City of Lincoln

Havelock Redevelopment Plan

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Revised 11/25/1997, 6/22/2015

Havelock Redevelopment Plan

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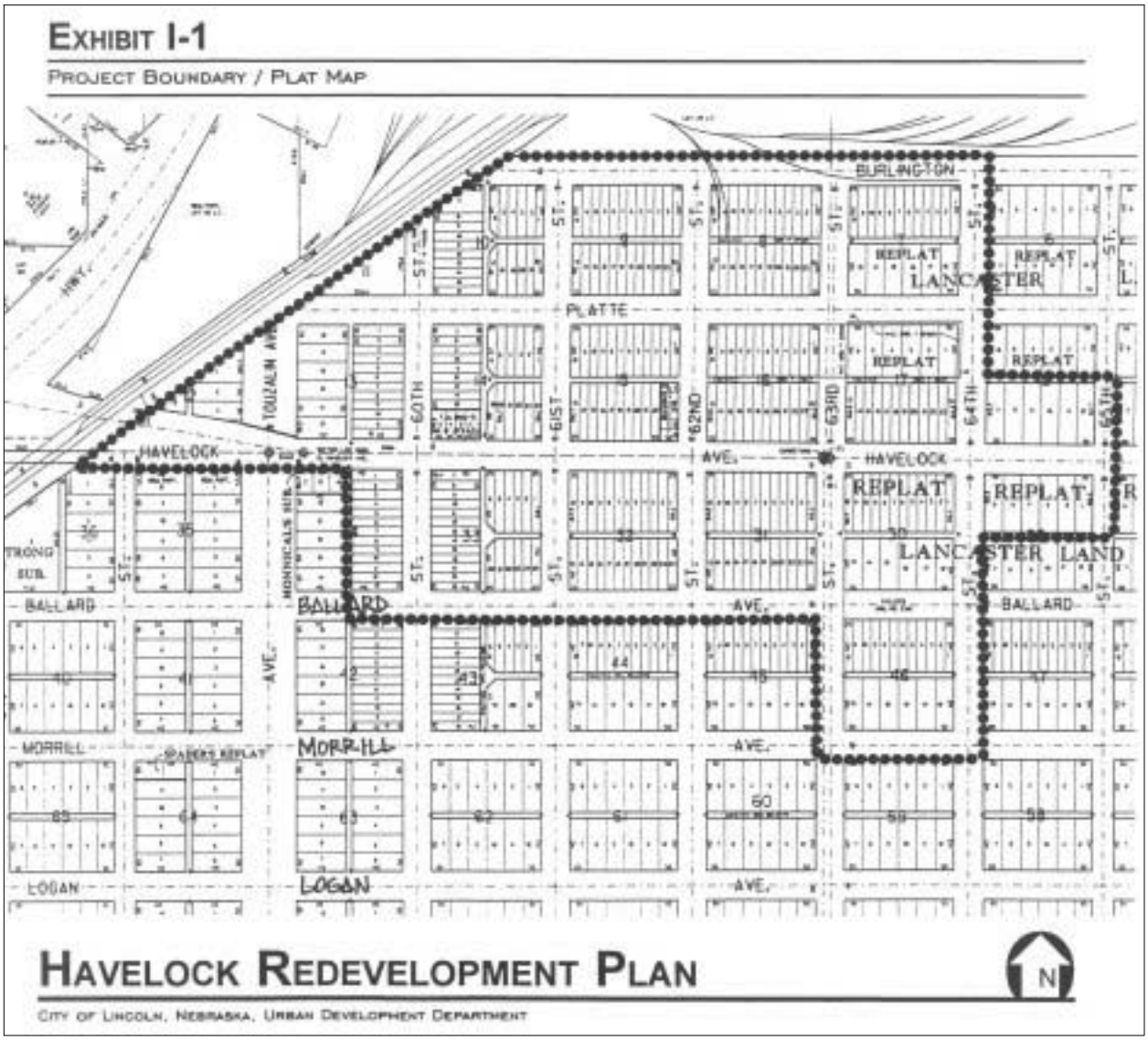
Appendix 6	Lincoln City Council Resolution Adopting Redevelopment Plan Resolution No. A-78516 dated December 8, 1997

These Appendices are only available in "hard copy." If you are reading or referencing the Havelock Redevelopment Plan via the Web, and you would like a copy of any or all of the Appendices, please contact the Urban Development Department at urbandev@lincoln.ne.gov.

Havelock Redevelopment Plan

I. INTRODUCTION

The Havelock Community is an integral part of the City of Lincoln, Nebraska, located in the extreme northeast quadrant of the City. Havelock was annexed by the City of Lincoln in October, 1930. Within the Havelock Community lies the sixteen and a half square block Havelock Business District/Adjacent Residential Neighborhood, which is the primary focus of this Community Redevelopment Area, Redevelopment Plan and Project. The Community Redevelopment Area Plan/Project is composed of all the City blocks generally bounded on the east by 64th/65th Streets, on the north by Burlington Avenue, on the south by Ballard/ Morrill and Havelock Avenues, and on the west by the alley between Touzalin Avenue, 60th Street/ Burlington Railroad Tracks (see Exhibit I-1).



The Redevelopment Plan/Project outlined herein was influenced and directed by many forces: the Havelock Business Association, the Havelock Neighborhood Association and the Urban Development Department of the City of Lincoln in cooperation with other Lincoln City Departments. The primary goal of this redevelopment program is to maintain, revitalize, and expand the considerable private and public investment that exists in the area. The Redevelopment Plan/Project represents the optimum prioritization of development when time, cost, funding sources, aesthetics, growth, and practicality are considered.

Havelock is a viable balanced community (within the larger urban setting) with ever changing ownership and occupancy. The existing land uses in the Havelock Business District are characteristic of a self-contained community and exemplified by a variety of land uses not found commonly in a typical neighborhood shopping area, and results from Havelock's evolution as a separate community. Multiple land use makes Havelock the viable community it is today and adds to its "small town" flavor. Further, the Business District encompasses numerous historic buildings. In 1978/79 the City with a Business District Business Improvement Board implemented a Community Development Block Grant (CDBG) and Business Improvement District (BID) project which entailed the following activities: a public parking lot and pedestrian way, two block streetscape improvements, and land acquisition and disposition for a supermarket development. Since 1979, minimal development has occurred. With the implementation of this Plan/Project it is intended that the activities will be prioritized and oriented to accommodate the full potential of the business district and surrounding neighborhood. Much of the impetus for the implementation and success of the Havelock Redevelopment Plan/Project will be the continuing efforts of the business district/neighborhood in cooperation with the City of Lincoln and the state and federal government.

The City of Lincoln recognizes that continuing blight, deterioration, dilapidation, and obsolescence is a threat to the stability and vitality of the Havelock Business District and adjacent neighborhood. Therefore, plans are to initiate a 15-year, long-range program of revitalization within the business district and adjacent area. The goal of this long-range program is to continue to enhance Havelock as a focal point within the City of Lincoln.

This requires the combined efforts of both the public and private sectors. The magnitude of the task exceeds the capacity of the private sector alone. This Community Redevelopment Area covers approximately a sixteen and a half (16½) block area (see Exhibit I-1) which was declared blighted by the Lincoln City Council in 1997 (The Havelock Blight and Substandard Determination Study). This area has been determined, through the blight and substandard study and resolution, to be in need of revitalization, redevelopment, and strengthening to ensure that it will contribute to the economic and social well-being of the City. All available evidence suggests that the area has had limited private investment necessary to contribute to the well being of the community, and that the area could not reasonably continue efforts without public action/assistance.

To encourage private investment in the Community Redevelopment Area Redevelopment Plan/Project, the plan sets forth prioritized redevelopment activities for accomplishing the goal of revitalizing, redevelopment, and strengthening the area. The Redevelopment Plan/Project may be amended at a later date to reflect the needs and capabilities of the City, the business district, neighborhood and developers.

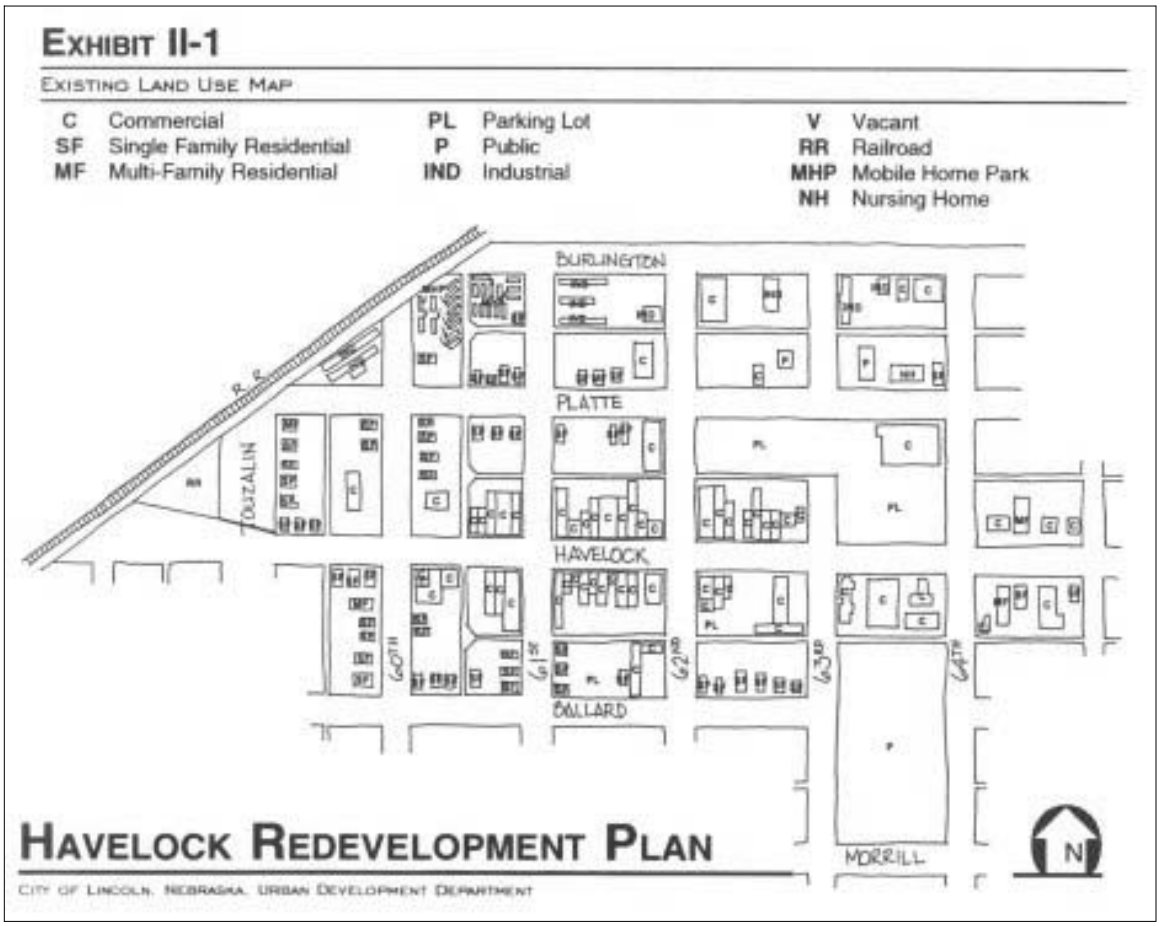
II. EXISTING SITUATION

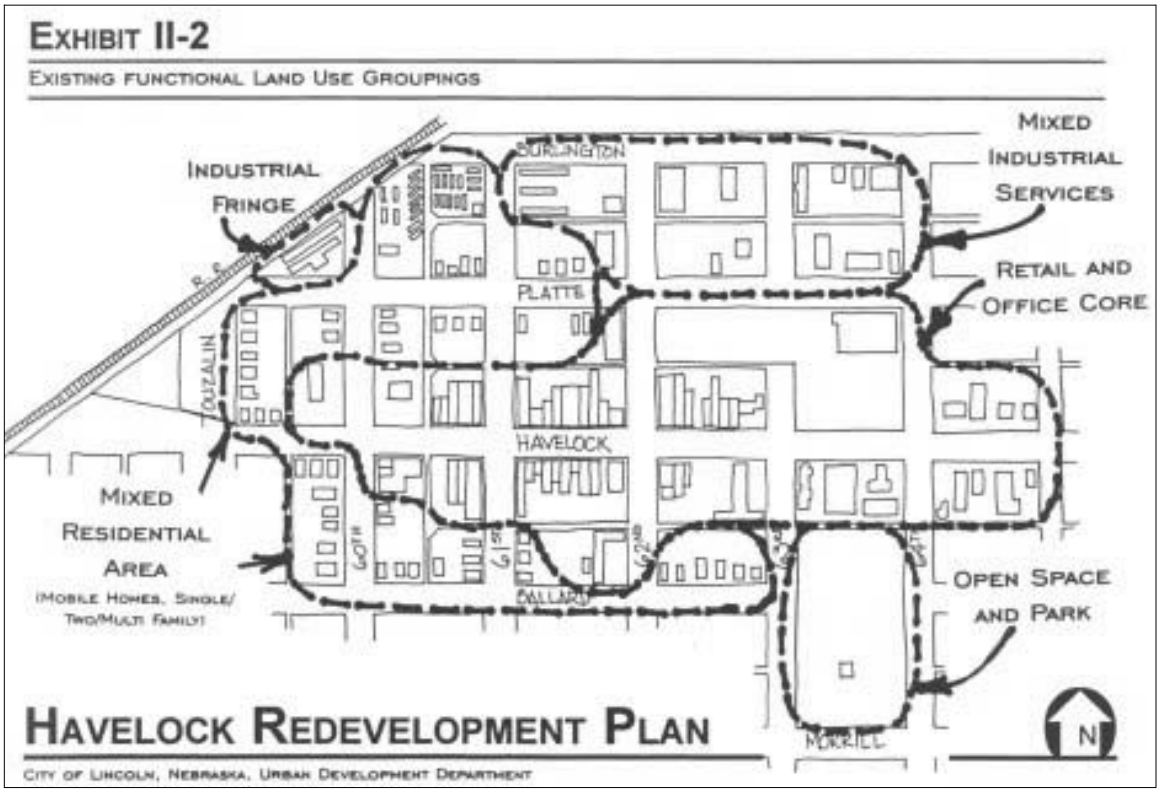
This section of the Havelock Redevelopment Plan examines existing conditions within the designated Havelock Community Redevelopment Area.

A. EXISTING LAND USE

The sixteen and a half (16½) block Havelock Community Redevelopment Area is located in the northeastern section of the City of Lincoln covering approximately 60.5 acres. The area contains a wide variety of land uses including office, retail, service, industrial, public, residential, parking, and other use categories.

The area is delineated in large part by several notable facilities: Burlington Northern rail yards to the north, Touzalin Avenue on the west, Havelock Avenue, 70th Street, Cornhusker Highway, City of Lincoln Northeast Senior Center, Lincoln Housing Authority's Mahoney Manor, U.S. Post Office, etc. In addition, the business district contains numerous historic buildings within an area equivalent to a 2½ block area. A map of existing land uses in the 16½ block area is presented as Exhibit II-1.





