

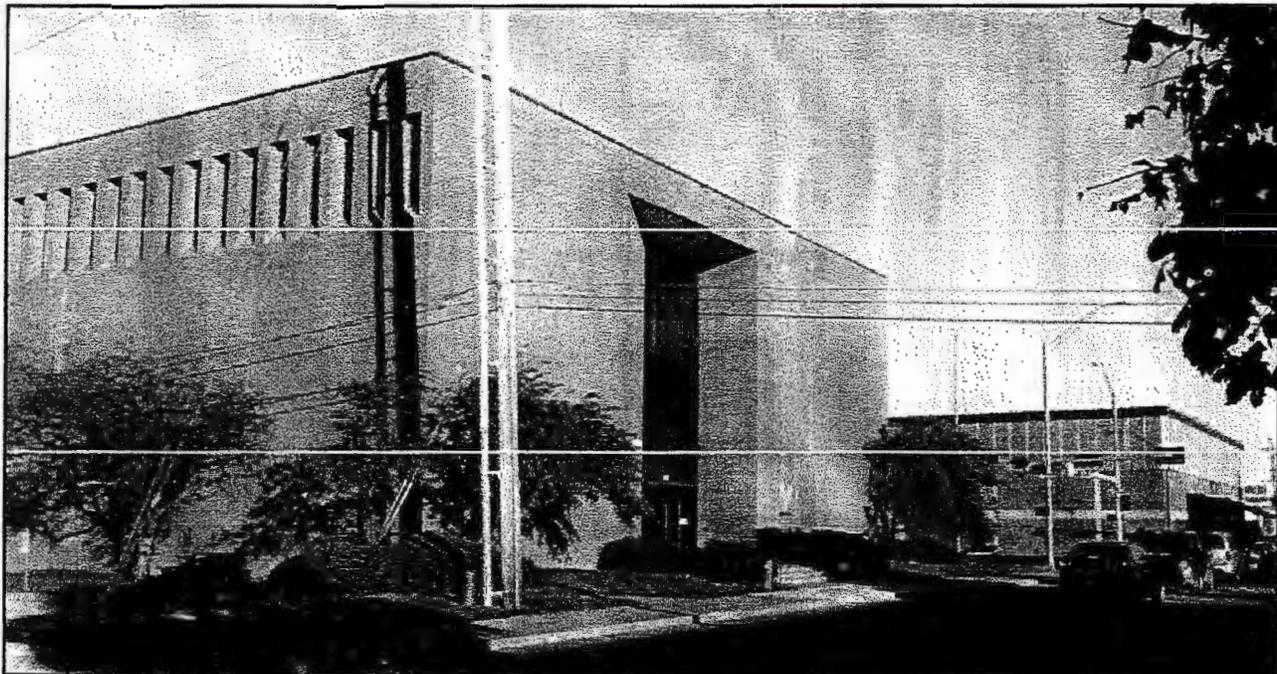
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Comprehensive Plan Conformance #15032

Antelope Valley Redevelopment Plan
Telegraph District Project

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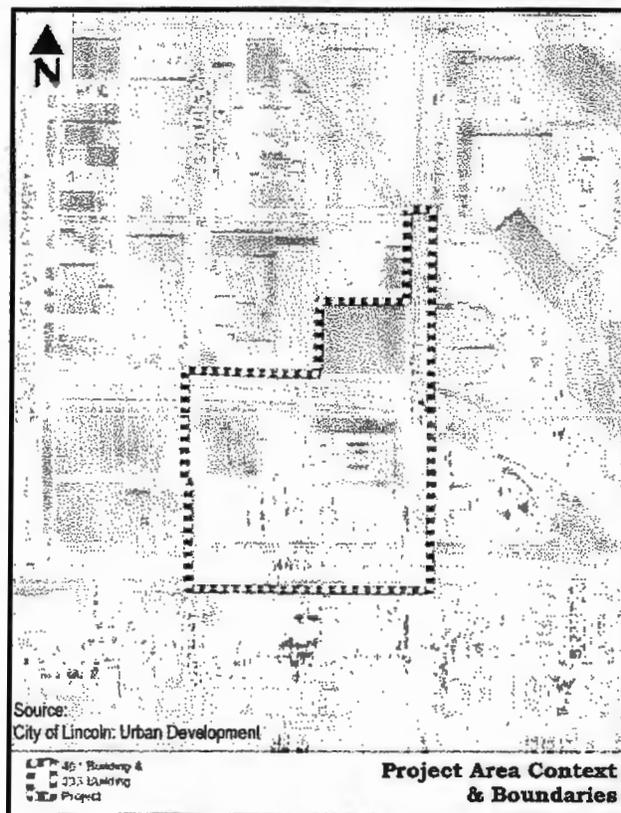
Q. Telegraph District Phase 1: 401 Building & 333 Building Project

