

## J. THE LINCOLN STAR BUILDINGS REDEVELOPMENT PROJECT

### 1. Revitalization Project Description

The Lincoln Star Buildings Redevelopment Project, as part of the revitalization/ redevelopment involves a portion of Block 88 and the M Street right of way within the downtown mixed use revitalization/development area (see Exhibit IV-115 for project boundary). The project involves a combination of public and private resources detailed in this section. The project area is presently occupied by the four (4) structures (formerly Back to the Bible Complex) being renovated (The Star Building, The Star Annex, The Back to the Bible Tower, and the historically significant Palace Stables) and two-structure College of Hair Design Complex. A fifth building/facade (Townsend) may be relocated to this block. The public elements of the project include rebuilding the sidewalks and (repairing/sealing) sidewalk vaults, roof/slab, and streetscape/landscape improvements, and building an alley skywalk bridge connecting the Back to the Bible Tower (or Star South Annex), and the Carriage Park Garage. The skywalk bridge is necessary to provide the parking and pedestrian connection from the renovated Star buildings to the city parking garages and to provide pedestrian access into the existing downtown skywalk system. The redevelopment/revitalization will result in the following improvements:

The Lincoln Star Buildings Complex - An aggregate of four integrated buildings of varying heights and designs to be substantially renovated with new windows/facades and interior construction, some of which are historically significant. All of these buildings will be converted into office space. A fifth building (Townsend) may be relocated to this block. In addition, an underground fuel tank exists under the 12th Street sidewalk (city rights-of-way) at the northeast corner of the Star South Annex Building. The tank must be removed, which may involve environmental requirements, issues/concerns. All these improvements/activities will be the responsibility of the private developer.

College of Hair Design Complex - An aggregate of two integrated buildings (two-story without basement; three-story with basement), both have structures exterior and interior building, electrical, plumbing and heating systems in good to very good/well-maintained condition except for the south half of the basement, which is presently being renovated for classroom, conference room and office space. The entire complex is used for beautician and barber education and training, and made up of a service area, classrooms, offices, lounge, and some apartment units for student housing. (See Exhibit IV-114 - Site Plan).

Skywalk - A skywalk bridge is proposed to be constructed over the privately owned, east-west alley between 11th and 12th Streets. The skywalk bridge may be open on its sides or enclosed with support columns which may need to occupy Carriage Park Garage alley setback space. The proposed skywalk will allow an easy, convenient connection between the Carriage Park Garage and the redeveloped Star Buildings. This may be a public or private improvement.

Public Improvements/Amenities - Installation, construction or re-construction of streets, curbs, sidewalks, utilities, drives, sidewalks, vaults, and streetscape improvements, i.e. landscaping, benches, bike racks, trash receptacles, may be accomplished as or where necessary.

Design - The actual size and design of the public improvements, including the M Street Promenade Streetscape, are to be determined after the city secures the services of professional engineers/architects and receives public input.

Public Improvements - See Exhibit IV-116.

## 2. Statutory Elements

### a. Property Acquisition, Relocation, Demolition and Disposition

Accomplishing the Lincoln Star Buildings Redevelopment Project requires no actual ownership acquisition of property. However, the skywalk bridge will require public action within the existing building improvements and such property rights and air rights necessary to be acquired for streetscape/vault construction and construction of the skywalk bridge and the buildings' facade connection demolition work by the city of Lincoln.

In addition, the city may need to provide for access to, from, and through the Carriage Park Garage facility and the Lincoln Star Buildings Complex for pedestrian use.

#### ~~(1) Acquisition~~

The city of Lincoln will acquire such easements, property rights, and air rights necessary to construct the skywalk bridge on the following portions of the indicated block:

Block 88: ~~(a) air rights over a portion of the private alley between Lots 2 and 3, north side (private property), and Lots 10 and 11, south side (public property, or between Lot 1 (private property), and Lot 12 (public property), for construction of skywalk bridge.~~

~~(b) easements and property rights on portions of Lots 2 and 3, or Lot 1 for construction through building facade connection. (See Exhibit 115).~~

The city may acquire the necessary fees, easements, property rights, air rights, and covenants by way of voluntary purchase (see Land Acquisition Proposals, Appendix B).