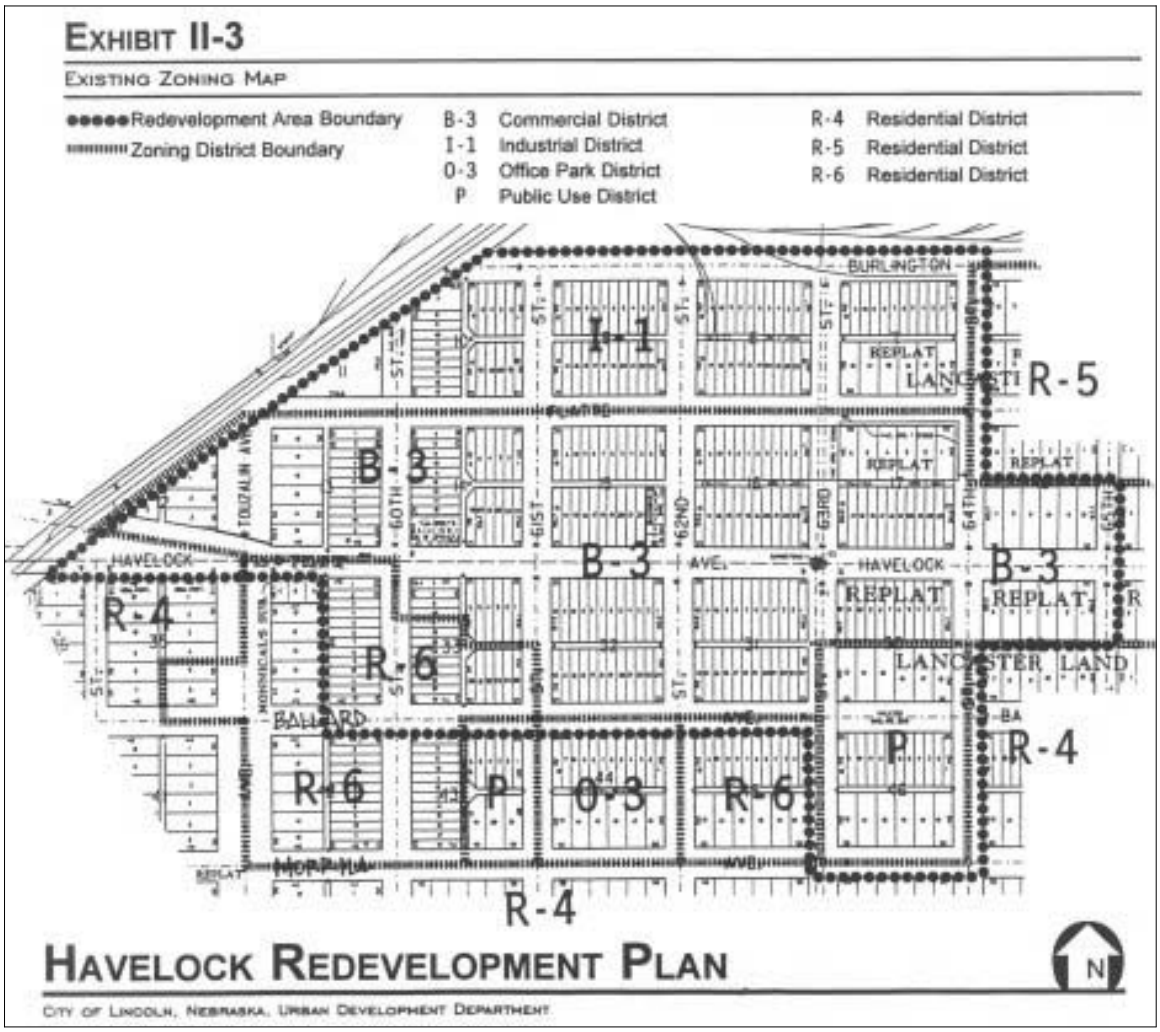
The Community Redevelopment Area land use is primarily commercial and residential, basically one and two story. Exhibit II-2 shows the existing functional land use groupings in the Community Redevelopment Project Area. Industrial land uses to the north and residential land usage, surround the commercial segment, primarily in the western portion of the study area. Multi-family zoned (R-6) property contains existing structures that are predominantly single and duplex dwelling units. Approximately ten new commercial, industrial and residential structures scattered throughout the Community Redevelopment Area have been built within the last five years. Previously however, the last major land use development/revisions occurred in 1978/79 as part of a CDBG and BID Project: a 75-space parking lot, public pedestrian way, two block streetscape/amenity improvements, public/private property acquisition and disposition for development of a 26,000 sq. ft. supermarket with parking.

In the project area, there exists a substantial number of commercial, industrial, and residential structures and garage/shed structures that have structural deficiencies, and functional and economic obsolescence with difficult-to-correct problems related to current code requirements. An analysis of land uses reflect three basic situations that must be dealt with: incompatible land uses, vacant industrial land and strip development along Havelock Avenue. Also, uses that cause visual distractions and noise problems create a detrimental and blighting effect on the commercial environment. A judgment must be made concerning the compatibility of land uses as they relate to long range planning for growth.

The structures in the project area range in age from 1890 to 1996. The average age of the structures is 63 years (1934), however, 95% of structures have an average age of 66 years.

B. EXISTING ZONING

The sixteen and a half (16½**)** block Community Redevelopment Area is divided into four different zoning districts (see Exhibit II-3). These include: Residential district (R-6), Office/commercial district (B-3), Industrial district (I-1), and Public Use (P). In addition, a portion of the study area includes an area (2½ square blocks) which has historic preservation district potential.



The vast majority of the area is zoned B-3. This B-3 zoning classification poses some restrictions on the type of permitted uses that may occur in this area. The adopted zoning ordinance states that B-3 Havelock Business District is for:

> "…providing for local commercial uses in a redeveloping neighborhood generally located in established retail centers of those neighborhoods. The uses permitted generally are those for neighborhood uses, plus additional limited manufacturing uses that reflect the character of that commercial area."

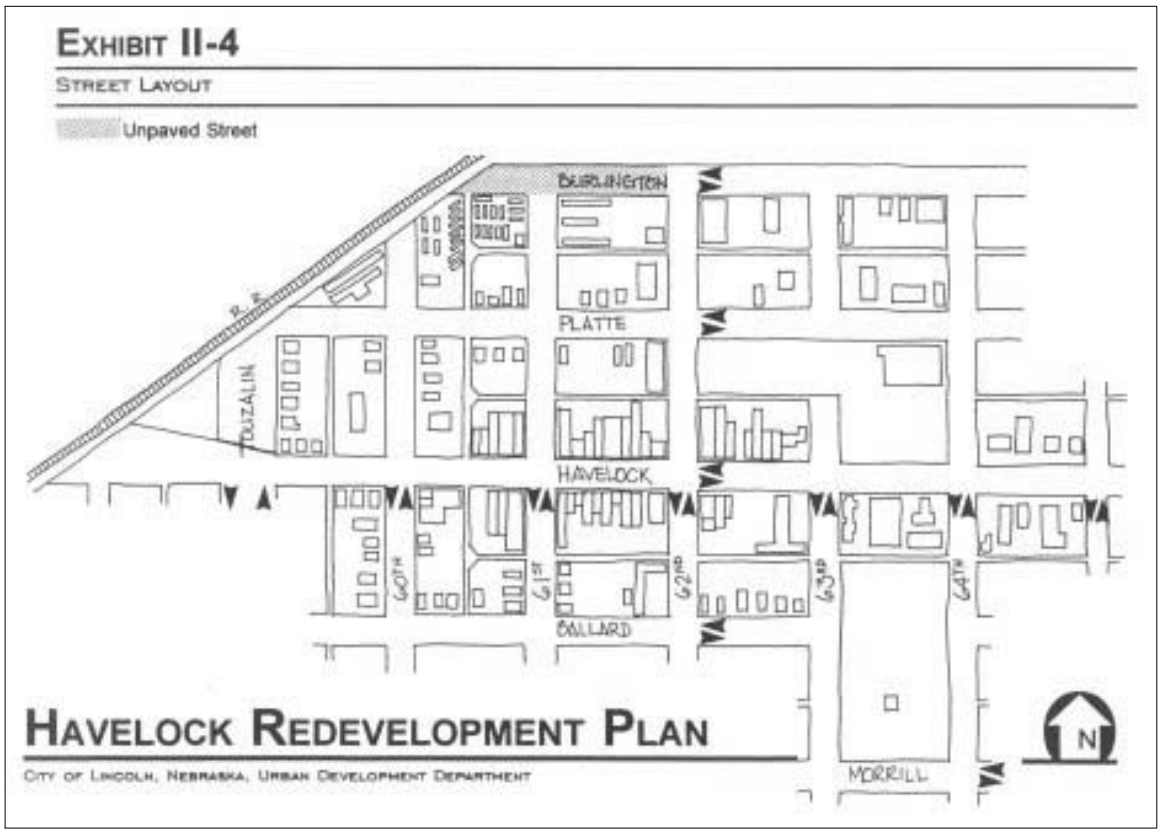
The building or premises permitted uses for the B-3 section of the Zoning Ordinance is located under Chapter 27.33. The existing zoning may necessitate only slight modifications, if any. They will be covered in Section III - Future Situations.

C. EXISTING PUBLIC IMPROVEMENTS

1. Street System

The Community Redevelopment Area is served by a traditional grid pattern street network. This network is generally complete except for a small number of interruptions in the grid pattern, notably the Havelock Park and vacation of 63rd Street between Havelock and Platte Avenues. All of the streets in the Community Redevelopment Area are two way.

The area is served by the east-west streets of Burlington, Platte, Havelock, Ballard and Morrill Avenues. The north-south streets are Touzalin, 58th, 60th, 61st, 62nd, 63rd, 64th, and 65th. As illustrated in Exhibit II-4, all streets in the redevelopment area are two-way streets. Streets in the area typically carry two lanes of traffic (except Touzalin Boulevard) with one or two lanes of curb-side parking (see below - "Parking").



Under Chapter 10.36 of the Lincoln Municipal Code, the arterial streets in the redevelopment area are Havelock and Touzalin Avenues. The major street nature of Havelock Avenue, with traffic speeds exceeding posted limits, discourages passenger vehicle and restricts pedestrian circulation.

The present pavement right-of-way and widths for the streets serving the Redevelopment Area are as follows:

STREET	HAVELOCK SOUTH (paving width)	RIGHT-OF-WAY	NORTH OF HAVELOCK (paving width)	RIGHT-OF-WAY
58th	28 ft.	60 ft.		
Touzalin Blvd.	Both 22.5 ft.	150 ft.	Both 19 ft.	150 ft.
60th	26 ft.	80 ft.		
61st	26 ft. to 49 ft.	80 ft.	40 ft. to 49 ft.	80 ft.
62nd	26 ft. to 64 ft.	80 ft.	33 ft. to 65 ft.	80 ft.
63rd	26 ft.	80 ft.	38 ft. to 60 ft.	80 ft.
64th	26 ft.	80 ft.	27 ft.	80 ft.
65th	26 ft. to 31 ft.	60 ft.	26 ft.	60 ft.
Burlington Ave.			39 ft.	80 ft.
Platte Ave.			27 ft.	80 ft.
Havelock Ave.	37 ft. to 54 ft.	80 to 85 ft.		
Ballard Ave.	25 ft. to 26 ft.	80 ft.		
Morrill Ave.	26 ft.	80 ft.		

***NOTES*:** (1) Intersection nodes exist on Havelock Avenue at three locations and reflect a 37 ft. pavement width.
(2) Burlington Avenue west of 62nd Street unpaved for 1½ blocks.

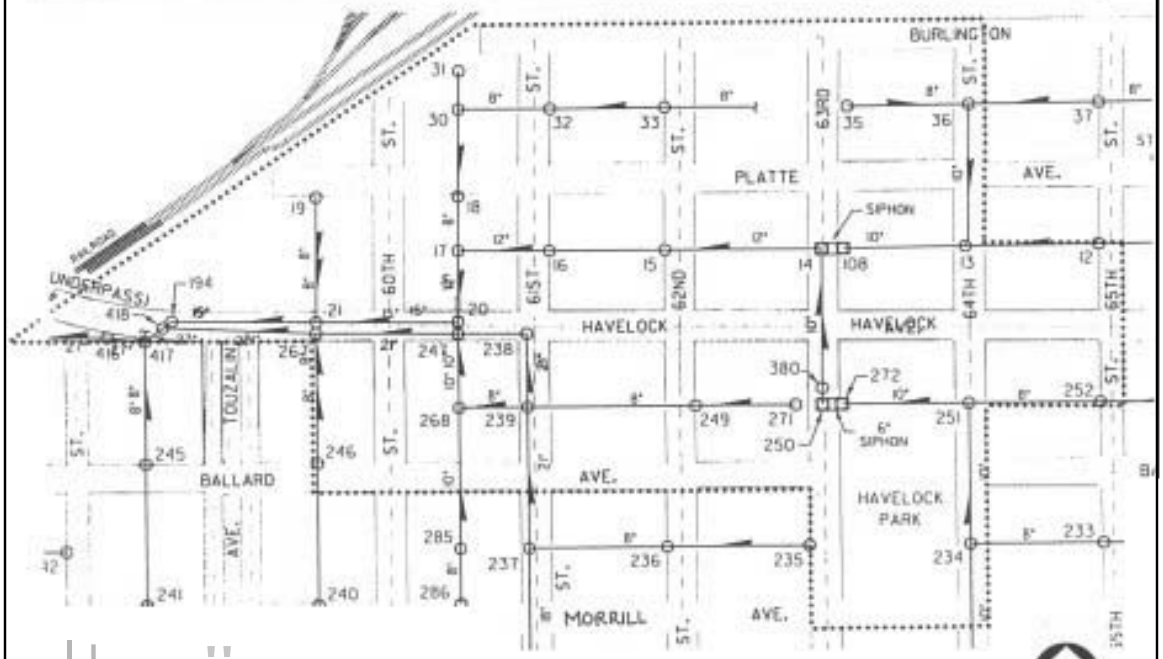
2. Underground/Overhead Utilities

The entire Community Redevelopment Area is served by the following underground and/or overhead utilities: Sanitary Sewers, Electrical Conduits, Storm Sewers, Telephone Conduits, Water Lines, Cable Conduits, and Gas Lines.

Exhibits II-5a, -5b, -5c, -5d, -5e, -5f and -5g summarize these utilities as they are currently found in the Redevelopment Area. The exhibit indicates the approximate size (in inches) of the utility line under each street in the area. In some instances, these utilities may be in need of repair and replacement. Moreover, an increase in line size may be appropriate to meet current fire protection standards and potential future uses.

