

**Proposed Amendments to the Lincoln Center Redevelopment Plan
for the Telesis Meadowgold Redevelopment Project**

Section III

Telesis Meadowgold Redevelopment Project

The Telesis Meadowgold Redevelopment Project area includes the entirety of Block 84 and the surrounding rights-of-way in the South Haymarket area of Downtown Lincoln. The surrounding rights-of-way include M Street north to the property line, 7th Street west to the property line, L Street south to the property line, and 8th Street east to the property line. The goal of this project is to strengthen South Haymarket in the redevelopment of the former Meadowgold manufacturing complex into a complex of mixed-use industrial buildings, and a residential/commercial building. The project will remove blighted and substandard conditions and will make a positive contribution to the continued revitalization of Downtown Lincoln. City support may include the construction of project-related public improvements and enhancements.

Section IV

W. Telesis Meadowgold Redevelopment Project

Revitalization Project Description

The Telesis Meadowgold Redevelopment Project area includes the entirety of Block 84 and the surrounding rights-of-way in the South Haymarket area of Downtown Lincoln. The surrounding rights-of-way include M Street north to the property line, 7th Street west to the property line, L Street south to the property line, and 8th Street east to the property line. The existing land use in the area is industrial.

The goal of this project is to strengthen South Haymarket in the redevelopment of the former Meadowgold manufacturing complex into a complex of mixed-use industrial buildings, and a residential/commercial building. The project will remove blighted and substandard conditions and will make a positive contribution to the continued revitalization of Downtown Lincoln.

The project is consistent with the goals of the Lincoln Center Redevelopment Plan and Downtown Master Plan and is intended to support private sector industrial, residential, and commercial development in this redevelopment area. The project, including both public and private improvements made, will address the goals of the Lincoln Center Redevelopment Plan in the following ways:

- encouraging the preservation of the architectural integrity and historic character of the area by supporting development that reuses existing buildings or facades and that is designed to fit the context in which the development will occur;
- intensify and strengthen Lincoln's central business district as the employment hub of the community;
- encourage development of mixed use projects that attract and maintain commercial activity and residential developments in the Downtown and Haymarket areas;
- encourage expanded housing opportunities and types to foster 24-hour activity;
- utilizing underdeveloped lots and removing blight; and,

- enhancing the aesthetics of Downtown and Haymarket to improve the pedestrian environment.

The project is located on the block south of M Street, and will be consistent with plans for the M Street corridor improvements expected to be implemented with West Haymarket and reflect the intent of the Downtown Master Plan.

The project is divided into three phases for redevelopment financing purposes as shown on Exhibit 169. Phase I is expected to be implemented immediately after the adoption of the corresponding redevelopment agreement. Phases II and III are expected to be implemented over the next four to ten years.

Phase I – Telesis Meadowgold Industrial/Warehouse

The Industrial/Warehouse phase (shown as Phase I on Exhibit 169) includes the redevelopment of two buildings (Buildings E and F on Exhibit 170) located on the northwest corner of the block. Approximately 18,840 square feet will be renovated immediately to allow for the relocation of Data Security, Inc. from the Haymarket to South Haymarket. Further renovation of one of Building E will provide an additional 6,000 to 12,000 square feet of space for the expansion of Data Security, Inc. over the next two to three years. Additionally, the renovation of 8,494 square feet of warehouse space (Building K) will allow for the relocation of Empyrean Brewing Company's warehousing operations from Waverly to Lincoln. Additional cleanup and the removal of a freezer may take place to allow for movement between manufacturing operations and to preserve existing historically significant buildings.

Phase II – Telesis Meadowgold Brew House

Phase II includes the redevelopment of the southeastern buildings on the block (Buildings A and B) as a brew house, to create increased brewing capacity, additional fermentation tanks, and a more advanced packaging line for Empyrean Brewing Co. The renovation will provide a 24,290 square feet manufacturing facility for existing capacity and future growth.