~~(2) Demolition~~

~~After the city of Lincoln has acquired the easements, property rights and air rights on Block 88 indicated above (a), it will prepare the site/building facades for construction including securing insurance and bonds, and taking other necessary measures to protect citizens, the project, and surrounding property.~~

~~(3) Disposition~~

~~Should demolition be required, the city will take necessary measures to protect citizens, the project, and surrounding property. No sale of property is necessary to accomplish this project.~~

b. Population Density

No population density exists in the Lincoln Star Buildings Complex and will remain unchanged. The apartment units in the College of Hair Design Complex will remain as is (student housing).

c. Land Coverage and Building Density

The present land coverage and building density will increase only if the Townsend Building is moved to the project site.

d. Traffic Flow, Street Layouts and Street Grades

It is anticipated that this project will increase the pedestrian and automobile traffic.

~~The street layout and street grades will remain as is. Street lanes, sidewalk, and bike lanes may be modified as a result of this project to create a traffic flow consistent with the Downtown Master Plan, as well as plans for West Haymarket, Antelope Valley, and other redevelopment projects. The City will work interdepartmentally and with adjacent property owners on design changes to existing street configurations.~~

e. Parking

The redevelopment project area is served by the recently constructed 710-space Carriage Park Garage public parking facility.

~~On-street parking may be modified as a result of this project. The City will work interdepartmentally and with adjacent property owners on design changes to existing parking configurations.~~

~~Parking on the north half of the west side of 12th Street may be modified from parallel parking to diagonal parking, and additional diagonal parking may be added in front of the Palace Stables Building after the overhead doors and associated driveways are removed.~~

~~The skywalk bridge will provide the opportunity for the redeveloped Lincoln Star Buildings to be more efficiently served by the existing inventory of public and private parking garage spaces (Carriage Park/Cornhusker/CTU).~~

f. Zoning, Building Codes and Ordinances

The present Lincoln Central Business District (B-4) zoning allows for the type of development proposed. Likewise, the city's adoption of the Uniform Code for the Abatement of Dangerous Buildings, the Uniform Building Code and their specific city amendments will properly protect the public health, safety and welfare of the people. At this time, there are no contemplated changes in the city's zoning laws or building codes to implement these projects. ~~It may be necessary, however, to adopt ordinances to special assess skywalks and to issue community improvement financing bonds.~~

g. Public Utilities

Public utilities located in the project area will remain. ~~However, where necessary, may be modified, replaced, or rerouted to enable construction of the skywalk bridge or relocation of the Townsend Building.~~

3. Proposed Cost and Financing

The total initial expenditure for the Lincoln Star Buildings Redevelopment Project is was estimated to be \$1,931,441; public (City) \$451,441, and private \$1,480,000. Funds not yet expended and additional TIF funds expected to be accrued as part of the original investment will be used toward the expansion of the M Street streetscape design and improvements. The funds may be used on design and construction of utilities and streetscape improvements, including removal or redevelopment of vaults, and construction or installation of sidewalks, streets, curbs, drives, and streetscape amenities. The source of public funds for these improvements will be community improvement financing generated from the private development within the project area. Community Improvement Financing is estimated to be \$ .6 million. Additional funds for the construction of M Street improvement will need to be designated as part of existing and future redevelopment projects along the M Street corridor. Exhibit IV-117 contains a breakdown of the public's and developer's estimated expenditures.

