

## **Notice of Invitation for Redevelopment Proposals 48<sup>th</sup> and “O” Streets**

### **1. Introduction**

The Urban Development Department of the City of Lincoln, serving as the City’s Community Redevelopment Authority and pursuant to State Community Development Law, Chapter 18, Article 21 of Nebraska Revised Statutes, is seeking redevelopment proposals from qualified developers/firms for a proposed private redevelopment project in the area known as 48<sup>th</sup> and “O” Streets. The project is generally bounded by R Street on the north, 48<sup>th</sup> Street on the west, 50<sup>th</sup> Street on the east, and O Street on the south (see Attachment A). The area contains approximately 16 acres. Proposals will be accepted for all or a portion of the project area.

The successful developer/firm will be selected on the basis of criteria and include qualifications, experience, financial capability, and conformance with *The 48<sup>th</sup> and “O” Street Redevelopment Plan*, adopted by the Lincoln City Council on January 24, 2005. A copy of this Invitation for Redevelopment Proposals and the *Plan* are available for review at the following web address:

[www.lincoln.ne.gov](http://www.lincoln.ne.gov), key word “urban”, then select “Redevelopment Opportunities.”

The City of Lincoln will select the developer(s) from those who respond to this Invitation for Redevelopment Proposals. The City of Lincoln and the developer(s) then will negotiate a redevelopment agreement for development of the project.

### **2. Site**

See Attachment A for the project location. The site is currently primarily zoned H-2, Highway Business District. The property may need to be re-zoned, re-platted and a plan approval process would then be necessary.

The recent roadway project in the area constructed drives to serve existing businesses. With redevelopment of the area, access to the project site from north 48<sup>th</sup> Street will be as shown in Attachment B. This will require driveway closures, driveway reconstruction, and dedication of public access easements to neighboring properties by the redevelopment project. The driveways shown on the north and south ends of 48<sup>th</sup> Street could be moved less than 100 feet either direction to accommodate a developer’s site plan. Other than the new traffic signal on 48<sup>th</sup> Street, all access is right-in, right-out, only. No vehicular access will be permitted on the north side of O Street between 48<sup>th</sup> and 50<sup>th</sup>. Medians will restrict access until 50<sup>th</sup> Street, where turns permitted at 50<sup>th</sup> will include right in, right out, and left in. No left out movements will be permitted, however, u-turns will be allowed along this stretch of O Street.

A separate, but related, stormwater project is also in the area. There are two parts to the project. An overland flow path will be created from 52<sup>nd</sup> Street west, to the open channel along what would be “Q” Street if it were platted in this area. The overland flow path will be constructed as

a grass swale. Currently there is not an overland flow path and water flows through the Credit Union and Doane College properties to reach the open channel. Water will still pond in 52<sup>nd</sup> Street until it reaches enough depth to flow into the new swale. The flooding at 50<sup>th</sup> and “R” Street cannot be eliminated without flooding properties farther downstream. This project will install a flood warning signal system and an additional overflow pipe. The flood warning signal will turn on when flooding in “R” Street reaches a predefined elevation, activating signage warning drivers not to enter due to a flooded road ahead. The additional overflow pipe will decrease the length of time the roadway is flooded.

50<sup>th</sup> Street will be extended to R Street, through an assessment district. 50<sup>th</sup> Street is currently under design; therefore, no concept plan is currently available. If the preliminary plan is completed during the bidding period, an addenda will be issued.