1. Project Description

The 401 Building & 333 Building Project is the rehab of an existing office building and parking garage. Office use will remain while the parking garage will become mixed-use with first floor retail and parking above. The Project is generally located between M Street on the north, K Street on the south, vacated 20th Street on the west and 21st Street on the east. The 333 Building is comprised of Lots 4-6, Avon Subdivision and Lots 9-10, Avondale Addition and abutting vacated alleys. See *Project Area Context & Boundaries*.

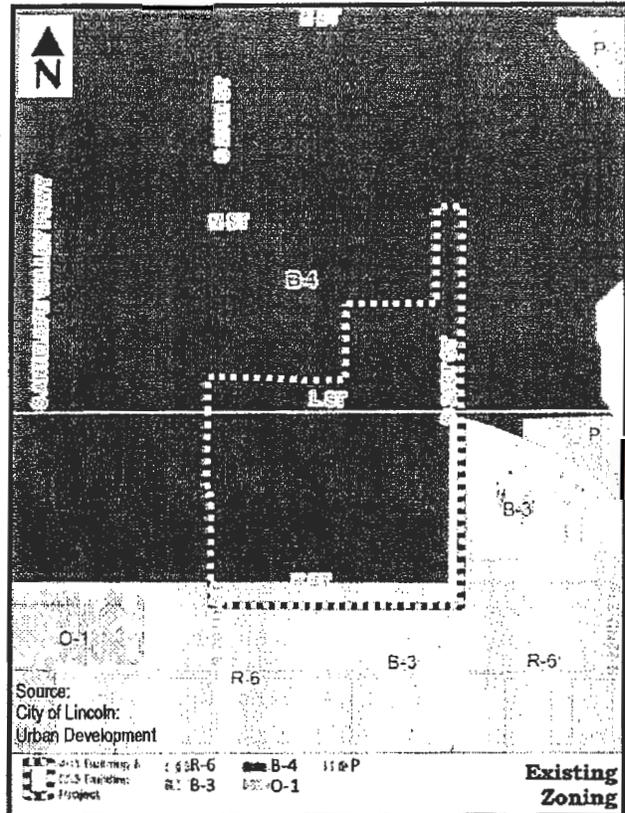
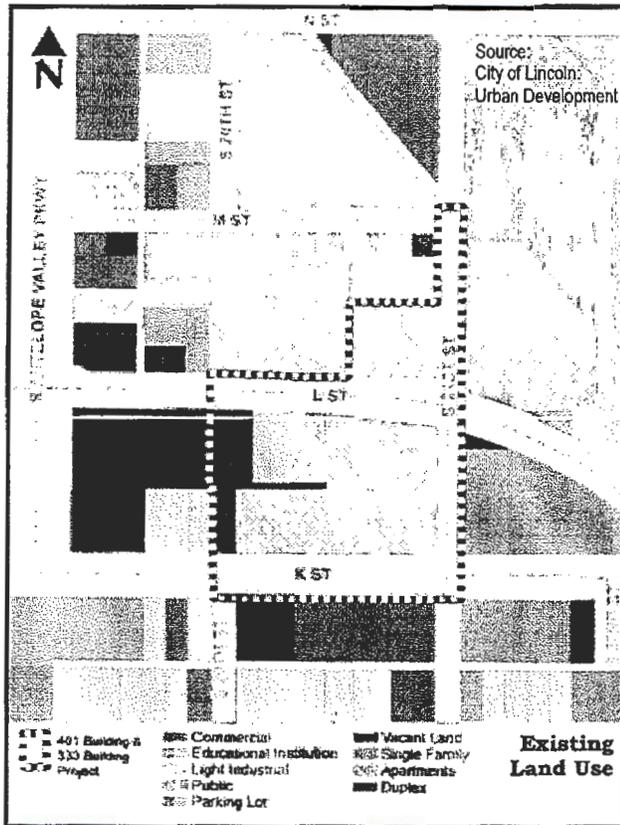
The project area includes over seven acres, including public right-of-way. The 333 Building, located north of L Street at 333 S. 21st Street, is a 171 stall parking garage and Windstream service facility. It was built in 1965 and is approximately 29,120 square feet. The building has inefficiencies and functional obsolescence. Windstream will be moving its service facility to a new location.

