

**Proposed Amendment to the North 27th Street Corridor and Environs
Redevelopment Plan for the Little Saigon Commercial Development Project
(Page 31, Number 12, of the North 27th Street Corridor and Environs
Redevelopment Plan)**

Project Description

Project number twelve, Little Saigon, is located within the N 27th Street Corridor and Environs Redevelopment area. The project site is shown following the Statutory Elements below.

Little Saigon plans on building a new 8,734 square feet commercial building. Little Saigon currently operates a market offering everything from fresh fish to grocery items. They have been in this location for 15 years and previously ran a restaurant in part of the existing building. They plan on opening a restaurant and offering five bays for commercial or retail use which they will lease.

Public improvements include the relocation of LES overhead lines currently located in the alley. Other public improvements include new sidewalks, curb cut, and landscaping. A site plan follows the Statutory Elements.

Statutory Elements**A. Property Acquisition, Demolition and Disposal**

There will be no public acquisition of private property or relocation of families or businesses. The City owns one lot that will be sold to the developer as part of this project. There will be no demolition as part of this project.

B. Population Density

This redevelopment project contains no residential units. The project consists of a commercial/retail development which will not affect the population density in the project area.

C. Land Coverage

The project site is currently vacant but shall be developed with the project. The developer will construct a new approximately 8,400 square ft. building.

D. Traffic Flow, Street Layout, and Street Grades

This project will likely increase traffic flow to and from the new development. There will be no access off of 26th Street. Visitors to the new development will access the site either from N 27th Street or W Street .

E. Parking

Private parking will be developed as part of the project according to the zoning classification.

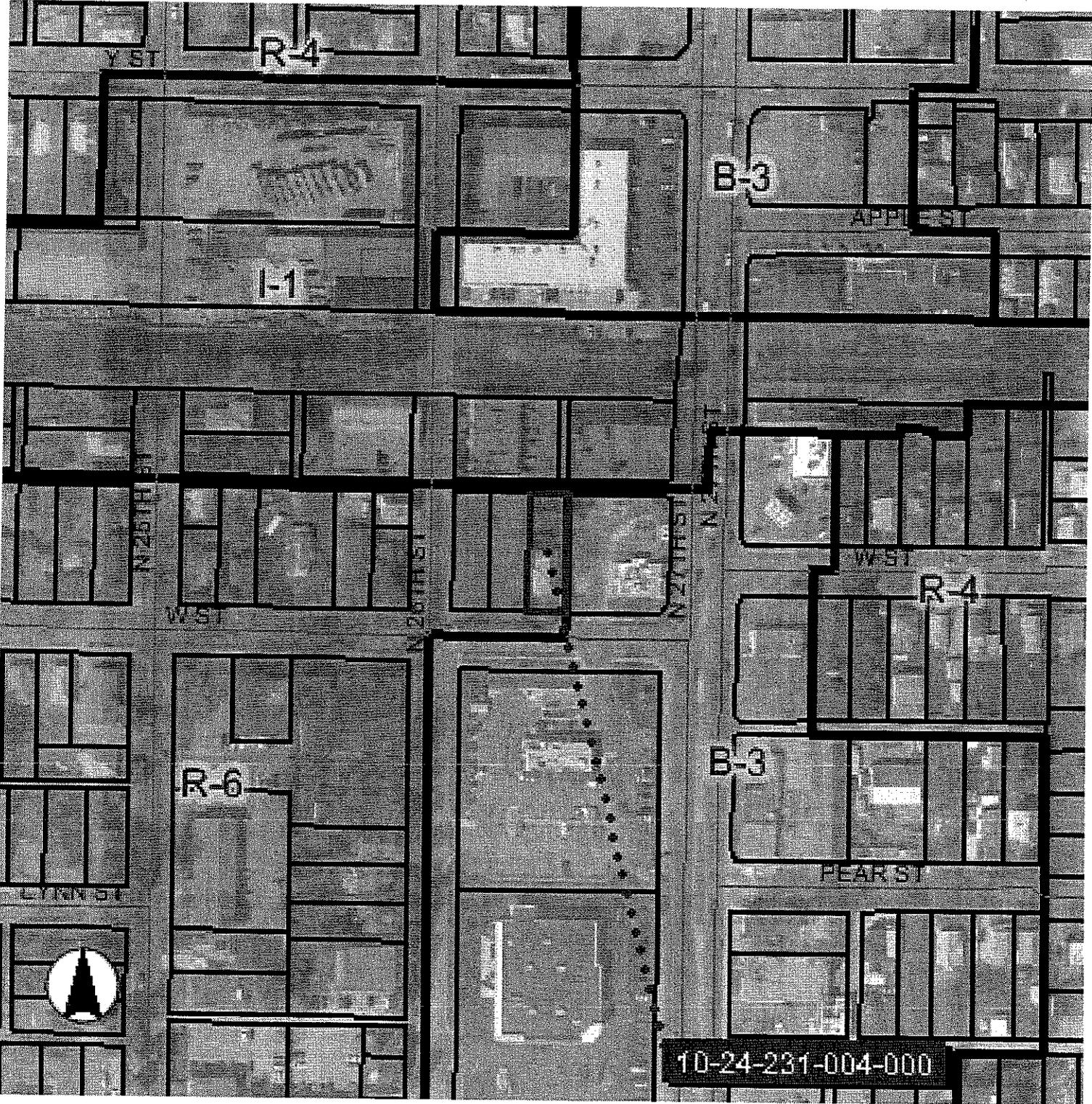
F. Zoning, Building Code, and Ordinances

