

## ATTACHMENT "A"

## ANTELOPE VALLEY REDEVELOPMENT PLAN LINCOLN,

74n

and, other public improvements and enhancements allowed under the law.

Funding sources and uses will be negotiated as part of the redevelopment agreement, subject to approval by the Mayor and City Council.

#### N. 21st and N Redevelopment Project: The Exchange at Antelope Valley

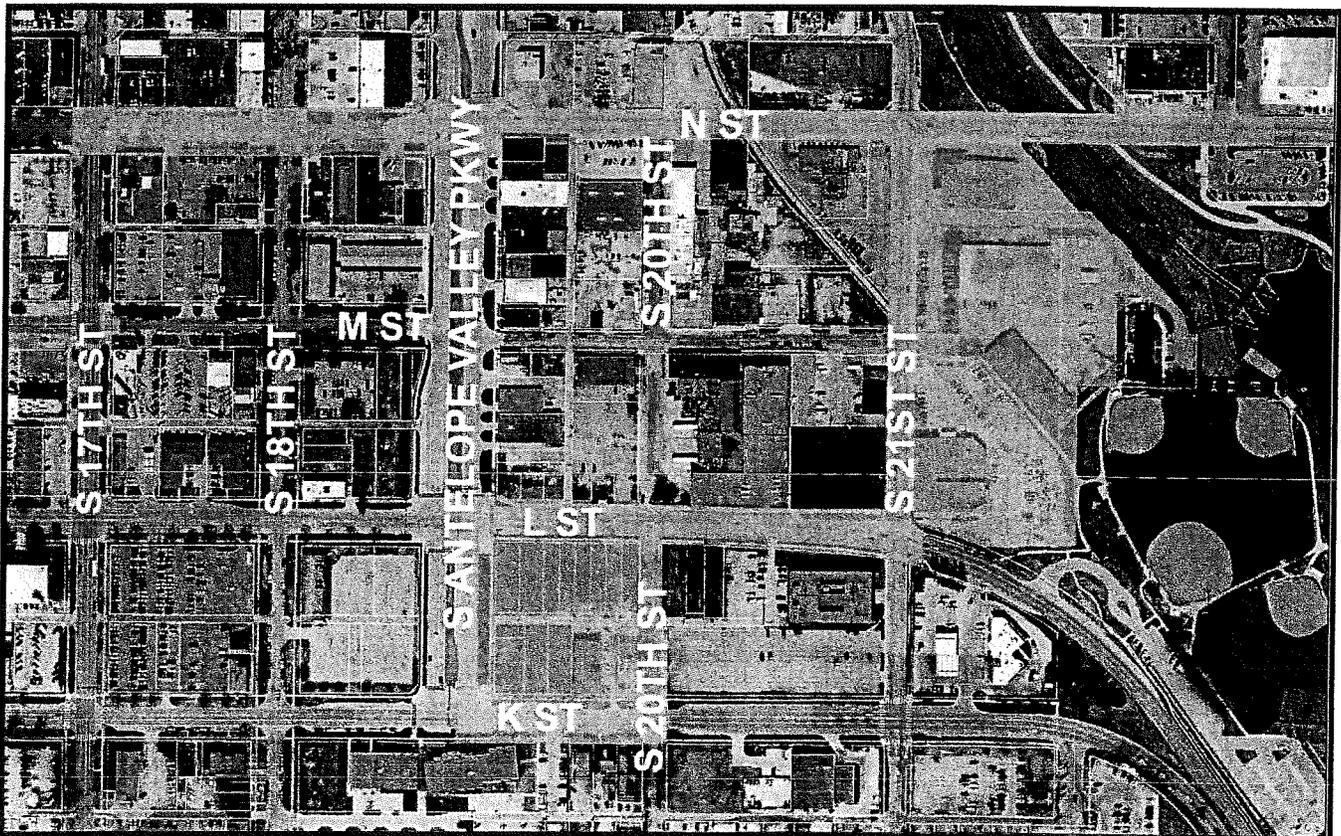
##### 1. Project Description

The Exchange at Antelope Valley project will redevelop the area generally located at 21st and N Streets between L Street on the south, N Street on the north, 21st on the west and the Antelope Valley channel on the east. The City ROW is included; along N Street from S. 17th Street through the intersection at S. 23rd Street and along L Street from S. Antelope Valley Parkway to S. 21st Street. The redevelopment area also includes the block between K and L, 20th to Antelope Valley Parkway. The 21st & N site is currently comprised of three publicly owned structures and a private property, the old LT&T warehouse to the south. The site between K and L, 20th and Antelope Valley Parkway is primarily vacant with