~~The project's existing property produces an annual ad-valorem tax of approximately \$2,465. With the renovation/revitalization activities completed, it is anticipated that a net increase of \$28,200 a year in taxes generated by the project.~~

The acquisition of property easements/rights and air rights, where necessary, for construction of the skywalk bridge, implementation of streetscape/vaults and other public improvements and professional services fees for public improvements may be funded by the public using a combination of the following sources:

~~a. Any ad-valorem tax levied upon real property in the redevelopment project on Block 88, Lots 1, 2, 3, and 4, and N.C. Brook Replat, Lots A, B, C, D, E, and F, and vacated alleys, for the benefit of any public body, shall be divided for a period not to exceed 15 years after the effective date of such provision by the governing body as follows:~~

~~(1) That portion of the ad-valorem tax which is produced by the levy at the rate fixed each year by and for each such public body upon the redevelopment project valuation shall be paid into the funds of each such~~

public body in the same population as are all other taxes collected by or for the body; and

(2) That portion of the ad valorem tax on real property in the redevelopment project is excess of such amount, if any, shall be allocated to and, when collected, paid into a special fund of the authority to pay the principal of, and interest on, and any premiums due in connection with the bonds of, loans, notes, or advances of money to, or indebtedness incurred by, whether funded, refunded, assumed, or otherwise, such development for financing or refinancing, in whole or in part, a redevelopment project. When such bonds, loans, notes, advances of money, or indebtedness, including interest in premiums due, have been paid, the authority shall so notify the County Assessor and County Treasurer and all ad valorem taxes upon taxable real property in such a development project shall be paid into the funds of the respective public bodies.

Exhibit VI 118 summarizes community improvement financing bonds for the Lincoln Star Buildings Redevelopment Project.

b. Earned Interest Income.

c. Special Assessment Funding.

d. CDBG Façade Improvement Program (Loan).

e. CDBG Program for Redevelopment.

Construction of public improvements will be limited to the amount of Community Improvement Financing Funds available, subject to availability of the other funding sources.

The effective date of the community improvement financing provisions of the Lincoln Star Buildings Redevelopment Project is declared to be the 16th day of December, 1996, (City Council approval date of the project).

#### 4. Implementation Steps

Under the Nebraska Community Development Law, the first step in redeveloping an area is for the city to declare the area blighted and substandard and in need of redevelopment/revitalization. The Lincoln City Council completed this first step by declaring the Downtown Area blighted on October 22, 1984, and affirmed by resolution on October 19, 1987, the area as "blighted and substandard." The City Council determined that private enterprise could not redevelop this area without the assistance provided by the Community Development Law (see Blight Resolutions, Appendix 1 and Appendix 9).

