

1. Construct sidewalks along Yolande Avenue from Cornhusker Highway to N. 20<sup>th</sup> Street in conjunction with street rehabilitation.
2. Construct sidewalks along N. 20<sup>th</sup> Street from Yolande Avenue to Cornhusker Highway in conjunction with street rehabilitation.

#### ■ Public Utilities

Street lighting is inadequate along portions of Yolande Avenue and completely lacking on 20<sup>th</sup> Street between Cornhusker Highway and Yolande Avenue.

1. Work with LES to identify specific locations for additional street lights on Yolande Avenue.
2. Work with LES to identify specific locations to install street lights on North 20<sup>th</sup> Street, between Cornhusker Highway and Yolande Avenue.

## ***Redevelopment Activities: Commercial / Industrial Improvements***

### ***PROJECT 1***

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#### ■ Project Description

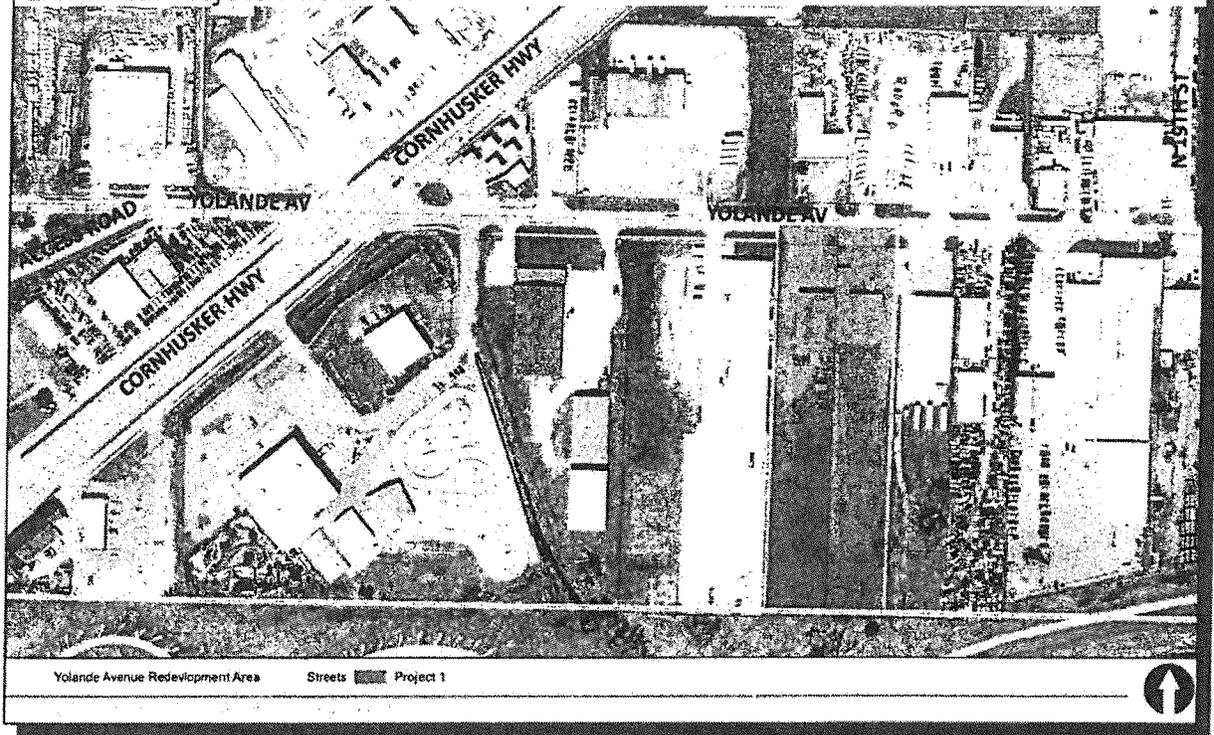
The project will redevelop two parcels on the south side of Yolande Avenue commonly known as 1735 and 1801 Yolande Avenue. The site is currently comprised of two privately owned structures. The area is zoned I-1. The project is consistent with the Guiding Principles for Business and Commerce (page 16) and with the Future Land Use (page 20).