two residential structures. The entire area is zoned B-4 and City-owned property has been declared surplus. The project is consistent with the goals of the *Antelope Valley Redevelopment Plan* and the Antelope Valley Future Land Use Map, Figure 18, page 54, which identifies the area as mixed-use.

The project consists of three parts: Part A is located along N Street and is a mixed-use building, approximately 12,000 square feet, to include first floor retail and two floors of market rate apartments with approximately 28 units; Part B, to the south of the mixed-use building, is comprised of high density row housing. Approximately 67 market rate units will be available for home ownership. Part C is located between K and L, 20th to Antelope Valley Parkway and includes an approximately 40,000 square foot grocery store. All Parts include associated parking.

The project will include acquisition and demolition of existing structures, relocation of existing Parks and Recreation Department facilities, construction of internal streets, sewer and water, and the vacation of 20th Street. It is in the best interests of the City, in order to facilitate the location of a grocery store in



21st & N Redevelopment Area: Project Boundary

downtown Lincoln, to vacate 20th Street between K and L Streets and convey the entirety of the right-of-way to the redeveloper. Sidewalks, landscaping and lighting will also be included. Public investment may assist in eligible expenditures which may include acquisition, demolition, site preparation and public infrastructure. Additional public investment includes bikeway improvements along N Street to 17th and may include public art.

2. *Statutory Elements*

- ◆ **Property Acquisition, Demolition, and Disposal**  
Property acquisition and assembly will be required. Public land will be negotiated for sale to the developer through the redevelopment agreement process. The City surplus property process has been completed. A portion of the City-owned land was acquired with Land and Water Conservation Fund assistance. Redevelopment and sale of that property is subject to conversion action which involves approval by the National Park Service and its local administrator, the Nebraska Game and Parks Commission. This process is underway. Demolition will include clearing structures on the property including environmental remediation and any necessary capping, removal or replacement of utilities and site preparation. Removal of existing fuel tanks is the responsibility of the City.

- ◆ **Population Density**

Population density will increase with completion of Parts A and B of the project. Currently, the building adjacent to N Street is vacant. Two Parks and Recreation Department buildings occupy the remainder of the site at 21st & N. These facilities will be relocated to make way for construction of the project which includes approximately 95 new housing units. Population density will increase as a result, but will not significantly impact the overall population density of the city. Part C of the project is primarily vacant. Although two residential uses remain, both are nearly vacant and will be entirely vacant prior to commencement of the project. The grocery store to be constructed at the site is entirely commercial with no impact on population density.

- ◆ **Land Coverage**

Land coverage and building density will be altered with construction of Parts B and C of the project. The row houses in Part B will replace the two exist-

ing Parks and Recreation maintenance facilities. The grocery store, Part C, will be constructed on land that is currently vacant.

- ◆ **Traffic Flow, Street Layouts, and Street Grades**

The City's Public Works and Utilities Department has indicated that the project is not likely to result in a significant increase in traffic. There is no impact to street layouts or grades; however, 20th Street will be vacated. There will be construction of private streets within Parts A and B, which will be designated with public access easements: to ensure access to the Antelope Creek Channel for maintenance, to access the remaining Parks and Recreation Department offices located in the old Muny Building to the east of the project area, and to allow access to the buildings for necessary municipal services (i.e., police and fire).

- ◆ **Parking**

The private parking will be developed as an element of the project consistent with B-4 design standards. The project will meet the requirements for parking.

