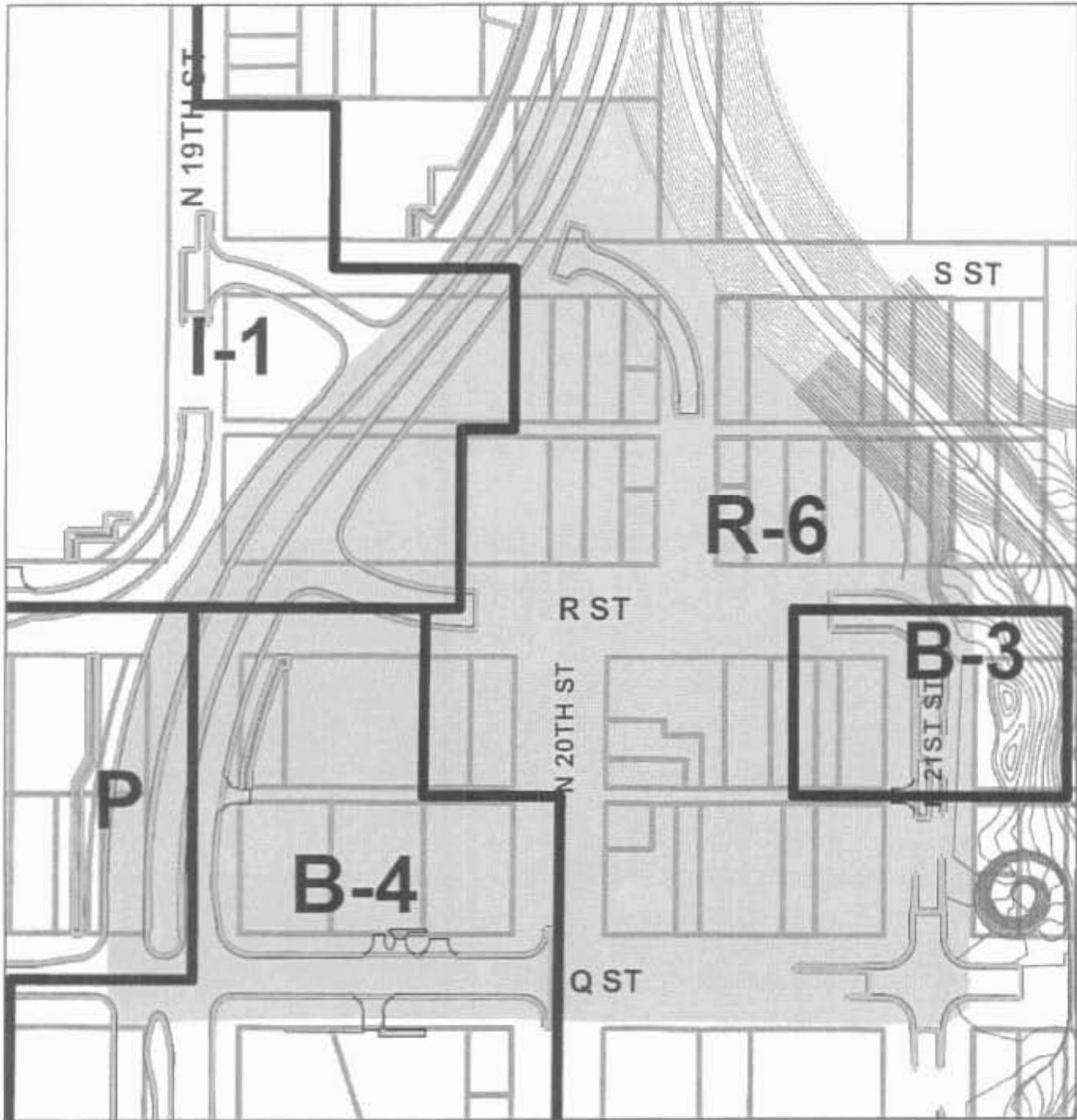
Exhibit B

Phase I & II Development Areas

- Project Area Boundary
- Phase II
- Phase I
- Parcel Boundary

**Antelope Valley  
Redevelopment Plan**

  
 City of Lincoln  
 Urban Development GIS  
 Printed 5/17/08



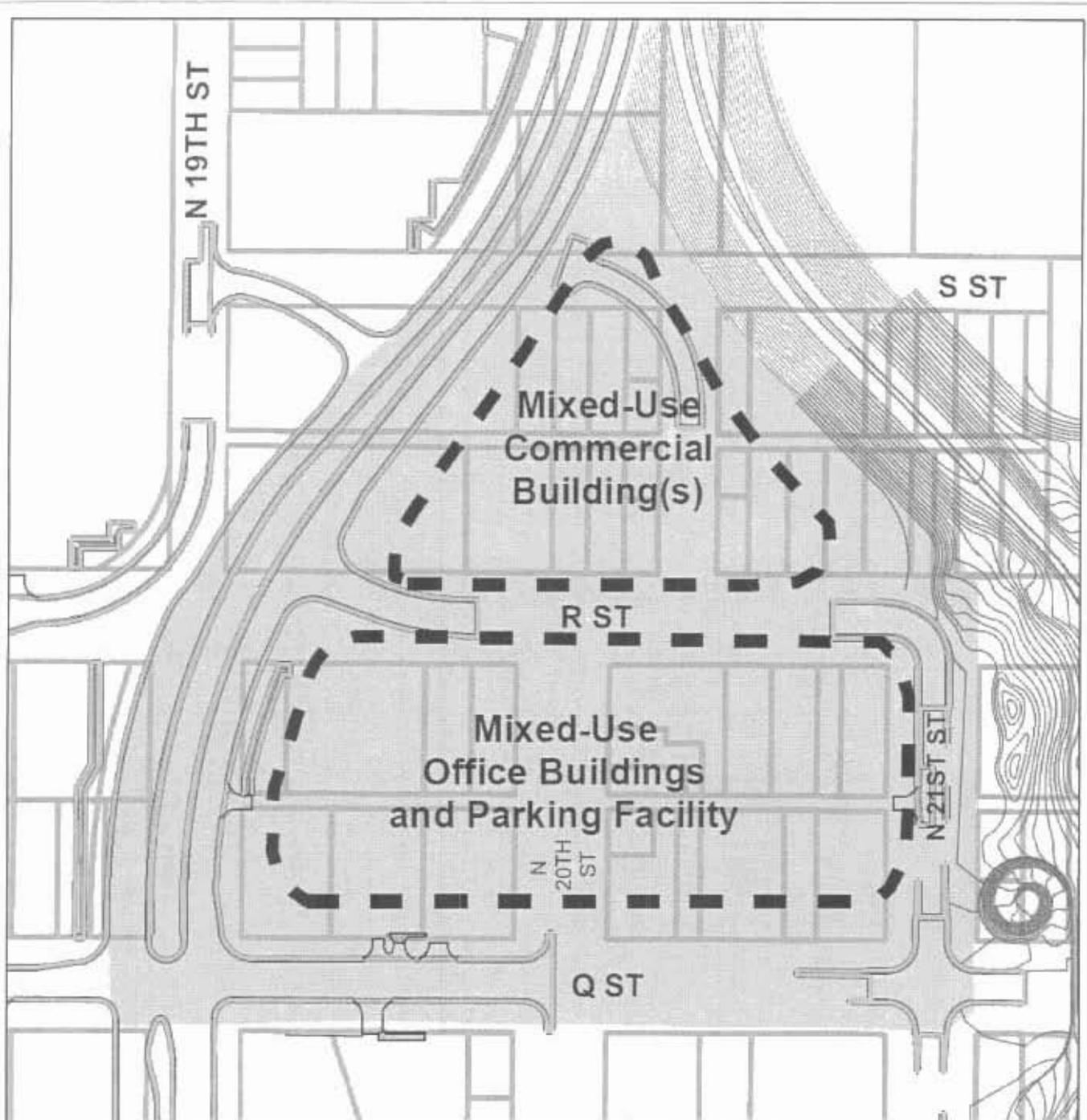
**AV Parkway Plaza Triangle Redevelopment Project Area**