The 401 Building, located south of L Street at 401 N. 21st Street, is a former Windstream office building with 204 off-street surface parking stalls. Built in 1971 by LT&T, the brick, "windowless" office building was designed for telephone company purposes and is now functionally obsolete. The building, containing approximately



75,000 square feet, is vacant because its office functions have been relocated.

Other privately held parcels are also located on the



same block as the 401 Building. The future development of the surrounding neighborhood may result in these and other privately held properties in the area being acquired or put to other uses by private entities.

Surrounding land uses include retail and industrial with limited residential. See *Existing Land Use*.

The site is zoned B-4 Lincoln Center Business District which includes Downtown Design Standards. As illustrated in *Existing Zoning*, other districts adjacent to the site include B-3 Commercial District to the south and southeast and R-6 to the south and southwest.

The proposed project will include office uses in the 401 Building with associated surface parking. The 333 Building (existing parking garage) will include approximately three bays of retail on the ground floor with an estimated 170 parking stalls above. The existing buildings will require complete indoor and outdoor renovation including asbestos removal.

Facade and window treatments will be consistent with Downtown Design Standards. The project will include reconfiguration of the parking lot with landscaping and screening around it, consistent with City design

standards. See *Proposed Preliminary Site Plan* two pages below.

The project area boundaries are defined in the *Project Area Context & Boundaries* map. Project area public improvements may include improvements and assistance to streetscape, on-street parking, street lighting, pedestrian sidewalks and street crossing nodes, energy and facade enhancements, asbestos removal, and property acquisition.

2. *Statutory Elements*

- **Property Acquisition, Demolition, and Disposal:** No public acquisition of private property, relocation of families or businesses, or the sale of property is required to accomplish this Project. The future development of the surrounding neighborhood may result in other privately held properties being acquired or put to other uses by private entities. The existing 401 Building and 333 Building will not be demolished although extensive internal and external demolition, including asbestos removal, will be necessary to completely renovate the structures.

- **Population Density:** The proposed Project site con-

tains two residential units. The redevelopment of the 401 Building and 333 Building does not require any change to these two residential units, and thus will not affect population density in the Project area.

- **Land Coverage:** Land coverage and building density will not be altered with construction of the Project. See *Future Land Use*, right.
- **Traffic Flow, Street Layouts, and Street Grades:** The City's Public Works and Utilities Department has indicated that the Project may require a traffic study in the future.
- **Parking:** A private, at grade, surface parking lot (approximately 207 existing stalls) will be reconfigured for the 401 Building, in addition to the 170 existing stalls in the 333 Building parking garage.
- **Zoning, Building Code, and Ordinances:** Current zoning is B-4 with no re-zoning required. Applicable building codes will be met; as will, to the degree possible, Downtown Design Standards.

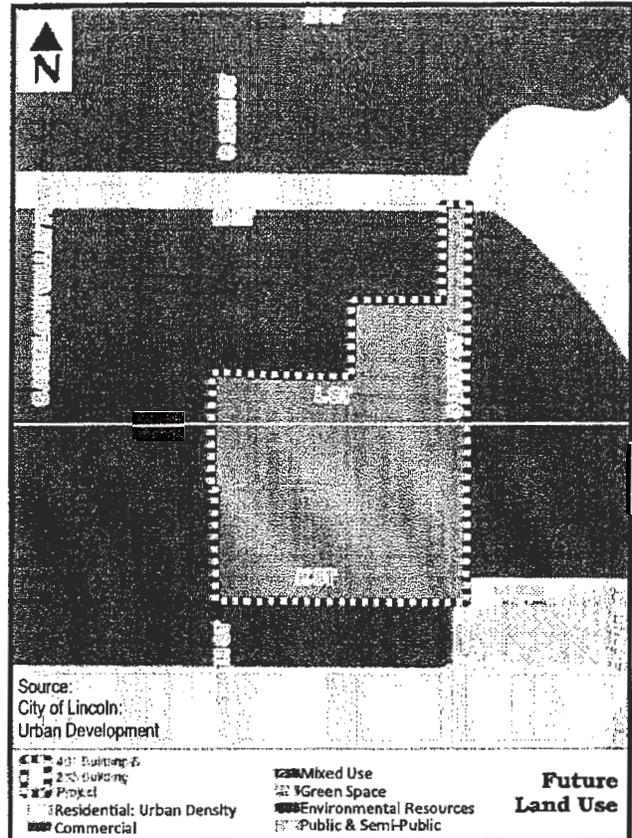
3. Financing and Cost Benefit Analysis

As required by Nebraska Community Development Law (Neb.Rev.Stat. §18-2113), the City has analyzed the costs and benefits of the proposed Project including:

- **Public Tax Revenues:** Upon completion of the Project, the assessed value of the property will increase by an estimated \$5,279,000. This will result in an estimated \$825,000 in Tax Increment Financing (TIF) over 15 years for public improvements. The public investment of the projected \$825,000 will leverage the private investment of approximately \$15,342,965 resulting in more than \$18.50 of private investment for every City TIF dollar spent.

The Urban Development Department believes that the public improvements and enhancements proposed in this plan amendment would not occur "but for" the Tax Increment Financing generated by private redevelopment within the project area. Project improvements would not be achievable to the extent shown without TIF.

- **Public Infrastructure and Community Public Service Needs Impacts:** It is not anticipated that the Project will have an adverse impact on existing public infrastructure or City services. The Project proposes new



public infrastructure.

- **Employment Within & Outside the Redevelopment Project Area:** The Project will not have any adverse impact on employment within or outside the redevelopment project area. Up to 650 jobs will be relocated to the office building.
- **Other Impacts:** The "windowless" 401 Building will be transformed into an open building with many exterior windows. Locating hundreds of jobs in the building will create local demand for walk-to-work housing and neighborhood services in the area. Easy access to the Billy Wolff Trail and the new N Street bikeway also make the project a desirable bike-to-work location.

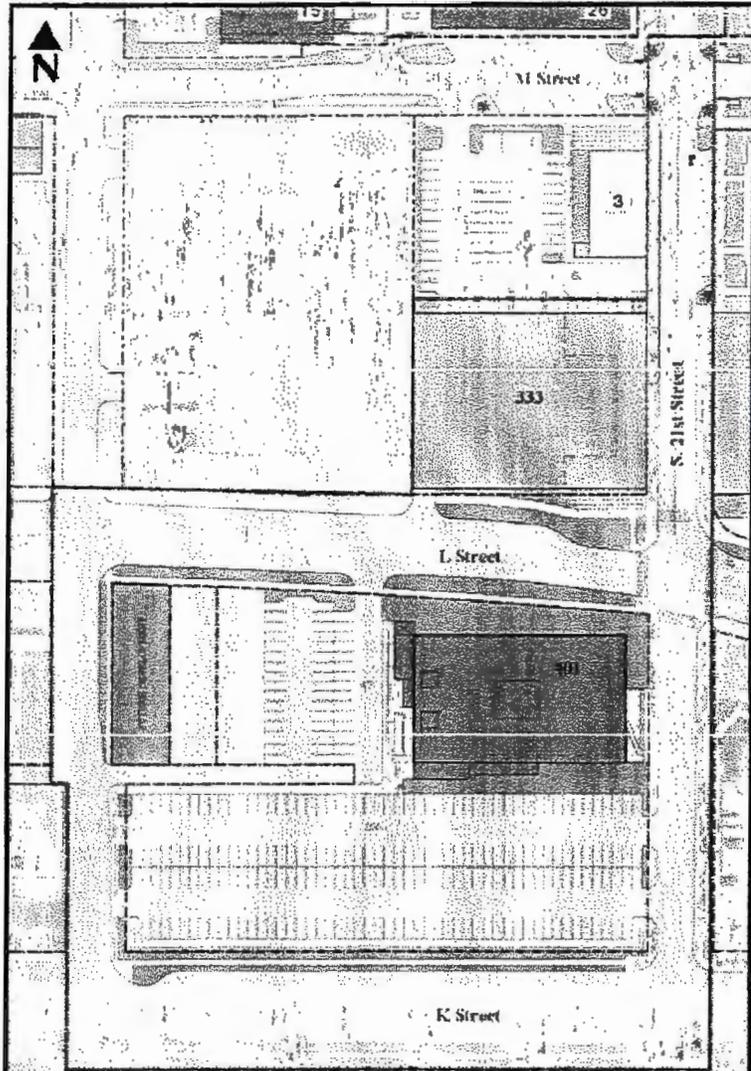
The Project will retain and create new jobs, increase business and tax base without adverse effect on either public or private entities. There will be a material tax shift because of the use of tax increment financing, but there will also be significant personal property tax and other municipal revenue generated for the immediate benefit of the community. The Project will facilitate the redevelopment of underutilized buildings without the

incurrence of significant public cost.