- ◆ **Zoning, Building Code, and Ordinances**

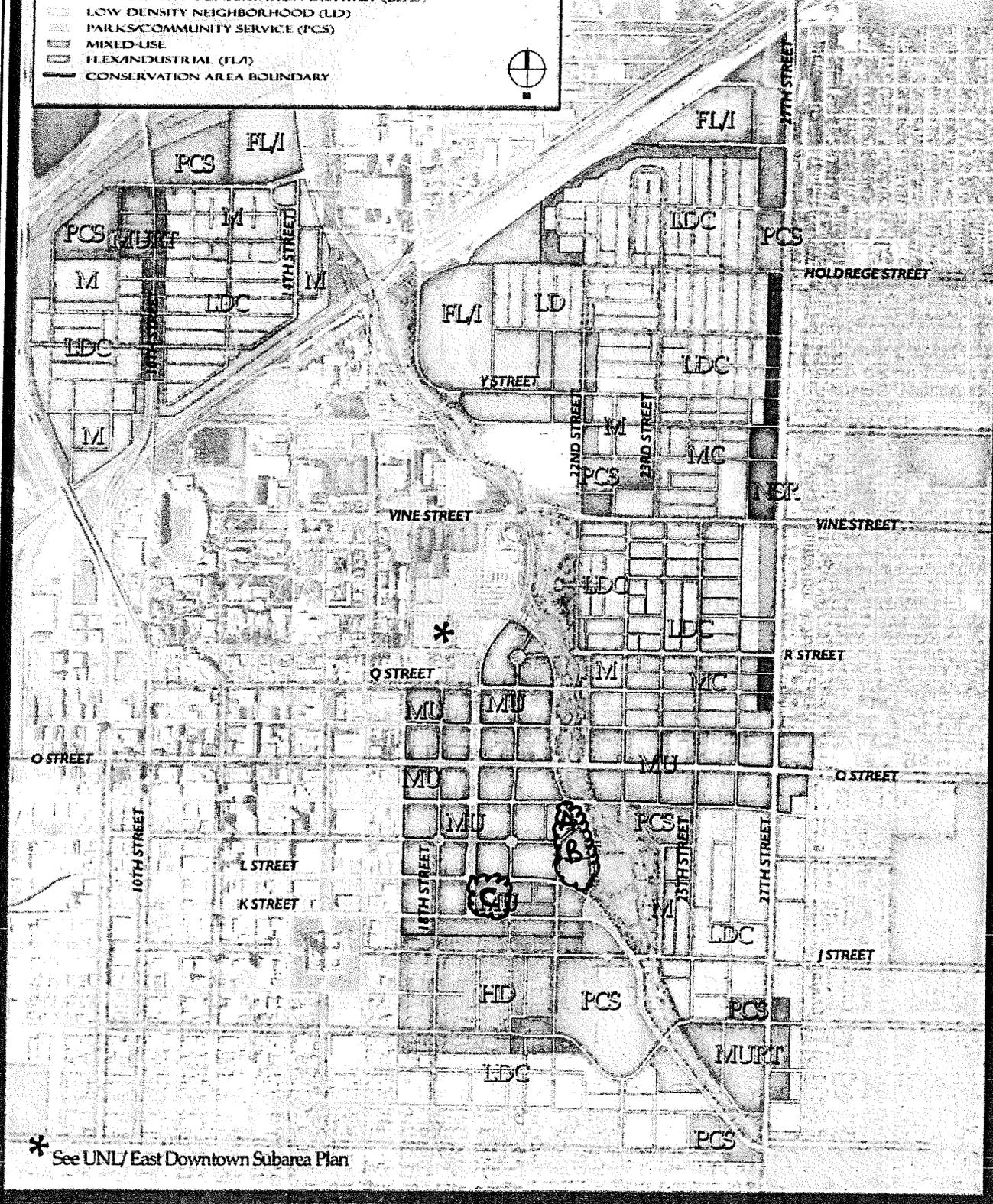
The project area is currently zoned B-4 Lincoln Center Business District. The Downtown Design standards apply and the project will be constructed to meet the standards. A PUD is in process and will retain the underlying zoning. The project area will need to be replatted.