Exhibit C  
Zoning

 Zoning  Project Area Boundary  Parcel Boundary

**Antelope Valley  
Redevelopment Plan**

  
City of Lincoln  
Urban Development GIS  
Printed 6/17/08



**AV Parkway Plaza Triangle Redevelopment Project Area**

Exhibit D  
Future Landuse

-  Project Area Boundary
-  Parcel Boundary

**Antelope Valley  
Redevelopment Plan**

  
 City of Lincoln  
 Urban Development GIS  
 Printed 8/16/08

**ANTELOPE VALLEY PLAZA TRIANGLE REDEVELOPMENT PROJECT AREA  
REDEVELOPMENT AREA**

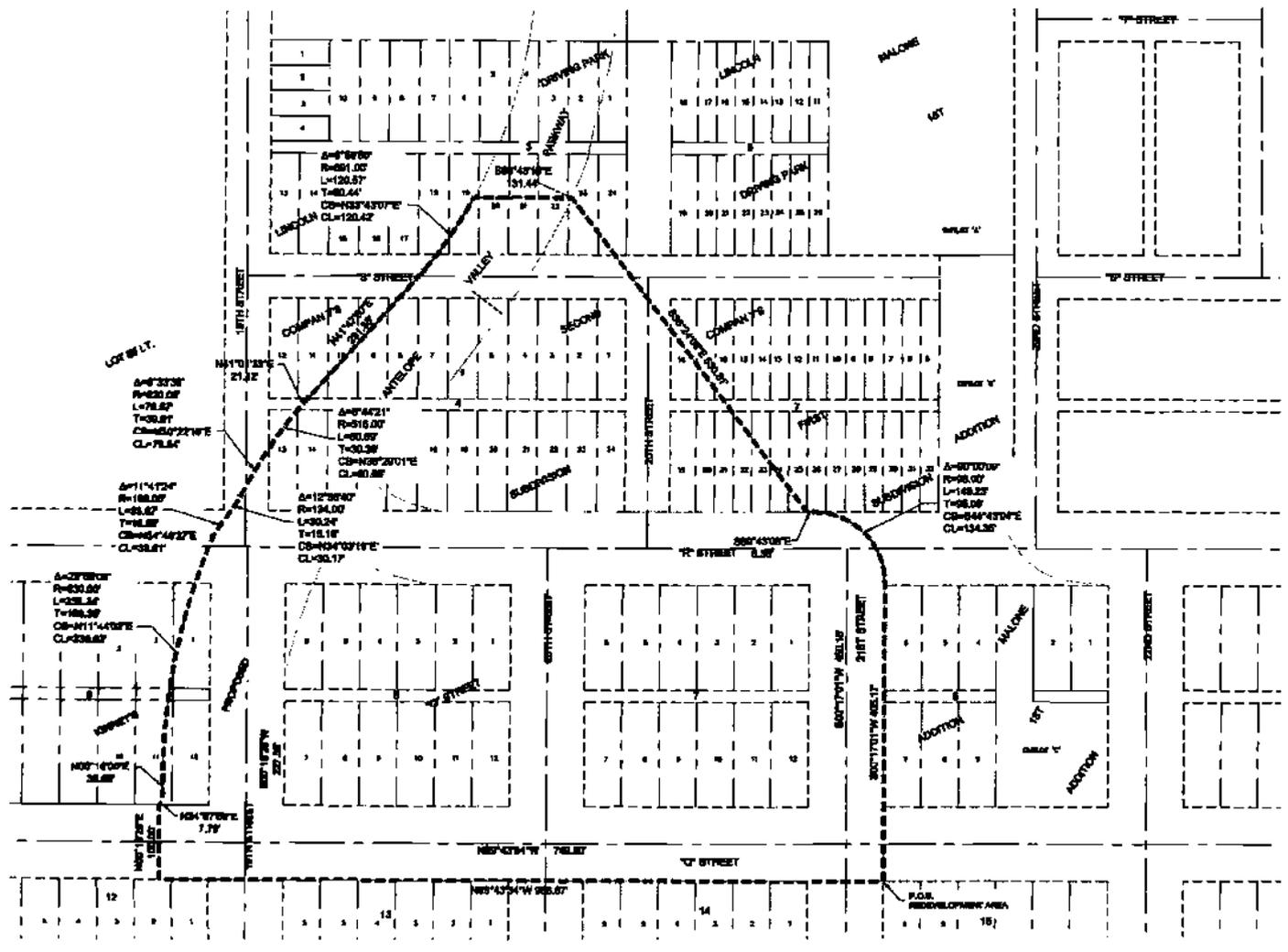
A LEGAL DESCRIPTION FOR A PARCEL OF LAND COMPOSED OF A PORTION OF LOTS 18, 19, 20, 21, 22, 23 AND 24, BLOCK 3, ALL OF LOTS 1, 2, 3, 4, 5, 6, 7, 15, 16, 17, 18, 19, 20, 21, 22, 23 AND 24, AND A PORTION OF LOTS 8, 9, 10, 11, 13 AND 14, BLOCK 4, LINCOLN DRIVING PARK COMPANY'S SECOND SUBDIVISION, TOGETHER WITH A PORTION OF THE EAST-WEST ALLEY LYING WITHIN SAID BLOCK 4; ALL OF LOTS 19 AND 20, A PORTION OF LOTS 18, 17, 18, 21, 22, 23, 24 AND 25, BLOCK 7, LINCOLN DRIVING PARK COMPANY'S FIRST SUBDIVISION, TOGETHER WITH A PORTION OF THE EAST-WEST ALLEY WITHIN SAID BLOCK 7; ALL OF BLOCK 7, KINNEY'S "O" STREET ADDITION, TOGETHER WITH THE EAST-WEST ALLEY WITHIN SAID BLOCK 7; ALL OF BLOCK 8, KINNEY'S "O" STREET ADDITION, TOGETHER WITH THE EAST-WEST ALLEY WITHIN SAID BLOCK 8; A PORTION OF LOTS 1, 2, 11 AND 112, BLOCK 9, KINNEY'S "O" STREET ADDITION, TOGETHER WITH A PORTION OF THE VACATED EAST-WEST ALLEY WITHIN SAID BLOCK 9; A PORTION OF "Q" STREET RIGHT-OF-WAY, A PORTION OF "R" STREET RIGHT-OF-WAY, A PORTION OF "S" STREET RIGHT-OF-WAY, A PORTION OF 19<sup>TH</sup> STREET