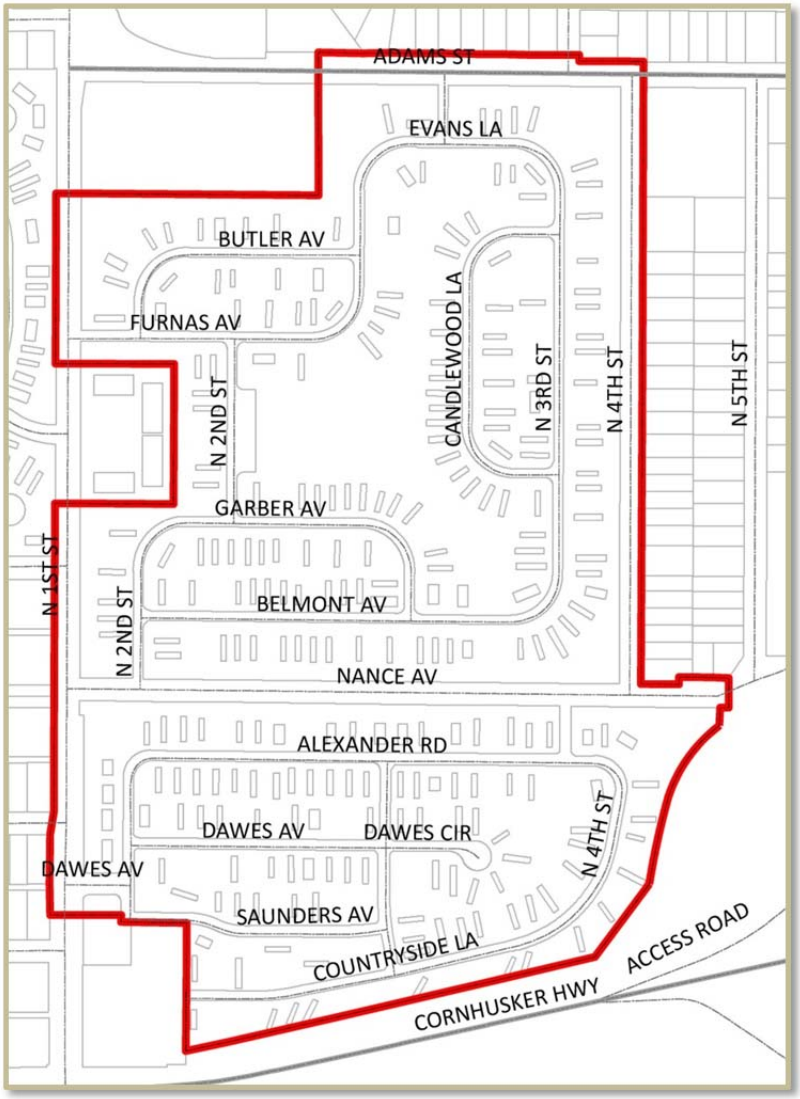
Attachment "A"

1st & Cornhusker Redevelopment Plan

DRAFT



Prepared by:

City of Lincoln, Nebraska
Chris Beutler, Mayor

Urban Development Department
David Landis, Director

Approved by:

Planning Commission:
December 12, 2012

City Council:
Month xx, 2012

Table of Contents

Introduction **1**
Plan Requirements 2
Existing Conditions **4**
Land Use 4
Zoning 5
Parks & Recreation Facilities and Trails 5
Transportation 6
Public Utilities 7
Historic Significance 9
Blight & Substandard Determination Study 9
Summary of Existing Conditions and Identified Issues 10
Redevelopment Plan **12**
LPlan 2040 – Guiding Principles 12
1st & Cornhusker Redevelopment Activities 13
Future Land Use 14
Redevelopment Processes 14
Estimated Expenditures 15
Conformance with Comprehensive Plan 15
Financing 15
Appendix A: Cost Benefit Analysis **17**

List of Exhibits

Exhibit 1: City Context 1
Exhibit 2: Area Boundaries 1
Exhibit 3: Existing Land Use 4
Exhibit 4: Existing Zoning 5
Exhibit 5: Parks, Bus Routes, Bike Trails & Open Space 6
Exhibit 6: Proposed Future Land Use 14

List of Tables

Table 1: Existing Land Use Distribution 4

Introduction

The *1st & Cornhusker Redevelopment Plan* outlines a vision for collaborative redevelopment between the public sector and private sector within the redevelopment area in northwest Lincoln. Exhibit 1 illustrates the location of the area within the broader context of the City of Lincoln and Exhibit 2 shows the boundaries of the redevelopment area encompassing approximately 78 acres.

The legal description of the area includes all portions of the following parcels at Section 14, Township 10, Range 6, 6th Principal Meridian, within the City of Lincoln, Lancaster County, Nebraska:

- Countryside Estates Mobile Home Park – Lots 92 & 94, NW & Woods Bros. North Acres W 52' Lot 103 & Lots 104-110
- Woodlawn Estates Mobile Home Park – Irregular Tract Lot 82 NW & Woods Bros. North Acres Lot 88.

The redevelopment area includes two mobile home parks: Countryside Estates Mobile Home Park (south of Nance Avenue), and Woodlawn Estates Mobile Home Park (north of Nance Avenue). Census block data indicates the population in the area has decreased from 969 to 885 since 2000. A total of 273 mobile homes are currently located in the redevelopment area, in addition to a community building, and a storage facility.

Land uses in the area include mobile homes, street right-of-way, and vacant mobile home pad sites. Roughly 95% of the redevelopment area has been developed. Of the area's 78 acres, approximately 67% of the property is devoted to mobile homes, 28% to right-of-way, and 5% to vacant pad sites.

The area has begun to show some signs of decline. The average age of mobile homes is nearly 32 years old. The infrastructure is also old and in poor condition. As a result, a *Blight and Substandard Determination Study* was completed in April of 2012. The *Study* confirmed the number, degree, and distribution of blighting factors and warrants designating the area blighted and substandard.

Exhibit 1: City Context

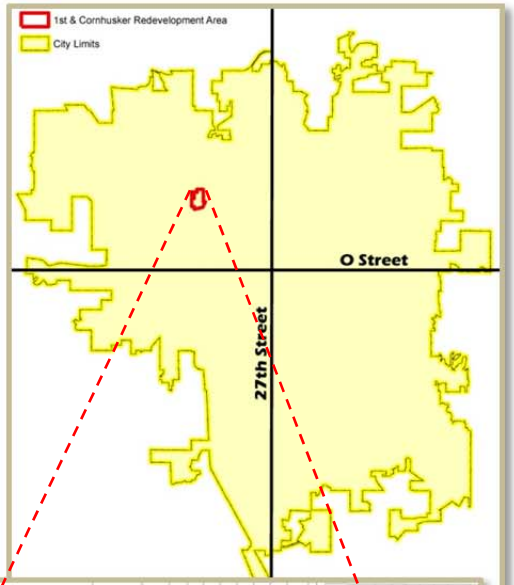


Exhibit 2: Area Boundaries

The City recognizes continuing blight and deterioration as a threat to the stability and vitality of the area. Revitalization efforts cannot reasonably occur without public action. The *1st & Cornhusker Redevelopment Plan* provides a guide for public and private partners to redevelop the area.

Plan Requirements

Redevelopment activities are guided by Community Development Law, Neb. Rev. Stat., Section 18-2101, et. seq. (as amended). The statutes indicate the governing body must declare the project area substandard and blighted in order to prepare a redevelopment plan.

The City has authorized its Urban Development Department to act as the redevelopment authority under applicable Law. The Urban Development Department has developed a plan for guiding appropriate private and public resources to:

- Eliminate or prevent the development or spread of urban blight;
- Encourage urban rehabilitation;
- Provide for the redevelopment of substandard and blighted areas including provision for the prevention of the spread of blight into areas of the municipality which are free from blight through diligent enforcement of housing, zoning, and occupancy controls and standards;
- Rehabilitation or conservation of substandard and blighted areas or portions thereof by re-planning, removing congestion, providing parks, playgrounds, and other public improvements by encouraging voluntary rehabilitation and by compelling the repair and rehabilitation of deteriorated or deteriorating structures; and,
- Clear and redevelop substandard and blighted areas or portions thereof.