A change in zone is being requested for this project from I1 and R 6 to B3. An alley vacation request also accompanies this amendment. See the site plan for the alley location

Proposed Costs and Financing

The estimated total cost for project implementation is approximately \$500,000.00. The source of public funding is Tax Increment Financing (TIF) estimated to be approximately \$65,000.00, generated from a private investment of 500,000.00 under Neb. Rev. Stat §18-2147, based upon the incremental taxes created by the project.

2620 W Street
City Owned Lot





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

January 2, 2009

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. 08026**
(Proposed amendment to the North 27th Street Corridor and Environs 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. 08026**, requested by the Director of the Urban Development Department, to review a proposed amendment to the **North 27th Street Corridor and Environs Redevelopment Plan** as to conformance with the 2030 Lincoln-Lancaster County Comprehensive Plan. The proposed amendment is for the "Little Saigon Commercial Development Project" to construct a commercial/retail building of approximately 8,400 square feet to include a restaurant and five bays of leased space for commercial or retail use. The Project Area is generally located at 26th Street and W Street. The North 27th Street Corridor and Environs Redevelopment Plan Area is generally bounded by N Street on the south, 23rd street on the west, Leighton Avenue on the north and 31st Street on the east. A copy of the proposed amendment is 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, January 14, 2009**. 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 Hearing Room on the first floor of the County-City Building, 555 South 10th Street, Lincoln, Nebraska.

Please be advised that the Director of the Urban Development Department has also submitted **Change of Zone No. 08026**, from R-6 Residential District and I-1 Industrial District to B-3 Commercial District, for this project as well as **Street & Alley Vacation No. 08012** to vacate the west portion of the east-west alley between N. 26th and N. 27th Streets, north of W Street, which are also scheduled for public hearing before the Planning Commission on **January 14, 2009**.

If you would like additional information, you are encouraged to contact Ernie Castillo in the Urban Development Department at 402-441-7855 or ecastillo@lincoln.ne.gov; or the project planner in the Planning Department, Tom Cajka, at 402-441-5662 or tcajka@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, January 8, 2009, 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
Wynn Hjernstad, Urban Development
Ernie Castillo, Urban Development
Rick Peo, Chief Assistant City Attorney
Norm Agena, County Assessor

Dave Landis
Urban Development

Wynn Hjermstad
Urban Development

Ernie Castillo
Urban Development

~~Bob Workman~~, Chair **Bernie Heier**
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\notif2009\CPC.08026 and CPC.08027.labels



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

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

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

JoAnn Asch
Antelope Park Neigh. Assn.
3035 Franklin Street
Lincoln, NE 68502

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

~~Brenda Bergman
Downtown Lincoln Association
206 S. 13 St. Ste. 101
Lincoln, NE 68508~~

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

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

Malinda Burk
University Place Community Org.
1546 N 60th Street
Lincoln, NE 685805

Ed Caudill
North Bottoms Neigh. Assn.
1223 N. 9 St. Unit 100
Lincoln, NE 68508

Barbara Cornelius
Hartley Neigh. Assn.
3149 R Street
Lincoln, NE 68503

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

Curt Donaldson
Hartley Neigh. Assn.
2860 R Street
Lincoln, NE 68503

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Annette McRoy
North Bottoms Neigh. Assn.
1142 New Hampshire St.
Lincoln, NE 68508

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

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



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

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

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

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

~~Brenda Pool
Downtown Lincoln Association
206 S. 13 St. Ste. 101
Lincoln, NE 68508~~