3. *Proposed Costs and Financing*

The estimated total cost to implement the project is approximately \$32,000,000 which includes approximately \$4,400,000 of public financing. The source of public funds for these improvements will be Community Improvement Financing (more commonly known as Tax Increment Financing (TIF)), estimated to be \$4,400,000 generated from the private development within the project area. A preliminary cost-benefit analysis has been completed and concludes that the public investment of approximately \$4,400,000 in TIF funds will leverage \$27,604,000 in private sector financing, resulting in a private investment of more than \$6.25 for every City TIF dollar spent.

- MIXED-USE RETAIL (MUR)
- MEDIUM DENSITY CONSERVATION DISTRICT (MC)
- MEDIUM DENSITY NEIGHBORHOOD (M)
- LOW DENSITY CONSERVATION DISTRICT (LDC)
- LOW DENSITY NEIGHBORHOOD (LD)
- PARKS/COMMUNITY SERVICE (PCS)
- MIXED-USE
- FLEX/INDUSTRIAL (FL/I)
- CONSERVATION AREA BOUNDARY

# FUTURE LAND USE MAP



\* See UNL/ East Downtown Subarea Plan

Figure 18

# Land Use Framework

The Land Use Framework designates recommended land uses for downtown Lincoln parcels, identifying a total of some 15 different uses in downtown.

## A Mix of Uses

The framework encourages mixed use development wherever feasible. Mixed-use buildings with housing on upper floors support the retail uses on their ground floors, and benefit from nearby transit services.

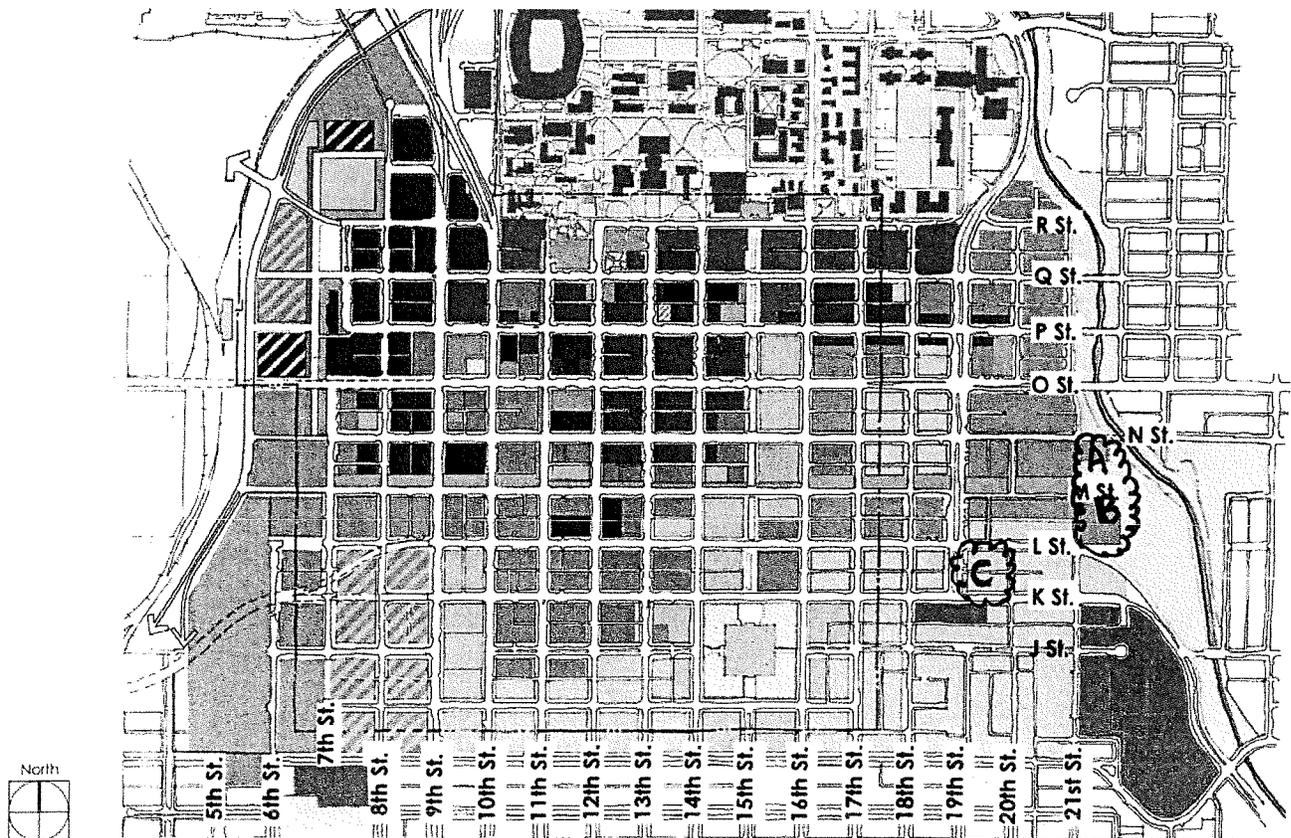
When parcels contain a vertical mix of uses, the color shown on the Land Use Framework typically indicates the predominant or most important ground floor use; or in some cases, as with parking structures or housing, the predominant use can be the upper

