

FACTSHEET

TITLE: A resolution approving and adopting a proposed amendment to the ***Yolande Avenue Redevelopment Plan***, requested by the Director of the Urban Development Department, to add "Project 1", to redevelop two parcels on the south side of Yolande Avenue, commonly known as 1735 and 1801 Yolande Avenue.

STAFF RECOMMENDATION: A finding of conformance with the Comprehensive Plan.

SPONSOR: Planning Department

BOARD/COMMITTEE: Planning Commission
Public Hearing: 10/30/13
Administrative Action: 10/30/13

RECOMMENDATION: A finding of conformance with the Comprehensive Plan (8-0: Scheer, Beecham, Corr, Hove, Cornelius, Sunderman, Weber and Lust voting 'yes').

FINDINGS OF FACT:

1. This proposed amendment to the ***Yolande Avenue Redevelopment Plan*** adds "Project 1" to redevelop two parcels, zoned I-1 Industrial, on the south side of Yolande Avenue, commonly known as 1735 and 1801 Yolande Avenue, consisting of a new 100,000 sq. ft. building consisting of approximately 30,000 sq. ft. of manufacturing, 30,000 sq. ft. of warehouse space and 40,000 sq. ft. 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. The project description is found on p.8-9.
2. The staff recommendation to find the proposed amendment to the Yolande Avenue Redevelopment Plan to be in conformance with the Comprehensive Plan is based upon the "Analysis" as set forth on p.3. The proposed project retains and expands the existing business uses and existing infrastructure. The staff presentation is found on p.5.
3. There was no testimony in opposition.
4. On October 30, 2013, the Planning Commission agreed with the staff recommendation and voted 8-0 to find the proposed amendment to the ***Yolande Avenue Redevelopment Plan*** to be in conformance with the 2040 Comprehensive Plan (**Comprehensive Plan Conformance No. 13010**).

FACTSHEET PREPARED BY: Jean L. Preister

DATE: November 7, 2013

REVIEWED BY: Marvin Krout, Director of Planning

DATE: November 7, 2013

REFERENCE NUMBER: FS\CC\2013\CPC13010 Redev Plan

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

for OCTOBER 30, 2013 PLANNING COMMISSION MEETING

- PROJECT #:** Comprehensive Plan Conformance No. 13010
- PROPOSAL:** To add "Project 1" to the Yolande Avenue Redevelopment Plan that proposes approximately 100,000 square feet of industrial, warehouse, and office space.
- LOCATION:** An area generally located south of Yolande Avenue, east of Cornhusker Highway, and west of N. 19th Street.
- LAND AREA:** 2.8 acres, more or less
- CONCLUSION:** The redevelopment project is in conformance with the Comprehensive Plan.

<u>RECOMMENDATION:</u>	In conformance with the Comprehensive Plan.
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GENERAL INFORMATION:

- EXISTING ZONING:** I-1 Industrial
- EXISTING LAND USE:** Service commercial/industrial

SURROUNDING LAND USE AND ZONING:

- North: Service commercial/industrial (I-1)
South: Recreational Vehicle (RV) park (P)
East: Service commercial/industrial (I-1)
West: Service commercial/industrial (I-1)

HISTORY:

- November 14, 2011: The Yolande Avenue Redevelopment Plan was approved by City Council. (This is the first proposed amendment.)
- July 27, 2011: The City Council declared the Yolande Avenue area blighted and substandard.

COMPREHENSIVE PLAN SPECIFICATIONS:

The 2040 Lincoln and Lancaster County Comprehensive Plan identifies this area as Industrial in the Future Land Use Plan. (p.1.9)

Industrial. Areas where railroads, manufacturing, trucking and transportation facilities are the dominant land use, with some commercial activities. (p. 12.4)

Focus primarily on retention and expansion of existing businesses; attracting new businesses should also be encouraged. (p. 5.1)

Seek to efficiently utilize investments in existing and future public infrastructure to advance economic development opportunities. (p. 5.2)

Offer incentives for “primary” employers – that is for companies where the majority of their business and sales come from outside Lancaster County. The City should develop a policy on the use of incentives, such as Tax Increment Financing, for primary employers. (p. 5.3)

YOLANDE AVENUE REDEVELOPMENT PLAN SPECIFICATIONS:

Construct sidewalks along Yolande Avenue from Cornhusker Highway to N. 20th Street in conjunction with street rehabilitation. (p. 18)