EXHIBIT 11·5A

EXISTING UTILITIES: SANITARY SEWER / WASTEWATER

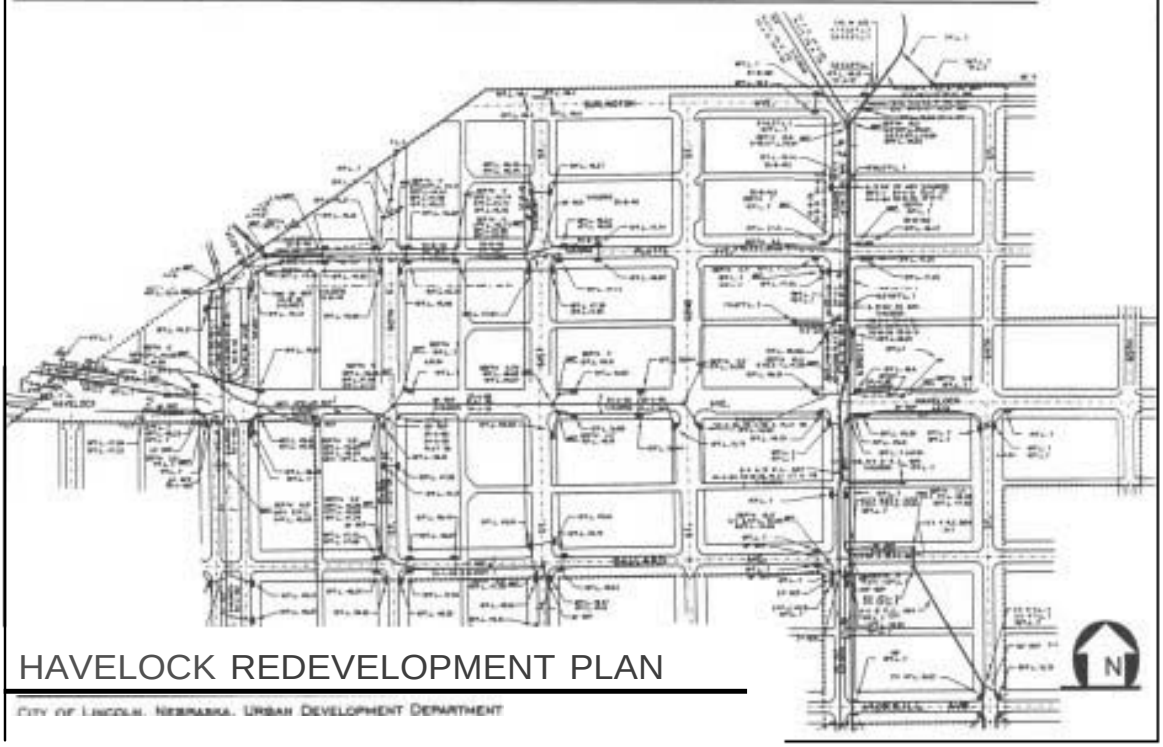


HAVELOCK REDEVELOPMENT PLAN

CITY OF LINCOLN, NEBRASKA, URBAN DEVELOPMENT DEPARTMENT

EXHIBIT 11·58

EXISTING UTILITIES: STORM SEWER



HAVELOCK REDEVELOPMENT PLAN

CITY OF LINCOLN, NEBRASKA, URBAN DEVELOPMENT DEPARTMENT

Exhibit II-5c

Existing Utilities: Water

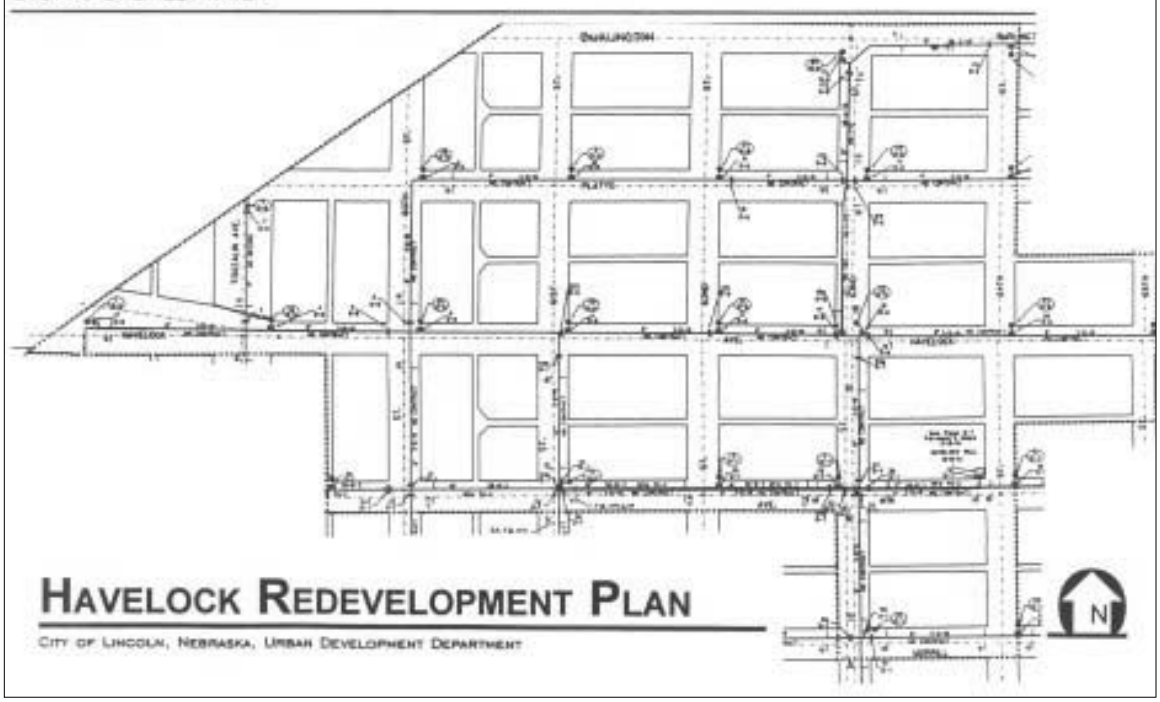


Exhibit II-5d

Existing Utilities: Peoples Natural Gas

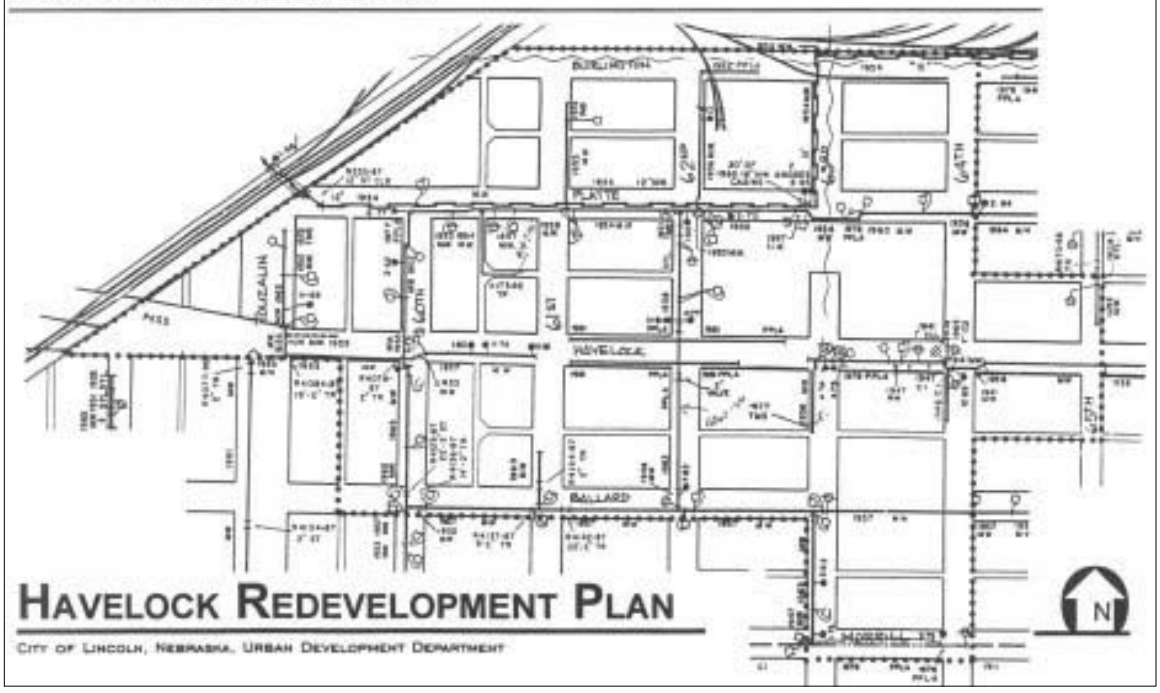
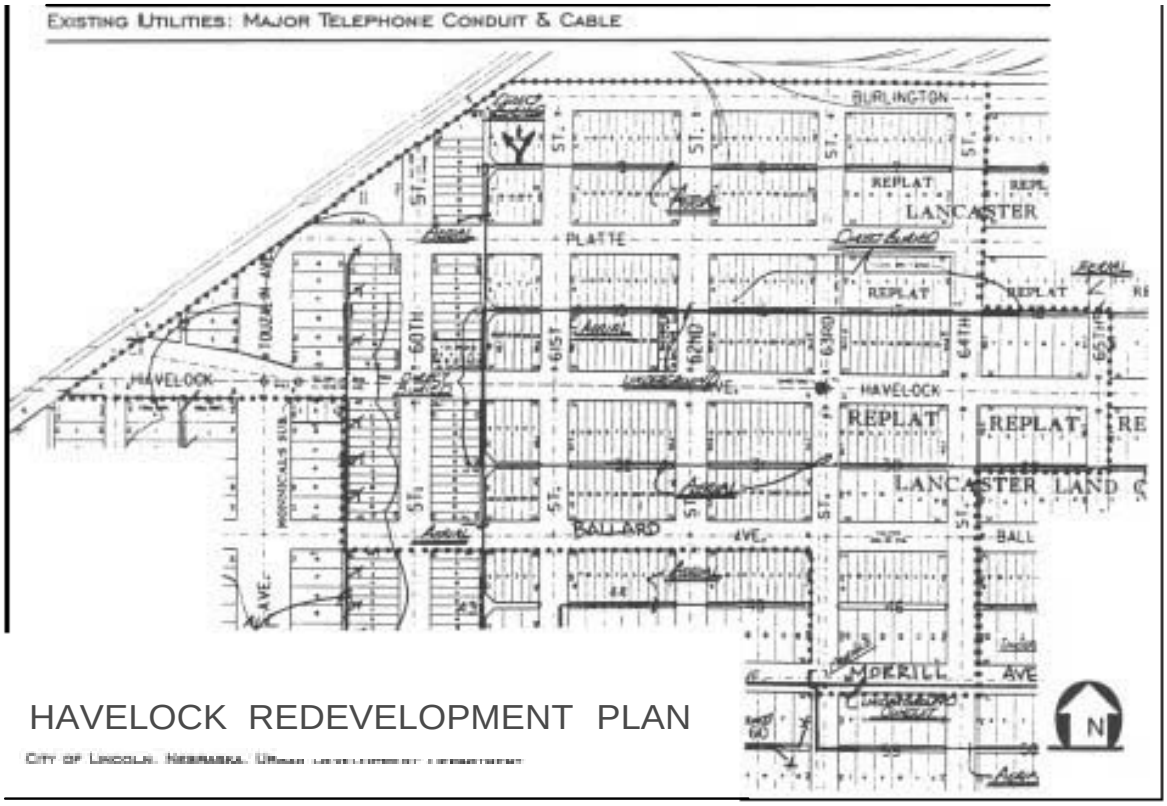


