

WESTERN SUPPLY BUILDING REDEVELOPMENT PROJECT

Revitalization Project Description

The project redevelopment area is located at 820 "N" Street, legally described as Block 53, Lot 14-15, & LINCOLN LAND COMPANY'S SUB (OF BLOCK 53 LOT 13 ORIGINAL PLAT) LOTS 1-7. The attached maps include, the Project Area, Zoning, Current Land Use and Future Land Use.

The project goal is to continue to strengthen Downtown Lincoln through the redevelopment of the currently vacant Western Supply Building into a commercial/office use. The project will remove blighted and substandard conditions at this location by renovating the interior and exterior of this empty building, and will continue the revitalization of Downtown Lincoln.

The project is consistent with the goals of the Lincoln Center Redevelopment Plan and the Downtown Master Plan. The redevelopment project addresses these goals by accomplishing the following:

- Redeveloping an underdeveloped and undervalued parcel.
- Improving and enhancing the "N" Street corridor.
- Encouraging private development in the project area.
- Enhancing the aesthetics of the Downtown Lincoln and the Historic Haymarket.

Statutory Elements

There are no plans for the City to acquire, relocate, or demolish the real property. The developer owns the land and building in the project area that will be improved through the project renovation. The project area is zoned B-4, Lincoln Center Business District and the zoning will remain the same.

Proposed Costs and Financing

The estimated cost to implement this redevelopment project is approximately \$1.75 million dollars, including approximately \$150,000.00 in public improvements and enhancements.

The source of the public funding is Tax Increment Financing, which is generated from the private development within the project area.

Public investment may assist in the design and enhancement of the façade, repair of structural deficiencies, alley restoration, enhanced lot screening and streetscape elements and an 8th & "N" Street focal point monument.

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



Western Supply Building Redevelopment Project - Project Area





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



July 25, 2014

TO: Neighborhood Associations/Organizations (within one-mile radius)
Larry Hudkins, Chair, Lancaster County Board of Commissioners
Dr. Steve Joel, Superintendent, Lincoln Public Schools
Educational Service Unit #18, c/o David Myers
Board of Regents, University of Nebraska-Lincoln
President, Southeast Community College
Glenn Johnson, Lower Platte South Natural Resources District

RE: **Comprehensive Plan Conformance No. 14017: Amendment to the Lincoln Center Redevelopment Plan**
(Western Supply Building, 820 N Street)

Pursuant to Neb. Rev. Stat. § 18-2109, you are hereby advised that the City of Lincoln has received an application for **Comprehensive Plan Conformance No. 14017**, requested by the Director of the Urban Development Department, to review as to conformance with the 2040 Lincoln-Lancaster County Comprehensive Plan, a proposed amendment to the Lincoln Center Redevelopment Plan to create the "Western Supply Building Redevelopment Project" area, located at 820 N Street, including the S. 8th Street right-of-way between N Street and O Street, the N Street right-of-way between S. 8th Street and S. 9th Street, the east/west alley between S. 8th Street and S. 9th Street and the adjacent north/south alley lying north of N Street. The project proposes to redevelop the currently vacant Western Supply Building and parking lot located at 820 N Street into a commercial/office use. The Lincoln Center Redevelopment Plan area is generally bounded by Salt Creek, Interstate 180 and "R" Street on the north, 17th Street on the east, "G" Street on the south, and Salt Creek, 2nd Street and Sun Valley Boulevard on the west, Lincoln, Nebraska. A map and project description are attached, for your information. Additional information may be found at www.lincoln.ne.gov (Keyword= PATS), search by Application No. CPC14017. The Planning Commission action is a recommendation to the City Council.

A public hearing on this application will be held before the Lincoln City/Lancaster County Planning Commission on **Wednesday, August 6, 2014**. The public hearing is your opportunity to appear and speak upon the merits of this application. The Planning Commission meeting commences at 1:00 p.m. in Hearing Room 112 on the first floor of the County-City Building, 555 South 10th Street, Lincoln, Nebraska.