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

~~Heather Rempe
Downtown Lincoln Association
206 S. 13 St. Ste. 101
Lincoln, NE 68508~~

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

Coleen Seng
University Place Community Org.
6101 Walker Ave
Lincoln, NE 68505

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

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

Ted Triplett
Belmont Community Organization
4420 N. 14 St.
Lincoln, NE 68521

Terry Uland
Downtown Lincoln Association
206 S. 13 Street Ste. 101
Lincoln, NE 68508

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



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

January 23, 2009

TO: Neighborhood Associations/Organizations
 Bernie Heier, 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 North 27th Street Corridor and Environs Redevelopment Plan**
 (Little Saigon Commercial Development Project - N. 26th & W Streets)

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 approving and adopting an amendment to the **North 27th Street Corridor and Environs Redevelopment Plan** is scheduled for public hearing before the Lincoln City Council on **Monday, February 9, 2009, 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 the "Little Saigon Commercial Development Project" for an approximately 8,400 sq. ft. commercial/retail building, on property generally located at North 26th Street and W Street. The North 27th Street Corridor and Environs Redevelopment Area is generally bounded by N Street on the south, 23rd Street on the west, Leighton Avenue on the north and 31st Street on the east. You were previously provided with a map and a copy of the proposed amendment.

On January 14, 2009, the Lincoln City-Lancaster County Planning Commission voted 8-0 to find the proposed amendment to the **North 27th Street Corridor and Environs Redevelopment Plan** to be in conformance with the 2030 Lincoln-Lancaster County Comprehensive Plan (Comprehensive Plan Conformance No. 08026).

On January 14, 2009, the Planning Commission also voted 8-0 to recommend approval of the associated Change of Zone No. 08067, from I-1 Industrial and R-6 Residential to B-3 Commercial, and voted 8-0 to find the proposed vacation of the east-west alley from the east line of N. 26th Street east approximately 125 feet (Street & Alley Vacation No. 08024), to be in conformance with the Comprehensive Plan. Change of Zone No. 08067 will also have public hearing before the City Council on February 9, 2009. The associated alley vacation request will not be scheduled on the City Council agenda until the provisions of Chapter 14.20 of the Lincoln Municipal Code have been satisfied.

If you would like additional information, you are encouraged to contact Wynn Hjermstad in the Urban Development Department (441-7606 or whjermstad@lincoln.ne.gov), or the Planning Department staff planner, Tom Cajka (441-5662 or tcajka@lincoln.ne.gov). The proposed resolution and ordinance will appear on the City Council agenda for introduction on February 2, 2009, and may be accessed on the internet at <http://www.lincoln.ne.gov/city/council/index.htm> on Thursday afternoon, January 29, 2009.

Sincerely,

 Jean Preister
 Administrative Officer

cc: Dave Landis, Urban Development
 Wynn Hjermstad, Urban Development
 Rick Peo, Chief Assistant City Attorney
 Norm Agena, County Assessor

TO BE PUBLISHED ONCE EACH WEEK FOR TWO CONSECUTIVE WEEKS IN THE LINCOLN JOURNAL STAR ON FRIDAY, January 23, 2009 AND FRIDAY, January 30, 2009:

Notice is hereby given that the Lincoln City Council will hold a public hearing on Monday, February 9, 2009, 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 approving and adopting a proposed amendment to the **North 27th Street Corridor and Environs Redevelopment Plan** adding the "Little Saigon Commercial Development Project" for an approximately 8,400 square feet commercial/retail building, on property legally described as Lots 3-7, Block 8, Tresters Addition, generally located at N. 26th Street and W Street.
2. A resolution approving and adopting a proposed amendment to the **North 27th Street Corridor and Environs Redevelopment Plan** adding the "Matt Talbot Kitchen and Outreach Project" for the renovation of the existing Carnegie Library located at 2121 North 27th Street, and the construction of a new facility of approximately 9,000 square feet, on property legally described as Lots 6-11, Block 1, and Lots 1-11 and 14-24, Block 3, Deerfield Addition, generally located at N. 27th Street and Center Street.
3. A resolution approving and adopting a proposed amendment to the **Antelope Valley Redevelopment Plan** adding the "Antelope Village Project", consisting of an office/condominium building of approximately 18,000 square feet for the NeighborWorks Lincoln office space, a community room, workout facilities and 8 to 10 condo units on the second and third floors, and 18 townhomes for home ownership, on property legally described as Block 17, Kinneys O Street Addition, generally located between 23rd and 24th Streets, P and Q Streets.

Joan Ross
City Clerk