### **3. Project Objectives**

The goal of this redevelopment project is to revitalize this blighted area in conformance with *The 48<sup>th</sup> and “O” Street Redevelopment Plan*. The City anticipates that this project will be a significant improvement to the site that will contribute to the revitalization of the area as well as the O Street and 48<sup>th</sup> Street corridors. The building(s) should revitalize the area and character of this prominent location in the city through careful design, scale, color, and other materials with attention given to architectural consistency with the new development on the south side of 48<sup>th</sup> & O, and the new HyVee east of 50<sup>th</sup> Street, including the public space at 50<sup>th</sup> Street. Elements of this project could include:

- a. A mix of urban uses, including new commercial retail or office services at street level, and potentially office development above possessing an urban, rather than suburban, character.
- b. Urban commercial development oriented to 48<sup>th</sup> and O Streets.
- c. Potentially a main street character on the interior of the site.
- d. Parking lining 48<sup>th</sup> and O Streets should be avoided.
- e. Internal ease of pedestrian movement and internal vehicular circulation.
- f. A safe and positive environment for pedestrian movement by using pedestrian scale lighting and graphics; using public security design features including lighting and open spaces with a high degree of street visibility; including public amenities such as plazas, squares and other types of facilities or meeting areas for pedestrians.

### **4. The City’s Role in the Development Process**

The City’s role in this redevelopment project is that of a catalyst and coordinator. The public responsibility involves provisions of part of the site, coordination, continuation of public improvement activities and monitoring development. The City recognizes current conditions that necessitate action in the public interest and the commitment of public resources evidenced, in part, by the adoption of *The 48<sup>th</sup> and “O” Street Redevelopment Plan* by the Lincoln City Council on January 24, 2005. These include public improvements and disposition or lease of the land in a manner that will ensure optimal redevelopment for the area.

City owned property, shown in Attachment C, will be sold for fair value. The City will use Tax Increment Financing (TIF) for public improvements, and/or other types of assistance as may come available. The City Public Works and Utilities, Parks & Recreation, and Planning Departments will review all site plans for this project.

## **5. Proposal Contents**

### **A. Proposals must include the following:**

1. Statement of development concept, including proposed facilities, buildings, costs, etc., and location, i.e., all or a portion of the project area.
2. Statement of respondents experience and data on any recent similar development.
3. Statement describing and listing the development team, owner, partners, and including, name, business address, phone number, and description of roles and responsibilities on this project.
4. Site plan, preliminary and schematic design drawings of the project including elevations, typical floor plan, landscaping, internal streets, pedestrian ways and open space.
5. Information on the proposed site and area improvements.
6. Timeline of project to include schedule of estimated start of site preparation, start of construction, completion of construction, and proposed opening date.
7. Specific expectations of all City participation.

### **B. Project Financial Plan**

Financial information is necessary for the City to evaluate the economic viability of the project and to analyze the developer's ability to complete and operate the project. The following is required in the proposal:

1. Pro forma statement - Project proposal shall include a preliminary financial statement that provides a detailed outline, to the extent possible, of the projected development and operating cash flows and fiscal impact of the projects and the requested public investment. At a minimum the pro forma should include:
  - a. a development summary identifying the hard and soft costs associated with the development;
  - b. the revenues and expenses expected from the project operations;
  - c. the financing structure of the development, both construction and permanent;
  - d. the amount of equity and likely sources;
  - e. the return on equity for the developer with and without public investment.
2. Other financial information the developer(s) feels will provide the City with a better understanding of the proposed investment, including references - banks and anticipated debt financing, if any.
3. Justification for City's financial assistance - While the City is committed to providing financial assistance, this incentive only will be used if the developer(s) can demonstrate clearly that without the financial assistance from the City, the project

would not be feasible. City funding for the project will be Tax Increment Financing (TIF). If the City is being asked to finance construction of public improvements, then the estimated value of that commitment should be stated. For public investment, all projects must show economic viability including repayment of debt service.

Following the selection of the developer(s), updated financial projections may be required for the negotiation of a redevelopment agreement and prior to the execution of the agreement.

Submit six (6) copies of the proposal

## **6. Redevelopment Agreement**

The project is for redevelopment as described in this Invitation for Request for Proposals and not for speculation. The redevelopment agreement may include provisions addressing the following:

- a. Description of the project and the City's rights regarding design approval and access;
- b. Project construction and schedules of performance;
- c. The City's and the developer(s)'s financing;
- d. The City's fees and participating interest in the project;
- e. Continuing financial disclosure relating to the project;
- f. Signage;
- g. Easements;
- h. Insurance;
- i. Indemnification of the City;
- j. Anti-discrimination and affirmative action;
- k. Default and termination;
- l. Use restrictions
- m. Restrictions on assignment and transfer; and,
- n. Other customary and appropriate provisions.