If you would like additional information, you are encouraged to contact Ernie Castillo in the Urban Development Department at 402-441-7855 or ecastillo@lincoln.ne.gov; or the project planner in the Planning Department, Paul Barnes, at 402-441-6372 or pbarnes@lincoln.ne.gov. You may also wish to appear at the public hearing or submit your comments prior to the public hearing in writing to the Planning Commission at the Planning Department address, by email to plan@lincoln.ne.gov, or by fax to 402-441-6377. The Planning Department staff report and recommendation will be available in the Planning Department office on Thursday, July 31, 2014, after 3:00 p.m. The Planning Commission Agenda and staff report will also be available on Internet at that time at www.lincoln.ne.gov (keyword = pcagenda).

If you have any questions, please do not hesitate to contact me.

Sincerely,

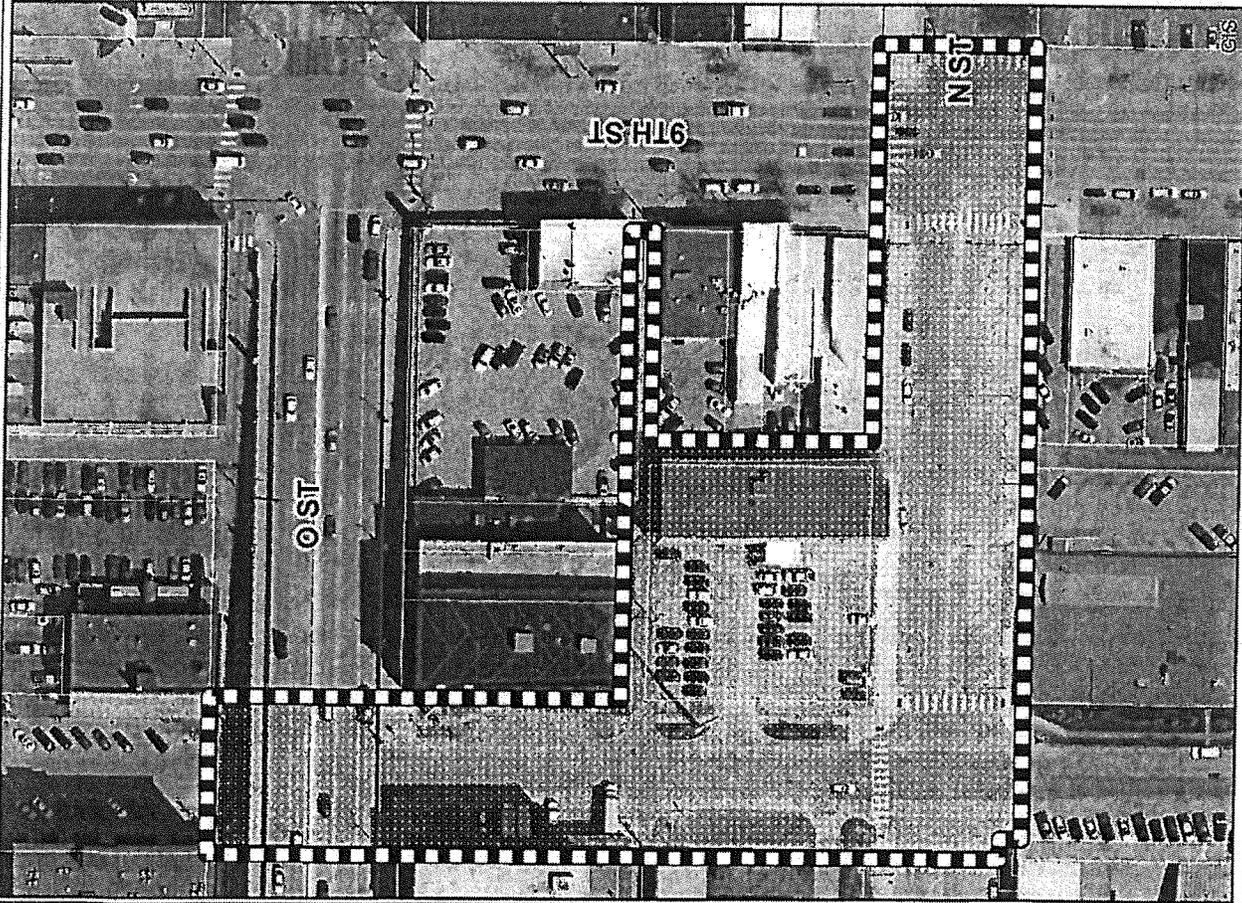