The Project will create tax and other public revenue for the City and other local taxing jurisdictions. While the use of tax increment financing will defer receipt of a majority of new ad valorem real property taxes generated by the Project, the Project will include a substantial amount of personal property that will be on the property tax rolls upon its acquisition and installation. The personal property will generate immediate tax growth to all local taxing jurisdictions. It is projected that approximately \$1,000,000 dollars of personal property will be installed at the Project, which at estimated levy rates would generate total new property taxes in the first year of approximately \$20,100.

In addition to new personal property tax revenues, the Project will also contribute to municipal revenues through excise taxes, fees, licenses, sales taxes, and other taxes that occur and are paid in the course of the normal operation of a business.

The Project, the first phase of the Telegraph District, should have a positive impact on private sector businesses in and around the area outside the boundaries of the redevelopment project. The Project is not anticipated to impose a burden or have a negative impact on other local area employers, but should increase the need for services and products from existing businesses.



Source: The Clark Eriksen Partners / Pappageorge Haymes Partners

Proposed Preliminary Site Plan

and, other public improvements and enhancements allowed under the law.

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

N. 21st and N Redevelopment Project: The Exchange at Antelope Valley

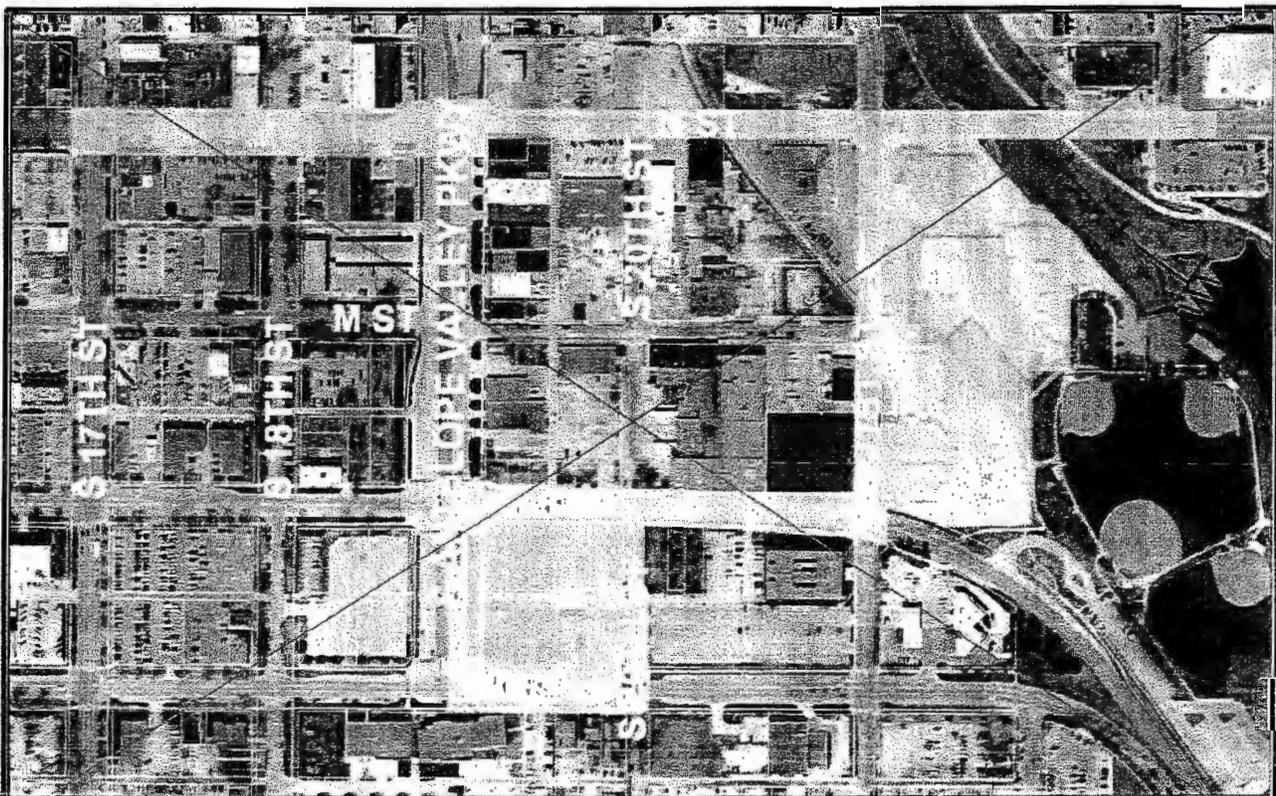
1. Project Description

The Exchange at Antelope Valley project will redevelop the area generally located at 21st and N Streets between L Street on the south, N Street on the north, 21st on the west and the Antelope Valley channel on the east. The City ROW is included; along N Street from S. 17th Street through the intersection at S. 23rd Street and along L Street from S. Antelope Valley Parkway to S. 21st Street. The redevelopment area also includes the block between K and L, 20th to Antelope Valley Parkway. The 21st & N site is currently comprised of three publicly owned structures and a private property, the old LT&T warehouse to the south. The site between K and L, 20th and Antelope Valley Parkway is primarily vacant with

two residential structures. The entire area is zoned B-4 and City owned property has been declared surplus. The project is consistent with the goals of the Antelope Valley Redevelopment Plan and the Antelope Valley Future Land Use Map, Figure 18, page 54, which identifies the area as mixed use.

The project consists of three parts: Part A is located along N Street and is a mixed use building, approximately 12,000 square feet, to include first floor retail and two floors of market rate apartments with approximately 28 units; Part B, to the south of the mixed use building, is comprised of high density row housing. Approximately 67 market rate units will be available for home ownership. Part C is located between K and L, 20th to Antelope Valley Parkway and includes an approximately 40,000 square foot grocery store. All Parts include associated parking.

The project will include acquisition and demolition of existing structures, relocation of existing Parks and Recreation Department facilities, construction of internal streets, sewer and water, and the vacation of 20th Street. It is in the best interests of the City, in order to facilitate the location of a grocery store in