## **7. Submission and Review Process**

Proposals must be submitted to the City of Lincoln, Urban Development Director, 808 P Street, Suite 400, Lincoln, Nebraska, 68508. This is an open-ended Invitation for Redevelopment Proposals, there is no due date and time. The review of the proposals shall be conducted by the Director of Urban Development and staff. If required due to the number of proposals received, a Selection Committee will be appointed by Executive Order by the Mayor of the City of Lincoln. Submitters may be required to make a presentation to the Director of Urban Development and the Selection Committee. The findings and recommendations of the Director of Urban Development shall be approved by the Mayor.

All who submit a proposal will be notified of the results of the evaluation of their proposals. Upon notification of selection, the successful proposer(s) will be expected to execute a Redevelopment Agreement with the City of Lincoln, prepared by the City Law Department. This agreement shall cover all matters pertaining to the project, as discussed under item 6, above. Following the approval by the City Council, the Redevelopment Agreement shall be executed and the redevelopment shall proceed in accordance with its terms.

The City reserves the right to hold each proposal for a period of sixty (60) days from the time it is received for the purpose of review and confirmation of qualifications and financial capabilities of the respondents. The City of Lincoln further reserves the right to accept or reject any or all proposals received. When a developer(s) is selected, this Invitation for Redevelopment Proposals will be closed.

The selected proposal(s), is selected in concept only. Details are to be negotiated through the redevelopment agreement process with the Urban Development Department and the City Law Department.

## **8. Selection Criteria**

- A. Redevelopment Proposal - The City will evaluate the extent to which prospective developer(s) propose to redevelop the land for uses in accordance with the objectives and Guiding Development Principles of *The 48<sup>th</sup> and "O" Street Redevelopment Plan*, and the terms of this Invitation for Redevelopment Proposals.
- B. Legal and Financial Ability - Prospective developer(s) will be required to show legal and financial ability to carry out the scope of their proposal.
- C. Developer(s) will be required to specify the form of entity that will take title to the land contained in their proposal, execute the construction work and market and/or operate the completed facilities.
- D. Implementation Ability - Prospective developer(s) will be required to demonstrate the experience, qualifications, and ability to complete projects of the scope and complexity of their proposal, and to demonstrate the ability to operate the project.
- E. Design - The City will evaluate the extent to which the proposals involve structures of high quality, including design, and that are consistent with the design objectives and standards contained in the *Redevelopment Plan* and in this Invitation for Redevelopment Proposals.
- F. Specific areas of project evaluation will include but not be limited to:
  - 1. Respect for the aesthetic values of the area through high design standards and site design.
  - 2. The integration of the development with existing surroundings.
  - 3. A mixed use of urban uses.
  - 4. Pedestrian and vehicular movement internal to the site.
  - 5. Appropriateness of proposed use(s).