Jean Preister
Administrative Officer

cc: David Landis and Ernie Castillo, Urban Development
AJC Investments, LLC
Rick Peo, Chief Assistant City Attorney
Norm Agena, County Assessor

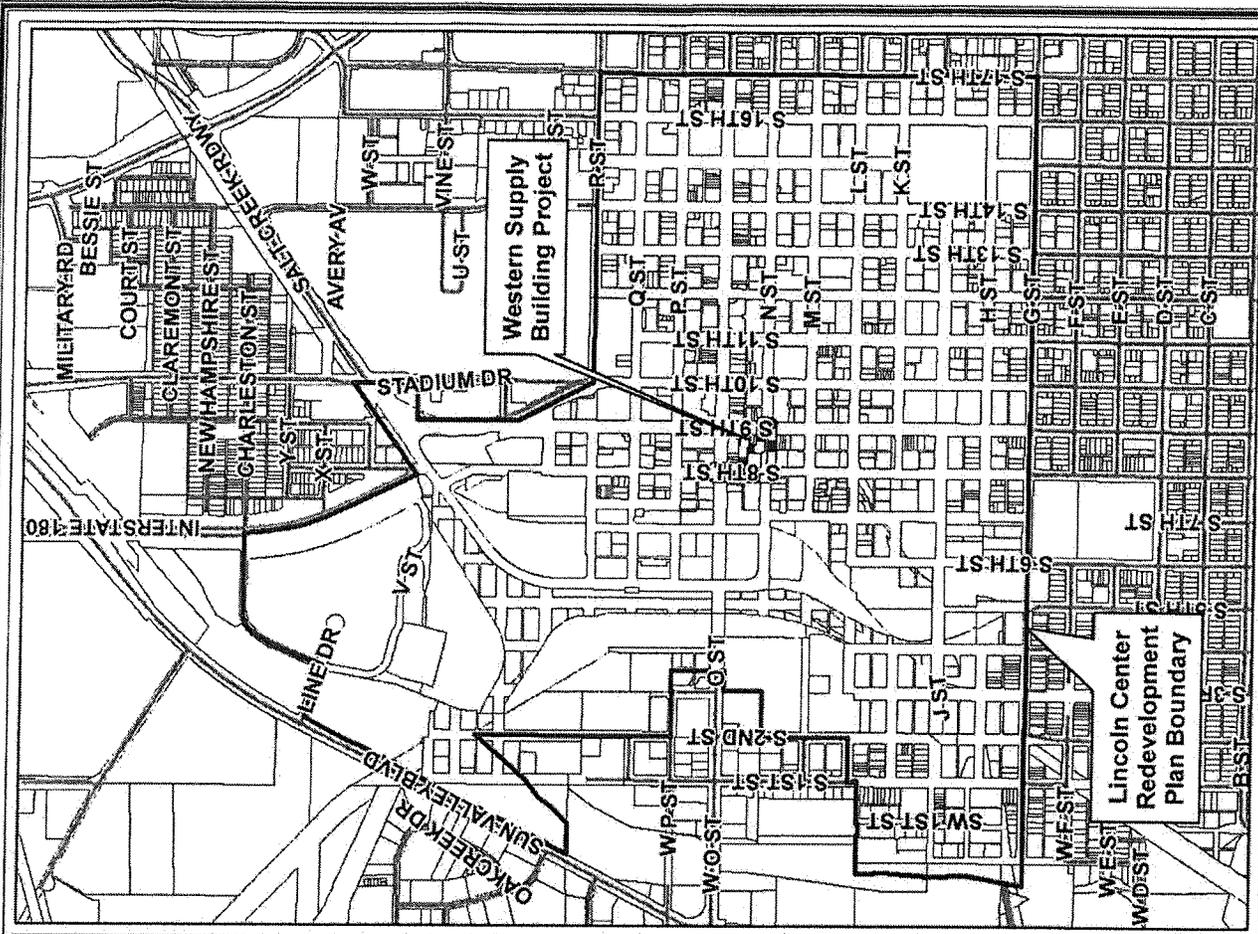
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ACCOMMODATION NOTICE: The City of Lincoln complies with Title VI of the Civil Rights Act of 1964 and Section 504 of the Rehabilitation Act of 1973 guidelines. Ensuring the public's access to and participation in public meetings is a priority for the City of Lincoln. In the event you are in need of a reasonable accommodation in order to attend or participate in a public meeting conducted by the City of Lincoln, please contact the Director of Equity and Diversity, Lincoln Commission on Human Rights, at 402-441-7624 as soon as possible before the scheduled meeting date in order to make your request.