The project consists of a new, approximately 100,000 square foot building. The facility will contain approximately 30,000 square feet of manufacturing, 30,000 square feet of warehouse space, and 40,000 square feet of office space containing approximated 80 offices. Public investment may assist in eligible expenditures which may include demolition of existing structures, site preparation and public utilities.

#### ■ Statutory Elements

1. *Property Acquisition, Demolition, and Disposal:* No property acquisition will occur with public funds. Demolition will include clearing structures including any necessary environmental remediation and any necessary capping, removal or replacement of utilities.
2. *Population Density:* The project is office/industrial with no residential development to affect population density.
3. *Land Coverage:* Land coverage will be increased from approximately 13,000 square feet to 100,000 square feet. Overall land coverage will not significantly impact this industrial area.
4. *Traffic Flow, Street Layouts and Street Grades:* The project is not likely to result in a significant increase in traffic. There is no impact to street layouts or grades. No street work is included in the project.

Exhibit 5a: Project 1 Location



5. **Parking:** The private parking will be developed as an element of the project consistent with I-1 zoning requirements.
6. **Zoning, Building code, and Ordinances:** The project area is currently zoned I-1 Industrial District. No changes in zoning will be required. The project area will need to be replatted.

■ **Proposed Costs and Financing**

The estimated total cost to implement the project is approximately \$10 million which includes approximately \$900,000 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 \$900,000 generated from the private development. A preliminary cost-benefit analysis concludes that the public investment of approximately \$900,000 in TIF funds will leverage \$9,100,000 in private sector financing, resulting in a private investment of more than \$10.00 for every City TIF dollar spent.

## ***Sub-Project Areas***

The entire Redevelopment Area is one project; the first sub-project is Project 1, above.



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

ATTACHMENT "B"



October 18, 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. 13010**  
**Proposed amendment to the Yolande Avenue Redevelopment Plan**  
**(1735 and 1801 Yolande Avenue)**

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. 13010**, 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 Yolande Avenue Redevelopment Plan to add "Project 1" to redevelop two parcels on the south side of Yolande Avenue, commonly known as 1735 and 1801 Yolande Avenue, consisting of a new 100,000 square foot building consisting of approximately 30,000 square feet of manufacturing, 30,000 square feet of warehouse space and 40,000 square feet of office space. The Yolande Avenue Redevelopment Plan area is generally bounded by North 14th Street to North 24th Street between Cornhusker Highway and Salt Creek, Lincoln, Lancaster County, Nebraska. A map and description of "Project 1" are attached. Additional information may be found at [www.lincoln.ne.gov](http://www.lincoln.ne.gov) (Keyword= PATS). Click on the "Selection Screen" under "Featured Links", type in the application number (i.e. CPC13010), click on "Search", then "Select". The related documents are at the bottom of the screen.

A public hearing on this application will be held before the Lincoln City/Lancaster County Planning Commission on **Wednesday, October 30, 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. The Planning Commission action is a recommendation to the City Council.