The Community Development Law section 18.2111 defines the minimum requirements of a redevelopment plan as follows:

> "A redevelopment plan shall be sufficiently complete to indicate its relationship to definite local objectives as to appropriate land uses, improved traffic, public transportation, public utilities, recreational and community facilities and other public improvements, and the proposed land uses and building requirements in the redevelopment project areas..."

Section 18.2111 outlines six elements that must be included in all redevelopment plans:

1. The boundaries of the redevelopment project area with a map showing the existing uses and condition of the real property area;
2. A land-use plan showing proposed uses of the area;
3. Information showing the standards of population densities, land coverage, and building intensities in the area after redevelopment;
4. A statement of the proposed changes, if any, in zoning ordinances or maps, street layouts, street levels or grades, or building codes and ordinances;
5. A site plan of the area;
6. A statement as to the kind and number of additional public facilities or utilities which will be required to support the new land uses in the area after redevelopment.

In making the recommendation to approve this plan, the Urban Development Department has considered the land uses and building requirements of the 1st & Cornhusker redevelopment area and determined they are in conformance with the general plan for redevelopment in the city and represent a coordinated, adjusted, and harmonious development of the city and its environs. These determinations are in accordance with:

- Present and future needs to promote health, safety, morals, order, convenience, prosperity;
- The general welfare; and
- Efficiency and economy in the process of development.

Factors considered in the determination included among other things:

- Adequate provision for traffic, vehicular parking;

- Promotion of fire safety and prevention of other dangers;
- Adequate provision for light and air;
- Promotion of the healthful and convenient distribution of population;
- Provision of adequate transportation, water, sewerage, and other public utilities;
- Schools, parks, recreational and community facilities, and other public requirements;
- Promotion of sound design and arrangement;
- Efficient expenditure of public funds; and
- Prevention of insanitary or unsafe dwelling accommodations or conditions of blight.

Existing Conditions

Land Use

The 1st & Cornhusker redevelopment area includes approximately 78 acres of land, 95% of which has been developed (Table 1). The area is bounded by several arterial streets including North 1st Street, which forms the western boundary, North 4th Street, which serves as the eastern boundary, and Adams Street which defines the north edge. Additionally, the area is directly adjacent to Cornhusker Highway to the south. Nance Avenue is the primary local street, which runs for three blocks east and west connecting North 1st Street and North 4th Street. Approximately 28% of the Redevelopment Area is street right-of-way.

The two remaining land uses includes mobile homes (67.0%), and vacant mobile home pad sites (4.7%).

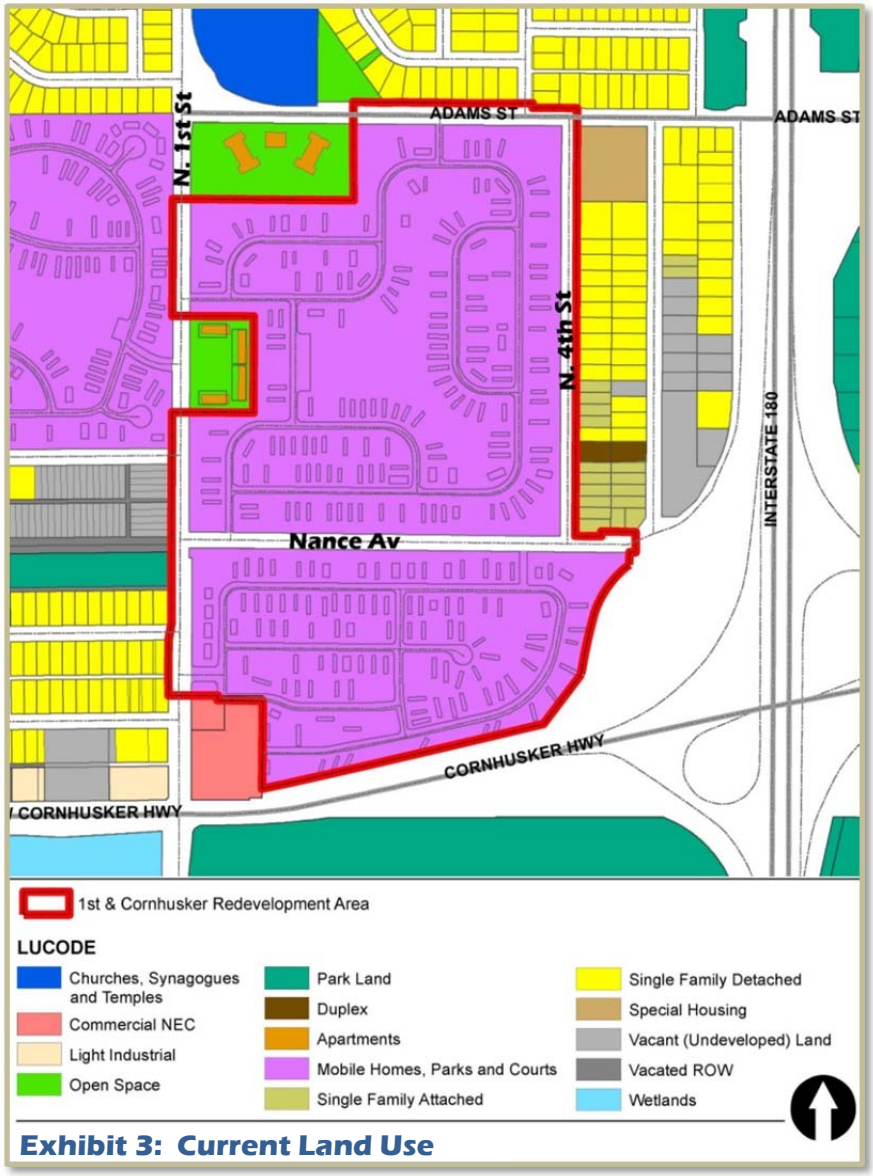


Exhibit 3: Current Land Use

Table 1: Current Land Use Distribution

Land Use	Acres	Percent
Public/Quasi Public	0.1	0
Street R.O.W.*	22.0	28.3%
Mobile Home	52.2	67.0%
Parks & Recreation	0	0
Commercial	0	0
Industrial	0	0
Total Land Developed	**74.3**	**95.3%**
Vacant Mobile Home Pad Sites	3.7	4.7%
Total Area	**78.0**	**100.0%**

*(includes private streets)

Zoning

Exhibit 4 identifies existing zoning districts within the 1st & Cornhusker redevelopment area. The area features low density residential zones, as well as low density commercial zoning requiring highway visibility on lots directly adjacent to Cornhusker Highway. Zoning districts within the redevelopment area include:

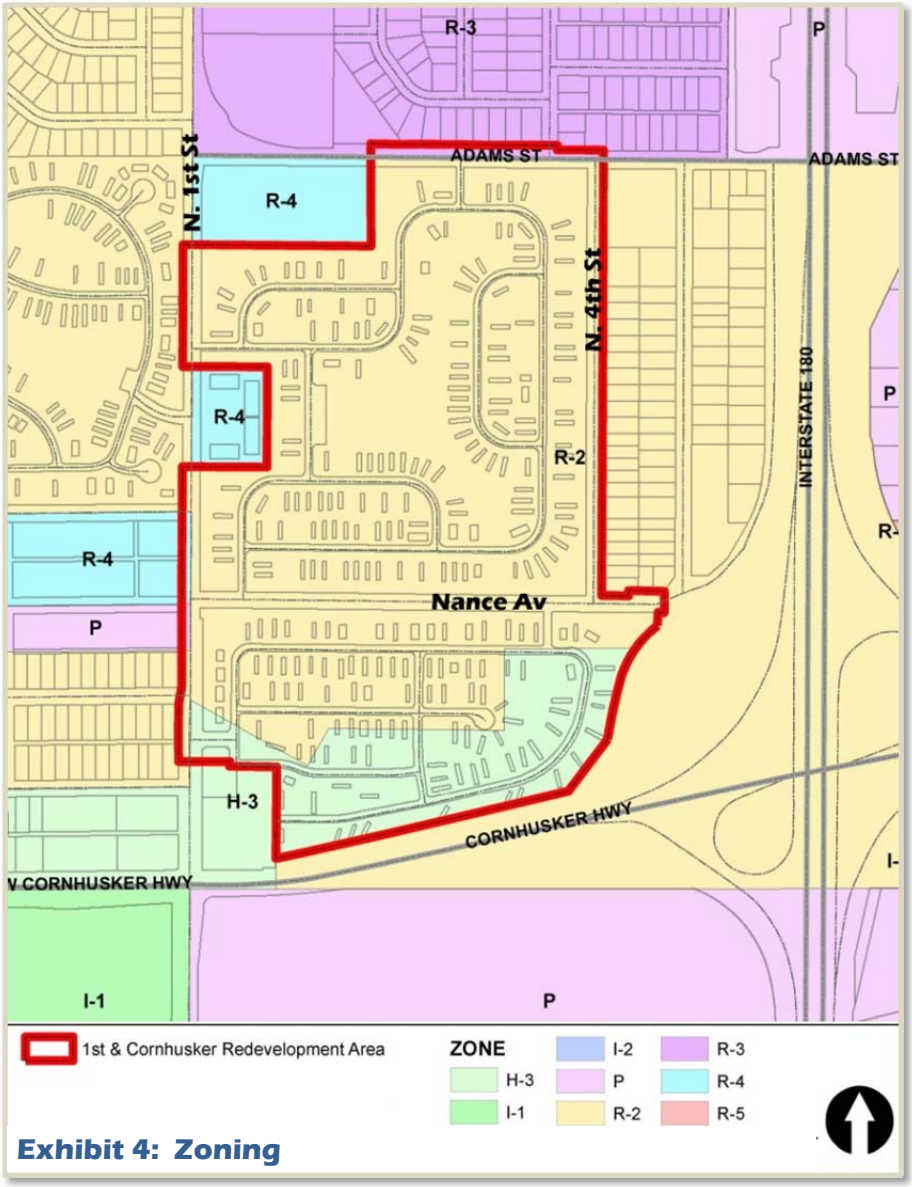


Exhibit 4: Zoning

- R-2 Residential District

  This district is intended to provide a generally stable residential use in areas of the city that are largely developed. With a gross density of generally three to five dwelling units per acre, this district permits single- and two-family dwellings and supportive community services, such as parks, playgrounds, schools, libraries, and churches.

- H-3 Highway Commercial District

  This is a district for a redeveloping area intended to provide for low-density commercial uses requiring high visibility and/or access from major highways. The uses permitted generally include those of the neighborhood and highway business areas.

Parks & Recreation Facilities and Trails

- Parks & Trails

  Although there are no parks, recreation facilities, or trails directly inside the footprint of the 1st & Cornhusker Redevelopment Area, the neighborhood is served by West Lincoln Park to the west and Oak Lake Park to the south (see Exhibit 5). In addition, a bike trail is located along the east side of 1st Street from Nance Street heading north, connecting to the Superior Street trail.

Future plans call for trail development that will bring this trail south from Nance to Cornhusker to connect with the trail south of Cornhusker, circling Oak Lake, and connecting with the Salt Creek Levee Trail and Haymarket Trails network. Ideally this work would be completed when the 1st & Cornhusker intersection is re-done.

There is a designated on-street Bike Route along Adams Street going through the re-development area.

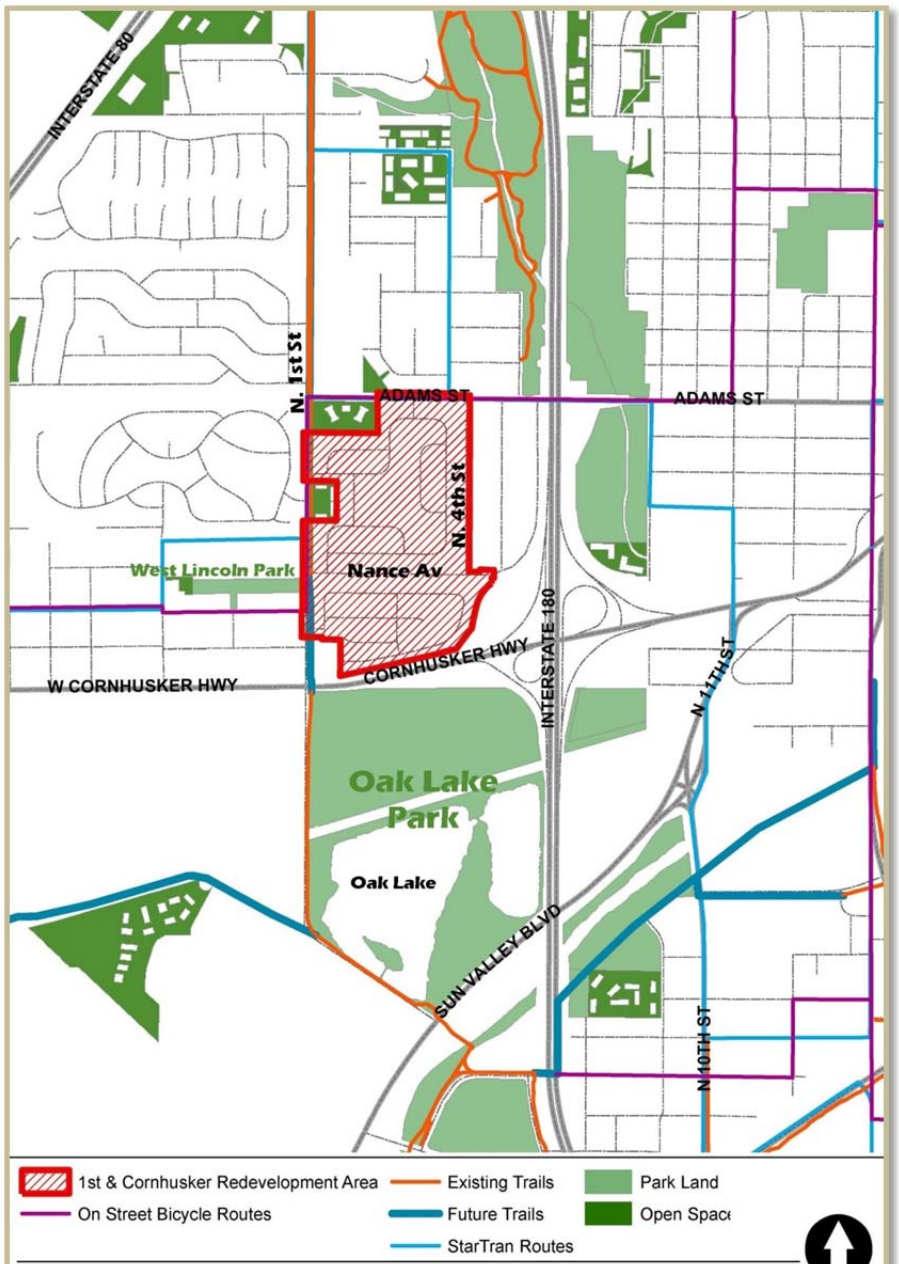


Exhibit 5: Parks, Bus Routes, Bike Trails & Open Space

Transportation

- Traffic

Cornhusker Highway is the primary east-west thoroughfare which borders the area. Cornhusker carries approximately 20,000 vehicles per day. The land uses north of Cornhusker are largely commercial with some residential. Cornhusker is not only a vital link to the city's transportation network spanning from I-80 on the west to I-80 on the east, it is also a vital link to the businesses in the Redevelopment Area.