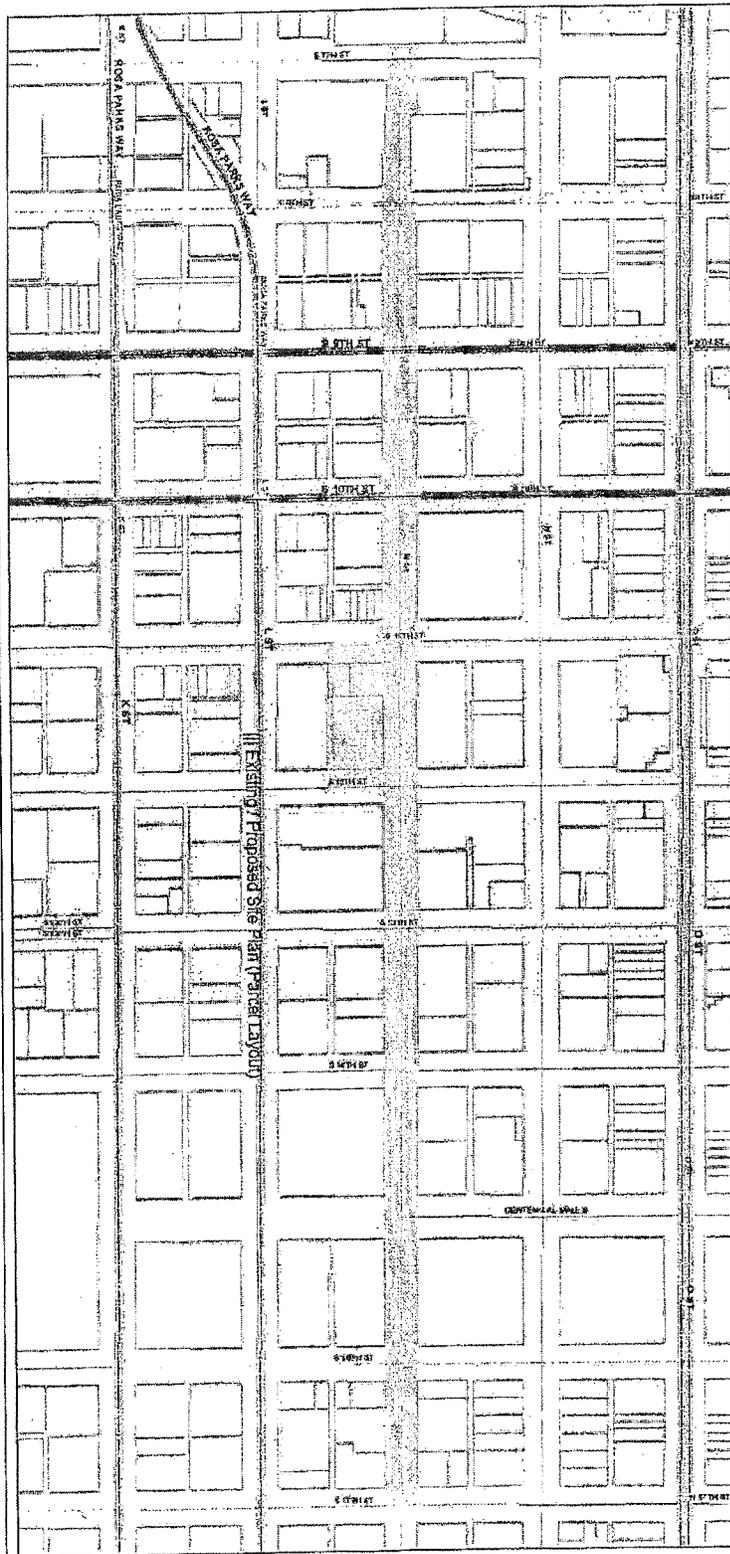
The implementation steps for the Redevelopment Project are:

— Negotiate redevelopment agreements with developers.

— Issue and sell Community Improvement Financing notes or bonds.

~~Acquire property easements/rights and air rights (as required for \$1.00 and other considerations).~~

~~Select architects and engineers pursuant to city standard practice to design the public facilities and improvements.~~

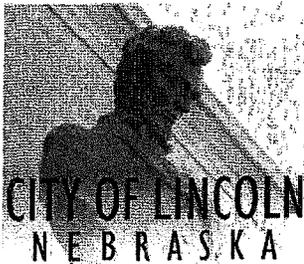


**Exhibit IV - 114**  
 Existing / Proposed Site Plan (Parcel Layout)

Lincoln Star Building, TIF Boundary Expansion  
 Lincoln Center Redevelopment Area

Prepared by:  
 The City of Lincoln, MO  
 Creation/Revision on: 12/15/2015





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

February 11, 2011

TO: Neighborhood Associations/Organizations  
Deb Schorr, 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. 11001**  
(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. 11001**, requested by the Director of the Urban Development Department, to review a proposed amendment to the **Lincoln Center Redevelopment Plan** as to conformance with the 2030 Lincoln-Lancaster County Comprehensive Plan. The proposed amendment extends the "Lincoln Star Buildings Redevelopment Project" area to include the M Street right-of-way from 7<sup>th</sup> Street to 17<sup>th</sup> Street to allow for streetscape design and improvements. The "Lincoln Star Buildings Redevelopment Project" involves a portion of Block 88 within the downtown mixed use revitalization/development area. The Lincoln Center Redevelopment Plan Area is generally bounded by Salt Creek, Interstate 180 and "R" Street on the north, 17<sup>th</sup> Street on the east, "G" Street on the south, and Salt Creek, 2<sup>nd</sup> Street and Sun Valley Boulevard on the west. A copy of the proposed amendment and map 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, February 23, 2011**. 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.