RIGHT-OF-WAY, A PORTION OF 20<sup>TH</sup> STREET RIGHT-OF-WAY AND A PORTION OF 21<sup>ST</sup> STREET RIGHT-OF-WAY, ALL LOCATED IN SECTION 24, TOWNSHIP 10 NORTH, RANGE 6 EAST OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF 21<sup>ST</sup> STREET WITH THE SOUTH RIGHT OF WAY LINE OF "Q" STREET; THENCE ON ASSUMED BEARING OF NORTH 89 DEGREES 43 MINUTES 34 SECONDS WEST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 966.87 FEET TO A POINT; THENCE NORTH 00 DEGREES 16 MINUTES 28 SECONDS EAST, A DISTANCE OF 100.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF "Q" STREET; THENCE NORTH 34 DEGREES 57 MINUTES 58 SECONDS EAST, A DISTANCE OF 7.79 FEET TO A POINT; THENCE NORTH 00 DEGREES 18 MINUTES 00 SECONDS EAST, A DISTANCE OF 35.65 FEET TO A POINT OF NON-TANGENT CURVATURE; THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 830.00 FEET, A DELTA ANGLE OF 22 DEGREES 56 MINUTES 06 SECONDS, AN ARC LENGTH OF 332.24 FEET, A CHORD BEARING OF NORTH 11 DEGREES 44 MINUTES 02 SECONDS EAST, AND A CHORD LENGTH OF 330.03 FEET TO A POINT OF NON-TANGENT CURVATURE; THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 166.00 FEET, A DELTA ANGLE OF 11 DEGREES 41 MINUTES 24 SECONDS, AN ARC LENGTH OF 33.87 FEET, A CHORD BEARING OF NORTH 34 DEGREES 40 MINUTES 27 SECONDS EAST, AND A CHORD LENGTH OF 33.81 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 134.00 FEET, A DELTA ANGLE OF 12 DEGREES 55 MINUTES 40 SECONDS, AN ARC LENGTH OF 30.24 FEET, A CHORD BEARING OF NORTH 34 DEGREES 03 MINUTES 19 SECONDS EAST, AND A CHORD LENGTH OF 30.17 FEET TO A POINT OF REVERSE CURVATURE; THENCE

ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 820.00 FEET, A DELTA ANGLE OF 05 DEGREES 33 MINUTES 35 SECONDS, AN ARC LENGTH OF 79.57 FEET, A CHORD BEARING OF NORTH 30 DEGREES 22 MINUTES 16 SECONDS EAST, AND A CHORD LENGTH OF 79.54 FEET TO A POINT OF NON-TANGENT CURVATURE; THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 516.00 FEET, A DELTA ANGLE OF 06 DEGREES 44 MINUTES 21 SECONDS, AN ARC LENGTH OF 60.69 FEET, A CHORD BEARING OF NORTH 36 DEGREES 29 MINUTES 01 SECONDS EAST, AND A CHORD LENGTH OF 60.66 FEET TO A POINT; THENCE NORTH 41 DEGREES 01 MINUTES 33 SECONDS EAST, A DISTANCE OF 21.12 FEET TO A POINT; THENCE NORTH 41 DEGREES 47 MINUTES 50 SECONDS EAST, A DISTANCE OF 231.35 FEET TO A POINT OF NON-TANGENT CURVATURE; THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 691.00 FEET, A DELTA ANGLE OF 09 DEGREES 59 MINUTES 50 SECONDS, AN ARC LENGTH OF 120.57 FEET, A CHORD BEARING OF NORTH 33 DEGREES 43 MINUTES 07 SECONDS EAST, AND A CHORD LENGTH OF 120.42 FEET TO A POINT; THENCE SOUTH 89 DEGREES 43 MINUTES 16 SECONDS EAST, A DISTANCE OF 131.44 FEET; THENCE SOUTH 36 DEGREES 24 MINUTES 08 SECONDS EAST, A DISTANCE OF 530.81 FEET TO THE NORTH RIGHT-OF-WAY LINE OF "R" STREET; THENCE SOUTH 89 DEGREES 43 MINUTES 08 SECONDS EAST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 8.35 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 95.00 FEET, A DELTA ANGLE OF 90 DEGREES 00 MINUTES 09 SECONDS, AN ARC LENGTH OF 149.23 FEET, A CHORD BEARING OF SOUTH 44 DEGREES 43 MINUTES 04 SECONDS EAST, AND A CHORD LENGTH OF 134.35 FEET TO AN INTERSECTION WITH THE EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF 21<sup>ST</sup> STREET ; THENCE SOUTH 00 DEGREES 17 MINUTES 01 SECONDS WEST, ALONG SAID EXTENSION AND ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 405.17 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS A CALCULATED AREA OF 663,345.66 SQUARE FEET OR 15.23 ACRES, MORE OR LESS.

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PROJECT NO: 2008-0838  
 DRAWN BY: dm  
 DATE: 07.01.08

ANTELOPE VALLEY PLAZA TRIANGLE REDEVELOPMENT PROJECT AREA  
 REDEVELOPMENT AREA

**MOLSSON**  
 ASSOCIATES

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 TEL: 402.474.4211  
 FAX: 402.474.5160

**ANTELOPE VALLEY PLAZA TRIANGLE REDEVELOPMENT PROJECT AREA**

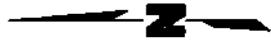
**PHASE 1**

A LEGAL DESCRIPTION FOR A PARCEL OF LAND COMPOSED OF A PORTION OF LOTS 18, 19, 20, 21, 22, AND 23, BLOCK 3; A PORTION OF LOTS 4, 5, 6, 7, 8, 9, 10, 11, 13 AND 14, ALL OF LOTS 15, 16, 17 AND 18, BLOCK 4, LINCOLN DRIVING PARK COMPANY'S SECOND SUBDIVISION, TOGETHER WITH A PORTION OF THE EAST-WEST ALLEY LYING WITHIN SAID BLOCK 4; ALL OF BLOCK 7, KINNEY'S "O" STREET ADDITION, TOGETHER WITH THE EAST-WEST ALLEY WITHIN SAID BLOCK 7; ALL OF BLOCK 8, KINNEY'S "O" STREET ADDITION, TOGETHER WITH THE EAST-WEST ALLEY WITHIN SAID BLOCK 8; A PORTION OF LOTS 1, 2, 11 AND 12, BLOCK 9, KINNEY'S "O" STREET ADDITION, TOGETHER WITH A PORTION OF THE VACATED EAST-WEST ALLEY WITHIN SAID BLOCK 9; A PORTION OF "Q" STREET RIGHT-OF-WAY, A PORTION OF "R" STREET RIGHT-OF-WAY, A PORTION OF "S" STREET RIGHT-OF-WAY, A PORTION OF 19<sup>TH</sup> STREET RIGHT-OF-WAY, A PORTION OF 20<sup>TH</sup> STREET RIGHT-OF-WAY, A PORTION OF 21<sup>ST</sup> STREET RIGHT-OF-WAY, ALL LOCATED IN SECTION 24, TOWNSHIP 10 NORTH, RANGE 6 EAST OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