2013 aerial



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Comprehensive Plan Conformance #14017
 Lincoln Center Redevelopment Plan
 Western Supply Building Project
 S 8th & N St

ATTACHMENT "C"

Antelope Park Neighborhood Association
JoAnn Asch
3035 Franklin St.
Lincoln NE 68502

Antelope Park Neighborhood Association
Lisa Good
3036 Franklin St.
Lincoln NE 68502

Antelope Park Neighborhood Association
1810 Jefferson Ave.
Lincoln NE 68502

Belmont Neighborhood Association
Shawn Ryba
4411 N. Park Rd.
Lincoln NE 68521

Belmont Neighborhood Association
Ted Triplett
4420 N. 14th St.
Lincoln NE 68521

Capitol Beach Community Association
Kile Johnson
1227 Lincoln Mall
Lincoln NE 68508

Capitol Beach Community Association
Rose Wiese
P.O. Box 81141
Lincoln NE 68501

Capitol View
Tim Francis
2511 "T" Street
Lincoln NE 68503

Clinton Neighborhood Association
Maurice Baker
3259 Starr St.
Lincoln NE 68503

Clinton Neighborhood Association
Gloria Eddins
1700 N. 29th St.
Lincoln NE 68503

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

Clinton Neighborhood Association
Bob Reeves
3236 Dudley St.
Lincoln NE 68503

Downtown Neighborhood Association
Dean Settle
128 N. 13th St. #404
Lincoln NE 68508

Downtown Neighborhood Association
1300 "G" St., Unit 304
Lincoln NE 68508

Everett Neighborhood Association-Pat Anderson
c/o NWL
2240 "Q" St.
Lincoln NE 68503

Everett Neighborhood Association
Sue Landholm
946 Peach St.
Lincoln NE 68502

Everett Neighborhood Association
Matt Schaefer
1220 Peach St.
Lincoln NE 68502

Everett Neighborhood Association
Jeff Tangeman
1144 Peach St.
Lincoln NE 68502

Everett Neighborhood Association
William Wood
808 "D" St.
Lincoln NE 68502

Hartley Neighborhood Association
Barbara Cornelius
3149 "R" St.
Lincoln NE 68503

Hartley Neighborhood Association
Michael Cornelius
3149 "R" St.
Lincoln NE 68503

Hartley Neighborhood Association
Curt Donaldson
2860 "R" St.
Lincoln NE 68503

Hartley Neighborhood Association
Ruth Johnson
819 N. 33rd St.
Lincoln NE 68503

Hartley Neighborhood Association
Chris Lesiak
853 N. 30th St.
Lincoln NE 68503

Hawley Neighborhood Association
Vicki Cover
2610 "S" St.
Lincoln NE 68510

Hawley Neighborhood Association
Tim Francis
2511 "T" St.
Lincoln NE 68503

Hawley Neighborhood Association
Peggy Struwe
2240 "Q" St.
Lincoln NE 68503

Haymarket Neighborhood Association
Kurt Elder
335 N. 8th St.
Lincoln NE 68508

Irvingdale Neighborhood Association
Sally Bsh
2635 S. 15th St.
Lincoln NE 68502

Irvingdale Neighborhood Association
L.J. Evermann
2636 S. 13th St.
Lincoln NE 68502

