

## AMENDMENT TO THE HAVELOCK REDEVELOPMENT PLAN

### 63<sup>rd</sup> & BALLARD, SSH ARCHITECTURE REDEVELOPMENT PROJECT

#### 1. 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.

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

#### 2. 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, but will become commercial/residential use.

### **3. 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.



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



May 15, 2015

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

RE: **Comprehensive Plan Conformance No. 15005: Proposed amendment to add the "SSH Redevelopment Project" to the Havelock Redevelopment Plan**

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. 15005**, 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 Havelock Redevelopment Plan to add the **"SSH Redevelopment Project"**, consisting of the construction of a new 10,800 square foot building that will include 3,600 square feet of office and eight two-bedroom apartments, approximately 7,200 square feet, on property legally described as Havelock, Block 31, Lots 21-24, located in the NW 1/4 of Sec. 9-10-7, generally located at 6240 Ballard Street, Lincoln, Lancaster County, Nebraska. The building and parking lot will be constructed on four currently vacant lots. A map and description of the proposed Project are attached, for your information. Additional information may be found at [www.lincoln.ne.gov](http://www.lincoln.ne.gov) (Keyword= PATS), search by Application No. CPC15005. 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, May 27, 2015**. 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](mailto:ecastillo@lincoln.ne.gov), or the project planner in the Planning Department, Tom Cajka, at 402-441-5662 or [tcajka@lincoln.ne.gov](mailto:tcajka@lincoln.ne.gov). You may also wish to appear at the public hearing or submit your comments prior to the public hearing in writing to the Planning Commission at the Planning Department address, by email to [plan@lincoln.ne.gov](mailto:plan@lincoln.ne.gov), or by fax to 402-441-6377. The Planning Department staff report and recommendation will be available in the Planning Department office on Thursday, May 21, 2015, 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](http://www.lincoln.ne.gov) (keyword = pcagenda).

Sincerely,

  
Geri Rorabaugh  
Administrative Officer

cc: Kevin Hittle  
David Landis, Urban Development  
Wynn Hjermstad, Urban Development  
Ernie Castillo, Urban Development  
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.*





Dave Landis  
Urban Development

Wynn Hjermsstad  
Urban Development

Roma Amundson, 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 Dr. Liz Standish  
P.O. Box 82889  
Lincoln, NE 68501

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

President  
Southeast Community College  
301 S. 68<sup>th</sup> Street Place  
Lincoln, NE 68510

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

Rick Peo  
Chief Assistant City Attorney

Norm Agena  
County Assessor

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**Comp Plan Conformance #15005**

Ernie Castillo, Urban Development

Kevin Hittle  
123 S. 84<sup>th</sup> Street  
Lincoln, NE 68510

Lincoln, NE 68507  
Dough Kerns  
Havelock Neighborhood Association  
6120 Havelock Avenue

Nick Hernandez  
Havelock Neighborhood Association  
6412 Platte Avenue, #G3

Lincoln, NE 68507

**Comp Plan Conformance #15005**

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123 S. 84<sup>th</sup> Street  
Lincoln, NE 68510

Dough Kerns  
Havelock Neighborhood Association  
6120 Havelock Avenue  
Lincoln, NE 68507

Jackie Matthies  
Bethany Neighborhood Association  
8132 Leighton  
Lincoln, NE 68507

Coleen Seng  
University Place Community Organization  
6101 Walker Avenue  
Lincoln, NE 68505

Richard Albers  
Stony Ridge Homeowners Association  
7132 Stony Ridge Rd.  
Lincoln, NE 68507-2193

Ernie Castillo, Urban Development

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Bethany Neighborhood Association  
300 N. 27<sup>th</sup> Street, Suite B  
Lincoln, NE 68503

Mike DeKalb  
University Place Community Organization  
6015 Huntington Street  
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Robert Frerichs  
Country View Homeowners Association  
6459 Boxelder Drive  
Lincoln, NE 68506



LINCOLN-LANCASTER COUNTY  
PLANNING DEPARTMENT

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



June 5, 2015

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

RE: **Havelock Redevelopment Plan - SSH Redevelopment Project**  
(6240 Ballard Street)

Pursuant to Neb. Rev. Stat. § 18-2109, you are hereby advised that the request by the Director of the City Urban Development Department City of Lincoln for a resolution approving and adopting the above-referenced proposed amendment to the **Havelock Redevelopment Plan** is scheduled for public hearing before the Lincoln City Council on **Monday, June 22, 2015, at 3:00 p.m.**, in the Hearing Room 112 on the first floor of the County-City Building, 555 South 10<sup>th</sup> Street, Lincoln, Nebraska.