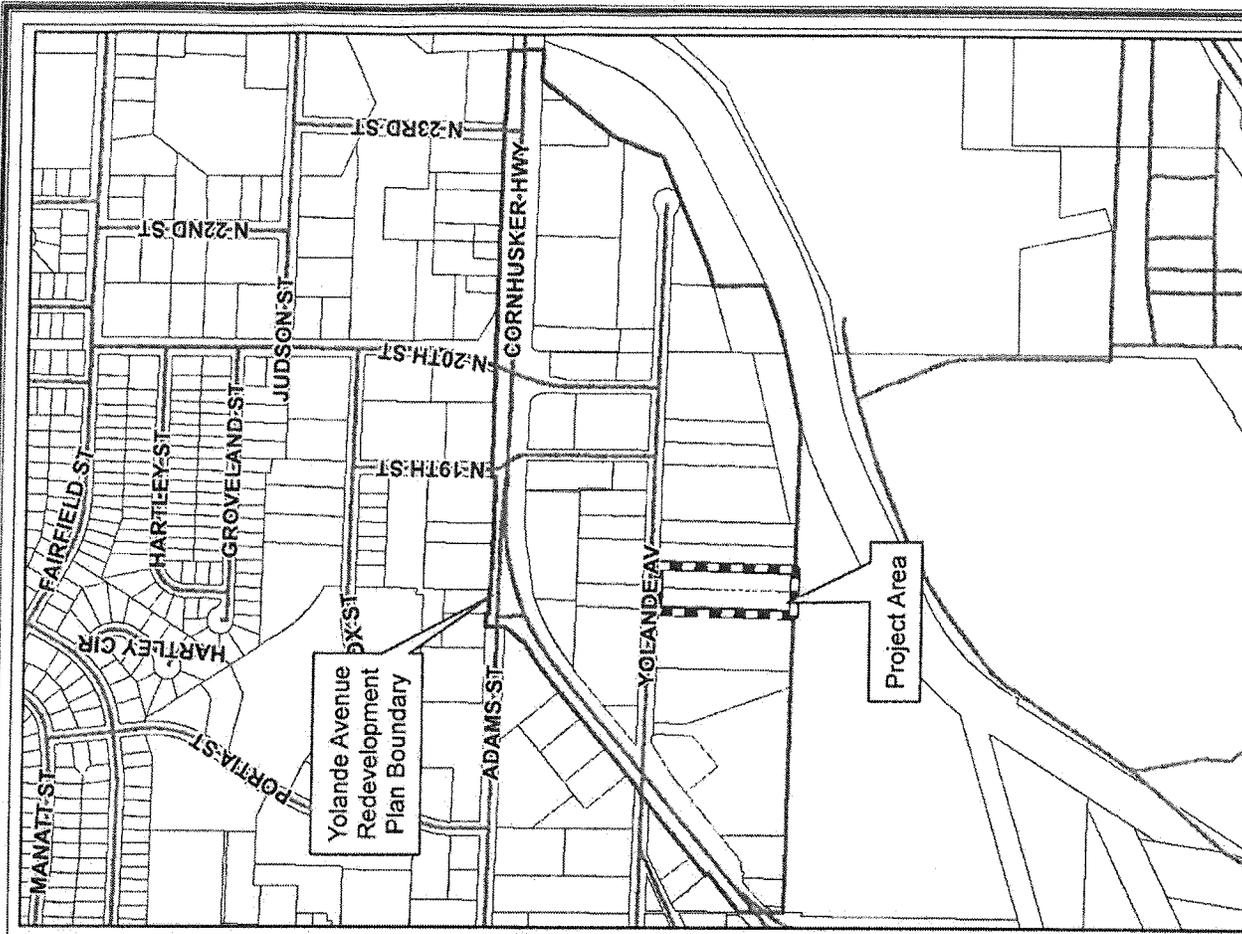
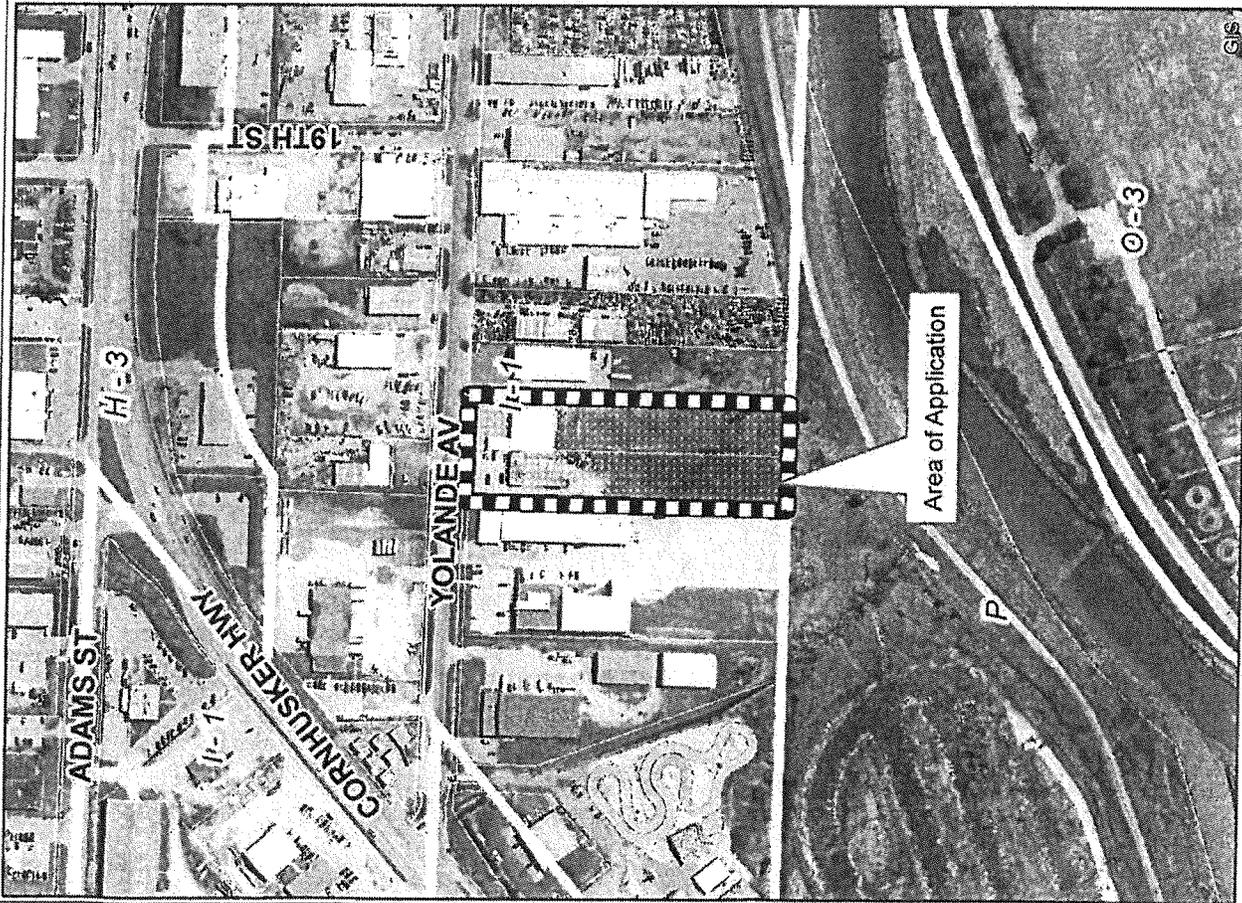
If you would like additional information, you are encouraged to contact Wynn Hjermstad in the Urban Development Department at 402-441-8211 or [whjermstad@lincoln.ne.gov](mailto:whjermstad@lincoln.ne.gov); or the project planner in the Planning Department, Brandon Garrett, at 402-441-6373 or [bgarrett@lincoln.ne.gov](mailto:bgarrett@lincoln.ne.gov). 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, October 24, 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 = pcagenda).