Work with LES to identify specific locations for additional street lights on Yolande Avenue. (p. 18)

The proposed future land use for the project area is “Industrial”. (p. 18)

Public improvements and redevelopment activities may require construction easements; vacation of street and alley right-of-way; temporary and permanent relocation of businesses; 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:

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. (p. 19)

ANALYSIS:

1. This is a request to review the proposed amendment to add a redevelopment project, Project 1, to the Yolande Avenue Redevelopment Plan for a determination of conformity with the Lincoln and Lancaster County 2040 Comprehensive Plan.
2. This is the first project for the Yolande Avenue Redevelopment Plan. The project proposal includes a new 100,000 square foot building comprised of about 30,000 square feet of manufacturing, about 30,000 square feet of warehouse, and about 40,000 square feet of office.
3. Public investment may assist in eligible expenditures which may include demolition of existing structures, site preparation, and public utilities.
4. A major public infrastructure project has already been completed in this area. Yolande Avenue from Cornhusker Highway to N. 20th Street and N. 20th Street to Cornhusker Highway have been reconstructed and sidewalks and street lights have been installed. This public infrastructure project was financed through Tax Increment Financing collected from completed building construction within the redevelopment area.

Prepared by:

Brandon M. Garrett, AICP
Planner

DATE: October 22, 2013

APPLICANT: David Landis, Director
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COMPREHENSIVE PLAN CONFORMANCE NO. 13010

PUBLIC HEARING BEFORE PLANNING COMMISSION:

October 30, 2013

Members present: Scheer, Beecham, Corr, Hove, Cornelius, Sunderman, Weber and Lust.
Staff recommendation: A finding of conformance with the Comprehensive Plan.

There were no ex parte communications disclosed.

Staff presentation: **Wynn Hjernstad of the Urban Development Department** presented the proposal to amend the Yolande Avenue Redevelopment Plan, which was approved in November of 2011. The amendment adds a new project for the purpose of using TIF funds. The project includes a 100,000 sq. ft. building including manufacturing, warehouse and offices. The company interested in developing the property is PCE, Inc., a multi-national corporation which provides products for the data center industry and a variety of custom plastic parts. PCE has outgrown their current space on Yolande Avenue. They need to build additional space and desire to stay on Yolande Avenue. PCE also has a metal stamping facility close by. The plans are very preliminary at this point, with the hope of starting construction next year.

Although PCE is a multi-national company, most of their employees are in Lincoln (about 250). This expansion will ultimately allow eight additional production lines, and they currently have eight, so this is a substantial expansion.

Hjernstad further advised that the site is 2.8 acres, currently zoned I-1. The zoning will not change. It will be an approximately 10 million dollar project with about \$900,000 in TIF. TIF would be used for traditional purposes such as demolition, site preparation and public utilities.

Hjernstad submitted that the proposed project is consistent with the Comprehensive Plan in that it retains and expands the existing business uses and existing infrastructure. It does complement projects completed last year that included resurfacing Yolande Avenue and new sidewalks, and LES installed street lights. It is a classic case where the city improved the infrastructure and the private businesses are expanding in part because of those improvements.

If this is found to be in conformance, the next steps are approval of the plan amendment by City Council and a redevelopment agreement by City Council.

Hove inquired whether there are any environmental issues with the property. Hjernstad was not aware of any environmental issues at this point; however, it will certainly be investigated. The property is in the floodplain so there may be issues with that. Hove confirmed that TIF will support those kinds of activities, and Hjernstad indicated that it would.

There was no testimony in opposition.

ACTION BY PLANNING COMMISSION:

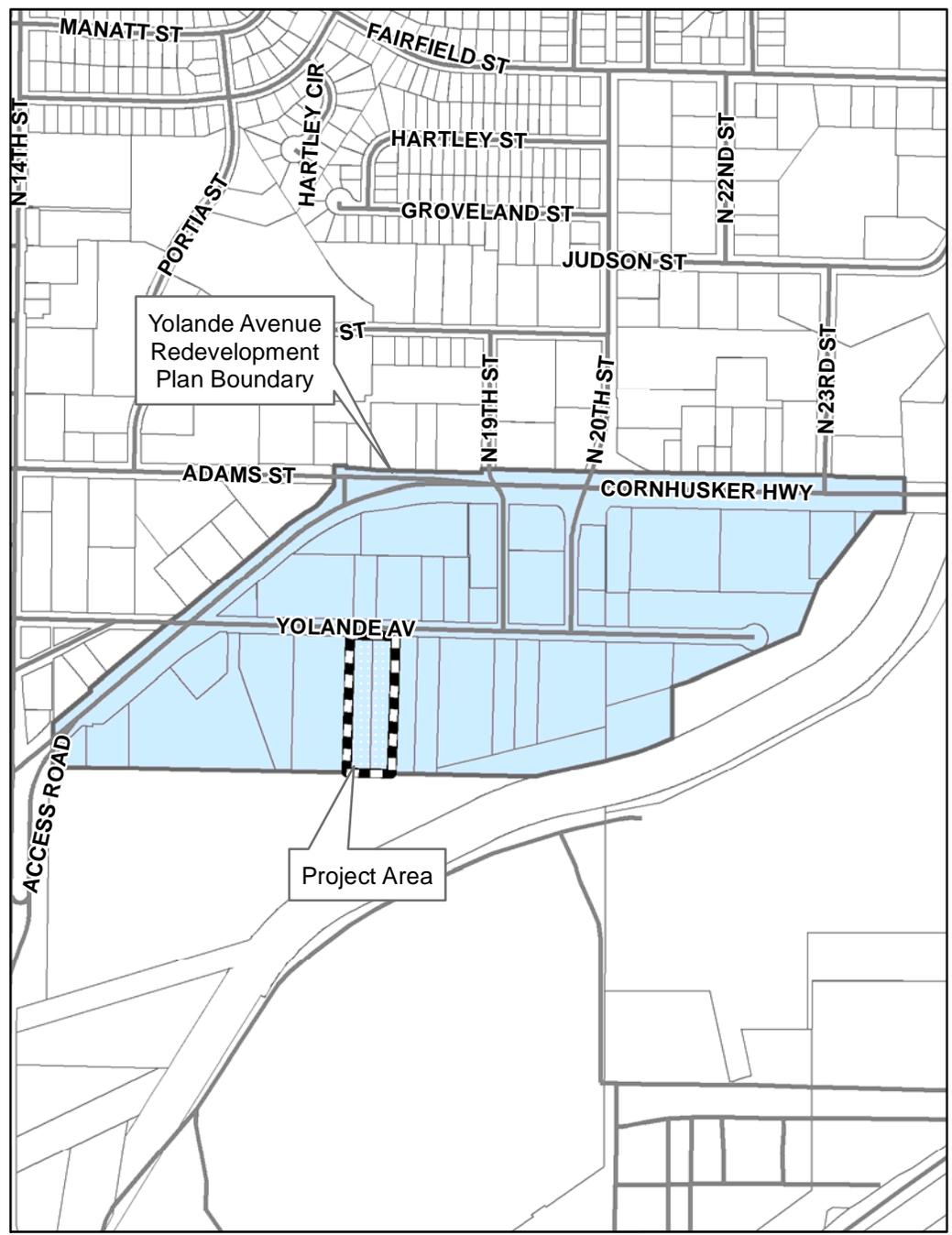
October 30, 2013

Beecham moved to approve the staff recommendation to find the proposed amendment to be in conformance with the Comprehensive Plan, seconded by Hove.

Cornelius stated that he will support the motion. This is in conformance with the Comprehensive Plan because it expands an existing use by a primary employer using existing infrastructure.

Lust commented that it is great when we can put public funds to good use, expanding space and expanding a very good employer in the City.

Motion for finding of conformance with the Comprehensive Plan carried 8-0: Scheer, Beecham, Corr, Hove, Cornelius, Sunderman, Weber and Lust voting 'yes'. This is a recommendation to the City Council.



2013 aerial

GIS

m:\plan\arcview\CPCRedevlopmentAreaDrawings.mxd (CPC13010)

Comprehensive Plan Conformance #13010
 Yolande Avenue Redevelopment Area
 Project 1

1. Construct sidewalks along Yolande Avenue from Cornhusker Highway to N. 20th Street in conjunction with street rehabilitation.
2. Construct sidewalks along N. 20th 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 20th 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 20th Street, between Cornhusker Highway and Yolande Avenue.