Malone Neighborhood Association
Barb Morley
700 N. 24th St.
Lincoln NE 68503

Malone Neighborhood Association
Ed Patterson
700 N. 24th St.
Lincoln NE 68503

Near South Neighborhood Association
P.O. Box 80143
Lincoln NE 68501

Near South Neighborhood Association
William Carver
2202 Washington St.
Lincoln NE 68502

Near South Neighborhood Association
Jim Friedman
1505 "A" St.
Lincoln NE 68502

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

Salt Creek Area Neighborhood Association
Teri Pope-Gonzales
P.O. Box 80073
Lincoln NE 68501

South Salt Creek Community Organization
Cherie Ayite
1617 S. 8th St.
Lincoln NE 68502

South Salt Creek Community Organization
Lori Houle
101 "M" St.
Lincoln NE 68508

South Salt Creek Community Organization
Gary Irvin
645 "D" St.
Lincoln NE 68502

South Salt Creek Community Organization
Steve Larrick
920 S. 8th St.
Lincoln NE 68508

South Salt Creek Community Organization
P.C. Meza
536 "C" St.
Lincoln NE 68502

West A Neighborhood Association
Christopher Cashmere
3510 W. Plum
Lincoln NE 68510

West A Neighborhood Association
Bill Hergott
1710 W. Washington St.
Lincoln NE 68522

West A Neighborhood Association
William Vocasek
1903 W. Mulberry Ct.
Lincoln NE 68522

West A Neighborhood Association
Ron Zimmerman
2333 W. Washington St.
Lincoln NE 68522

Woods Park Neighborhood Association
James Garver
815 Elmwood Ave.
Lincoln NE 68510

Woods Park Neighborhood Association
Mike James
145 S. 28th St.
Lincoln NE 68510

Woods Park Neighborhood Association
Becky Martin
338 S. 29th St.
Lincoln NE 68510

Woods Park Neighborhood Association
Richard Patterson
230 S. 29th St.
Lincoln NE 68510

Woods Park Neighborhood Association
Jayne Sebby
320 S. 29th St.
Lincoln NE 68510

Woods Park Neighborhood Association
Randy Smith
705 S. 32nd St.
Lincoln NE 68510

Prairie Falls Homeowners Association
Kristin Engelman
1557 SW. 11th Place
Lincoln NE 68522

The Creamery Condominium Association
Devon Wegner
701 "P" St.
Lincoln NE 68508

West Lincoln Neighborhood Association
Maxine Sturzenegger
2441 N. Main
Lincoln NE 68521

Windsor Square Homeowners Association
1300 "G" St.
Lincoln NE 68508

Dave Landis
Urban Development

Ernie Castillo
Urban Development

Larry Hudkins, Chair
Lancaster County Board of Commissioners

Dr. Steve Joel, Superintendent
Lincoln Public Schools
P.O. Box 82889
Lincoln, NE 68501

Educational Service Unit #18
c/o David Myers
P.O. Box 82889
Lincoln, NE 68501

University of Nebraska-Lincoln
c/o Linda Cowdin, UNL Property Management
1901 Y Street
Lincoln, NE 68588

President
Southeast Community College
301 S. 68th Street Place
Lincoln, NE 68510

Glenn Johnson
Lower Platte South NRD
P.O. Box 83581
Lincoln, NE 68501

Rick Peo
Chief Assistant City Attorney

Norm Agena
County Assessor

AJC Investment, LLC
808 P Street, Suite 200
Lincoln, NE 68508

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



August 15, 2014

TO: Neighborhood Associations/Organizations (within one-mile radius)
Larry Hudkins, Chair, Lancaster County Board of Commissioners
Dr. Steve Joel, Superintendent, Lincoln Public Schools
Educational Service Unit #18, c/o David Myers
Board of Regents, University of Nebraska-Lincoln
President, Southeast Community College
Glenn Johnson, Lower Platte South Natural Resources District

RE: Amendment to the Lincoln Center Redevelopment Plan
(Western Supply Building Redevelopment Project Area - 820 N Street)

Pursuant to Neb. Rev. Stat. § 18-2109, you are hereby advised that the request by the Director of the City Urban Development Department for a resolution approving and adopting a proposed amendment to the Lincoln Center Redevelopment Plan is scheduled for public hearing before the Lincoln City Council on Monday, September 8, 2014, at 3:00 p.m., in Hearing Room 112 on the first floor of the County-City Building, 555 South 10th Street, Lincoln, Nebraska.