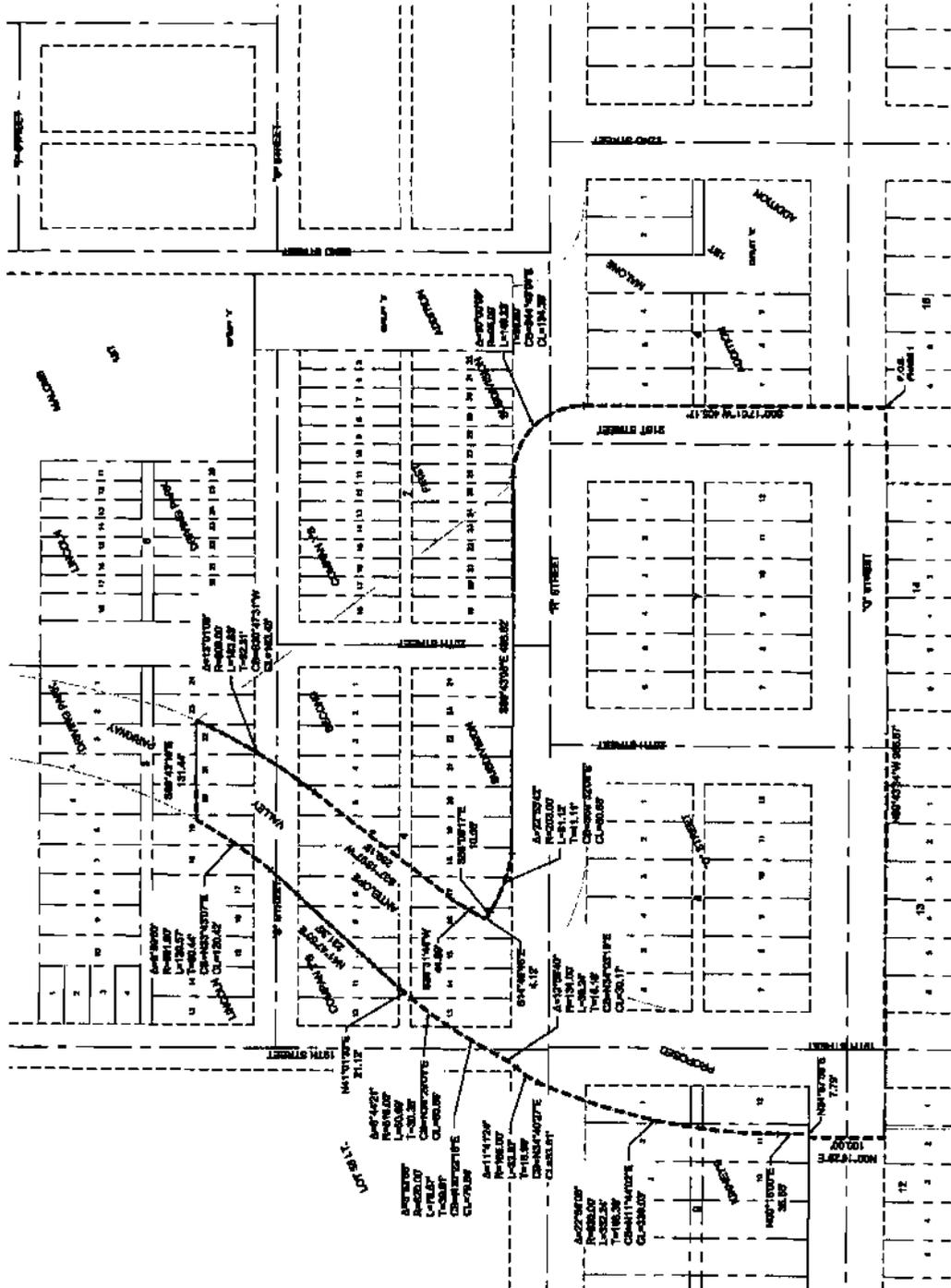
BEGINNING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF 21<sup>ST</sup> STREET WITH THE SOUTH RIGHT OF WAY LINE OF "Q" STREET; THENCE ON AN ASSUMED BEARING OF NORTH 89 DEGREES 43 MINUTES 34 SECONDS WEST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 966.87 FEET TO A POINT; THENCE NORTH 00 DEGREES 16 MINUTES 28 SECONDS EAST, A DISTANCE OF 100.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF "Q" STREET; THENCE NORTH 34 DEGREES 57 MINUTES 58 SECONDS EAST, A DISTANCE OF 7.79 FEET TO A POINT; THENCE NORTH 00 DEGREES 16 MINUTES 00 SECONDS EAST, A DISTANCE OF 35.65 FEET TO A POINT OF NON-TANGENT CURVATURE; THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 830.00 FEET, A DELTA ANGLE OF 22 DEGREES 56 MINUTES 06 SECONDS, AN ARC LENGTH OF 332.24 FEET, A CHORD BEARING OF NORTH 11 DEGREES 44 MINUTES 02 SECONDS EAST, AND A CHORD LENGTH OF 330.03 FEET TO A POINT OF NON-TANGENT CURVATURE; THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 168.00 FEET, A DELTA ANGLE OF 11 DEGREES 41 MINUTES 24 SECONDS, AN ARC LENGTH OF 33.87 FEET, A CHORD BEARING OF NORTH 34 DEGREES 40 MINUTES 27 SECONDS EAST, AND A CHORD LENGTH OF 33.81 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 134.00 FEET, A DELTA ANGLE OF 12 DEGREES 55 MINUTES 40 SECONDS, AN ARC LENGTH OF 30.24 FEET, A CHORD BEARING OF NORTH 34 DEGREES 03 MINUTES 19 SECONDS EAST, AND A CHORD LENGTH OF 30.17 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 820.00 FEET, A DELTA ANGLE OF 05 DEGREES 33 MINUTES 35 SECONDS, AN ARC LENGTH OF 79.57