floors which make up the bulk of the building, even when ground floor uses differ.

These land uses are separated into individual frameworks and described in the pages that follow.

Land Use Framework Key	
	Retail
	Marketplace
	Restaurant/Entertainment
	Office
	Government
	Low Rise Office
	High Density Residential
	Medium Density Residential
	Education
	Arts/Cultural
	Civic/Convention/Arena/Conference
	Festival/Event Spaces
	Civic Square
	New Parks and Open Space
	Existing Parks and Open Space
	Parking Structure

*(Colors indicate predominate land use, as described in text above.)*



Land Use Framework

## Complete Streets Framework

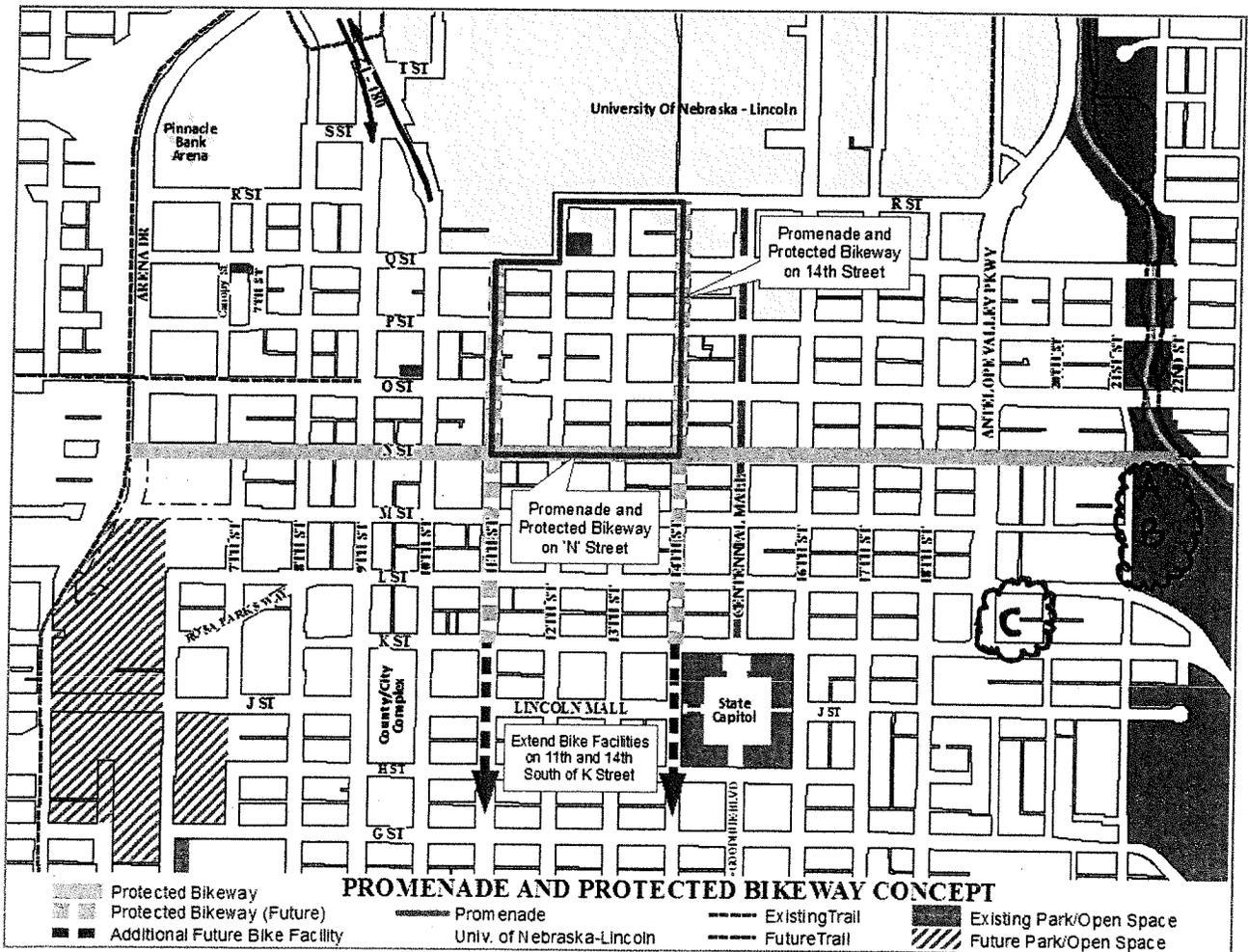
This Downtown Master Plan Update builds on the Complete Streets strategy of LPlan 2040 and strengthens that emphasis from the 2005 Downtown Master Plan, including the following elements:

- Promenade:** A safe, convenient and highly identifiable pedestrian and protected bikeway system within the downtown core, connecting the Centennial Mall, University and downtown retail uses and serving as an amenity for development.

- N Street 'Last Mile' Protected Bikeway:** The 'last mile' missing link to Lincoln's nationally acclaimed trail system providing a safe, direct, convenient, and highly recognizable pedestrian and protected bikeway connection linking Antelope Valley to the West Haymarket and serving as an amenity for development.

- Retail 'T' Streetscape Enhancements:** A consistent arrangement of sidewalks, intersection materials, and street furnishings enhancing and

strengthening the business and investment environment and ensuring that the P Street and 14<sup>th</sup> Street Retail 'T' is a destination and central gathering space for the community.



Promenade and Bikeway Concept

September 20, 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: **Comprehensive Plan Conformance No. 13007**  
**(Proposed amendment to the Antelope Valley Redevelopment Plan: "21<sup>st</sup> and N**  
**Redevelopment Project: The Exchange at Antelope Valley")**

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. 13007**, requested by the Director of the Urban Development Department, to review as to conformance with the 2040 Lincoln-Lancaster County Comprehensive Plan a proposed amendment to the Antelope Valley Redevelopment Plan to add the **"21<sup>st</sup> and N Redevelopment Project: The Exchange at Antelope Valley"** to redevelop the area generally located at S. 21<sup>st</sup> and N Streets between K Street on the south, N Street on the north, S. Antelope Valley Parkway on the west and the Antelope Valley channel on the east, including a mixed-use building with first floor retail and two stories of market rate apartments, dwelling units, and a grocery store. 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 17<sup>th</sup> Street on the west, 27<sup>th</sup> Street on the east, the BNSF Railroad tracks on the north and "D" and "E" Streets on the south. A map and description of the "21<sup>st</sup> and N Redevelopment Project: The Exchange at Antelope Valley" are attached. Additional information may be found at [www.lincoln.ne.gov](http://www.lincoln.ne.gov) (Keyword= PATS), search by Application No. CPC13007. The Planning Commission action is a recommendation to the City Council.