EXHIBIT 11-5E

EXISTING UTILITIES: MAJOR TELEPHONE CONDUIT & CABLE

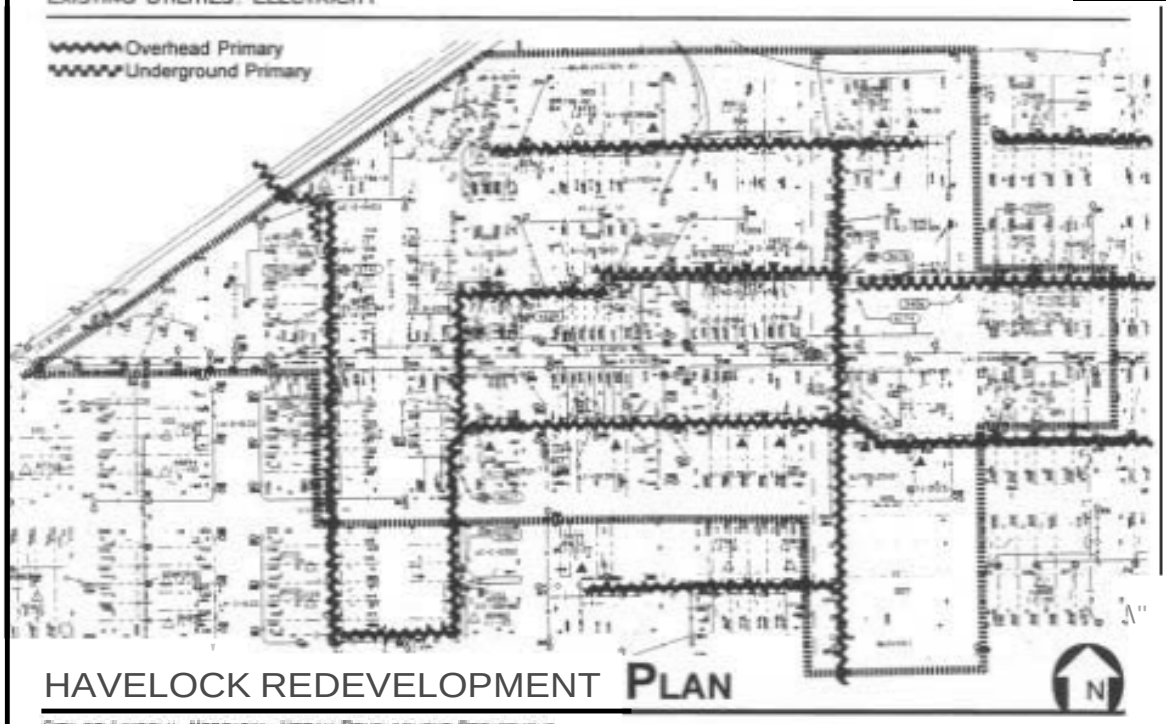


HAVELOCK REDEVELOPMENT PLAN

CITY OF LINCOLN, NEBRASKA, URBAN DEVELOPMENT DEPARTMENT

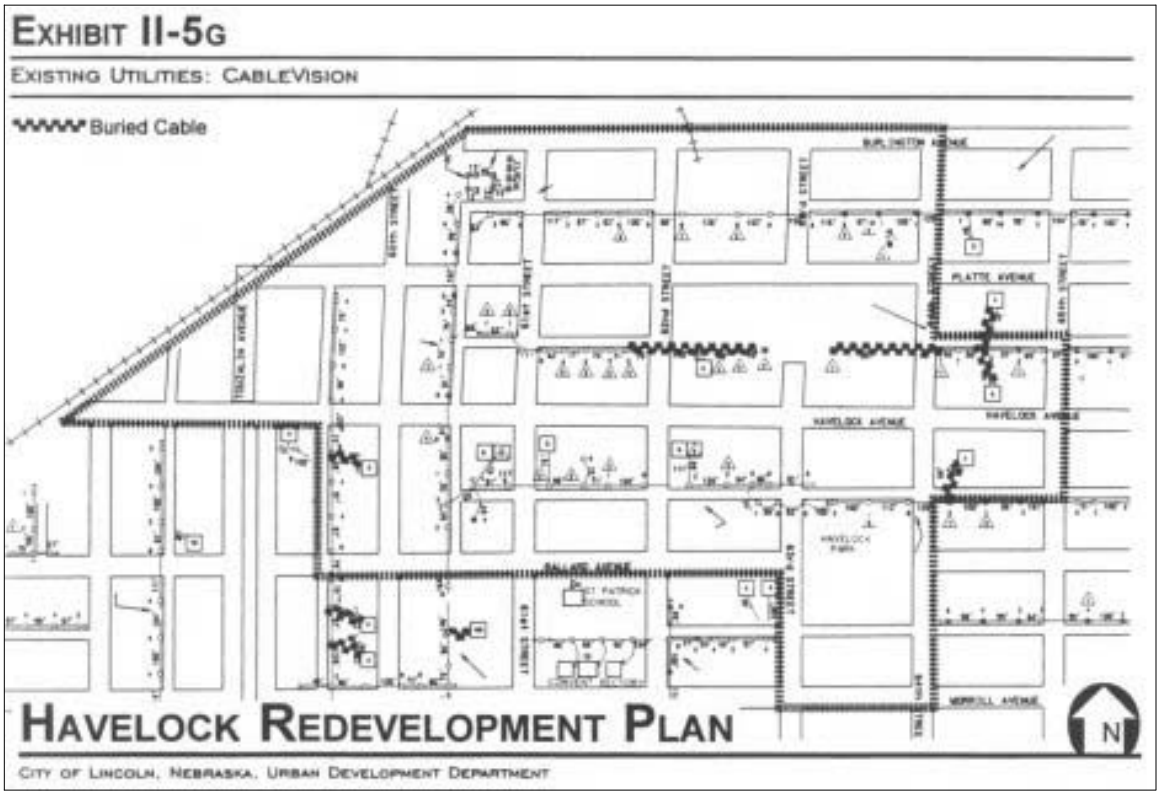
EXHIBIT 11-5F

EXISTING UTILITIES: ELECTRICITY



HAVELOCK REDEVELOPMENT PLAN

CITY OF LINCOLN, NEBRASKA, URBAN DEVELOPMENT DEPARTMENT



3. Sidewalks and Streetscape Beautification

The Community Redevelopment Area is fully served with sidewalks, with the exception of a portion of Burlington Avenue and some isolated spots. The sidewalks in the area are generally in good condition, though some isolated sections may be in need of repair or replacement. A street beautification project was completed approximately 20 years ago along Havelock Avenue from 61st to 63rd Streets. This project included reconstruction of the sidewalks as well as the installation of lighting, bushes, trees, street furniture and street resurfacing and curb replacement, which may be in need of revitalization.

Improved pedestrian access through pedestrian-vehicular routes may be needed. This is particularly true of improving access (pedestrian and vehicle) across/to Havelock Avenue. The existing gateway/major entryway along Havelock Avenue from Cornhusker Highway (bridge to Touzalin) is ugly; a bare concrete island with weeds growing in cracks and unsightly grass embankments on both sides. This area is in need of treatment.

4. Parks and Open Spaces

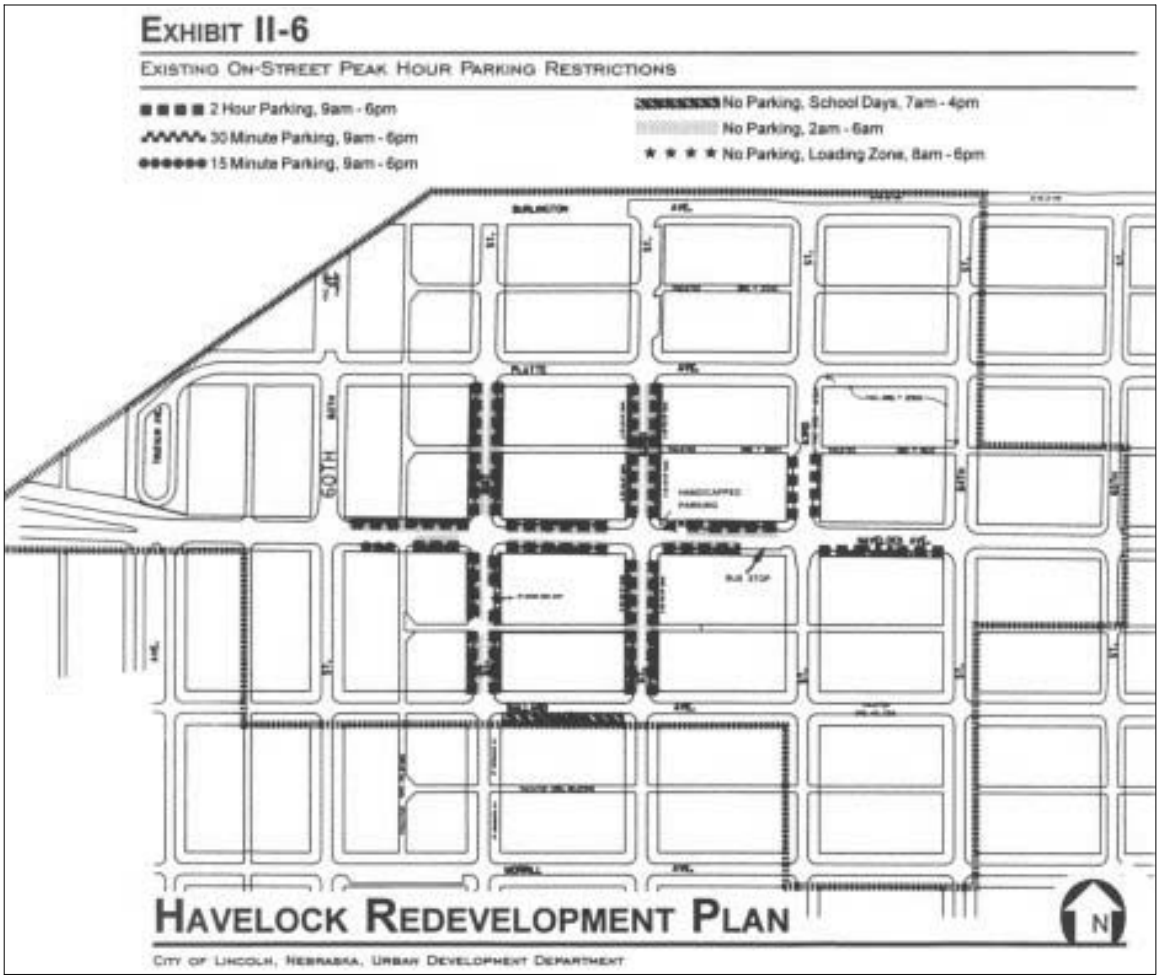
Public open space developments within the Redevelopment Area include Havelock Park, parking lot setbacks and a pedestrianway.

5. Street Lighting

Street lighting in the Community Redevelopment Area consists of high pressure sodium lights. Lights are generally situated at each intersection and at mid-block points. Although these may provide adequate lighting, additional standards may be appropriate.

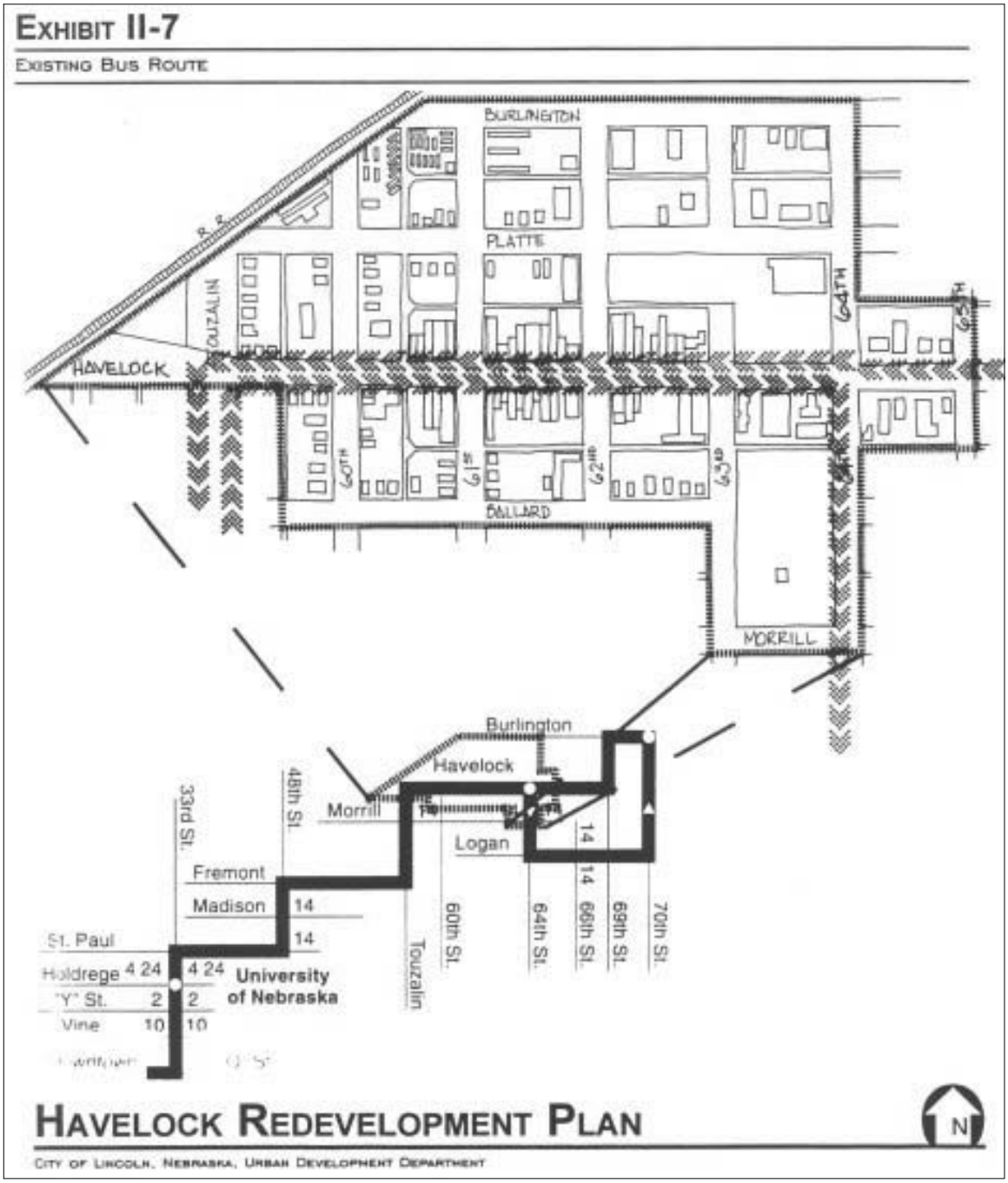
6. Public On-Street and Off-Street Parking/Private Parking

There are approximately 430 on-street parking stalls in the Community Redevelopment Area and all are non-metered. On-street parking is provided, with restrictions on about one-third of the blocks in the area. Exhibit II-6 illustrates peak hour parking restrictions. Public off-street parking consists of 90 spaces, all in a surface public parking lots at the Senior Center (15) and on the south side of Platte Avenue between 62nd and 63rd Streets (75). There also exists approximately 586 private parking spaces in the redevelopment area. A recent parking analysis reflects no need for additional public parking spaces at this time. New developments will determine future parking needs.



7. Transportation Service

Transportation Service in the Redevelopment Area consists of one Star Tran bus route converging upon the main downtown loop ("Q" Street - 11th - Lincoln Mall - 14th). See Exhibit II-7 - Bus Route.



8. Prior Redevelopment Project

Community Development Block Grant (CDBG) and Business Improvement District (BID) redevelopment activities implemented prior to this Havelock Redevelopment Plan located within its boundaries are the:

- **Surface Parking Lot - 62nd to 63rd Streets**: Acquisition of property, alley vacation, residential and business relocation, demolition of property, utility relocation and construction of a 75-space parking lot, with setback and interior landscaping.

- **Pedestrianway - Havelock Avenue to Parking Lot**: Acquisition of property, business relocation, demolition of property and construction of a pedestrianway with "pedestrian amenities", including brick walkway, lighting, benches, trash receptacle and landscaping.

- **Supermarket Development**: Vacation of portion of 63rd Street and disposition to developer. City assisted developer with site acquisition. Developer construction of an approximately 26,000 square foot supermarket and a 127-car parking lot with appropriate truck loading space.

- **Streetscape Development - Havelock Avenue/61st to 63rd Streets**: Created a Business Improvement District. City assisted the BID Board in hiring an architectural/landscape firm and preparing a streetscape plan. The City bid the project and supervised, with the architect, the construction, which included changing traffic lane/street widths for pedestrian crossing, new curbs, drainage, and wheelchair ramps, and "pedestrian amenities" including landscaping, street lighting, benches, bike racks, trash receptacles, utility relocation, pedestrian traffic signal, etc.

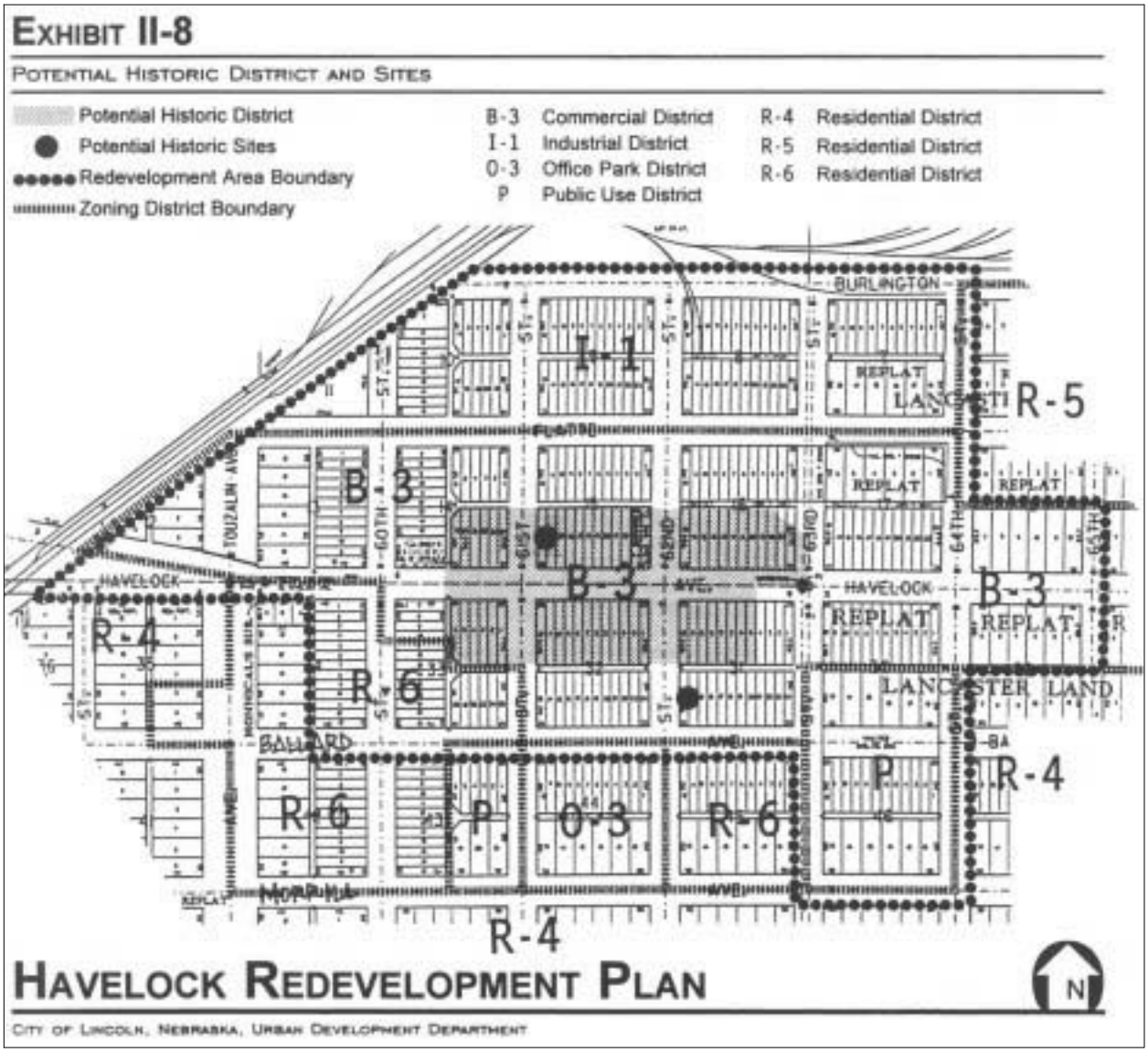
As time progresses, certain of these activities may be in need of public assistance to meet future planning and economic development concepts for continuation of private investment and maintaining overall viability of the Community Redevelopment Area.