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](mailto:hsalem@lincoln.ne.gov); or the project planner in the Planning Department, Christy Eichorn, at 402-441-7603 or [ceichorn@lincoln.ne.gov](mailto: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](mailto:plan@lincoln.ne.gov), or by fax to 402-441-6377. The Planning Department staff report and recommendation will be available in the Planning Department office on Thursday, February 17, 2011, 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](http://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  
Trish Owen, Mayor's Office  
Steve Masters, Public Works & Utilities

## ATTACHMENT "C"

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

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

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

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

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

William Carver  
Near South Neigh. Assn.  
2202 Washington St.  
Lincoln, NE 68502

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

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

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

Sarah Disbrow  
Irvingdale Neigh. Assn.  
1903 Sewell St.  
Lincoln, NE 68503

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

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

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

Kitty Fynbu  
Irvingdale Neigh. Assn.

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

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

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

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

Russ Irwin  
Clinton Neigh. Org.  
3274 Merrill St.  
Lincoln, NE 68503

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

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

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

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

Steve Larrick  
South Salt Creek Neigh. Assn.  
920 S. 8th St.  
Lincoln, NE 68508

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

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

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

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

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

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

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

Peggy Struwe  
Hawley Area Assn./co Neighborworks

Alene Swinehart  
Irvingdale Neigh. Assn.  
1834 Ryons  
Lincoln, NE 68502

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

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

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

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

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

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

**Dave Landis**  
**Urban Development**

**Hallie Salem**  
**Urban Development**

**Deb Schorr, 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**  
**8800 "O" Street**  
**Lincoln, NE 68520**

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

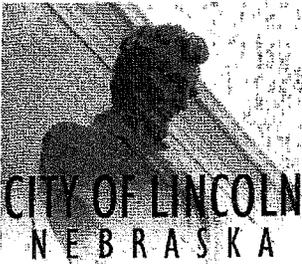
**Rick Peo**  
**Chief Assistant City Attorney**

**Norm Agena**  
**County Assessor**

**Steve Masters**  
**Public Works & Utilities**

**Trish Owen**  
**Mayor's Office**

q:\pc\notif2011\CPC11001.labels



Lincoln-Lancaster County Planning Department  
Marvin S. Krout, Director  
555 South 10th Street / Suite 213  
Lincoln, Nebraska 68508  
402-441-7491 / fax: 402-441-6377  
Lynn Sunderman, Chair  
City-County  
Planning Commission  
**LANCASTER**  
NEBRASKA



MAYOR CHRIS BEUTLER

lincoln.ne.gov

March 4, 2011

TO: Neighborhood Associations/Organizations  
Deb Schorr, 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**

Pursuant to Neb. Rev. Stat. § 18-2109, you are hereby advised that the request by the Director of the City Urban Development Department for a resolution adopting and approving a proposed amendment to the **Lincoln Center Redevelopment Plan** is scheduled for public hearing before the Lincoln City Council on **Monday, March 21, 2011, at 3:00 p.m.** in the Hearing Room on the first floor of the County-City Building, 555 South 10<sup>th</sup> Street, Lincoln, Nebraska. The proposed amendment extends the "Lincoln Star Buildings Redevelopment Project" area to include the M Street right-of-way from 7<sup>th</sup> Street to 17<sup>th</sup> Street to allow for streetscape design and improvements. The "Lincoln Star Buildings Redevelopment Project" involves a portion of Block 88 within the downtown mixed use revitalization/development area. The Lincoln Center Redevelopment Plan Area is generally bounded by Salt Creek, Interstate 180 and "R" Street on the north, 17<sup>th</sup> Street on the east, "G" Street on the south, and Salt Creek, 2<sup>nd</sup> Street and Sun Valley Boulevard on the west. A map showing the project boundaries and the proposed amendment language were previously provided to you.