The redevelopment project consists of the construction of a new 10,800 square foot building that will include 3,600 sq. ft. of office and 7,200 sq. ft. for eight 2-bedroom apartments, located at the northwest corner of North 63<sup>rd</sup> Street and Ballard Street, including Lots 21-24, Block 31, Havelock located in the NW 1/4 of Sec. 9-10-7, Lincoln, Lancaster County, Nebraska. The building and parking lot will be constructed on four currently vacant lots. A map and description of the proposed project were previously provided to you.

On May 27, 2015, the Lincoln-Lancaster County Planning Commission voted 8-0 to approve to find the proposed amendment to the **Havelock Redevelopment Plan** to be in conformance with the 2040 Lincoln-Lancaster County Comprehensive Plan (**Comprehensive Plan Conformance No. 15005**).

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](mailto:ecastillo@lincoln.ne.gov); or the project planner in the Planning Department, Tom Cajka, at 402-441-5662 or [tcajka@lincoln.ne.gov](mailto:tcajka@lincoln.ne.gov). The proposed resolution will appear on the City Council agenda for introduction on June 15, 2015, and may be accessed on the internet at <http://www.lincoln.ne.gov/city/council/index.htm> on Thursday afternoon, June 8, 2015, after 3:00 p.m. In the meantime, all information which has been submitted on this application may be found at [www.lincoln.ne.gov](http://www.lincoln.ne.gov) (Keyword = PATS). Click on the "Selection Screen" under "Featured Links", type in the application number (i.e. CPC15005), click on "Search", then "Select". The "Related Documents" are at the bottom of the screen.

Sincerely,

  
Geri Rorabaugh  
Administrative Officer

cc: Kevin Hittle  
David Landis, Urban Development  
Wynn Hjernstad, Urban Development  
Ernie Castillo, Urban Development  
Rick Peo, Chief Assistant City Attorney  
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**TO BE PUBLISHED ONCE EACH WEEK FOR TWO CONSECUTIVE WEEKS IN THE LINCOLN JOURNAL STAR ON FRIDAY, June 5, 2015 AND FRIDAY, June 12, 2015:**

Notice is hereby given that the Lincoln City Council will hold a public hearing on **Monday, June 22, 2015**, at 3:00 p.m., in the City Council Hearing Room, Room 112, on first floor of the County-City Building, 555 South 10<sup>th</sup> Street, Lincoln, Nebraska, on the following items. For more information, call the Urban Development Department (402-441-7866) or the Planning Department (402-441-7491):

- (1) A resolution requested by the Director of the Urban Development Department approving and adopting a proposed amendment to add the "SSH Architecture Redevelopment Project" to the Havelock Redevelopment Plan. The proposed redevelopment project consists of the construction of a new 10,800 square foot building that will include 3,600 square feet of office and approximately 7,200 square feet for eight 2-bedroom apartments. The building and parking lot will be constructed on four currently vacant lots on property legally described as Havelock, Block 31, Lots 21-24, located in the NW 1/4 of Sec. 9-10-7, generally located at 6240 Ballard Street, Lincoln, Lancaster County, Nebraska.
- (2) A resolution requested by the Director of the Urban Development Department declaring the "VA Campus Redevelopment Area", as set forth in the VA Campus Redevelopment Area Blight and Substandard Determination Study, as a blighted and substandard area as defined in the Nebraska Community Development Law. The study area consists of an estimated 63.5 acres, more or less, and 20 structures. The Redevelopment Area is located on property legally described as I.T. Lot 66, located in the NW 1/4 of Sec. 27-10-7, including S. 70th Street rights-of-way, generally located at 600 S. 70th Street, Lincoln, Lancaster County, Nebraska.

Teresa Meier  
City Clerk