The proposed amendment is to create the "Western Supply Building Redevelopment Project" area, located at 820 N Street and including the South 8th Street right-of-way between N Street and O Street, the N Street right-of-way between South 8th Street and South 9th Street, the east/west alley between South 8th Street and South 9th Street and the adjacent north/south alley lying north of N Street. The project proposes to redevelop the currently vacant Western Supply Building and parking lot located at 820 N Street into a commercial/office use. The Lincoln Center Redevelopment Plan area is generally bounded by Salt Creek, Interstate 180 and "R" Street on the north, 17th Street on the east, "G" Street on the south, and Salt Creek, 2nd Street and Sun Valley Boulevard on the west, Lincoln, Lancaster County, Nebraska. A map and description of the proposed amendment were previously provided to you.

On August 6, 2014, the Lincoln-Lancaster County Planning Commission voted 6-0 to find the proposed amendment to the Lincoln Center Redevelopment Plan to be in conformance with the 2040 Lincoln-Lancaster County Comprehensive Plan (Comprehensive Plan Conformance No. 14017).

If you would like additional information, you are encouraged to contact Ernie Castillo in the Urban Development Department (402-441-7855 or ecastillo@lincoln.ne.gov), or the project planner in the Planning Department, Paul Barnes (402-441-6372 or pbarnes@lincoln.ne.gov). The proposed resolution will appear on the City Council agenda for introduction on August 25, 2014, and may be accessed on the internet at http://www.lincoln.ne.gov/city/council/index.htm on Thursday afternoon, August 21, 2014. In the meantime, all information which has been submitted on this application may be found at www.lincoln.ne.gov (Keyword = PATS). Click on the "Selection Screen" under "Featured Links", type in the application number (i.e. CPC14017), click on "Search", then "Select". The "Related Documents" are at the bottom of the screen.

Sincerely,
Jean Preister
Administrative Officer

cc: Dave Landis, Urban Development
Ernie Castillo, Urban Development
Tim Sieh, Assistant City Attorney
Norm Agena, County Assessor
AJC Investments, LLC

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TO BE PUBLISHED ONCE EACH WEEK FOR TWO CONSECUTIVE WEEKS IN THE LINCOLN JOURNAL STAR ON FRIDAY, August 15, 2014 AND FRIDAY, August 22, 2014:

Notice is hereby given that the Lincoln City Council will hold a public hearing on **Monday, September 8, 2014**, at 3:00 p.m., in the City Council Hearing Room, Room 112, on first floor of the County-City Building, 555 South 10th Street, Lincoln, Nebraska, on the following item. For more information, call the Urban Development Department (402-441-7606) or the Planning Department (402-441-7491):

A resolution requested by the Director of the Urban Development Department adopting a proposed amendment to the Lincoln Center Redevelopment Plan to create the "Western Supply Building Redevelopment Project" area, located at 820 N Street and including the South 8th Street right-of-way between N Street and O Street, the N Street right-of-way between South 8th Street and South 9th Street, the east/west alley between South 8th Street and South 9th Street and the adjacent north/south alley lying north of N Street. The project proposes to redevelop the currently vacant Western Supply Building and parking lot located at 820 N Street into a commercial/office use. The Lincoln Center Redevelopment Plan area is generally bounded by Salt Creek, Interstate 180 and "R" Street on the north, 17th Street on the east, "G" Street on the south, and Salt Creek, 2nd Street and Sun Valley Boulevard on the west, Lincoln, Lancaster County, Nebraska.

Teresa Meier
City Clerk