## **9. Questions, Requests for Additional Information**

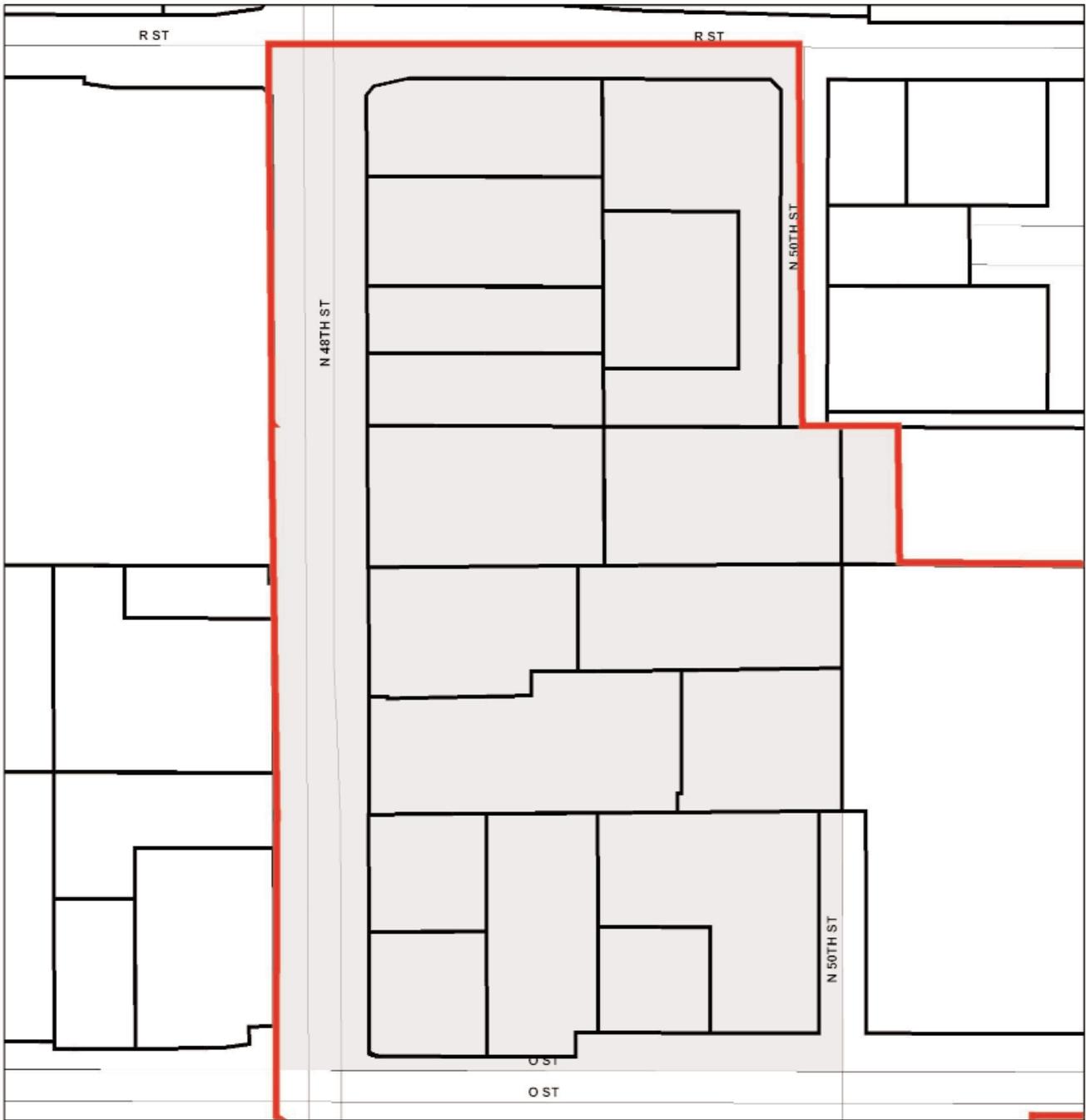
All questions and requests for additional information pertaining to this Request for Redevelopment Proposals must be submitted in writing to:

Marc Wullschleger, Director  
Urban Development Department  
808 "P" Street, Suite 400  
Lincoln, NE 68508

All questions will be answered in the form of addenda posted on the Urban Development website and in a question and answer format. Proposers are encouraged to check the website frequently for changes and addendum since the website is the only place answers will be available.