On February 23, 2011, the Lincoln City-Lancaster County Planning Commission 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. 11001**).

If you would like additional information, you are encouraged to contact Hallie Salem in the Urban Development Department (402-441-7866 or [hsalem@lincoln.ne.gov](mailto:hsalem@lincoln.ne.gov)), or the Planning Department staff planner, Christy Eichorn (402-441-7603 or [ceichorn@lincoln.ne.gov](mailto:ceichorn@lincoln.ne.gov)). The proposed resolution will appear on the City Council agenda for introduction on March 14, 2011, and may be accessed on the internet at <http://www.lincoln.ne.gov/city/council/index.htm> on Thursday afternoon, March 10, 2011.

Sincerely,  
  
Jean Preister  
Administrative Officer

cc: Dave Landis, Urban Development  
Hallie Salem, Urban Development  
Rick Peo, Chief Assistant City Attorney  
Norm Agena, County Assessor  
Steve Masters, Public Works & Utilities  
Trish Owen, Mayor's office

i:\pc\notif\2011\CPC11001 cchrg

**TO BE PUBLISHED ONCE EACH WEEK FOR TWO CONSECUTIVE WEEKS IN THE LINCOLN JOURNAL STAR ON FRIDAY, March 4, 2011 AND FRIDAY, March 11, 2011:**

Notice is hereby given that the Lincoln City Council will hold a public hearing on **Monday, March 21, 2011, at 3:00 p.m.**, in the City Council Hearing Room on first floor of the County-City Building, 555 South 10<sup>th</sup> Street, Lincoln, Nebraska, on the following item. For more information, call the Urban Development Department (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 as to conformance with the 2030 Lincoln-Lancaster County Comprehensive Plan. The proposed amendment extends the "Lincoln Star Buildings Redevelopment Project" area to include the M Street right-of-way from 7<sup>th</sup> Street to 17<sup>th</sup> Street to allow for streetscape design and improvements. The "Lincoln Star Buildings Redevelopment Project" involves a portion of Block 88 within the downtown mixed use revitalization/development area. The Lincoln Center Redevelopment Plan Area is generally bounded by Salt Creek, Interstate 180 and "R" Street on the north, 17<sup>th</sup> Street on the east, "G" Street on the south, and Salt Creek, 2<sup>nd</sup> Street and Sun Valley Boulevard on the west.
2. A resolution requested by the Director of the Urban Development Department accepting and approving a proposed amendment to the Northwest Corridors Redevelopment Plan as to conformance with the 2030 Lincoln-Lancaster County Comprehensive Plan. The proposed amendment adds the "University of Nebraska Technology Park Project #3: World's Foremost Bank Project" located within the University of Nebraska Technology Park, and includes the construction of a 40,000 square foot office/commercial building and a parking lot, on property generally located north of the existing bank location at 4800 N.W. 1<sup>st</sup> Street. The Northwest Corridors Redevelopment Plan area is generally along Sun Valley Boulevard from West O Street to Cornhusker Highway, along Cornhusker Highway from I-180 to N.W. 12<sup>th</sup> Street, along N.W. 12<sup>th</sup> Street from Cornhusker Highway to Highlands Boulevard, Highlands Boulevard from N.W. 12<sup>th</sup> Street to N.W. 1<sup>st</sup> Street, and West Superior Street from N.W. 1<sup>st</sup> Street to I-180.

Joan Ross  
City Clerk