FEET, A CHORD BEARING OF NORTH 30 DEGREES 22 MINUTES 16 SECONDS EAST, AND A CHORD LENGTH OF 79.54 FEET TO A POINT OF NON-TANGENT CURVATURE; THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 516.00 FEET, A DELTA ANGLE OF 06 DEGREES 44 MINUTES 21 SECONDS, AN ARC LENGTH OF 60.89 FEET, A CHORD BEARING OF NORTH 36 DEGREES 29 MINUTES 01 SECONDS EAST, AND A CHORD LENGTH OF 60.66 FEET TO A POINT; THENCE NORTH 41 DEGREES 01 MINUTES 33 SECONDS EAST, A DISTANCE OF 21.12 FEET TO A POINT; THENCE NORTH 41 DEGREES 47 MINUTES 50 SECONDS EAST, A DISTANCE OF 231.35 FEET TO A POINT OF NON-TANGENT CURVATURE; THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 891.00 FEET, A DELTA ANGLE OF 09 DEGREES 59 MINUTES 50 SECONDS, AN ARC LENGTH OF 120.57 FEET, A CHORD BEARING OF NORTH 33 DEGREES 43 MINUTES 07 SECONDS EAST, AND A CHORD LENGTH OF 120.42 FEET TO A POINT; THENCE SOUTH 89 DEGREES 43 MINUTES 16 SECONDS EAST, A DISTANCE OF 131.44 FEET TO A POINT; THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 809.00 FEET, A DELTA ANGLE OF 13 DEGREES 01 MINUTES 09 SECONDS, AN ARC LENGTH OF 183.83 FEET, A CHORD BEARING OF SOUTH 30 DEGREES 47 MINUTES 31 SECONDS WEST, AND A CHORD LENGTH OF 183.43 FEET TO A POINT; THENCE SOUTH 37 DEGREES 18 MINUTES 07 SECONDS WEST, A DISTANCE OF 239.18 FEET TO A POINT; THENCE SOUTH 28 DEGREES 31 MINUTES 44 SECONDS WEST, A DISTANCE OF 44.99 FEET TO A POINT; THENCE SOUTH 14 DEGREES 46 MINUTES 46 SECONDS EAST, A DISTANCE OF 4.12 FEET TO A POINT; THENCE SOUTH 58 DEGREES 05 MINUTES 17 SECONDS EAST, A DISTANCE OF 10.05 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 203.00 FEET, A DELTA ANGLE OF 22 DEGREES 53 MINUTES 42 SECONDS, AN ARC LENGTH OF 81.12 FEET, A CHORD BEARING OF SOUTH 69 DEGREES 32 MINUTES 08 SECONDS EAST, AND A CHORD LENGTH OF 80.58 FEET TO THE NORTH RIGHT-OF-WAY LINE OF "R" STREET; THENCE SOUTH 89 DEGREES 43 MINUTES 08 SECONDS EAST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 498.62 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 95.00 FEET, A DELTA ANGLE OF 90 DEGREES 00 MINUTES 09 SECONDS, AN ARC LENGTH OF 149.23 FEET, A CHORD BEARING OF SOUTH 44 DEGREES 43 MINUTES 04 SECONDS EAST, AND A CHORD LENGTH OF 134.35 FEET TO AN INTERSECTION WITH THE EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF 21<sup>ST</sup> STREET; THENCE SOUTH 00 DEGREES 17 MINUTES 01 SECONDS WEST, ALONG SAID EXTENSION AND ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 405.17 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS A CALCULATED AREA OF 539,335.25 SQUARE FEET OR 12.38 ACRES, MORE OR LESS.



NOT TO SCALE



PROJECT NO: 2008-0058  
 DRAWN BY: dek  
 DATE: 07.21.08

ANTELOPE VALLEY PLAZA TRIANGLE REDEVELOPMENT PROJECT AREA  
 PHASE 1



1941 24th St., Suite 111  
 P.O. Box 2000  
 Lincoln, NE 68501-0000  
 TEL: 402.442.0111  
 FAX: 402.442.0188