Phase III – Telesis Meadowgold Mixed-Use Residential

Phase III includes the redevelopment of a building on the southwest corner of the block (Building D) to allow for a four-story mixed-use residential complex with commercial on the first floor. Approximately 30 to 35 studio/one-bedroom units are planned to be constructed.

Additional improvements to buildings throughout the block will take place over these phases to create commercial and other opportunities for reuse of this site.

Statutory elements

The developer currently owns the land and buildings in the project area that will be improved, except for vacant railroad property on the southeast corner of the block. Land coverage may be altered with the possible demolition of Buildings C and G, and the

removal of the freezer (Building L) behind Building G. Currently, there are no plans by the City to acquire, relocate, or dispose of any real property. Should any of these occur, the City will follow policy outlined in the Redevelopment Plan.

The block is zoned I-1. The developer will file for a zoning change on the block from I-1 to B-4.

There are no residential units within the proposed project boundaries, or immediate vicinity.

The developer will work with City staff to address any changes in the existing street system to accommodate the project, including streetscape pedestrian improvements and on-street parking.

Telesis will provide parking on site and on the block south of the project area. There are no parking requirements in the B-4 district. The developer will work with the Public Works Department to maintain on-street parking adjacent to the project.

Investment by the City may assist in acquisition, demolition, site preparation, and remediation; utility relocation and improvements; street and streetscape improvements; preservation of existing structures; and, and other eligible expenditures under the Nebraska Community Development Law within the project area. The streetscape improvements could include sidewalk construction, curb and gutter construction, parking reconfiguration, landscape enhancements, public art, and installation of pedestrian lighting, signage, and other street amenities.

Phase I – Telesis Meadowgold Industrial/Warehouse

The uses under the Industrial/Warehouse Phase I project are allowable in both the I-1 and B-4 districts. Land coverage may be altered during this phase through demolition and/or removal of structures.

Phase II – Telesis Meadowgold Brew House

The development and operation of the brew house is not allowable under the I-1 zoning regulations; rezoning will allow the brew house use by right. Land coverage may be altered during this phase through demolition, if needed, to preserve historic structures.

Phase III – Telesis Meadowgold Mixed-Use Residential

The mixed-use residential building proposed to be redeveloped as phase III of the project is expected to include 30 to 35 residential units. Land coverage may be altered during this phase through demolition, if needed, to preserve historic structures.

Proposed Costs and Financing

At this time, the estimated total cost to implement the redevelopment project is expected to be over \$13.8 million, over \$12.6 of which will be privately funded and over \$7.6 million of which will be hard construction costs. The source of funds for public

improvements will be Community Improvement Financing (commonly referred to as Tax Increment Financing or TIF), estimated to be over \$1.2 million, generated from the private improvements within the project area.