The primary north-south arterial street neighboring this development is 1st Street. 1st Street carries an Average Daily Traffic (ADT) of 7,200 vehicles, and serves as a connection between Superior Street on the north and Sun Valley Boulevard (US Highway 6) on the south. An improvement project was recently completed that widens 1st Street, adds a center turn lane, a bicycle trail and a roundabout at the Adams Street/Laramie Trail intersection.

Another primary east-west street bordering the north side of the redevelopment area is Adams Street. Adams is a two lane road that has an ADT of 6,800 vehicles.

- Access and Parking Issues

Numerous driveways on arterial streets degrade traffic flow because they can create conflict points. When vehicles enter or exit traffic flow it can impede the flow of traffic and create safety hazards for both vehicles and pedestrians. Vehicles entering and exiting driveways on arterial

streets generally result in a higher number of crashes. As redevelopment occurs, consideration should be given to minimizing the number of driveways on arterial streets.

New or revised accesses will be required to meet the conditions of the Access Management Policy. Turn lanes will likely be required for access to 1st Street and Adams Street, and access spacing requirements will be enforced. No access will be allowed to Cornhusker Highway.

No on-street parking is allowed on the major streets surrounding the development area. However, each mobile home pad site includes parking for only two vehicles, which pushes parking onto the private streets. On-street parking is acceptable on local streets, but, combined with a lack of sidewalks, could potentially result in dangerous vehicular/pedestrian conflicts.

- Public Transportation

  The 1st & Cornhusker Redevelopment Area is served by StarTran's #52/53 bus route (Gaslight/West A), as shown in Exhibit 5. The north leg of this route, which includes several stops on North 1st Street, serves as the primary link between northwest Lincoln and downtown.

- Street Conditions

  According to the Blight and Substandard Study of the area, Nance Avenue, a public street that separates the two mobile home parks is in "fair" condition. Nance Avenue is a gravel-surfaced road. The majority of the privately-owned streets in the area are rated as being in "good" to "fair" condition, though severe cracking and potholes do exist. Approximately 73% of the parcels in the area are accessed by streets in "good" condition, the remaining 27% were deemed to be in "fair" condition. North 1st Street has been widened and rehabilitated this year and is in excellent condition. Adams Street, 4th Street, and the portion of Nance Avenue that is paved are in "good" condition.

- Sidewalk & Pedestrian Activity

  All parcels within the Countryside Estates Mobile Home Park include sidewalks that abut mobile home pads. These sidewalks were observed to be in "fair" condition. The Woodlawn Estates Mobile Home Park has no sidewalks, which results in pedestrian traffic on the streets.

- Street Layout

  The redevelopment area currently features two mobile home parks. Accordingly, the street pattern features private access streets, and four access points to major/minor public streets. 1st Street provides the only access to Cornhusker Highway, North 3rd Street connects the mobile home parks to Adams Street; and Dawes, Nance, and Furnace Avenues connect to 1st Street. With several no-outlet roads, the street layout provides poor circulation and results in accessibility issues to the redevelopment area.

Public Utilities

Basic infrastructure is in place within the redevelopment area; however, as a result of age and continued demand, maintenance and replacement concerns are anticipated to be more prevalent.

The 1st & Cornhusker Redevelopment Area is served by the following utilities:

- Sanitary Sewer
- Storm Sewer
- Water Lines
- Gas Lines
- Electrical Conduits (overhead & underground)
- Telephone Conduits (overhead & underground) - private
- Cable Conduits (overhead & underground) - private

- Sanitary Sewer System

  The sewer mains in the area are adequately sized, and the coverage is good. The pipes are mostly constructed of vitrified clay pipe, and contain minor defects. These mains will need to be lined with polyvinyl chloride (PVC) inner sleeves or replaced in the near future.

- Watershed Management

  The 1st & Cornhusker Redevelopment Area drains predominately south via an unnamed tributary to Oak Creek. There are three open channel segments providing the drainage to this area. Two of these open channel segments drain east to the tributary channel (one is south of Nance Avenue and the other is south of Adams Street). The tributary channel flows north to south and is in between North 2nd and North 3rd Streets north of Nance Avenue and east of North 3rd Street south of Nance Avenue.

  There are some relatively minor closed (underground storm drain pipes) drainage systems that drain to the tributary channel. There has not been a study in this area and there have been no reports of excessive flooding in the area. As a result, there are no known drainage deficiencies in the area, other than some of the open channels seem to be incised and experiencing some bank destabilization.

  The southern portion of the site (significant portions of Countryside Lane) is in the Oak Creek floodplain with a portion of the floodplain extending up the tributary to Alexander Road. There are no known wetlands in the area.

  The storm drain systems in the City of Lincoln have a state and federal stormwater permit. Per the permit, only stormwater runoff and a few other limited items are allowed in the storm drain system. Any private connections to the storm drain system allowed by local, state and federal law need to be coordinated through the City of Lincoln Public Works Department - Maintenance Division. This area also drains to and through Cornhusker Highway (Highway 6) and as a result the Nebraska Department of Roads may have the authority to review any changes in drainage to their right-of-way.

- Water System

  The area has limited service from public water mains as a result of the mobile home parks, which are served by master water meters and private water distribution systems. Although the City does not maintain records on the private system, it is generally understood that the private water system is in poor condition and is not suitable for public water main use. Public water mains are available in North 1st, Adams, North 4th and Garber Ave. These water mains are considered to be in good condition.

- Street Lighting

  The lighting on Adams St and the north end of 4th Street is on wood poles fed with overhead wire. This lighting was installed in the early 1990's and is in good condition.

- The lighting on the south end of 4th St is on wood poles fed with underground wire, was installed in 1995, and is in good condition.
- The lighting on Nance Ave is on wood poles fed with overhead wire, was installed in 1982, and is in fair condition.
- The lighting on 1st St. from Nance north is on steel poles fed with underground wire, was installed in 2012, and is in excellent condition.
- The lighting on 1st St. from Nance south is on steel poles fed with underground wire, was installed in 1977, and is in good condition.

All of the streets within the mobile home courts are private, and are owned and maintained by the owner. Lighting within the mobile home parks is on wood poles, fed with underground wire that is owned and maintained by LES.

Historic Significance

There are no historic properties or areas of historic significance in the Redevelopment Area.

Blight & Substandard Determination Study

For a project in Lincoln to be eligible for redevelopment, the proposed area must qualify as both "Blighted" and "Substandard" based on Nebraska Community Development Law. At the private sectors request, The *1st & Cornhusker Highway Blight and Substandard Determination Study* was undertaken to determine whether conditions exist to warrant designation of the redevelopment area as a "Blighted and Substandard Area" in accordance with provisions of law. The study includes a formal investigation of the existence and extent of blighting and substandard factors outlined in Nebraska legislation.

- Process

  The Consultant's evaluation included an exterior condition survey of all buildings in both mobile home parks (275 total structures, including 273 mobile homes, a Community Building, and a storage facility), a parcel by parcel field survey that included 323 separate parcels to determine existing and adjacent land use, general condition, existence of debris, parking issues, and street, alley, and sidewalk conditions.

  Aerial photographs were analyzed to determine the number of property owners within the Redevelopment Area. Public records were reviewed on each parcel to determine property valuation, tax amounts, and whether or not tax delinquencies existed.

- Findings

  All four substandard factors set forth in the Nebraska Community Development Law, are present to a "strong" or "reasonable" extent in the Area. Of the 12 blighting factors, 10 are present or reasonably distributed throughout the 1st & Cornhusker redevelopment Area are:

  Substandard Factors Present in the 1st & Cornhusker Redevelopment Area

  - Dilapidated/deterioration of structures.
  - Age or obsolescence of structures.
  - Inadequate provision for ventilation, light, air, sanitation or open spaces.
  - Existence of conditions which endanger life or property by fire and other causes.

  Blight Factors Present in the 1st & Cornhusker Redevelopment Area

  - A substantial number of deteriorated or dilapidated structures.