D. HISTORIC SIGNIFICANCE

A two and a half (2½) square block area encompassing both sides of Havelock Avenue, within the Community Redevelopment Area, from 60th and a half to 63rd Street has historic/architecturally significant buildings, enough to establish a historic preservation district. One particular structure with extremely distinctive character and features is the JOYO Theatre. An illustration of the potential historic district is shown in Exhibit II-8.

If a District is to be officially adopted, preservation guidelines have to be established to govern such items as type of building, materials, significant features and changes that can be made to structures in the District.

In addition, there is a structure adjacent to/outside the potential historic district with potential historic significance – Dr. C.F. Ballard's home and office.



E. EXISTING BUILDING CONDITIONS/BLIGHTING AND SUBSTANDARD INFLUENCES

A "Blight and Substandard Determination Study" was conducted for a nineteen and a half (19½) block area which includes the redevelopment (16½ block) area by the consulting team of Hanna Keelan Associates, The Architectural Partnership, Selection Research Inc., Kevin Siebert, Attorney, and George Hancock, Economic Consultant. The study was conducted during the spring and summer of 1997 and completed in July, 1997. The evaluation included a detailed exterior/interior condition survey of 25 buildings and an exterior only survey of 63 buildings for a total of 88 buildings randomly selected in the study area. Also included in the evaluation were a parcel-by-parcel land-use inventory, a field reconnaissance of the entire area, meetings with city department staff members, and a review of pertinent reports and documents containing information which could substantiate the existence of "blight and substandard" conditions. The random sample survey included a 63.8% sample and has a confidence level of 95%. There are approximately 138 structures in the Community Redevelopment Area.

Their evaluation and subsequent findings were based on the criteria outlined in Nebraska's Community Development Law. Under this legislation, an area can be declared "blighted and substandard" and thereby become a Community Redevelopment Area if there is presence of both blight and substandard factors.

Blight Factors

1. A substantial number of deteriorated or deteriorating structures;
2. Existence of defective or inadequate street layout;
3. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
4. Unsanitary or unsafe conditions;
5. Deterioration of site or other improvements;
6. Diversity of ownership;
7. Tax or special assessment delinquency exceeding the fair value of the land;
8. Defective or unusual conditions of title;
9. Improper subdivision or obsolete platting;
10. The existence of conditions which endanger life or property by fire or other causes; or
11. Other environmental and blighting factors.
12. One of the other five conditions.

Of these twelve factors, eight were determined to be present to a significant extent (S), two were present to a reasonable but more limited extent (R), and two were determined to have little or no presence. The consultants further found that economically and/or socially undesirable land uses were present to a strong extent throughout the area. They found no evidence to support the presence of tax or special assessment delinquency or of defective or unusual conditions of title.

Substandard Factors

1. Deterioration/dilapidation;
2. Age or obsolescence;
3. Inadequate provision for ventilation, light, air, sanitation, or open spaces; or
4. a. High density of population and overcrowding; or
   b. The existence of conditions which endanger life or property by fire and other causes; or
   c. Any condition of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime, and is detrimental to public health, safety, morals or welfare.

Of these four factors, three were determined to be present to a significant extent (S), one was present to a reasonable but more limited extent (R) and zero were determined to have little or no presence.

The Consultants' "Blight and Substandard Determination Study" report is located in the City of Lincoln City Clerk's Office files. Further, a summary of the Consultant's report is contained in Appendix # 1. In addition, as a required supplement, the Consultant determined that the average age of residential and commercial units and industrial structures as being over 40 years. The "Blight and Substandard Determination Study" for the Redevelopment Area, by the consultant team of Hanna Keelan Associates, Kevin Siebert, Selection Research Inc., George Hancock, and The Architectural Partnership based on the blight and substandard criteria outlined in the

Nebraska Community Development Law, determined the area to be both “blighted and substandard” as required by the Community Development Law as amended.

III. FUTURE SITUATION/HAVELOCK IMPROVEMENT PLAN

This section of the Havelock Redevelopment Plan examines future projection/activities within the designated Community Redevelopment Area. The section has been divided into the following eight subsections:

A. Introduction
B. Public Improvements
C. Private Improvements
D. Havelock Redevelopment Project--Proposed Phasing Plan/Proposed Improvements
E. Building Requirements and Redevelopment Standards
F. Conformance with Comprehensive Plan
G. Relationship to Local Objectives
H. Procedure for Changes in the Approved Redevelopment Plan
I. Removal of Blighting Influences and Substandard Conditions

This section will also identify, from a long-range (15-year phasing) perspective, how redevelopment, restoration, and rehabilitation in the Havelock Community Redevelopment Area is planned to occur.

A. INTRODUCTION

The Havelock Community Redevelopment Area is expected to continue to function as a mixed use urban area of diverse land use types. Within the business and industrial zoning districts, development would be expanded through the removal of incompatible uses. Redevelopment activities on the balance of the structures will come in the form of rehabilitation. In residential zoned areas, minimal acquisition is proposed, only where structures are substandard and beyond repair. It is anticipated that activities therein will be through rehabilitation of existing residential structures.

To encourage these efforts in Havelock, this plan will be directed at assisting investors through support facilities such as parking, open space, park improvements, and promoting a unified theme with expanded streetscape design and improvements. The plan recommends that these objectives can be achieved by utilizing the provisions of the State Community Development Law, and other local, state, and federal funding sources. Revitalizing the district will require a wide variety of individual projects and improvements involving both the public and private sectors. The future of the area will depend on a number of key factors, including:

- the availability of entrepreneurs to undertake real estate development ventures both in the field of new construction and restoration of existing structures;
- the availability of existing vacant land and underutilized structures and sites provides the area with a significant opportunity for redevelopment or rehabilitation projects;
- the City's ability to use the land assembly provisions and Community Improvement Financing under the State Community Development Law, Community Development Block Grant Program, and special assessment district financing will be instrumental in the revitalization of the Community Redevelopment Area;

- concentration of retail in the mixed-use project area to establish a strong retail core;
- linkages between functional areas and facilities are necessary for the economic vitality;
- the City's ability to provide incentives which make it attractive for businesses to locate and remain in Havelock.

The Redevelopment Plan is divided into a phased improvement plan of five-year periods of construction and improvement over 15 years. These activities/projects will be undertaken as funding is available and private development proceeds.

B. PUBLIC IMPROVEMENTS

1. Street, Alley, and Traffic Systems

Havelock Avenue is identified by the Public Works/Traffic Engineering Office and the Comprehensive Plan as a major street in the Community Development/ Redevelopment Project Area. It is projected to continue to be a two lane urban street in order to maintain the small town flavor. A future alternative, considering a major increase in traffic, is the removal of angle parking to create a turning lane or possibly two moving lanes. Therefore, this change would have to be weighed against the convenience to the consumer who prefers angle on-street parking adjacent to their destination.

With the exception of proposing the vacation of the one and a half (1½) block unpaved segment of Burlington Avenue west of 62nd Street, no major modifications in the existing street and alley system are contemplated at this time. Future street improvements may involve intersection/node improvements in conjunction with traffic, pedestrian movement and sidewalk and curb improvement activities. Further, in order to accommodate future potential development in the industrial and business zoned area, it may be necessary to vacate all or a portion of a particular street or alley to promote desirable development. In these situations, the City will act upon the individual merits as presented with each development proposal.

Proposals and activities should be developed and implemented for the Havelock Redevelopment Project, while also dealing with the entryway/entrance from Cornhusker Highway, in particular, the bare concrete island and unsightly embankment.

a. Conversion of the existing pedestrian activated signal at 62nd Street to a full service traffic signal, increasing capacity on Havelock Avenue, while providing easier access onto Havelock Avenue.

b. Installation in the future, as warrants would indicate, of a pedestrian activated signal between 64th and 66th Streets to accommodate the reactions from the elderly attempting to cross Havelock Avenue.

c. Construction of alley paving to accommodate business development access.

d. Consider opening 63rd Street between Havelock and Platte Avenues to provide better circulation to the developments on Platte and Burlington Avenues, in particular the new U.S. Post Office on the northwest corner of 63rd and Platte and the Northeast Senior Center on the northeast corner, which is planning an expansion of some 5,000 square feet.

e. In a few years Havelock Avenue may need resurfacing and would be accomplished by the City Public Works Department.

In addition, the Public Works Department has scheduled a Minimal Impact Project in the Capital Improvement Program for beyond 1998 which affects the Redevelopment Area: traffic generated on Havelock Avenue from 63rd to 70th Streets, creating two lanes plus one common left turn lane without widening the street; estimated cost - $12,300.

As redevelopment takes place, additional street, alley and traffic improvements may be necessary.

2. Parking

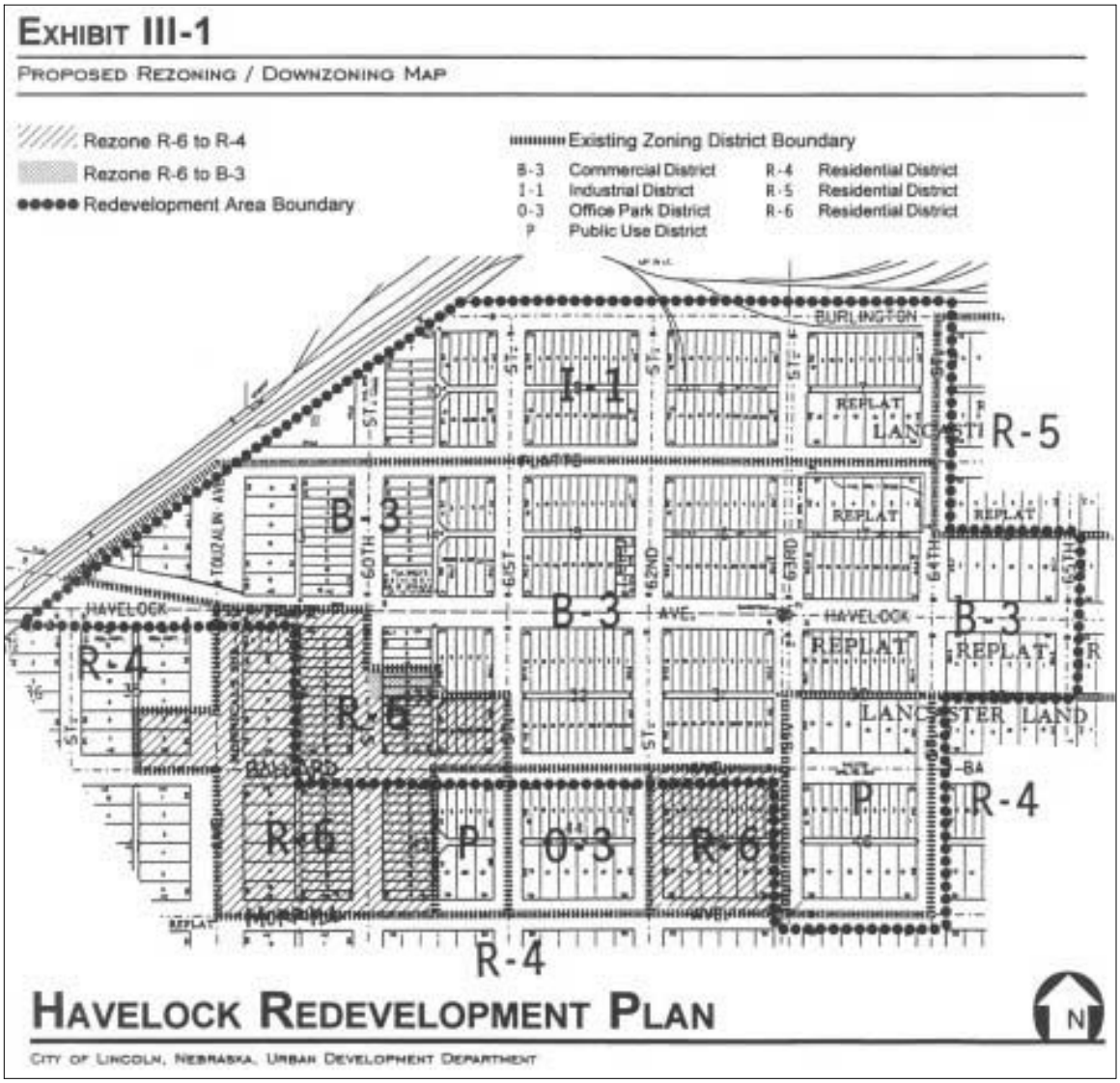
The Public Works Department, through a joint effort parking analysis process with the Havelock Business and Neighborhood Associations, and the Urban Development Department, reflects there is no need for additional public parking at this time; being a substantial surplus exists. If parking is determined to be necessary at this time, the private business community will have to provide it.

As redevelopment occurs, additional off-street parking facilities may be necessary. This may require public participation through acquisition and construction financed by Community Improvement Financing, CDBG or other sources.

In addition, the existing 20 year-old public City Parking Lot is substantially deteriorated and in need of major concrete replacement. This is of immediate concern.

3. Zoning Ordinances and Building Code Changes

In an effort to encourage development and to remove blighting and substandard conditions identified in the area, the City may seek amendments to the Zoning Ordinance. Future zoning revisions identified that may be considered, relate to Block 31, Block 33 and Block 34, within the Redevelopment area, and areas adjacent and outside (Blocks 34, 35, 42, 43 and 45) the Redevelopment Area relating to down-zoning R-6 zoning to R-4 (see Exhibit III-1). As redevelopment occurs, it may be necessary and appropriate to seek changes in the zoning ordinances and building codes. As rehabilitation is considered to be an important element of the revitalization of the area, the City should continue to give consideration to adopting standards for building rehabilitation which allow the upgrading and preservation of the building stock, while maintaining reasonable standards for protecting the health and safety of the occupants.