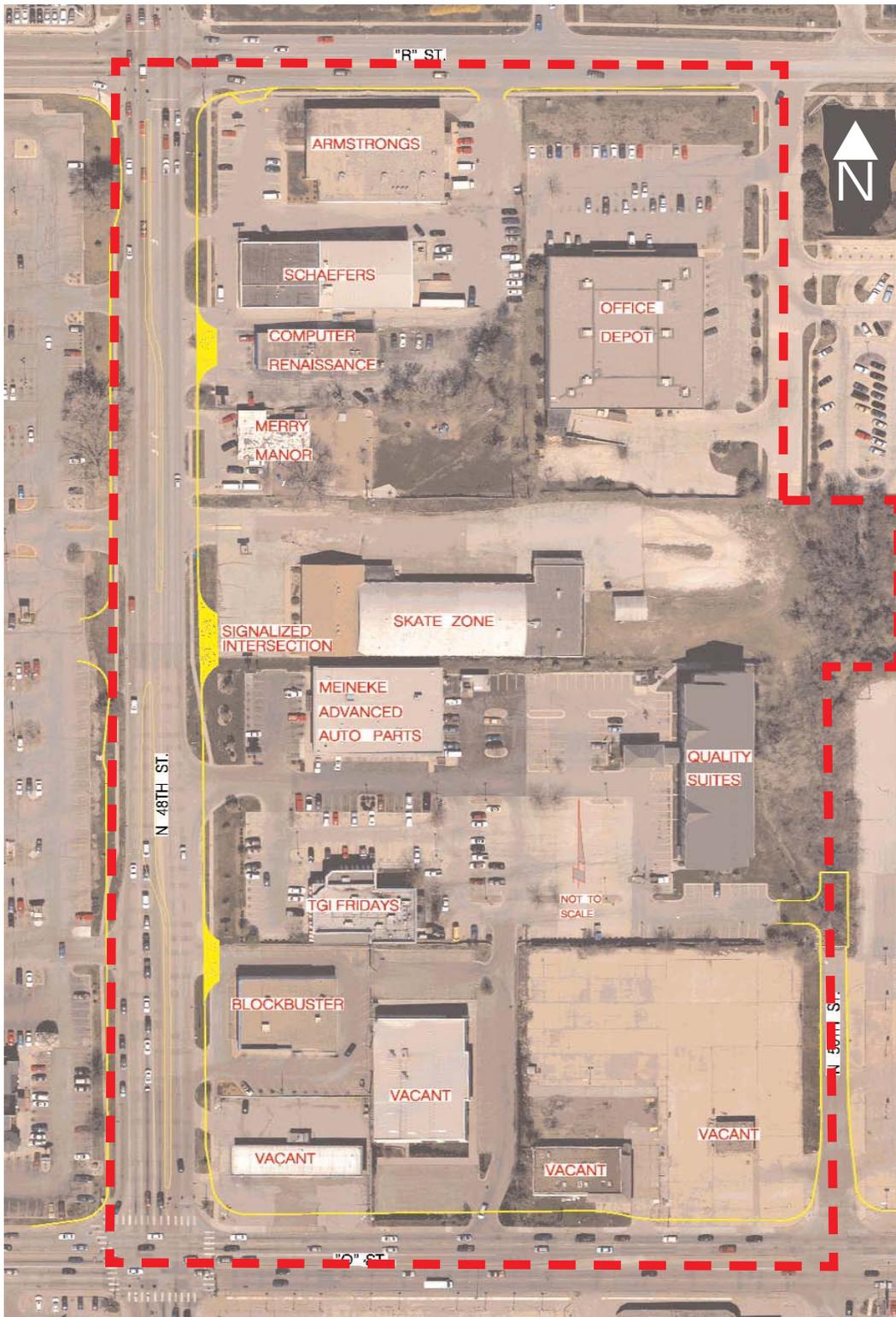
## **10. Attachments**

- A. Attachment A, 48<sup>th</sup> and O Street Redevelopment Project Boundary
- B. Attachment B, 48<sup>th</sup> & O Street Improvements
- C. Attachment C, City Owned Property Within the Project Area