Phase I – Telesis Meadowgold Industrial/Warehouse

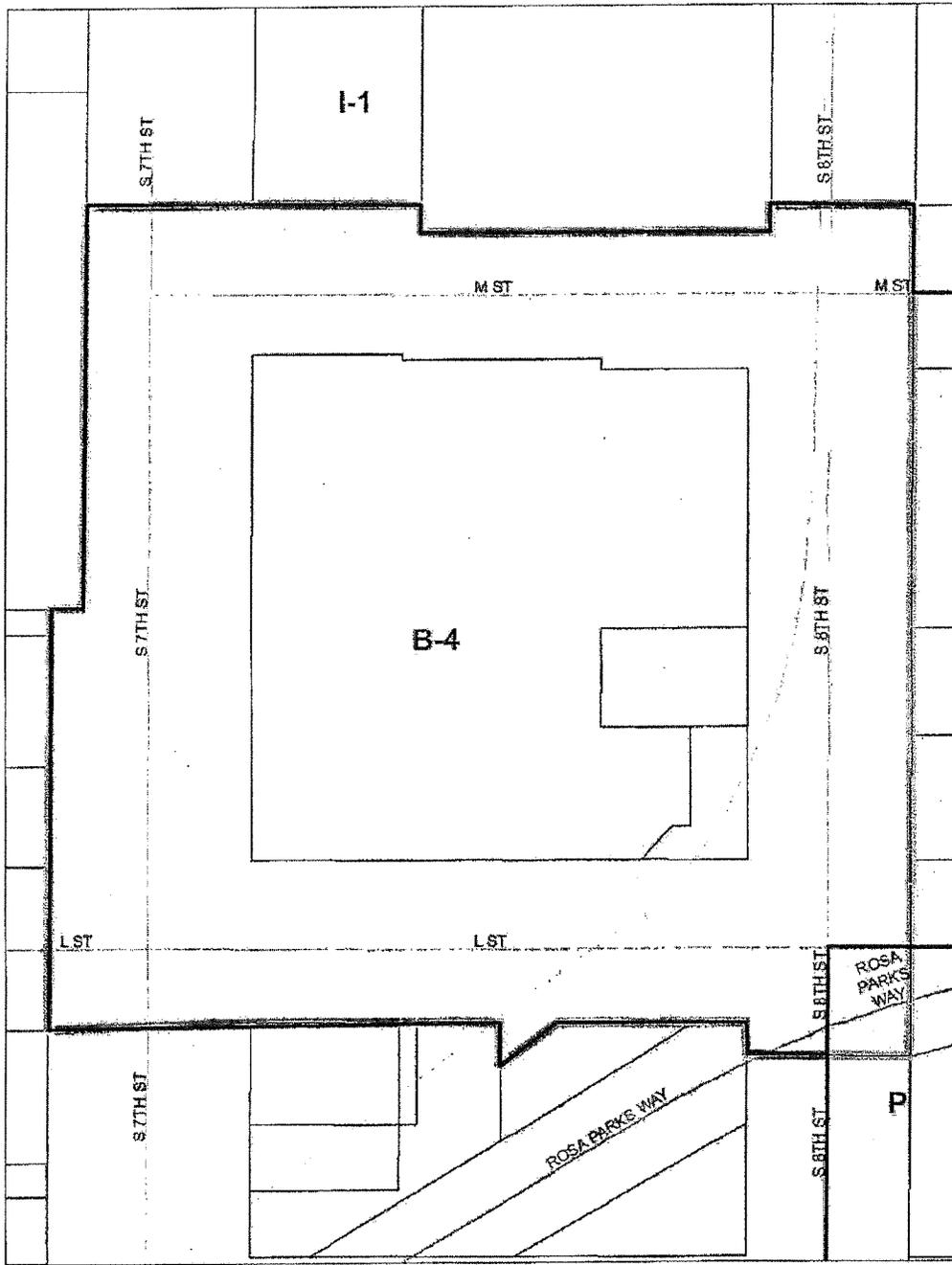
In addition to the purchase of the land, the construction investment in the Industrial/Warehouse phase of the project is estimated to cost over \$2.3 million and is expected to generate over \$362,000 in TIF funds to be used toward public improvements.

Phase II – Telesis Meadowgold Brew House

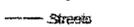
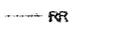
Phase II is expected to cost approximately \$1.3 million in hard construction dollars, and generate over \$210,000 in TIF funds.

Phase III – Telesis Meadowgold Mixed-Use Residential

Phase III is expected to cost \$4 to \$4.8 million in hard construction dollars, and generate \$623,000 to \$748,000 in TIF funds.