4. Historic Designation Rehabilitation Standards

The Havelock Community Redevelopment Area is unique in that a two and a half (2½) square block portion of the business area (inclusive of the Joyo Theatre) has potential for designation as a historic landmark district (see Exhibit II-8). In addition, an adjacent strucutre (Dr. C.F. Ballard home and office) has historic significance. With this potential designation come certain additional standards as outlined below, governing the manner in which development can occur. These requirements are based on the Secretary of the U.S. Department of Interior's "Standard for Rehabilitation" and "Guidelines for Rehabilitating Historic Buildings".

a. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.

b. The distinguishing original quality or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

c. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.

d. Changes, which may have taken place in the course of time, are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

e. Distinctive stylistic features of examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.

f. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be physical, based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

g. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building material shall not be undertaken.

h. Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to any project.

i. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.

j. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

5. Public and Semi-Public Utilities and Infrastructure

a. Sanitary Sewer, Storm Sewer and Water Lines: In relation to water, storm sewer and sanitary sewers, the City Public Works Department has accomplished most required and necessary improvements over the past several years. In the near future they do not foresee any major improvements being required, other than unforeseen breaks, maintenance and repairs as necessary or as redevelopment may warrant.

In regards to the water system in the project area (1) the water main in the Platte Avenue, 60th to 64th Street, portion of the project is 4 inches and as a minimum should be 8 inches and (2) there are three location within the project (62nd, 64th & 65th - Burlington to Ballard) where 8 inch water mains would provide a better system for service and fire protection by providing complete water main loops pending future developments.

b. Gas Lines: No new gas lines utility/infrastructure is expected to be needed to serve the project area except for the line located in Morrill Avenue from 60th to 64th Streets, which is cast iron and dates back to 1911. If street construction occurs or leakage occurs the gas line will be replaced. Otherwise, gas lines will be taken care of on an as needed basis.

c. Electric Conduits/Cable: No new electric power line/cable is presently needed to serve the project. Most work was recently accomplished. For the immediate future, only maintenance and repairs will be done on an as necessary basis or as redevelopment may warrant.

   In relation to street lighting, no new lighting system is proposed for the project area. However, repairs and/or replacement will be dealt with on an as needed basis.

d. Telephone Conduits: The telephone company has no set plans or schedule for new or replacement telephone utility/infrastructure in the Project Area. However, some existing utility/infrastructure may need to be repaired, relocated or replaced from time to time in the future. New conduit/cable or replacements may be necessary in the future on an as-needed basis or as redevelopment occurs.

e. Cable Television: Based on a discussion with a cable television representative, work is presently in the planning stage regarding the need to upgrade the cable system. Where upgrading is necessary, the schedule is to complete all work by the year 2001. For the future, only repair and maintenance will be undertaken, with major replacements as necessary or as development occurs.

6. Open Spaces and Pedestrianways

In the Havelock Project Area, pedestrian movement and amenities have received much attention over time. Time and energy have been focused on vehicular access, circulation, parking facilities, pedestrian movement and pedestrianways with open spaces. As early as 1978/79 streetscape and amenities covering two blocks, a 25 ft. by 110 ft. landscape pedestrianway and a pedestrian activated signal were constructed on Havelock Avenue within the Project Area. The existing pedestrianway is showing its age, with some deterioration and in need of renovation to the extent of three new park benches and replacement of six trees. The trees need to be of such species so not to be bird roosts, as presently occurs. New development should be more people oriented and offer a more attractive environment to those walking.

To meet this objective, developers will be encouraged to incorporate aesthetically pleasing open space in the form of sidewalk and streetscape treatments and setbacks. Other physical design changes for the pedestrian should include a public/private signage program. No new major open space park facilities are anticipated in the Project Area. However, the existing Havelock Park is

in need of some renovation with the replacement of restrooms scheduled in 1998-99; programmed into the Capital Improvement Program. In addition, other necessary improvements should be new electrical and lighting and a shelter building with lighting.

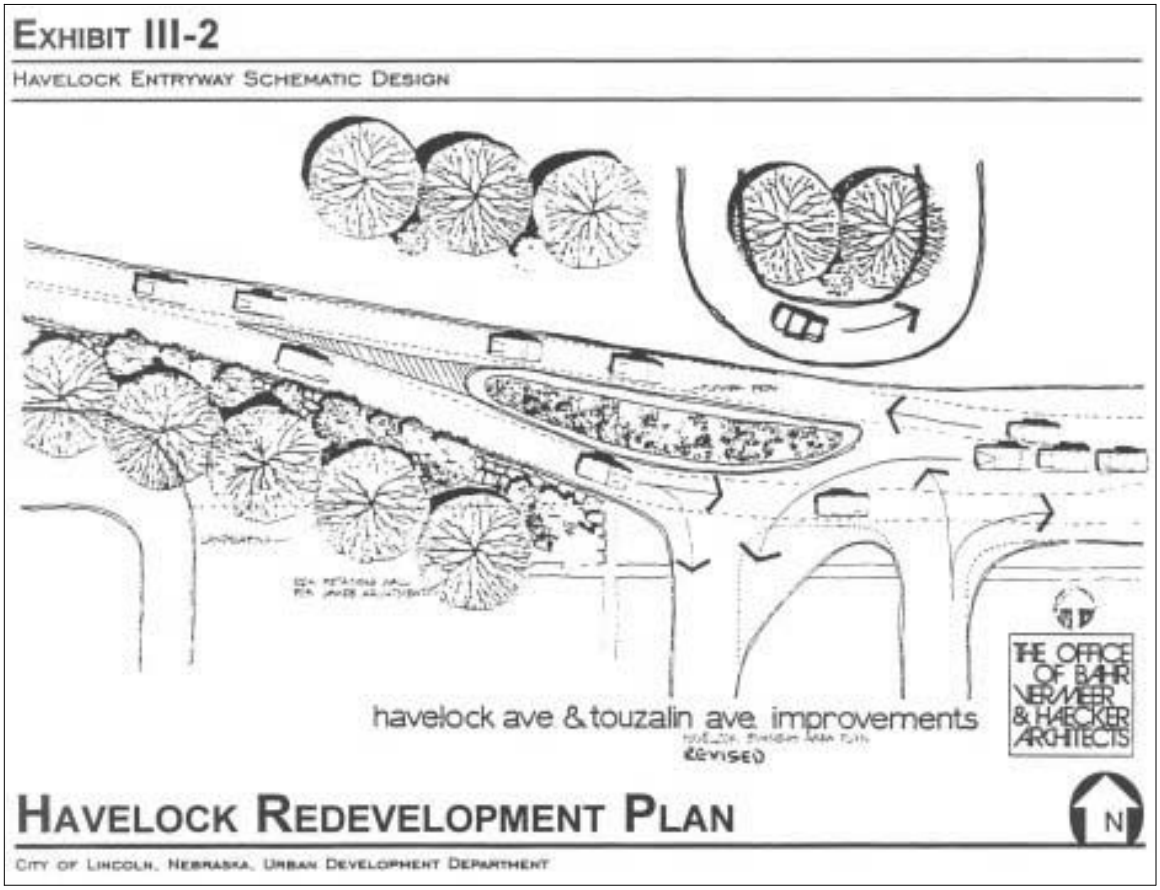
7. Streetscape/Landscaping and Vehicular/Pedestrian Environment/Entryway

As previously mentioned, in 1978/79 a streetscape/amenities project covering a two block area was constructed within the Project Area. Renovation is needed to restore its former image. In addition, expansion is proposed for an additional block, from 60th to 61st Streets. The streetscape should include: street lighting, street furniture (benches, trash receptacles, bike racks), special paving (sidewalk and curb), signage, trees and landscaping. The streetscape increases safety and convenience.

Private developers should be encouraged to install aesthetically pleasing lighting, landscaping and other necessary amenities in the adjacent public right-of-way which is compatible with the Redevelopment Area.

The existing Havelock Avenue entryway from Cornhusker Highway should be improved. Consideration should be given to landscaping the concrete island and planting trees along the embankment areas (see Exhibit III-2).

Improvements should be designed to reduce blighting conditions while enhancing the pedestrian, buildings and historic significance of the Project Area.



8. Public Civic/Social Services

Events, festivals, entertainment, the arts and public open spaces comprise the range of activities and spaces that make the urban experience and are necessary within the Havelock Business District. In addition, its movie theater, historic buildings, streetscapes, parks and open space, gathering places and festival areas, etc., presently integrated into the project area should add and continue the dynamic mix of movement and liveliness providing a fresh and spontaneous atmosphere to the environment of Havelock and the Project Area.

Library: Serving the Havelock Project Area and Havelock as a whole, is Anderson Library at Touzalin and Fremont Avenues; outside the Project Area. During the 1997-98 Capital Improvement Program budget year, the City proposes major renovation to the library in the amount of $300,000.

Renovation will provide a modernized facility which will be able to accommodate the requirements for expanded automated services and technology. The project is in the initial stages of development with an architect developing a plan for suggested upgrades. The renovation will also include an upgrade of heating, ventilation and air conditioning systems.

Northeast Senior Center: Located in the Havelock Project Area and serving northeast Lincoln as a whole is the Northeast Senior Center at 63rd Street and Platte Avenue. Discussions are underway internally by the Senior Center Board members, users, Aging Com-mission, and Aging Department staff relating to the need for a major expansion of 5,000 sq. ft. Very preliminary site, building, and parking plans, providing space for exercise, multi-purpose, conference room, storage, classroom, recreation room and craft shop, are being reviewed. No formal funding through the 1997-2003 Capital Improvement Program has been proposed or allocated. A major issue relates to meeting the zoning ordinance parking requirements.

9. Rehabilitation (Residential/Business)

The rehabilitation of structures (commercial, industrial and residential) is of extreme importance to the revitalization and success of the overall Havelock Redevelopment Project Area, but more particularly on Havelock Avenue. It is anticipated that rehabilitation will be carried out voluntarily by property owners and/or shop tenants. As an incentive for private rehabilitation, interest write downs should be made available. Rehabilitation loans by the City will be provided through its Urban Development Department's existing commercial and residential rehabilitation programs. At present, the existing programs are:

Residential

1. Home Improvement Loan Program - bank loan, City buys down interest to zero
2. Deferred Payment Loan
3. Direct Payment Loan
4. Investor/Owner Loan - for apartments.
5. Neighborhood Exterior Repair - maximum of $7,500 deferred loan

Business

1. Facade Improvement - $25,000 per side, maximum of $50,000 with 50% matching and 25% forgiven
2. Business Loan - Job Creation
3. Job Training Grants

NOTE: All improvements must be done to City Building Department Codes.

C. PRIVATE IMPROVEMENTS

The primary burden for revitalization of the Community Redevelopment Area must be on the private sector. The City must provide public services, perform public improvements and participate where necessary in the redevelopment process, but the needs of the area are beyond the City's capacity to do the job alone. Financing of proposed improvements will require participation by both the private and public sectors. To the extent that other funding sources can be identified, the plan attempts to reduce the private sector's costs for public improvements. Where appropriate, in designated areas, the City may participate through authorized legal mechanisms by providing financial assistance for the rehabilitation of structures. The development of new complexes and the reuse of existing structures will be the responsibility of private entrepreneurs.

D. HAVELOCK REDEVELOPMENT PROJECT-PROPOSED PHASING PLAN/PROPOSED IMPROVEMENTS

List of Proposed Improvements/Activities that will be undertaken to remove blight and substandard conditions from the Havelock Redevelopment Project Area.

Phases I to III - Commercial and residential rehabilitation

Phase I
- Full service traffic signal at 62nd Street and Havelock Avenue
- Historic District designation
- Havelock Park Improvements
- Pedestrianway improvements
- Potential re-zoning/downzoning
- City existing parking lot reconstruction

Phase II
- Alley Paving
- Concrete island and embankment enhancements
- Block 14 parking lot (Private Development)
- Block 33 - commercial development (Private Development)
- Northeast Senior Center expansion

Phase III
- Streetscape - Havelock Avenue from 60th to 61st Streets
- Vacation of Burlington Avenue (west of 62nd Street)
- Open 63rd Street - Havelock to Platte Avenues

E. BUILDING REQUIREMENTS AND REDEVELOPMENT STANDARDS

The redevelopment of the Community Redevelopment Area should generally achieve the following requirements and standards.

1. General Environment:

- Intensify and strengthen Havelock's business district as a focal point for local development.

- Provide for compact and interrelated development in order to increase the amount and variety of activity in the core while increasing pedestrian convenience and visual interest.
- Provide for expansion and new development of office, retail, parking, industrial, residential and related service activities which will complement the existing activities in use, scale, and quality of materials and service.
- Encourage rehabilitation/renovation of existing structures throughout the Community Redevelopment Area.
- Improve the attractiveness and convenience of the business core environment through development of conflict-free pedestrian connections between all commercial facilities, the major roadway (Havelock Avenue) and parking areas.
- Provide an environment which emphasizes pedestrian conveniences, streetscape amenities, needs and desires; and which minimizes automobile-pedestrian conflicts.
- Assure that pedestrianway, lighting, signs, and communication devices are oriented to the human scale.

2. Pedestrianways/Open Spaces

- Provide a pedestrian circulation system to facilitate the movement of pedestrians to and within the development activities within the business core area.
- Assure that design treatment and development of pedestrianways will unify the appearance of both existing and new buildings.

3. Building Heights and Massing

- Provide for the massing of buildings with some related open space in order to create a distinct and interesting area.
- Provide a maximum floor area ratio in accordance with applicable zoning district regulations in the redevelopment project area.

4. Use of Public Right-of-Way

- Where appropriate, encourage development/beautification to utilize portions of the existing right-of-way.

5. Circulation and Access

- Provide for the improvement of vehicular circulation through and access to the Redevelopment Area in a manner consistent with the expressed needs of the business core and total Havelock community.

6. Parking

- Provide for an adequate supply of appropriately located public on-street and off-street parking spaces. Parking lots should be integrated with commercial and related development; access to such lots should not conflict with pedestrian movements and should be located to prevent conflicts with other vehicular movements.

7. Off-Street Loading, Service, and Emergency Facilities

- Provide for consolidated off-street loading and service, with access to be provided (where feasible) from public service alleys and connected appropriately with the street system.
- Provide for emergency vehicle access in a manner compatible with established design and environmental objectives.
- Provide for the accommodation of service needs of businesses that are to remain during and following redevelopment.

F. CONFORMANCE WITH COMPREHENSIVE PLAN

In accordance with Nebraska State Law, the Havelock Redevelopment Plan described in this document was designed to conform to the Lincoln-Lancaster County Comprehensive Plan adopted for the City of Lincoln on November 14, 1995 as amended.

G. RELATIONSHIP TO LOCAL OBJECTIVES

The Havelock Community Redevelopment Area is located in the northeast quadrant of the City of Lincoln and partially surrounds its business district. The Redevelopment Plan was developed so as to be consistent with the goals and policies of the November 1994, adopted Lincoln-Lancaster County Comprehensive Plan, as amended.

H. PROCEDURE FOR CHANGES IN THE APPROVED REDEVELOPMENT PLAN

If the City of Lincoln desires to modify/amend this Redevelopment Plan, it may do so after holding appropriate Planning Commission and City Council public hearings on the proposed change in accordance with applicable state and local laws.

I. REMOVAL OF BLIGHT AND SUBSTANDARD CONDITIONS

As discussed earlier in Section II, the consulting firm of Hanna:Keelan completed a blight determination study in 1997 on the sixteen and one-half-block (16½) Community Redevelopment Area. On the basis of a sample survey, detailed in-field inspection of existing structures, and consideration of other conditions, the consultants concluded that the redevelopment area met the State legislatively defined criteria for "blight and substandard" conditions. This finding was based on the presence of several "blighting and substandard factors" occurring in the study area.