- Existence of defective or inadequate street layout.
- Faulty lot layout in relation to size, adequacy, accessibility or usefulness.
- Insanitary or unsafe conditions.
- Deterioration of site or other improvements.
- Diversity of ownership.
- Improper subdivision or obsolete platting.
- The existence of conditions which endanger life or property by fire or other causes.
- Other environmental and blighting factors.
- One of the other five conditions: area population has decreased since 2000 Census.

All of the previously listed factors are reasonably present throughout the 1st & Cornhusker Redevelopment Area. The Blight & Substandard Determination Study concludes that the declining population, insanitary and unsafe conditions, deterioration of site or other improvements, and the existence of conditions which endanger life or property by fire or other causes are a sufficient basis for designation of the 1st & Cornhusker Redevelopment Area to be blighted and substandard. The Lincoln City Council concurred and, on October 29, 2012, declared the area blighted and substandard.

Summary of Existing Conditions and Identified Issues

The following summary of existing conditions and identified issues and concerns should be considered in conjunction with the Guiding Principles (listed in the following section) to provide a framework for determining projects in the 1st & Cornhusker area.

- The majority of the structures are more than 40 years old and in deteriorating or dilapidated condition.
- Local streets are in fair to poor condition, including portions with severe cracking and extensive pot holes.
- Water mains, and other utilities (gas, telephone, electrical) were installed more than 40 years ago. Significant maintenance, repair, or replacement is anticipated.
- Only one water tap from the City of Lincoln supports both mobile home parks.
- The street layout designed to serve the mobile home parks, along with the existence of private access roads, and road with no outlets, creates poor traffic circulation and severe accessibility issues.
- Few of the private streets in the mobile home parks have access to city maintained streets.

- Parking is inadequate. Each mobile home pad contains parking for only two vehicles. This pushes parking into the street, which combined with a lack of sidewalks, creates potentially dangerous conditions for pedestrians.
- Sidewalks are lacking in the area. All parcels in the Countryside Estates Mobile Home Park have sidewalks abutting private streets, observed to be in fair condition. However, the Woodlawn Estates Mobile Home Park has no sidewalks, which requires pedestrians to use streets as a walking path.
- The existing street lighting is generally considered to be in good condition.

Redevelopment Plan

LPlan 2040 - Guiding Principles

LPlan 2040 is the Lincoln-Lancaster County 2040 Comprehensive Plan. The *Plan* embodies Lincoln and Lancaster County's shared vision for the future, to the year 2040. It outlines where, how and when the community intends to grow, how to preserve and enhance the things that make it special, and strategies for implementing the vision for how we will live, work, play and get around in the future.

The relevant principles listed below are taken directly from *LPlan 2040*. These precepts will be used as a guide for redevelopment activities in combination with the concerns identified in previous sections of the *1st & Cornhusker Redevelopment Plan.*

Business & Economy - Guiding Principles

- Promote and foster appropriate, balanced, and focused future economic growth that maintains the quality of life of the community.
- Seek to efficiently utilize investments in existing and future public infrastructure to advance economy.
- Strive for predictability for neighborhoods and developers.
- Encourage and provide incentives for mixed uses in future developments.
- Encourage commercial centers to encompass a broad range of land uses with the integration of compatible land use types.

Commercial and Industrial Development Strategies

It is the policy that Commercial and Industrial Centers in Lancaster County:

- Locate in existing underdeveloped or redeveloping commercial and industrial areas in order to remove blighted conditions and to more efficiently utilize existing infrastructure.
- Enhance entryways or public way corridors, when developing adjacent to corridors.
- Encourage public-private partnerships, strategic alliances, and collaborative efforts as a means to accomplish future economic objectives.

Strategies for Commercial Centers

- Discourage single use centers. Office parks should include supporting retail and residential components, while shopping centers should include supporting office and residential uses.
- Develop smaller stores next to larger anchor stores in centers to encourage small businesses and to provide a variety of goods and services for customers using the centers.
- Develop Commercial Centers as compact clusters or mixed use nodes with appropriate site design features to accommodate shared parking and ease of pedestrian movement, to minimize impact on adjacent areas, and encourage a unique character.
- Design new Commercial Centers in a manner that facilitates future development and intensification of land uses on the site.

Mixed-Use Redevelopment - Guiding Principles

Mixed use redevelopment should:

- Target existing underdeveloped or redeveloping commercial and industrial areas in order to remove blighted conditions and more efficiently utilize existing infra-structure.
- Be located and designed in a manner compatible with existing or planned land uses.

- Enhance entryways when developing adjacent to these corridors.
- Incorporate and enhance street networks with multiple modes of transportation in order to maximize access and mobility options.
- Create neighborhoods that include homes, stores, workplaces, schools, and places to recreate.
- Encourage residential mixed use for identified corridors and redeveloping Regional, Community, Neighborhood, and Mixed Use Office Centers identified as nodes.

Strategies for Mixed Use Redevelopment Nodes and Corridors

Mixed-Use Redevelopment Nodes and Corridors should strive to locate:

- In proximity to planned or existing neighborhoods and community services, to facilitate access to existing community services or to address a deficiency by providing services such as grocery stores, childcare centers, and restaurants.
- On at least one arterial street to help provide for traffic and utility capacity and access to transit.

1st & Cornhusker Redevelopment Activities

The 1st & Cornhusker redevelopment area presents a unique opportunity: rarely are 78 acres available for redevelopment in the core of the city. The area should redevelop as a mixed-use center containing a variety of retail, office and housing opportunities, consistent with the LPlan 2040 guiding principles for Mixed Use and Nodes and Corridors. Efforts should be given to accommodating all modes of travel and providing connectivity to, and within, the site particularly for pedestrians and bicyclists. Aesthetic improvements should consider the pedestrian experience.

Redevelopment will require relocation or demolition of the existing mobile homes. In conjunction with redevelopment projects, site preparation (demolition and grading) will be necessary. Improvements to sewer and water systems will be required along with an internal roadway system and parking to facilitate new uses. Re-zoning will likely be required as well. Public relocation rights and benefits will be implicated to the extent that the ultimate redevelopment projects contemplate and require public participation and involvement.

Public Improvements

In conjunction with redevelopment, the following public improvements should occur:

1. Construct a right turn lane at the 1st & Cornhusker intersection.
2. Convert 1st Street from three to four through lanes.
3. Construct a right turn lane at 1st and Belmont.
4. When P.M. peak trips reach an established threshold, realign the existing intersection between Saunders and W. Dawes to intersect with Dawes Avenue.
5. Allow right-in/right-out access at the intersection of 1st and Furnas.
6. Construct turn lanes on Adams.

Private Improvements

Commercial Improvements

The following commercial improvements could occur:

1. Free standing retail: 150,000 square feet.
2. Specialty retail: 5,100 square feet
3. A 100 room hotel

4. Fast food restaurant: 1,000 square feet.
5. Office: 190,000 square feet

Residential Improvements

The site could accommodate 450 residential units that may be a combination of apartments, townhomes and detached single-family homes.

Future Land Use

Exhibit 6 is a Proposed Future Land Use map. The overall density of the redevelopment area will increase with this mixed-use redevelopment that may include some multi-family residential.

Redevelopment Processes

Public improvements and redevelopment activities may require construction easements; vacation of street and alley right-of-way; temporary and permanent relocation of businesses and residences; demolition, disposal/sale of property; and site preparation (may include driveway easements; paving driveways, approaches and sidewalks outside property lines; relocation of overhead utility lines; and rerouting/upgrading of underground utilities as needed). The processes for these activities include the following:

- Property Acquisition
  The City may acquire the necessary fees, easements, property and covenants through voluntary negotiations. (See the *Land Acquisition Policy Statement*, on file at the Urban Development Department and available on request). However, if voluntary agreement is not possible, the City may institute eminent domain proceedings.