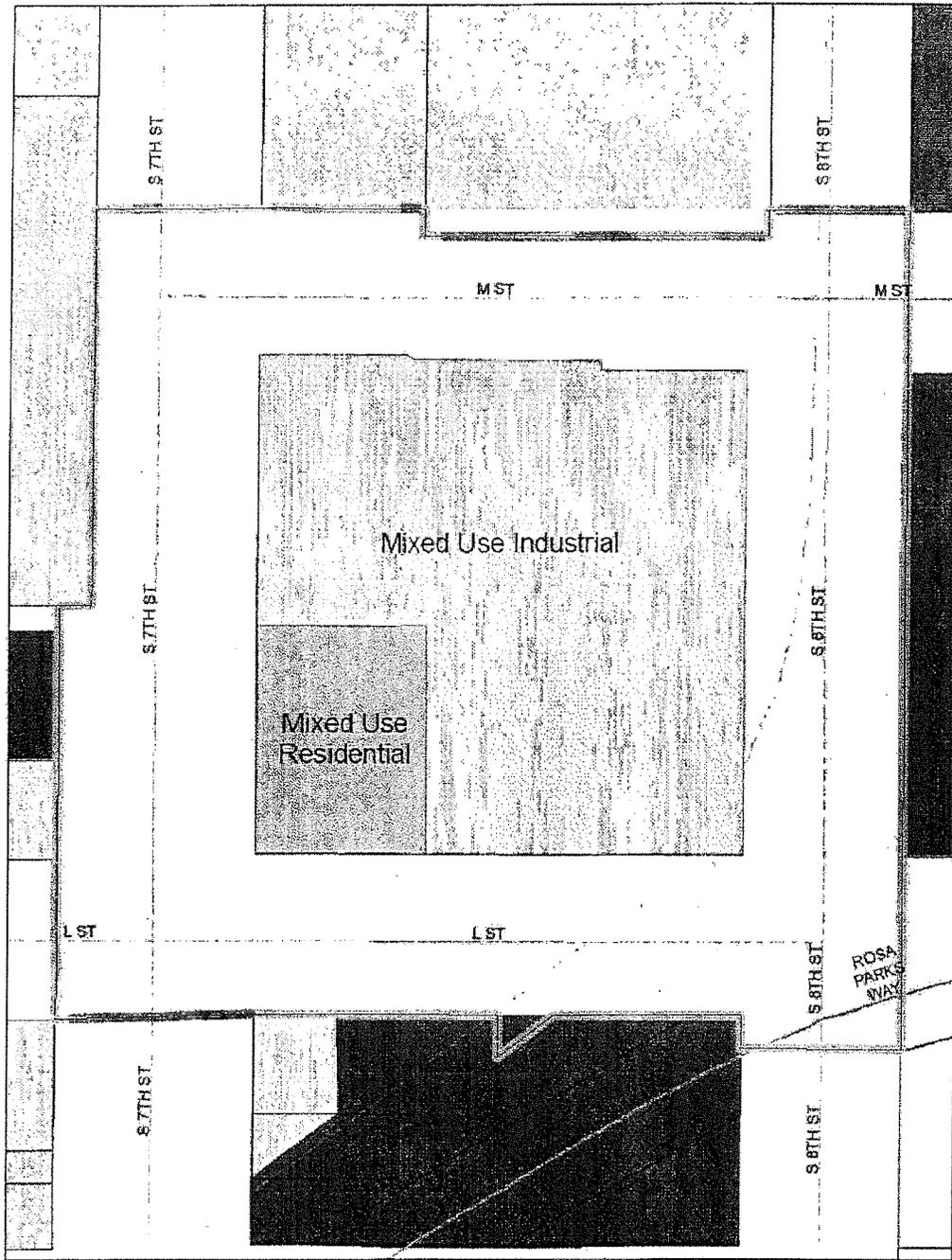
Future Zoning: Exhibit 166

-  Project Boundary
-  Future Zoning
-  Parcels
-  Major Streets
-  Streets
-  RR

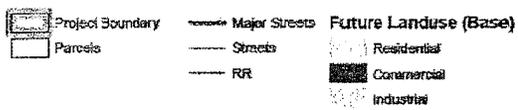
Telesis Meadowgold Redevelopment Project

Created/Compiled by:
The City of Lincoln: UOD
Created/Compiled on: 09/07/2010





Future Land Use: Exhibit 168



Telesis Meadowgold Redevelopment Project

Created/Compiled by:
The City of Lincoln: UDD
Created/Compiled on: 03/07/2010





Lincoln-Lancaster County 555 South 10th Street / Suite 213 Lynn Sunderman, 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