The objective of the Redevelopment Plan described in this document is to provide a framework for removing the blighting and substandard factors as they currently exist in the sixteen and one half (16½) block area. A map of the future redevelopment activities in the Redevelopment Area is presented in Exhibit III-2, preceded by a list of each activity. The following paragraphs discuss the types of actions that will be taken by the City of Lincoln and the private sector in eliminating or arresting these blighting influences and substandard conditions.

Consultants identified the following blighting and substandard factors as being found in the study area:

Blighting Factors

- Strong Presence of Factors
  - Substantial number of deteriorated or deteriorating structures.
  - 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 other five conditions.

- Reasonably Present
  - Existence of defective or inadequate street layout.
  - Faulty lot layout in relation to size, adequacy, accessibility, or usefulness.

Consultants further identified the following substandard factors in the study area:

- Strong Presence of Factors
  - Dilapidated/deterioration.
  - Age or obsolescence.
  - Existence of conditions which endanger life or property by fire or other causes.

- Reasonable Presence of Factors
  - Inadequate provision for ventilation, light, air, sanitation or open spaces.

IV. THE HAVELOCK REDEVELOPMENT PLAN/PROJECT

This section of the Havelock Redevelopment Plan presents the phasing of revitalization/redevelopment activities over a 15 year time period in three (3) phases.

City officials, in cooperation with some property owners/tenants (business and residential) the Consultant, Business and Neighborhood Association representatives have developed the priority needs in the Redevelopment Plan/Area. In order to support the developments being proposed/undertaken and to provide infrastructure and other public improvements and activities, the City of Lincoln's assistance and involvement in the Havelock Project Areas is necessary.

The phasing plan of action has to take place because of the unpredictable availability of funding/financing. Implementation of activities in all phases will be to the limit of available resources from:

1. Special Assessment Business Improvement District/Private Contributions-Pledges
2. City Department Capital Improvement Plan authorizations/MIRF
3. Sale of land/Advance Land Acquisition
4. Community Improvement Financing,
5. Community Development Block Grant Program.
6. Federal/State Grants
7. Interest Income

This section is subdivided into four subsections:

A. Havelock Redevelopment Plan Phasing of Activities
B. Statutory Elements
C. Proposed Cost and Financing
D. Implementation Steps

A. HAVELOCK REDEVELOPMENT PLAN (REVITALIZATION/ REDEVELOPMENT) PHASING OF ACTIVITIES DESCRIPTION

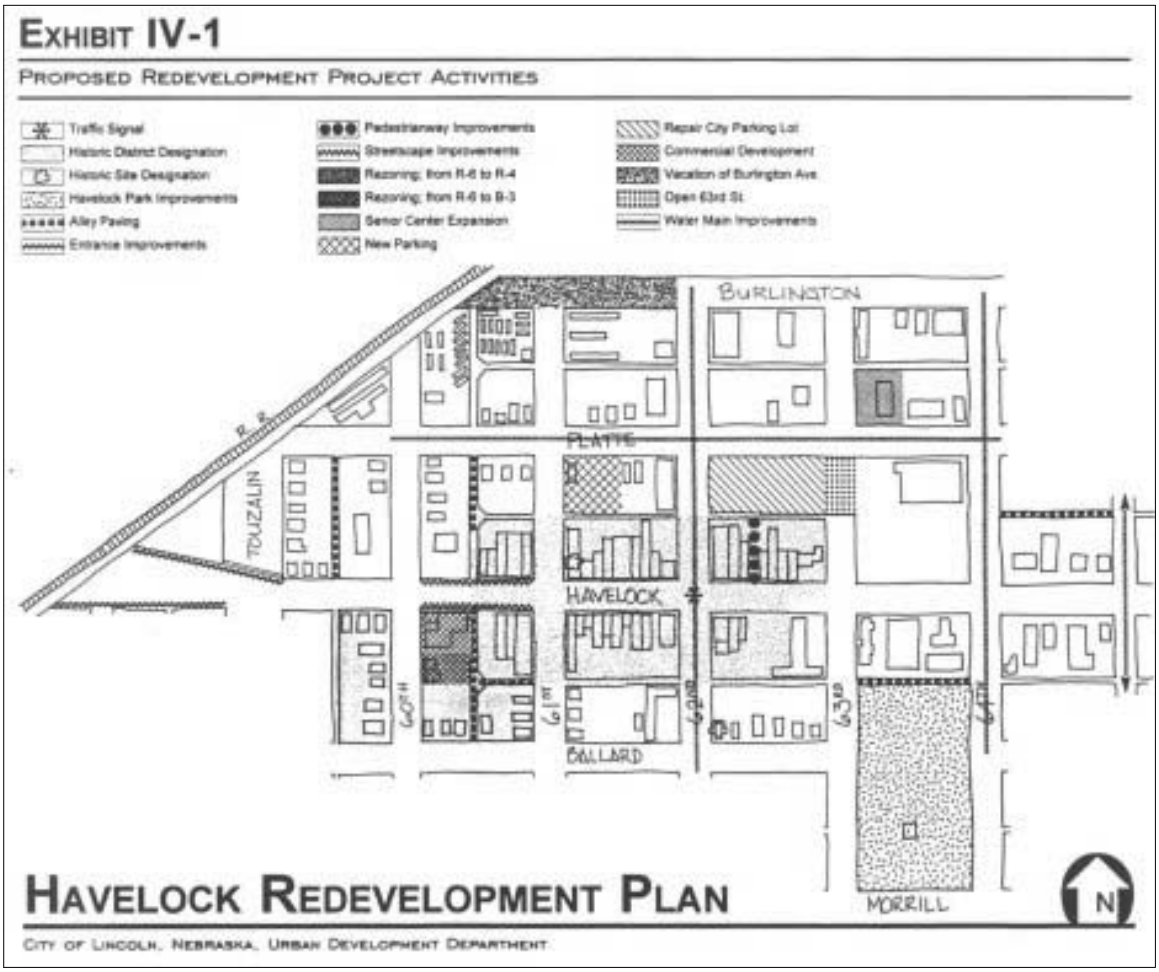
This project of the revitalization/redevelopment process for Havelock will cover a sixteen and a half (16½) block area of the Community Redevelopment Area as indicated in Exhibit I-1.

The revitalization/redevelopment of the sixteen and a half (16½) blocks may include the following phased public improvements/activities indicated below in order for said portion of the Community Redevelopment Area to function as a dominant mixed-use neighborhood focal point of business, housing, social, and festival/event activity.

Encouraging private sector development, including specialty retail, office, commercial services, parking and housing is key to this Redevelopment Project. In addition, the future of the area will depend upon the key factors indicated in Section III, Item A. Introduction.

Redevelopment Plan/Project Phasing Schedule - 15 year Plan - 1997-2012

Phase I	1997 - 2002
Phase II	2003 - 2007
Phase III	2008 - 2012
Phase IV	Ongoing



Redevelopment Plan/Project Activity

PHASE I

- **Traffic Signal**
  Convert the existing pedestrian traffic signal at 62nd Street and Havelock Avenue to a full service traffic signal.

- **Historic Designation**
  The City of Lincoln, Lancaster County Planning Department has been discussing with Havelock business and neighborhood representatives, the creation of a "Historic Landmark District" for a two and a half (2½) square block area in the business core along both sides of Havelock Avenue, generally between 60th and 63rd Streets. An illustration of the potential district area is shown on Exhibit III-2. There are approximately 25 buildings within the potential district area. The architectural and historic characteristics in the said area are significant and worthy of preservation.

  Some work has been accomplished, but a detailed analysis should be undertaken by the City of Lincoln-Lancaster County Planning Department Historic Planner and the Historic Preservation Commission covering field reconnaissance, interior/exterior survey of buildings, land use inventory, pictures, rehabilitation standards, involvement of business and neighborhood representatives, and preparation of the appropriate documentation and ordinance necessary to declare the subject area as a Historic Landmark District.

  In addition, an adjacent structure (Dr. C. F. Ballard Home and Office) has historic significance.

- **Havelock Park Improvements**
  Improvements to the park involve basically three elements:
  1. Replacement of existing restrooms
  2. Park electrical and lighting
  3. Construction of an open activities shelter building.

- **Commercial and Residential Rehabilitation *(Phase I through III)***
  Rehabilitation is anticipated to be voluntary and is critical to the success of the Redevelopment Project. Rehabilitation loans will be made available through existing City programs. All improvements must meet City Codes and in some cases, Housing Quality Standards. Historic structures must also meet historical standards. Available programs are listed in Section III-B-9.

  Further, consideration should be given to creating a program for interior business remodeling/renovation.

- **Pedestrianway Improvement**
  Replace three existing benches and six trees. Care must be taken of the brick pedestrianway when removing the trees. Some reinstallation of brick may be necessary.

- **Rezoning/Down-Zoning**
  File application for downzoning the residential property Lots 15 through 26, Block 31; Lots 11 through 25, Block 33; Lots 1 through 13, Block 34, Original Plat, Havelock, Lancaster County from R-6 to R-4. The vast majority of properties are single family.

- **City Existing Parking Lot Reconstruction (Block 16)**
  On the south half of the parking lot approximately 7,000 sq. ft. of concrete is crushed and deteriorated and in need of replacement with 6" to 8" thick concrete, with reinforcing.

Redevelopment Plan/Project Activity

PHASE II

- **Alley Paving**
  This activity proposes construction of alley paving in five different locations, all relating to commercial or parking lot access.
  1. Block 13, entire alley
  2. Block 14, ½ alley
  3. Block 30, entire alley
  4. Block 33, entire alley
  5. Block 18, entire alley

  Concern about past City policy and practice on alley projects requires this activity to be funded by Community Improvement Financing only, no other public funding.

- **Concrete Island and Embankment Enhancement**
  Beautification of the major entryway/entrance to the Havelock business district from Cornhusker Highway. Improvements should incorporate landscape treatments to the concrete island and to the embankments.

- **Block 15 Parking Lot**
  Construction of an off-street parking lot of approximately 55 spaces at the southeast corner of 61st Street and Platte Avenue (see Exhibit IV-1) Lots 7 through 17, Block 15 is to be accomplished as a public parking lot.

  This activity first entails securing an environmental analysis to determine whether environmental issues exist or not. Thereafter accomplish/secure appraisals and determination of value, negotiations, property acquisition, relocation, demolition, environmental action, if any, preparation of plans and specifications, bidding, contract execution and construction of parking facility.

- **Block 33, Commercial Development, Lots 7 through 13 and a portion of Lot 14**
  Removal of blighted and/or substandard (1) commercial structures on Lots 7 through 10, and (2) residential structures on Lots 11 through 13 and a portion of Lot 14, if proposed rezoning to B-3 occurs.

This activity would entail securing an environmental assessment and resolution, if any, appraisals and determination of value, negotiations, property acquisition, relocation, demolition, grading of property and disposition of land to private developers for business purposes.

- **Northeast Senior Center Expansion -** ***Block 7, Lots 13 and 14***
  The expansion involves the construction of a 5,000 sq. ft. addition connecting to the existing Center on the west side (63rd Street). An issue necessary to resolve relates to requirements of parking. Funding for the project needs to be resolved also.

- **Water Main Construction (When Need or Development Necessitates)**
  - ***60th to 64th Streets on Platte Avenue:*** Construction, installation of an 8" water main (increased size) including any replacement of sidewalks, drives, pavement, curbs or streetscape, etc.
  - ***62nd, 64th, 65th Streets/Burlington to Ballard:*** Construction, installation of three new 8" water mains including any replacement of sidewalks, drives, pavement, curbs or streetscape, etc. to complete non-existent water main loops.

Redevelopment Plan/Project Activity

PHASE III

- **Streetscape/Pedestrian Amenities**
  - 60th to 61st Streets: Installation, construction or reconstruction of street, curb, sidewalks, utilities, drives and streetscape improvements/amenities such as crossing nodes, landscaping, benches, bike racks, trash receptacles, etc.
  - 61st to 63rd Streets: Existing 20-year-old landscaping and amenities such as benches, bike racks, and trash receptacles may be replaced, if and where deemed necessary.

- **Vacation of Burlington Avenue**
  City Departments (Public Works and Planning) will need to determine the overall benefit of vacating Burlington Avenue, 62nd Street west (unpaved) considering adjacent owner desires, future use and zoning, and ownership retention/ disposal. In addition, said departments will determine the process of vacation, with or without petition, and thereafter proceed through the vacation process for Council action, if determined appropriate.

- **Open 63rd Street - Havelock to Platte Avenue**
  The opening of vacated 63rd Street would entail property acquisition, demolition, reconstruction involving drainage/storm sewers, sidewalk, curb and resurfacing.

- **Block 32 - Commercial Development, Lots 22 through 24**
  Removal of blighted and substandard commercial structure(s) on Lots 22 through 24 within the B-3 zoning district. This activity would entail an environmental assessment and resolution of issues, if any, appraisals and determination of value, negotiations, property

acquisition, relocation, demolition, grading of property and disposition of land to private developer for business purpose.

Redevelopment Plan/Project Activity

PHASE IV

1. SSH Architecture Redevelopment Project

- Revitalization Project Description

The SSH Architecture Redevelopment Project area, located at 6240 Ballard Street, Havelock, Block 31, Lots 21,22,23,24, Havelock, Lincoln, Lancaster County, Nebraska, as shown on Exhibit 1.

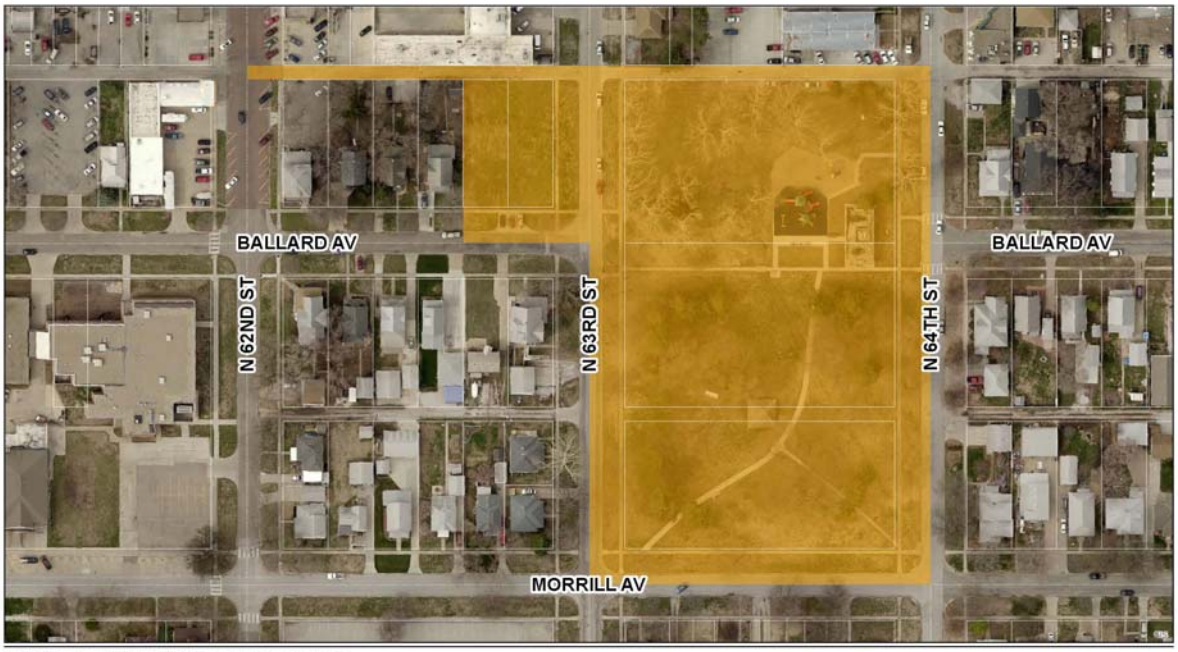


Exhibit 1: SSH Architects Project Area

SSH Architects Project Area

City of Lincoln: Urban Development

The project goal is to strengthen the Havelock Redevelopment Area. The project will remove blighted and substandard conditions and will make positive contributions to the revitalization of the area by constructing a new building on four vacant lots at 6240 Ballard Streets.