The public hearing on this application before the Lincoln City/Lancaster County Planning Commission was previously scheduled for September 18, 2013; however, that meeting was canceled due to lack of a quorum, thus this application is now scheduled for public hearing on **Wednesday, October 2, 2013**. 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.

If you would like additional information, you are encouraged to contact Wynn Hjernstad in the Urban Development Department at 402-441-8211 or [whjernstad@lincoln.ne.gov](mailto:whjernstad@lincoln.ne.gov); or the project planner in the Planning Department, Brandon Garrett, at 402-441-6373 or [bgarrett@lincoln.ne.gov](mailto: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](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, September 26, 2013, 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 = pagenda).

Sincerely,

  
Jean Preister  
Administrative Officer

cc: David Landis, Urban Development  
Wynn Hjernstad, Urban Development  
Rick Peo, Chief Assistant City Attorney  
Norm Agena, County Assessor  
Tom Huston  
Fred Hoppe



CPC13001

ATTACHMENT "C"

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**Wynn Hjermstad**  
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**Lancaster County Board of Commissioners**

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**Educational Service Unit #18**  
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**Lincoln, NE 68501**

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**c/o Linda Cowdin, UNL Property Management**  
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**Lincoln, NE 68588**

**President**  
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**301 S. 68<sup>th</sup> Street Place**  
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September 27, 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: **Amendment to Antelope Valley Redevelopment Plan**  
(21<sup>st</sup> and N Redevelopment Project: The Exchange at Antelope Valley)

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 **Antelope Valley Redevelopment Plan** is scheduled for public hearing before the Lincoln City Council on Monday, October 14, 2013, at 3:00 p.m., in Hearing Room 112 on the first floor of the County-City Building, 555 South 10<sup>th</sup> Street, Lincoln, Nebraska.

The proposed amendment is to add the "21st and N Redevelopment Project: The Exchange at Antelope Valley" to redevelop the area generally located at S. 21st and N Streets between K Street on the south, N Street on the north, S. Antelope Valley Parkway on the west and the Antelope Valley channel on the east, including a mixed-use building including first floor retail and two stories of market rate apartments, dwelling units, and a grocery store. 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. A map and project description were previously provided to you.

The Planning Commission is scheduled to take action on the issue of conformity with the 2040 Lincoln-Lancaster County Comprehensive Plan at its regular meeting on October 2, 2013. (**Comprehensive Plan Conformance No. 13007**).

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](mailto:whjermstad@lincoln.ne.gov)), or the Planning Department staff planner, Brandon Garrett (402-441-6373 or [bgarrett@lincoln.ne.gov](mailto:bgarrett@lincoln.ne.gov)). The proposed resolution will appear on the City Council agenda for introduction on October 7, 2013, and may be accessed on the internet at <http://www.lincoln.ne.gov/city/council/index.htm> on Thursday afternoon, October 3, 2013.

Sincerely,

  
Jean Preister  
Administrative Officer

cc: Dave Landis, Urban Development  
Wynn Hjermstad, Urban Development  
Rick Peo, Chief Assistant City Attorney  
Norm Agena, County Assessor  
Tom Huston, Attorney at Law  
Fred Hoppe, Attorney at Law



**TO BE PUBLISHED ONCE EACH WEEK FOR TWO CONSECUTIVE WEEKS IN THE LINCOLN JOURNAL STAR ON FRIDAY, September 27, 2013 AND FRIDAY, October 4, 2013:**

Notice is hereby given that the Lincoln City Council will hold a public hearing on **Monday, October 14, 2013, 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 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 a proposed amendment to the Antelope Valley Redevelopment Plan adding the "21st and N Redevelopment Project: The Exchange at Antelope Valley" to redevelop the area generally located at S. 21st and N Streets between K Street on the south, N Street on the north, S. Antelope Valley Parkway on the west and the Antelope Valley channel on the east, including a mixed-use building including first floor retail and two stories of market rate apartments, dwelling units, and a grocery store. 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.

Teresa Meier  
City Clerk