October 8, 2010

TO: Neighborhood Associations/Organizations
 Bernie Heier, Chair, Lancaster County Board of Commissioners
 Dr. Steve Joel, 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. 10008**
Proposed Amendment to the Lincoln Center 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. 10008**, requested by the Director of the Urban Development Department, to review as to conformance with the 2030 Lincoln-Lancaster County Comprehensive Plan, a proposed amendment to the Lincoln Center Redevelopment Plan to add the "Telesis Meadowgold Redevelopment Project" to redevelop the former Meadowgold manufacturing complex into a complex of mixed-use industrial buildings and a residential/commercial building. The Project Area includes the entirety of Block 84, Original Lincoln, and the surrounding rights-of-way in the South Haymarket area of Downtown Lincoln, including M Street north to the property line, 7th Street west to the property line, L Street south to the property line, and 8th Street east to the property line. The Lincoln Center Redevelopment Plan Area is generally bounded by Salt Creek, Interstate 180 and "R" Street on the north, 17th Street on the east, "G" Street on the south, and Salt Creek, 2nd Street and Sun Valley Boulevard on the west. A map showing the boundaries of the Redevelopment Plan area and the Project Area, and a description of the proposed Project are attached.

A public hearing on this application will be held before the Lincoln City/Lancaster County Planning Commission on **Wednesday, October 20, 2010**. 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. The Planning Commission action is a recommendation to the City Council.

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, Christy Eichorn, at 402-441-7603 or ceichorn@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, October 14, 2010, 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
 Terry Uland, Downtown Lincoln Association
 Angie Tucci, The Dairy House, LLC
 Samuel P. Olson

ATTACHMENT "C"

**Dave Landis
Urban Development**

**Hallie Salem
Urban Development**

**Bernie Heier, Chair
Lancaster County Board of Commissioners**

**Dr. Steve Joel, 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
301 S. 68th Street Place
Lincoln, NE 68510**

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

**Rick Peo
Chief Assistant City Attorney**

**Norm Agena
County Assessor**

**Terry Uland
Downtown Lincoln Association
206 S. 13th Street, Suite 101
Lincoln, NE 68508-2040**

**Angie Tucci
The Dairy House, LLC
729 Q Street
Lincoln, NE 68508**

**Samuel P. Olson
410 South 7th Street
Lincoln, NE 68508**

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

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

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

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

Ted Triplett
Belmont Community Organization
5300 Derby Dr.
Lincoln, NE 68516-4960

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

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

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

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

Judy Zohner, President
Downtown Neigh. Assn.
1300 G St. Unit 304
Lincoln, NE 68508

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

Pat Anderson
Everett Neigh. Assn.
1500 S. 11th St.
Lincoln, NE 68502

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

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

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

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

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

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

Tim Francis
Hawley Area Assn.
2511 T St.
Lincoln, NE 68503

Peggy Struwe
Hawley Area Assn./co Neighborworks
1533 N. 27th St.
Lincoln, NE 68503-1128

Vicki Cover
Hawley Neigh. Assn.
2610 S 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

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

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

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

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

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

P.C. Meza
South Salt Creek Neigh. Assn.
536 C Street
Lincoln, NE 68502

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

Bill Hergott
West A Neigh. Assn.
1710 W. Washington St.
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

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

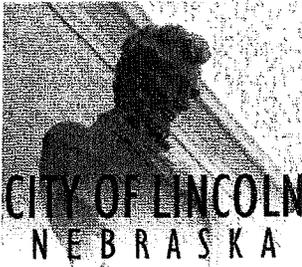
Richard Patterson
Woods Park Neigh. Assn.
230 S. 29 St.
Lincoln, NE 68510

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

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

Becky Martin
Woods Park Neigh. Assn.
338 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 Lynn Sunderman, 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