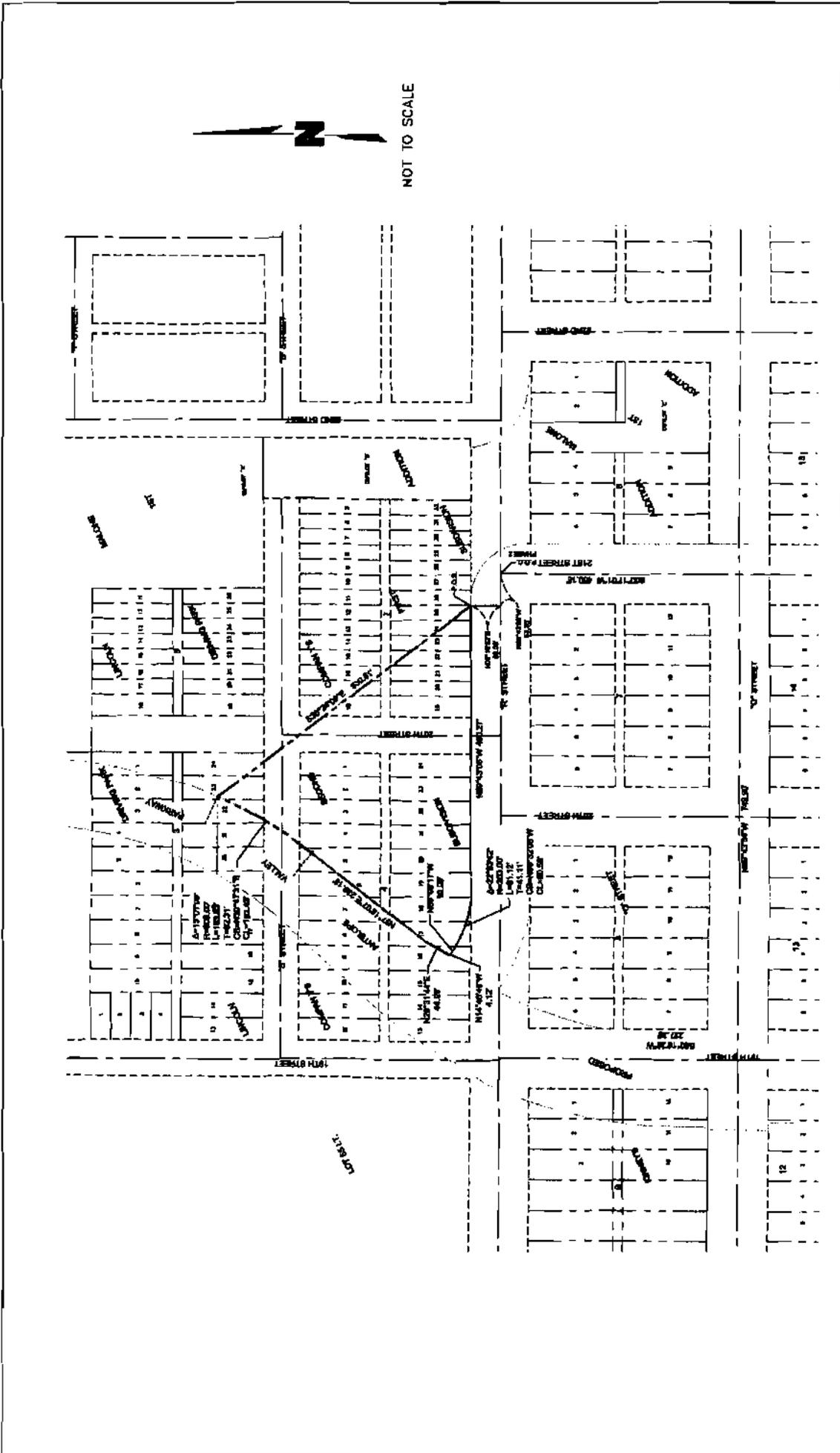
**ANTELOPE VALLEY PLAZA TRIANGLE REDEVELOPMENT PROJECT AREA**

**PHASE 2**

A LEGAL DESCRIPTION FOR A PARCEL OF LAND COMPOSED OF A PORTION OF LOTS 22, 23, AND 24, BLOCK 3; ALL OF LOTS 1, 2, 3, 19, 20, 21, 22, 23 AND 24, AND A PORTION OF LOTS 4, 5, 6, 7, 18, 17 AND 18, BLOCK 4, LINCOLN DRIVING PARK COMPANY'S SECOND SUBDIVISION, TOGETHER WITH A PORTION OF THE EAST-WEST ALLEY LYING WITHIN SAID BLOCK 4; ALL OF LOTS 19 AND 20, AND A PORTION OF LOTS 16, 17, 18, 21, 22, 23, 24 AND 25, BLOCK 7, LINCOLN DRIVING PARK COMPANY'S FIRST SUBDIVISION, TOGETHER WITH A PORTION OF THE EAST-WEST ALLEY WITHIN SAID BLOCK 7; A PORTION OF "S" STREET RIGHT-OF-WAY AND A PORTION OF 20<sup>TH</sup> STREET RIGHT-OF-WAY, ALL LOCATED IN SECTION 24, TOWNSHIP 10 NORTH, RANGE 6 EAST OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF 21<sup>ST</sup> STREET WITH THE CENTERLINE OF "R" STREET; THENCE, ON AN ASSUMED BEARING OF NORTH 89 DEGREES 43 MINUTES 08 SECONDS WEST, ALONG SAID CENTERLINE OF "R" STREET, A DISTANCE OF 53.35 FEET TO A POINT; THENCE NORTH 00 DEGREES 16 MINUTES 52 SECONDS EAST A DISTANCE OF 50.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF "R" STREET, SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 43 MINUTES 08 SECONDS WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 490.27 FEET TO A POINT OF NON-TANGENT CURVATURE; THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 203.00 FEET, A DELTA ANGLE OF 22 DEGREES 53 MINUTES 42 SECONDS, AN ARC LENGTH OF 81.12 FEET, A CHORD BEARING OF NORTH 69 DEGREES 32 MINUTES 08 SECONDS WEST, AND A CHORD LENGTH OF 80.58 FEET TO A POINT; THENCE NORTH 58 DEGREES 05 MINUTES 17 SECONDS WEST, A DISTANCE OF 10.05 FEET TO A POINT; THENCE NORTH 14 DEGREES 46 MINUTES 46 SECONDS WEST, A DISTANCE OF 4.12 FEET TO A POINT; THENCE NORTH 28 DEGREES 31 MINUTES 44 SECONDS EAST, A DISTANCE OF 44.99 FEET TO A POINT; THENCE NORTH 37 DEGREES 16 MINUTES 07 SECONDS EAST, A DISTANCE OF 239.18 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 809.00 FEET, A DELTA ANGLE OF 13 DEGREES 01 MINUTES 09 SECONDS, AN ARC LENGTH OF 183.83 FEET, A CHORD BEARING OF NORTH 30 DEGREES 47 MINUTES 31 SECONDS EAST, AND A CHORD LENGTH OF 183.43 FEET TO A POINT; THENCE SOUTH 38 DEGREES 24 MINUTES 08 SECONDS EAST, A DISTANCE OF 530.81 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS A CALCULATED AREA OF 124,010.41 SQUARE FEET OR 2.85 ACRES, MORE OR LESS.