Sincerely  
  
 Jean Preister  
 Administrative Officer

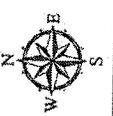
cc: David Landis, Urban Development  
 Wynn Hjermstad, Urban Development  
 Rick Peo, Chief Assistant City Attorney  
 Norm Agena, County Assessor



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2013 aerial



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**Comprehensive Plan Conformance #13010**  
 Yolande Avenue Redevelopment Area  
 Project 1

1. Construct sidewalks along Yolande Avenue from Cornhusker Highway to N. 20<sup>th</sup> Street in conjunction with street rehabilitation.
2. Construct sidewalks along N. 20<sup>th</sup> Street from Yolande Avenue to Cornhusker Highway in conjunction with street rehabilitation.

#### ■ Public Utilities

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1. Work with LES to identify specific locations for additional street lights on Yolande Avenue.
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## ***Redevelopment Activities: Commercial / Industrial Improvements***

### ***PROJECT 1***

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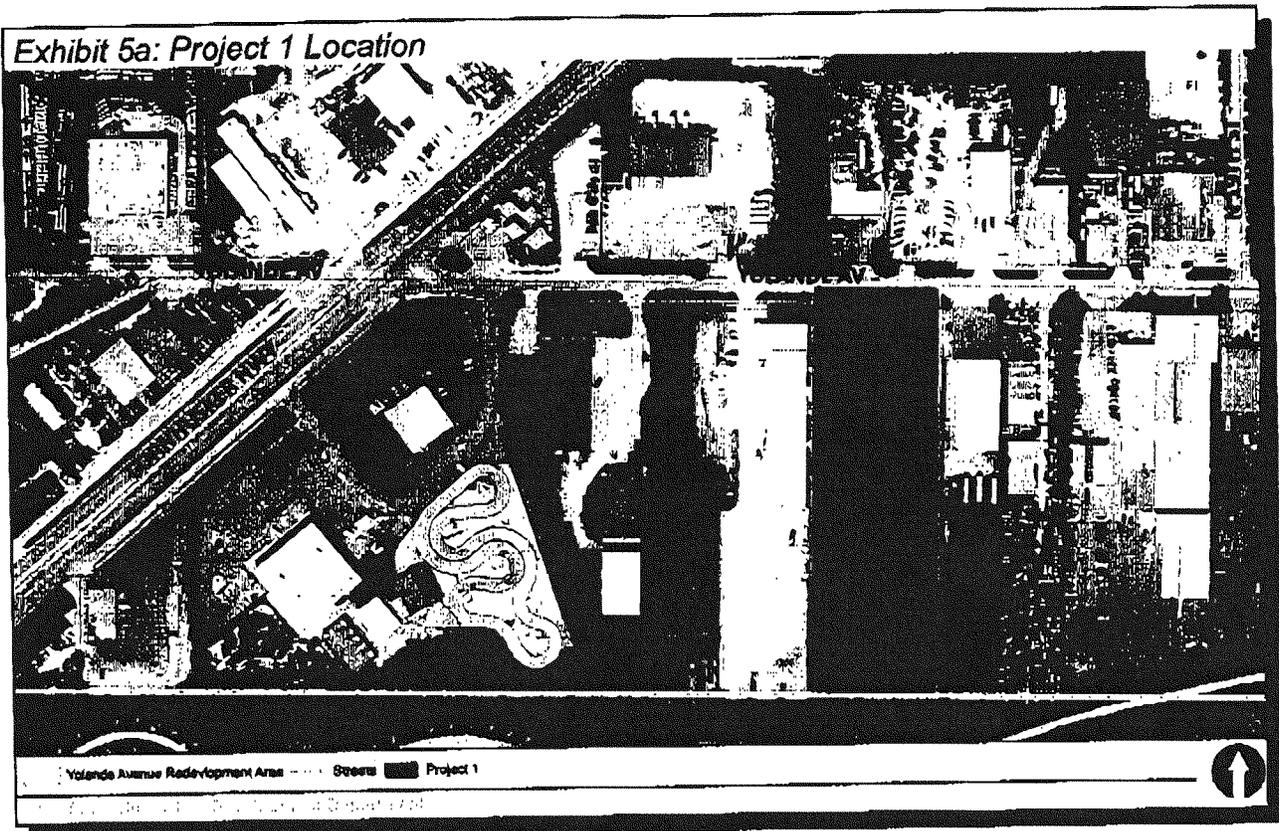
#### ■ Project Description

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The project consists of a new, approximately 100,000 square foot building. The facility will contain approximately 30,000 square feet of manufacturing, 30,000 square feet of warehouse space, and 40,000 square feet of office space containing approximated 80 offices. Public investment may assist in eligible expenditures which may include demolition of existing structures, site preparation and public utilities.