October 29, 2010

TO: Neighborhood Associations/Organizations
 Bernie Heier, Chair, Lancaster County Board of Commissioners
 Dr. Steve Joel, 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 Lincoln Center Redevelopment Plan**
 (Telesis Meadowgold Redevelopment Project) and **Change of Zone No. 10020** (I-1 to B-4 - 8th & M 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 a proposed amendment to the **Lincoln Center Redevelopment Plan** is scheduled for public hearing before the Lincoln City Council on **Monday, November 15, 2010, at 3:00 p.m.**, in the Hearing Room on the first floor of the County-City Building, 555 South 10th Street, Lincoln, Nebraska. The proposed amendment is to add the "Telesis Meadowgold Redevelopment Project" to redevelop the former Meadowgold manufacturing complex into a complex of mixed-use industrial buildings and a residential/commercial building. The Project Area includes the entirety of Block 84, Original Lincoln, and the surrounding rights-of-way in the South Haymarket area of Downtown Lincoln, including M Street north to the property line, 7th Street west to the property line, L Street south to the property line, and 8th Street east to the property line. The Lincoln Center Redevelopment Plan Area is generally bounded by Salt Creek, Interstate 180 and "R" Street on the north, 17th Street on the east, "G" Street on the south, and Salt Creek, 2nd Street and Sun Valley Boulevard on the west. A map and description of the proposed amendment were previously provided to you.

On October 20, 2010, the Lincoln City-Lancaster County Planning Commission held public hearing and voted 8-0 to find the proposed amendment to the Lincoln Center Redevelopment Plan to be in conformance with the Comprehensive Plan (**Comprehensive Plan Conformance No. 10008**).

On October 20, 2010, the Planning Commission also held public hearing and voted 8-0 to recommend approval of the associated **Change of Zone No. 10020**, from I-1 Industrial District to B-4 Lincoln Center Business District, which is also scheduled for public hearing before the Lincoln City Council on **Monday, November 15, 2010, at 3:00 p.m.**

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 project planner, Christy Eichorn (441-7603 or ceichorn@lincoln.ne.gov). The proposed resolution and ordinance will appear on the City Council agenda for introduction on November 8, 2010, and may be accessed on the internet at <http://www.lincoln.ne.gov/city/council/index.htm> on Thursday afternoon, November 4, 2010.

Sincerely,

 Jean Preister
 Administrative Officer

cc: Dave Landis, Urban Development
 Dallas McGee, Urban Development
 Hallie Salem, Urban Development
 Rick Peo, Chief Assistant City Attorney
 Norm Agena, County Assessor
 Terry Uland, Downtown Lincoln Association
 Angie Tucci, The Dairy House, LLC, 729 Q Street, 68508
 Eric Schafer, Telesis, Inc., 729 Q Street, 68508
 Tom Huston, Attorney, 233 S. 13th Street, Suite 1900, 68508
 Samuel P. Olson, 410 S. 7th Street, 68508
 Burlington Northern, Inc., P.O. Box 961089, Ft. Worth, TX 76161-0089

q:\pc\notif\2010\CPC10008 cchrg

TO BE PUBLISHED ONCE EACH WEEK FOR TWO CONSECUTIVE WEEKS IN THE LINCOLN JOURNAL STAR ON FRIDAY, October 29, 2010 AND FRIDAY, November 5, 2010:

Notice is hereby given that the Lincoln City Council will hold a public hearing on **Monday, November 15, 2010, at 3:00 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 requested by the Director of the Urban Development Department accepting and approving a proposed amendment to the Lincoln Center Redevelopment Plan to add the "Telesis Meadowgold Redevelopment Project" to redevelop the former Meadowgold manufacturing complex into a complex of mixed-use industrial buildings and a residential/commercial building. The Project Area includes the entirety of Block 84, Original Lincoln, and the surrounding rights-of-way in the South Haymarket area of Downtown Lincoln, including M Street north to the property line, 7th Street west to the property line, L Street south to the property line, and 8th Street east to the property line. The Lincoln Center Redevelopment Plan Area is generally bounded by Salt Creek, Interstate 180 and "R" Street on the north, 17th Street on the east, "G" Street on the south, and Salt Creek, 2nd Street and Sun Valley Boulevard on the west.

Joan Ross
City Clerk