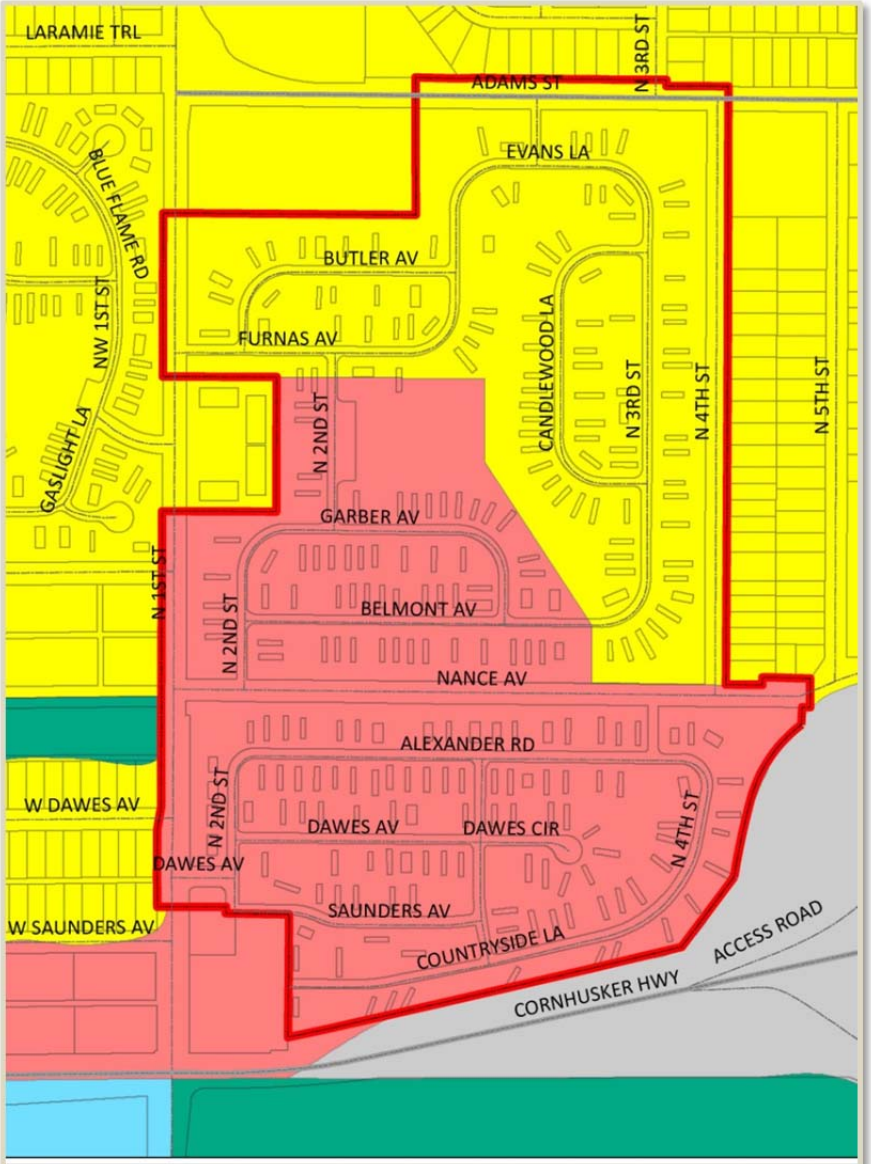


Exhibit 6: Proposed Future Land Use

- Relocation

  Relocation may involve the temporary or permanent relocation of families, individuals, or businesses to complete redevelopment activities. Relocation will be completed according to local, state, and federal relocation regulations (see *Relocation Assistance,* on file at the Urban Development Department and available on request).

- Demolition

  Demolition will include clearing sites on property proposed for public improvements; necessary capping, removal or replacing utilities; site preparation; securing insurance and bonds; and taking other necessary measures to protect citizens and surround properties. Measures to mitigate environmental findings may also be necessary, if determined by site testing.

- Disposal/Disposition

  Future sub-area projects may include the sale of land to private developers for redevelopment purposes. Developers will be selected in an equitable, open, and competitive proposal process according to City requirements.

- Requests for Proposals

  Architects and engineers will follow the City's standard selection processes to design public facilities and improvements. Primary contractors for public facilities and improvements will also be competitively selected.

Estimated Expenditures

The preliminary estimate for private investment is approximately $75 to $80 million. More detailed costs will be estimated as projects are identified. Public improvements may be constructed using Tax Increment Financing (TIF) funds generated from private development.

See Appendix A for a preliminary cost benefit analysis.

Conformance with Comprehensive Plan

The *LPlan 2040*, adopted October, 2011, as amended, represents the local goals, objectives, and policies of the City of Lincoln. The *1st & Cornhusker Redevelopment Plan* was developed to be consistent with the *Comprehensive Plan*. The future land use map in *LPlan 2040* will be amended to reflect the expanded commercial area identified in this Redevelopment Plan.

Financing

The primary burden for revitalization of the redevelopment area must be on the private sector. The City must provide public services and public improvements and participate where necessary in the redevelopment process, but the needs of the area are beyond the City's capacity to do alone. Financing of proposed improvements will require participation by both the private and public sectors.

Sources of funding may include the following:

1. Special Assessments – Business Improvement District
2. Private Contributions
3. Sale of Land (Proceeds from the sale of land acquired for redevelopment, as identified in the Redevelopment Plan, shall be reinvested in the redevelopment area
4. Municipal Infrastructure Redevelopment Fund (MIRF)

5. Community Development Block Grant Funds (CDBG)
6. Home Investment Partnership Act (HOME)
7. HUD Section 108 Loan Program
8. Community Improvement (Tax Increment) Financing (Ad Valorem Tax)
9. Capital Improvements Program Budget
10. Federal and State Grants
11. Interest Income
12. Advance Land Acquisition Fund – property rights/easements, public facility site acquisition.
13. Impact Fees

Project activities will be undertaken subject to the limit and source of funding authorize and approved by the Mayor and City Council.

According to the *Community Development Law*, any ad valorem tax levied upon real property in the redevelopment project for the benefit of any public body shall be divided, for a period not exceed 15 years after the effective date of such provision, by the governing body as follows:

> *That portion of the ad valorem tax which is produced by the levy at the rate fixed each year by or for each such public body upon the redevelopment project valuation shall be paid into the funds of each such public body in the same proportion as are all other taxes collected by or for the body; and*
> *That portion of the ad valorem tax on real property in the redevelopment project in excess of such amount, if any, shall be allocated to and, when collected, paid into a special fund of the authority to be used solely to pay the principal of, the interest on, and any premiums due in connection with the bonds of loan, notes, or advances of money to, or indebtedness incurred by, whether funded, refunded, assumed, or otherwise, such authority for financing or refinancing, in whole or in part, the redevelopment project. When such bonds, loans, notes, advances of money, or indebtedness, including interest and 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 redevelopment project shall be paid into the funds of the respective public bodies.*

The effective date for the Community Improvement Financing for each Redevelopment Project shall be identified in the project redevelopment contract or in the resolution of the authority authorizing the issuance of bonds pursuant to Neb. Rev. Stat. Section 18-2124.

Appendix A

Cost Benefit Analysis

Nebraska Community Development Law (NE Res. Stat #18-2147) requires the completion of a cost benefit analysis for redevelopment projects. The City's Law Department has interpreted the requirement to mean that the analysis must be completed in conjunction with the Redevelopment Plan. Since projects are not fully developed, the analysis will be cursory; however, more detailed analyses will be completed as projects develop and will be brought before the City Council in conjunction with redevelopment agreements.

Private investment in the redevelopment area is estimated to range from $75 to $80 million. This is a very preliminary and rough estimate, based on full build out. It is likely that tax increment financing (TIF) will conservatively generate in excess of $5 million. As commercial development occurs, employment within the area will increase. Redevelopment construction will generate new sales tax revenue as will potential new retail businesses in the project area. An increased need for services and products from existing and new businesses will have a multiplier effect on local jobs; i.e., maintenance and service functions including janitorial services, and parts and supplies.