#### ■ Statutory Elements

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5. **Parking:** The private parking will be developed as an element of the project consistent with I-1 zoning requirements.
6. **Zoning, Building code, and Ordinances:** The project area is currently zoned I-1 Industrial District. No changes in zoning will be required. The project area will need to be replatted.

#### ■ **Proposed Costs and Financing**

The estimated total cost to implement the project is approximately \$10 million which includes approximately \$900,000 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 \$900,000 generated from the private development. A preliminary cost-benefit analysis concludes that the public investment of approximately \$900,000 in TIF funds will leverage \$9,100,000 in private sector financing, resulting in a private investment of more than \$10.00 for every City TIF dollar spent.

### ***Sub-Project Areas***

The entire Redevelopment Area is one project; the first sub-project is Project 1, above.

## ATTACHMENT "C"

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

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

Bob Reeves  
Clinton Neighborhood Association  
3236 Dudley Street  
Lincoln, NE 68503

Renee Malone  
Clinton Neighborhood Association  
1408 N. 26 St.  
Lincoln, NE 68503

Clinton Neighborhood Association

John Brown  
Landon's Neighborhood Association  
2201 Elba Circle  
Lincoln, NE 68521

Carol Brown  
Landon's Neighborhood Association  
2201 Elba Cir  
Lincoln, NE 68521

Rob Hackwith  
Landon's Neighborhood Association  
4210 N. 23 St.  
Lincoln, NE 68521

Annette McRoy  
North Bottoms Neighborhood  
Association  
1142 New Hampshire St.  
Lincoln, NE 68508

Lester Dux  
Regalton Neighborhood Association  
2341 Northline Ct.  
Lincoln, NE 68521

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

**Wynn Hjermstad**  
**Urban Development**

**Larry Hudkins, 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. 68<sup>th</sup> 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**

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LINCOLN-LANCASTER COUNTY  
PLANNING DEPARTMENT

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



November 8, 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 the Yolande Avenue Redevelopment Plan**  
(Project 1: 1735 and 1801 Yolande Avenue)

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 **Yolande Avenue Redevelopment Plan** is scheduled for public hearing before the Lincoln City Council on **Monday, November 25, 2013, at 5:30 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 "Project 1" to redevelop two parcels on the south side of Yolande Avenue, commonly known as 1735 and 1801 Yolande Avenue, consisting of a new 100,000 square foot building consisting of approximately 30,000 square feet of manufacturing, 30,000 square feet of warehouse space and 40,000 square feet of office space. The Yolande Avenue Redevelopment Plan area is generally bounded by North 14th Street to North 24th Street between Cornhusker Highway and Salt Creek, Lincoln, Lancaster County, Nebraska. A map and project description were previously provided to you.

On October 30, 2013, the Lincoln-Lancaster County Planning Commission held public hearing and voted 8-0 to find the proposed amendment to the Yolande Avenue Redevelopment Plan to be in conformance with the 2040 Lincoln-Lancaster County Comprehensive Plan (**Comprehensive Plan Conformance No. 13010**).

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 November 18, 2013, and may be accessed on the internet at <http://www.lincoln.ne.gov/city/council/index.htm> on Thursday afternoon, November 14, 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



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**TO BE PUBLISHED ONCE EACH WEEK FOR TWO CONSECUTIVE WEEKS IN THE LINCOLN JOURNAL STAR ON FRIDAY, November 8, 2013 AND FRIDAY, November 15, 2013:**

Notice is hereby given that the Lincoln City Council will hold a public hearing on **Monday, November 25, 2013, at 5:30 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 (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 Yolande Avenue Redevelopment Plan to add "Project 1" to redevelop two parcels on the south side of Yolande Avenue, commonly known as 1735 and 1801 Yolande Avenue, consisting of a new 100,000 square foot building consisting of approximately 30,000 square feet of manufacturing, 30,000 square feet of warehouse space and 40,000 square feet of office space. The Yolande Avenue Redevelopment Plan area is generally bounded by North 14th Street to North 24th Street between Cornhusker Highway and Salt Creek, Lincoln, Lancaster County, Nebraska.

Teresa Meier  
City Clerk