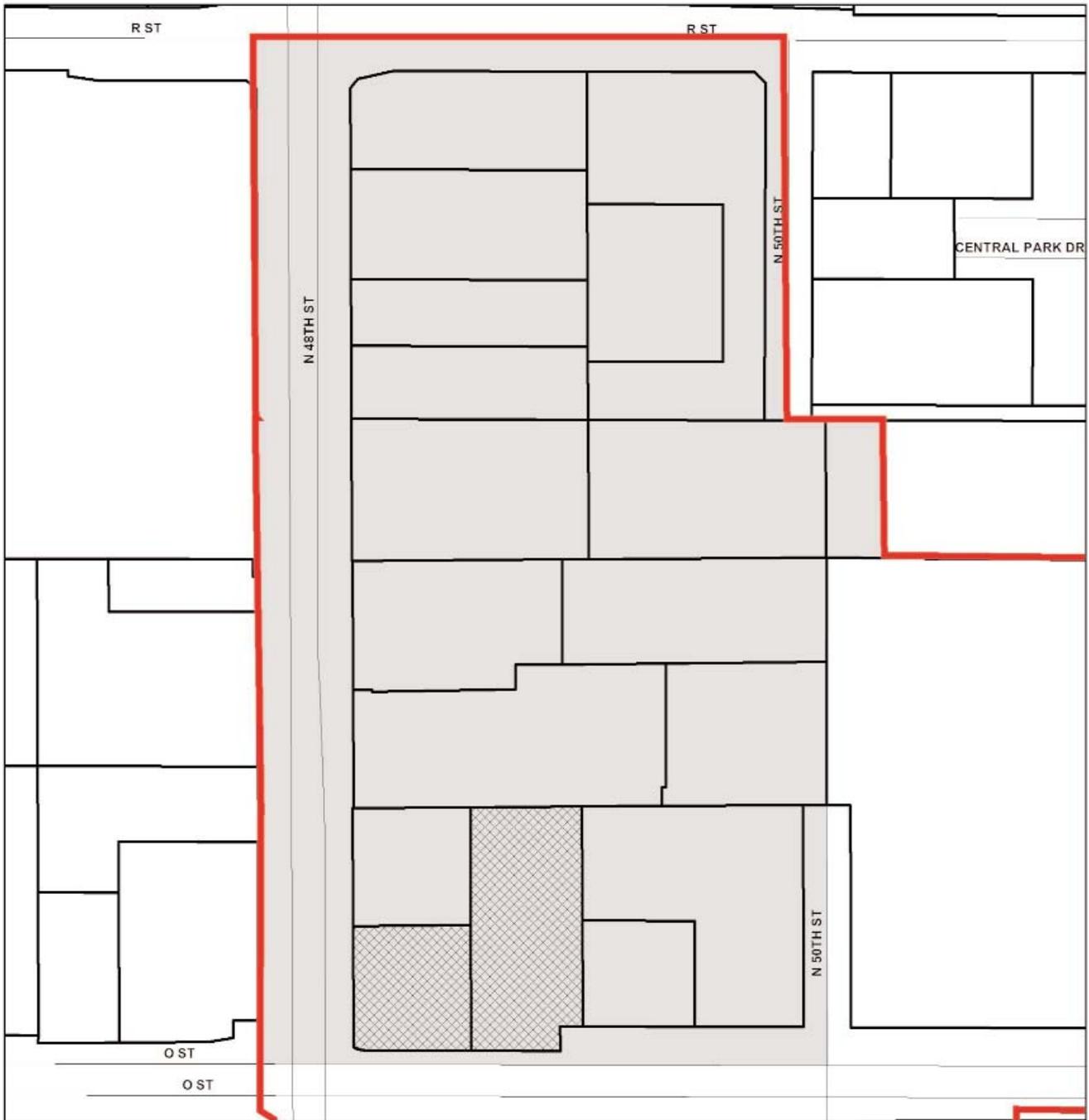
***Attachment A: 48th & O Street  
Redevelopment Project Boundary***





**Attachment B:**  
**48th and O Street Improvements**





**Attachment C:  
City Owned Property within the Project Area**