Eliminating blight by construction of new buildings will have a positive impact on the area, increasing street appeal while providing new housing and commercial businesses. Cornhusker Highway is an entryway corridor into the city. Revitalizing the area will have a positive impact on travelers coming into Lincoln from the airport as well as city residents traveling on Cornhusker.

ATTACHMENT "B"

CITY OF LINCOLN NEBRASKA

LINCOLN-LANCASTER COUNTY
PLANNING DEPARTMENT
555 South 10th Street Suite 213 Lincoln, NE 68508
402-441-7491 fax: 402-441-6377 lincoln.ne.gov

LANCASTER COUNTY NEBRASKA

November 30, 2012

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. 12020**
(1st & Cornhusker 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. 12020,** requested by the Director of the Urban Development Department, to review as to conformance with the 2040 Lincoln-Lancaster County Comprehensive Plan, the proposed **"1st & Cornhusker Redevelopment Plan".** The Redevelopment Plan area consists of an estimated 78 acres, more or less, comprised of mobile home residential land use, generally bounded by Cornhusker Highway on the south, N. 4th Street on the east, Adams Street on the north and N. 1st Street on the west, Lincoln, Lancaster County, Nebraska. A map showing the boundaries and the Introduction from the Redevelopment Plan document are attached. The entire Redevelopment Plan document may be found at www.lincoln.ne.gov (Keyword= PATS), search by Application No. CPC12020.

A public hearing on this application will be held before the Lincoln City/Lancaster County Planning Commission on **Wednesday, December 12, 2012.** 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 Hearing Room 112 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 Wynn Hjermstad in the Urban Development Department at 402-441-8211 or whjermstad@lincoln.ne.gov; or the project planner in the Planning Department, Brandon Garrett, at 402-441-6373 or bgarrett@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, December 6, 2012, 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).

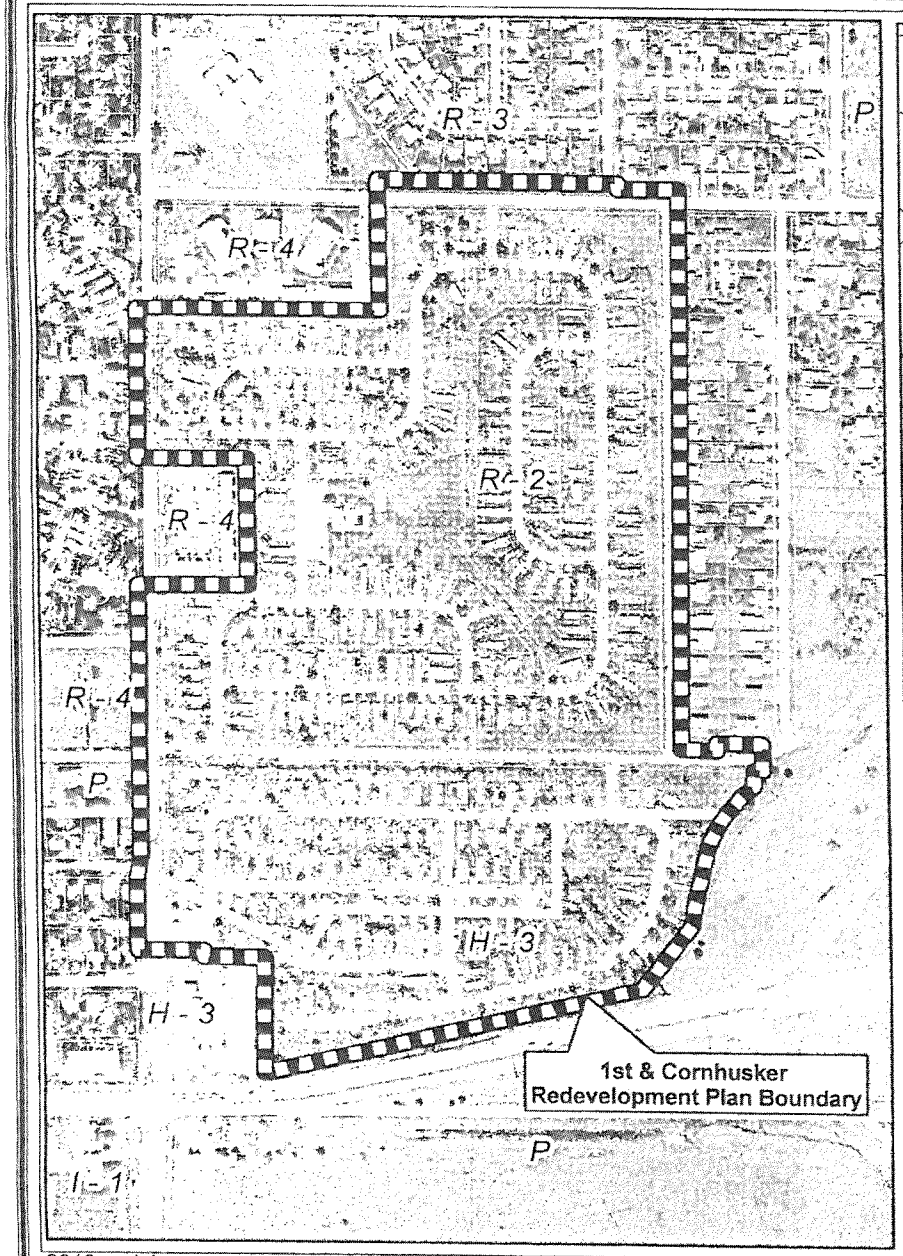
Sincerely,

Jean Preister
Administrative Officer

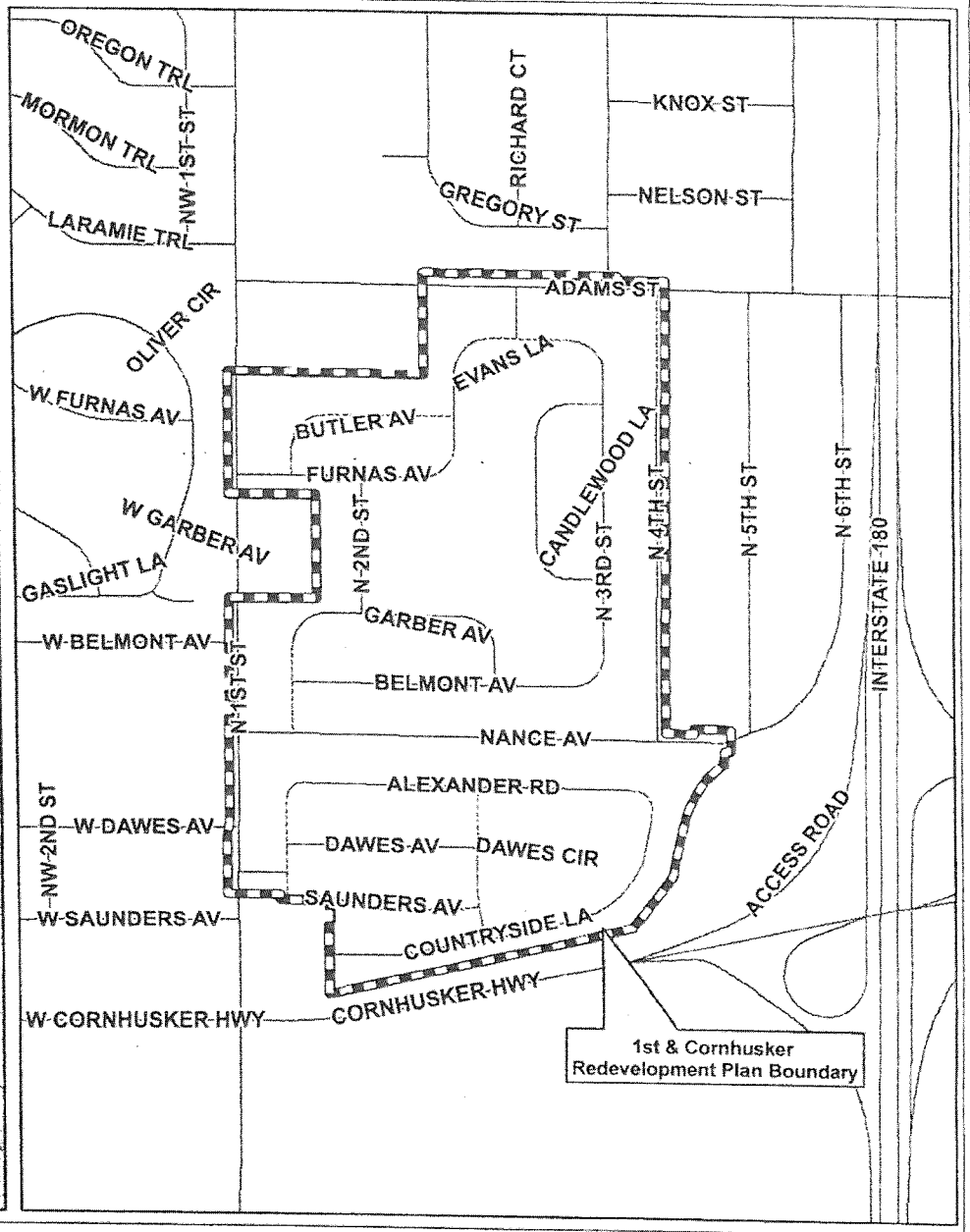
cc: David Landis, Urban Development
Wynn Hjermstad, Urban Development
Rick Peo, Chief Assistant City Attorney
Norm Agena, County Assessor
Roger Pecsok, Continuum Partners, LLC
Mark Tompkins, Continuum Partners, LLC
Mike Eckert, Civil Design Group