Redevelopment Activities: Commercial / Industrial Improvements

PROJECT 1

■ Project Description

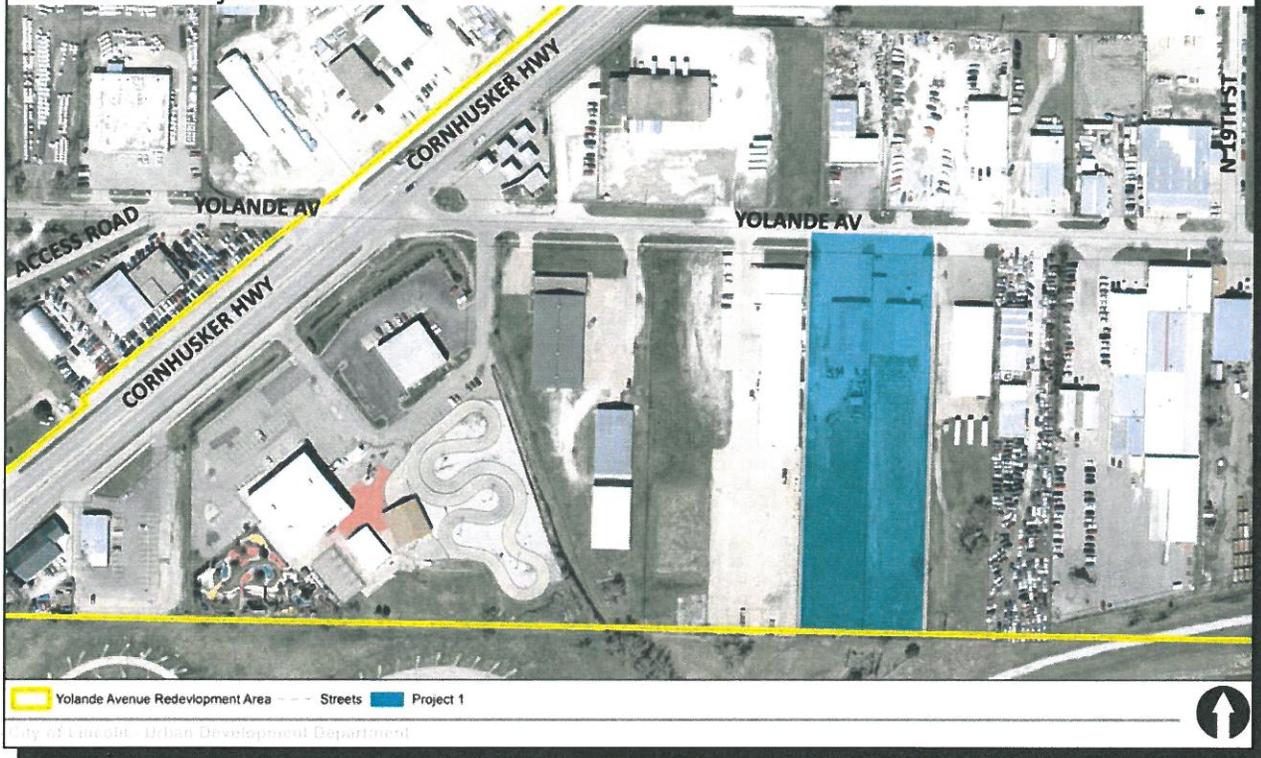
The project will redevelop two parcels on the south side of Yolande Avenue commonly known as 1735 and 1801 Yolande Avenue. The site is currently comprised of two privately owned structures. The area is zoned I-1. The project is consistent with the Guiding Principles for Business and Commerce (page 16)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



CITY OF LINCOLN
NEBRASKA

MAYOR CHRIS BEUTLER
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October 2, 2013

Marvin Krout, Director
City of Lincoln-Lancaster County Planning Department
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Dear Marvin:

Enclosed is an amendment to the Yolande Avenue Redevelopment Plan that identifies a new redevelopment project at 1735 and 1801 Yolande Avenue. The project includes a new approximately 100,000 square foot building that will include manufacturing, warehouse and office uses.

Please forward the Plan Amendment to the Planning Commission for their earliest consideration for Comprehensive Plan compliance. My understanding is that the Plan Amendment should be on the October 30, 2013 agenda.

If you have questions or need additional information, please contact me at 441-8211 or at whjermstad@lincoln.ne.gov. Thank you.

Sincerely,

Wynn S. Hjermstad, AICP
Community Development Manager

cc: Dave Landis, Director, Urban Development Dept.