11411 Lincoln Ave., Suite 111  
 P.O. Box 1000  
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 TEL: 402/476-1000  
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**ANTELOPE VALLEY PLAZA TRIANGLE REDEVELOPMENT PROJECT AREA  
 PHASE 2**

PROJECT NO: 2009-0028  
 DRAWN BY: GSK  
 DATE: 07/21/08

OLSSON ASSOCIATES



**PUBLIC WORKS AND  
UTILITIES DEPARTMENT**

**MEMORANDUM**

**Date:** 7/1/2008

**To:** Sara Hartzell

**From:** Devin Biesecker

**Subject:** AV Parkway Plaza Triangle Redevelopment Project

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Watershed Management has no comments directly related to the Comp Plan Conformity of this submittal. However, there are a couple of issues that need to be dealt with as this property is redeveloped.

1. This area is currently is the Antelope Valley Floodplain. The area will be removed from the floodplain as soon as the work on the Antelope Valley project is completed up to "J" Street which will allow FEMA to approve the Letter of Map Revision to change the floodplain along Antelope Creek. However, until the Letter of Map Revision is approved, any development in the Antelope Valley floodplain must meet current City of Lincoln floodplain requirements.
2. The City currently has a large stormsewer line running in 20<sup>th</sup> Street and along "R" Street. If these stormsewer lines are to be relocated it must be shown that the relocated line meets City of Lincoln drainage standards. 20<sup>th</sup> Street also serves as the overland flow route for stormwater flows greater than what can be handled by the pipe system. Drainage from both directions, east and west, along "R" Street and from the south, drain north along 20<sup>th</sup> Street eventually outletting to Antelope Creek. Any redevelopment of the current 20<sup>th</sup> Street right-of-way must City of Lincoln drainage standards allowing for an overland flow path for stormwater such that adjacent properties and the redevelopment property are safe from 100 year stormwater flow events.

# Memorandum

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**To:** Sara Hartzell, Planning Department  
**From:** Chad Blahak, Public Works and Utilities  
**Subject:** Antelope Valley Plaza Triangle Redevelopment Project CPC 08016  
**Date:** July 1, 2008  
**cc:**

Engineering Services has reviewed the amendment to the Antelope Valley Redevelopment Plan and has the following comments:

- 1 It should be noted that existing multiple large storm sewer pipes are located in 20<sup>th</sup> Street from Q Street to R Street that will require approximately 60' of easement to be retained or the facilities will need to be relocated. Also, a significant amount of surface drainage occurs in 20<sup>th</sup> Street at this location and will have to be accounted for.
- 2 There is also numerous existing water main and sanitary sewer facilities located within the project area that will have to be accounted for either by easement or relocation.

C:\MY DOCUMENTS\REPORTS\KOOSER CZ07062 PP07005 - 2.DOC

INTER-DEPARTMENT COMMUNICATION



**DATE** July 3, 2008  
**TO:** Sara Hartzell, City Planning  
**FROM:** Sharon Theobald (Ext. 7640) *Sh*  
**SUBJECT:** AV Parkway Plaza Triangle Redevelopment Project **CPC #08016**  
DN #4N-20E

Attached is the Antelope Valley Parkway Plaza Triangle Redevelopment Project Plans.

**In reviewing the dedicated transmission line or other electrical easements shown on this plat, LES does not warrant, nor accept responsibility for the accuracy of any such dedicated easements.**

The Lincoln Electric System's Distribution Dept. has reviewed the plans and offers the following comments:

This area contains Distribution and Street Light facilities. These facilities may need to be adjusted and/or removed. New facilities may need to be built to accommodate development. Aid-to-construction (ATC) costs will be determined after more in depth plans have been presented.

JUL 3 - 2008

ST/nh  
Attachment  
c: Easement File