DEVELOPMENT SERVICES CENTER DSC

i:\pc\notif\2012\CPC12020 pcltr



2010 aerial



m:\plan\arcview\CPCRevelopmentAreaDrawings.mxd (CPC12020)

Comp Plan Conformance #12020

1st & Cornhusker Redevelopment Plan

ATTACHMENT "C"

Ken Bradshaw
Capitol Beach Community Assn.
CBCA PO Box 81141
Lincoln, NE 68501

Myrna Coleman
Highlands Neigh. Assn.
504 W. Joel St.
Lincoln, NE 68521

Jason Fortik
Highlands Neighborhood Assn.
1200 Hawkfly Road
Lincoln, NE 68521

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

Allana Novotny
Suncrest Association, Inc.
3905 N. 7th Street
Lincoln, NE 68521

Shawn Ryba
Belmont Community Organization
4411 N. Park Blvd
Lincoln, NE 68521

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

Joann Tumbleson
Homestead Park Homeowners Association
2840 NW 9th St.
Lincoln, NE 68521

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

Dave Landis
Urban Development

Wynn Hjermstad
Urban Development

Deb Schorr, Chair
Lancaster County Board of Commissioners

Dr. Steve Joel, Superintendent
Lincoln Public Schools
P.O. Box 82889
Lincoln, NE 68501

Educational Service Unit #18
c/o David Myers
P.O. Box 82889
Lincoln, NE 68501

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

Mark Tompkins
Continuum Partners, LLC
7171 W. Alaska Drive
Lakewood, CO 80226

Roger Pecsok
Continuum Partners, LLC
7171 W. Alaska Drive
Lakewood, CO 80226

Mike Eckert
Civil Design Group
8535 Executive Woods Drive, #200
Lincoln, NE 68512

Tom Huston
Attorney at Law
233 S. 13th Street, Suite 1900
Lincoln, NE 68508

q:\pc\notif\2012\CPC 12020 Labels

ATTACHMENT "D"

CITY OF LINCOLN NEBRASKA

LINCOLN-LANCASTER COUNTY PLANNING DEPARTMENT
555 South 10th Street Suite 213 Lincoln, NE 68508
402-441-7491 fax: 402-441-6377 lincoln.ne.gov

LANCASTER COUNTY NEBRASKA

January 25, 2013

TO: Neighborhood Associations/Organizations
Larry Hudkins, 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: **1st & Cornhusker Redevelopment Plan**
(North 1st Street and Cornhusker Highway)

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 the **"1st and Cornhusker Redevelopment Plan"** is scheduled for public hearing before the Lincoln City Council on ***Monday, February 11, 2013, at 3:00 p.m.,*** in Hearing Room 112 on the first floor of the County-City Building, 555 South 10th Street, Lincoln, Nebraska.

The Redevelopment Plan area consists of an estimated 78 acres, more or less, comprised of mobile home residential land use, generally bounded by Cornhusker Highway on the south, N. 4th Street on the east, Adams Street on the north and N. 1st Street on the west, Lincoln, Lancaster County, Nebraska. A map showing the boundaries and the Introduction from the Redevelopment Plan document were previously provided to you. The entire Redevelopment Plan document may be found at www.lincoln.ne.gov (Keyword= PATS), search by Application No. CPC12020.

On December 12, 2012, the Lincoln City-Lancaster County Planning Commission voted 6-0 to find the proposed 1st & Cornhusker Redevelopment Plan to be in conformance with the 2040 Comprehensive Plan **(Comprehensive Plan Conformance No. 12020)**.

If you would like additional information, you are encouraged to contact Wynn Hjermstad in the Urban Development Department (402-441-8211 or whjermstad@lincoln.ne.gov), or the Planning Department staff planner, Brandon Garrett (402-441-6373 or bgarrett@lincoln.ne.gov). The proposed resolution will appear on the City Council agenda for introduction on February 4, 2013, and may be accessed on the internet at http://www.lincoln.ne.gov/city/council/index.htm on Thursday afternoon, January 31, 2013.

Sincerely,

Jean Preister

Jean Preister
Administrative Officer

cc: Dave Landis, Urban Development
Wynn Hjermstad, Urban Development
Rick Peo, Chief Assistant City Attorney
Norm Agena, County Assessor
Roger Pecsok, Continuum Partners, LLC
Mark Tompkins, Continuum Partners, LLC
Tom Huston, Attorney
Mike Eckert, Civil Design Group

DEVELOPMENT SERVICES CENTER DSC

i:\pc\notif\2013\CPC12020 cchrg

ATTACHMENT "E"

TO BE PUBLISHED ONCE EACH WEEK FOR TWO CONSECUTIVE WEEKS IN THE LINCOLN JOURNAL STAR ON FRIDAY, January 25, 2013 AND FRIDAY, February 1, 2013:

Notice is hereby given that the Lincoln City Council will hold a public hearing on **Monday, February 11, 2013, 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 items. For more information, call the Urban Development Department (402-441-7606) or the Planning Department (402-441-7491):

1. A resolution requested by the Director of the Urban Development Department adopting the proposed "1st & Cornhusker Redevelopment Plan". The Redevelopment Plan area consists of an estimated 78 acres, more or less, comprised of mobile home residential land use, generally bounded by Cornhusker Highway on the south, N. 4th Street on the east, Adams Street on the north and N. 1st Street on the west, Lincoln, Lancaster County, Nebraska.

2. A resolution requested by the Director of the Urban Development Department adopting a proposed amendment to the Antelope Valley Redevelopment Plan adding "The Wrap Project", which will be listed as Project M in the Antelope Valley Redevelopment Plan. The project includes approximately 160 dwelling units and a 1600 stall parking garage generally located at 18th and Q Streets. The Antelope Valley Redevelopment Plan area north of Downtown is generally bounded by Salt Creek on the north, by the BNSF Railroad tracks on the south, by Antelope Creek on the east and by Interstate I-180 on the west; the area east of Downtown is generally bounded by 17th Street on the west, 27th Street on the east, the BNSF Railroad tracks on the north and "D" and "E" Streets on the south, Lincoln, Lancaster County, Nebraska.

Joan Ross
City Clerk

q:\pc\legal\2013\CPC12020 and CPC12024 cchrg.doc