The Project consists of the construction of a new 10,800 square foot building, with the intent to match the character of the Havelock Business District. The new building will consist of office space, approximately 3,600 square feet and eight, two- bedroom apartments, approximately 7,200 square feet.

The project is consistent with the goals of the Havelock Redevelopment Plan and the 2040 Lincoln-Lancaster County Comprehensive Plan and is intended to support private investment in this redevelopment area. Publicly funded redevelopment

activities could include façade enhancement, on-street parking improvements, streetscape improvements and other public improvements in the Project Area.

These improvements parallel several of the Havelock Redevelopment Plan goals by accomplishing the following:

- Intensifying and strengthening the Havelock business district as a focal point for local development ;
- Provide for expansion and new development of office, retail, parking, industrial, residential and related service activities which will complement the existing activities in use, scale and quality of materials and service;
- Provide for an adequate supply of appropriately located public on-street and off-street parking spaces

- Statutory Elements
  - *Property Acquisition:* There are no plans for the City to acquire, convey or demolish real property.
  - *Population Density*: The population density will increase slightly, but will not impact the overall population density of the neighborhood or city.
  - *Land Coverage*: Land coverage will be altered with the construction of the new building on the empty lots, however; the existing street system within the project area will not be changed as a result of this project.
  - *Traffic Flow, Streets and Street Grades*: There is no impact to the street layout or street grades. There will be an impact to traffic flow, but it will not be significant. Vehicles will access the parking lot off Ballard Avenue.
  - *Parking*: Parking will be developed as part of the project and consistent with the B-3 zoning. The project will meet all parking requirements.
  - *Zoning, Building Code, and Ordinances*: The area is currently zoned B-3. The current land use is vacant and undeveloped as shown in Exhibit 2, but will become commercial/residential use.

- Proposed Costs and Financing

  The private investment to implement this redevelopment project is approximately $1.2 million. The public investment for the project in the form of façade enhancements and public improvements is approximately $110,000.00. The source of funds for a façade enhancements and public improvements will be Community Improvement Financing (commonly referred to as Tax Increment Financing or TIF) generated from the private development within the project area. Based on the developer's conversations with his bank, he has a shortfall of approximately $145,000.00, but is able to provide an additional $35,000.00. "But for" the use of tax increment financing this project would not be economically feasible and would not occur in the project area. Funding sources and uses will be negotiated as part of the redevelopment agreement, subject to approval by the Mayor and City Council.

B. STATUTORY ELEMENTS

Accomplishing the Havelock Redevelopment Project will require public action throughout the Project Area necessary for public improvements and/or redevelopment activities through construction easements, property acquisition, vacation of street right-of-way, temporary/permanent relocation of families and individuals due to rehabilitation and property acquisition, demolition, disposal/sale of property and other property rights to implement and accomplish activities.

1. ***Property Acquisition, Relocation, Demolition, and Disposal***

   a. Acquisition - The City may acquire the necessary fees, easements and covenants, by way of voluntary negotiations (see Land Acquisition Policy Statement, Appendix #3). If voluntary agreement is not possible, the City may institute condemnation proceedings as a last resort to acquire commercial properties only. Property that may be acquired:

      - Vacated 63rd Street Right of Way--Havelock to Platte Avenues,
      - Block 15, Lots 7 - 12, Havelock Original Plat,
      - Block 32, Lots 22, 23 and 24, Havelock Original Plat, and
      - Block 33, Lots 7 - 13 and the North 6 feet of Lot 14, Havelock Original Plat.

      NOTE: The City proposes to vacate Burlington Avenue from 62nd Street, west, a distance of approximately one and a half (1½) blocks or 583 feet.

   b. Relocation - Relocation may involve the temporary/permanent relocation of families, individuals, and commercial businesses from acquired properties or through rehabilitation activities in order to accomplish Project objectives. Relocation activities will be performed in accordance with local, state and federal relocation regulations (see Relocation Plan, Appendix #5). There are presently three families and individuals and five to six businesses that may be relocated through the acquisition of property. The only other acquisition and/or relocation that may occur will be through rehabilitation activities.

   c. Demolition - Demolition activities will entail clearance of improvements located on property proposed for public improvements; necessary capping, removal and/or replacement of utilities, site preparation; securing insurance and bonds; and taking other necessary measures to protect citizen and surrounding properties.

      The project may require measures to mitigate/resolve environmental findings which will be determined upon completion of necessary site testing.

   d. Disposal/Disposition - The Project will, for redevelopment purposes, incorporate sale of land to private developers for construction of commercial and industrial development through the vacation of a portion of Burlington Avenue and property acquisition.

Developers will be selected in an equitable, open and competitive proposal process according to the Land Disposition Procedures outlined in Appendix #4. Properties that may be disposed of :

- Block 32, Lots 22 through 24,
- Block 33, Lots 7 through 13 and the North 6 feet of Lot 14, and
- Vacated Burlington Avenue (depending on method of vacation).

2. ***Population Density***
The overall population density of the sixteen and a half (16½) block Havelock Redevelopment Plan Community Redevelopment Area will depend on the public improvements/activities proposed as part of this project. If the downzoning on Block 34 is accomplished, the population density on the block would basically remain stable; if not, it could increase by the construction of multi-family apartment buildings.

3. ***Land Coverage and Building Density***
The land coverage and building density within the 16½ block area will be increased moderately, by the public redevelopment activities undertaken as part of this project.

4. ***Traffic Flow, Street Layout and Street Grades***
Project activities proposed such as the Minimal Impact Project on Havelock Avenue (two lanes with common left turn lane), open 63rd Street, vacating western portion of Burlington Avenue, parking lot construction, commercial and industrial redevelopment, installation of full service traffic signal, and alley paving will affect traffic flow and street layout; with street grades remaining as is. It is anticipated that automobile traffic will be slowed down, and pedestrian traffic and movement improved.

5. ***Parking***
The Community Redevelopment Area is served by a substantial inventory of 1,091 public and private parking spaces -- off-street surface and on-street (non-metered). A recent parking analysis reflects no overall need for additional public parking, however, a site specific location in need is adjacent to the Joyo Theatre.

6. ***Zoning, Building Codes and Ordinances***
The present Redevelopment Area zoning allows for the type of public improvements proposed, except for the suggested/proposed rezoning from R-6 to B-3 in Block 33. The City's adopted Uniform Code for the Abatement of Dangerous Buildings, the Uniform Building Code and their specific City amendments will properly protect the public health, safety and welfare of the people. At this time, there are no contemplated changes in the City's building codes to implement this project. Residential downzoning amendments are to be proposed to the Zoning Ordinance. It may be necessary, however, to adopt ordinances to special assess BID public streetscape improvements and to issue community improvement financing bonds.

7. ***Public Facilities and Utilities/Infrastructure***
The only new public utilities are expected to be needed in the foreseeable future to serve the project area are 8 inch water mains on Platte, 62nd, 64th and 65th Streets. However, some utilities may need to be relocated or replaced.

Other City public facilities in the Community Redevelopment Area may include Havelock Park and pedestrianway improvements as deemed necessary and appropriate. Further, streetscape improvements may include sidewalk, benches, trash receptacles, landscaping, water, structures, etc. as necessary for its proper function.

C. PROPOSED COST AND FINANCING OF THE HAVELOCK REDEVELOPMENT PROJECT

The total public expenditure for the Havelock Redevelopment Plan/Project is estimated at $3,918,314. Private funding involvement may occur through special assessments, a business improvement district, private contributions, and private funding/financing. Exhibit IV-2 contains a breakdown of the estimated public and private expenditures. Exhibit IV-3 shows the anticipated public funding sources.

This project may include property acquisition, relocation, demolition, environmental mitigation, land disposition, construction of off-street parking lots, streetscape and pedestrianway improvements, park improvements, redevelopment activities, rezoning and other related public activities/professional service fees and may be funded by the public using a combination of the following sources:

1. Special Assessments - Business Improvement Districts
2. Private Contributions
3. Sale of Land Proceeds
4. MIRF
5. Community Development Block Grant /HUD Section 108 Loan Program
6. Community Improvement (Tax Increment) Financing (Ad Valorem Tax)
7. Capital Improvements Program Budget
8. Federal/State Grants
9. Interest Income
10. Advance Acquisition Fund - property rights/easements, public facility site acquisition

EXHIBIT IV- 2 ESTIMATED EXPENDITURES

PUBLIC

PHASE	PROJECT/ACTIVITY	EXPENDITURE /COST
I	Traffic Signal with Pedestrian Indications*	$60,000
I	Historic District Designation (Application and Paperwork)	$500
I	Havelock Park Improvements	$151,000
I to III	Commercial and Residential Rehabilitation (CDBG Program)	$930,000
I	Pedestrianway Improvements	$3,200
I	Potential Rezoning/Downzoning (Application and Paperwork)	$500
I	City Existing Parking Lot Reconstruction*	$22,500
II	Alley Paving	$70,000
II	Concrete Island and Embankment Enhancement*	$60,000
II	Block 15 Parking Lot	$196,800
II	Block 33 Commercial Development	$441,300
II	NE Senior Center Expansion	$393,000
II	Water Main Construction (including Engineering and Inspection	$550,000
III	Streetscape and Amenities	$200,000
III	Vacation of Burlington Avenue (Application and Paperwork)	$500
III	Open 63rd Street*	$65,500
	Subtotal	$3,281,000
	STAFFING COSTS	$375,000
	ARCHITECT and ENGINEER 12% (not including rehabilitation costs)	$154,764
	CONTINGENCY OF 5%	$107,550
	*Public Works Sharing (CIP) GRAND TOTAL	$3,918,314

PRIVATE

Private Development to be undertaken is anticipated to include commercial development, parking lot construction, property rehabilitation, etc.	$775,000

EXHIBIT IV-3

PHASE ESTIMATES

PHASES	ACTIVITY COSTS	REHABILI-TATION	STAFFING	A & E	CONTIN-GENCY	TOTALS
I	$237,700	$310,000	$125,000	$28,524	$11,885	$713,109
II	$1,711,100	$310,000	$125,000	$92,320	$75,555	$2,313,975
III	$402,200	$310,000	$125,000	$33,920	$20,110	$891,230
TOTALS	$2,351,000	$930,000	$375,000	$154,764	$107,550	$3,918,314

FUNDING SOURCES

Land Sales/Disposition--with petitions . . . . . $ 140,000

Land Sales/Disposition--without petitions 0

Land Sales/Disposition (Acquired Property) 147,624

Community Improvement Financing 174,000

Historic Preservation/Restoration (Fund Raisers, Owners, Federal/State (50%) 80,000

Special Assessment/BID/Pledges 1/3 Streetscape Cost 67,000

Parks and Recreation (CIP) 151,000

Aging Department/Commission, City and County CIP and Fundraising 393,000

Advance Acquisition 50,000

Public Works Dept:

- (CIP) 50% of $158,000 = $79,000
- Negotiated – 50% of $550,000 = $275,000 354,000

Community Development Block Grants:

- HUD Section 108 Loan Program and Rehabilitation Programs, Historic Restoration 340,000
- Economic Development Transfer to Redevelopment ($95,000/year) . . . . . 1,425,000 to 1,565,000
- Economic Development: Facade Improvement 390,000
- Economic Development: Business Loan 200,000

Interest Income 10,000

Total $3,921,624

Note: Annual Maintenance (Streetscape/Pedestrianway, etc.) Special Assessment and/or Urban Development Department - Capital Improvement Program $10,000

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

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 to 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 public body in the same portion 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 allotted to and, when collected, paid into a special fund of the authority to pay principal and interest and any premiums due in connection with the bonds of loans, notes, or advances of money to or indebtedness incurred by, whether funded, refunded, assumed, or otherwise such development for financing or refinancing, in whole or in part, a redevelopment project. When such bonds, loans, notes, advances of money, or indebtedness, including interest in 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 redevelopment project shall be paid into the funds of the respective public bodies.

The effective date for the Community Improvement Financing provisions of the Havelock Redevelopment Project be the date of the actual acts of redevelopment first commenced (i.e. the date property within the project was first acquired, or the date rehabilitation or redevelopment of the property within the project first began).

Exhibits IV-2 and IV -3 summarize the financing, including expenditures and funding for the Havelock Redevelopment Plan/Project.

D. IMPLEMENTATION STEPS

Under the Nebraska Community Development Law, the first step in redeveloping an area is for the City to declare the area “blighted and substandard” and in need of redevelopment. The Lincoln City Council completed this first step by declaring the Havelock Project Area blighted and substandard on December 1, 1997.

The City Council determined that private enterprise could not redevelop this area without the assistance provided by the Community Development Law (see Blight and Substandard Resolution, Appendix 1).

The implementation steps for the Havelock Redevelopment Plan are:

1. Prioritize and/or select project improvements/redevelopment/activities for implementation.
2. Issue and sell Improvement Financing Bonds if and when necessary.
3. Acquire property, property rights, easements, and leases as necessary.

4. Relocate families and individuals, and business occupants as necessary.
5. Competitively select primary contractor for demolition of structures.
6. Competitively select architects and engineers to design the public facilities and improvements, where necessary.
7. Approve the public facilities and improvements design.
8. Competitively select primary contractors to construct public facilities and improvements.
9. Construct public facilities and improvements.
10. Where necessary, competitively select developer(s) and negotiate appropriate redevelopment agreements, if necessary.
11. Oversight of developer activity.

***NOTE*:** When possible, negotiate with City Departments to perform professional services relating to preparation of plans and specifications, bidding, contract execution and supervision of construction/demolition for projects/activities covered within the Redevelopment Plan.

EXHIBIT IV-4

COMMUNITY IMPROVEMENT FINANCING

	Assessment		Tax Increment
1997 Assessment - Base	$11,176,785		
1997 Assessment	$11,760,913	=	$584,128
1998 Estimated Assessment (2 Bldg Completed)	$12,246,113	=	$1,069,328
1999-2012 Estimated (13 Year), Assessment Average	$12,613,497	=	$1,436,712
Tax Increment Value			$1,436,712
Tax Rate .020			
Tax Increment Available w/o coverage Annual			$28,734
Tax Increment Available w/1.35 coverage Annual			$21,284
Available Funds (14 years @ 6.0%)			$200,000
Debt Service Reserve, Capitalized Interest, and Issuance and Underwriting Expenses (13%)			$174,000