21st & N Redevelopment Area: Project Boundary

ing Parks and Recreation maintenance facilities. The grocery store, Part C, will be constructed on land that is currently vacant.

▼ Traffic Flow, Street Layouts, and Street Grades
The City's Public Works and Utilities Department has indicated that the project is not likely to result in a significant increase in traffic. There is no impact to street layouts or grades; however, 20th Street will be vacated. There will be construction of private streets within Parts A and B, which will be designated with public access easements to ensure access to the Antelope Creek Channel for maintenance, to access the remaining Parks and Recreation Department offices located in the old Murry Building to the east of the project area, and to allow access to the building for necessary municipal services (i.e., police and fire).

▼ Parking
The private parking will be developed as an element of the project consistent with B-4 design standards. The project will meet the requirements for parking. ▼ Zoning, Building Code, and Ordinances
The project area is currently zoned B-4 Lincoln Center Business District. The Downtown Design standards apply and the project will be constructed to meet the standards. A PUD is in process and will retain the underlying zoning. The project area will need to be replatted.

3. Proposed Costs and Financing
The estimated total cost to implement the project is approximately \$32,000,000 which includes approximately \$4,400,000 of public financing. The source of public funds for these improvements will be Community Improvement Financing (more commonly known as Tax Increment Financing (TIF)). Estimated to be \$4,400,000 generated from the private development within the project area. A preliminary cost benefit analysis has been completed and concludes that the public investment of approximately \$4,400,000 in TIF funds will leverage \$27,604,000 in private sector financing, resulting in a private investment of more than \$6.25 for every City TIF dollar spent.

downtown Lincoln, to vacate 20th Street between K and L Streets and convey the entirety of the right-of-way to the redeveloper. Sidewalks, landscaping and lighting will also be included. Public investment may assist in eligible expenditures which may include acquisition, demolition, site preparation and public infrastructure. Additional public investment includes bikeway improvements along N Street to 17th and may include public art.

2. Statutory Elements
▼ Property Acquisition, Demolition, and Disposal
Property acquisition and assembly will be required. Public land will be negotiated for sale to the developer through the redevelopment agreement process. The City surplus property process has been completed. A portion of the City owned land was acquired with Land and Water Conservation Fund assistance. Redevelopment and sale of that property is subject to conversion action which involves approval by the National Park Service and its local administrator, the Nebraska Game and Parks Commission. This process is underway. Demolition will include clearing structures on the property including environmental remediation and any necessary capping, removal or replacement of utilities and site preparation. Removal of existing fuel tanks is the responsibility of the City.

▼ Population Density
Population density will increase with completion of Parts A and B of the project. Currently, the building adjacent to N Street is vacant. Two Parks and Recreation Department buildings occupy the remainder of the site at 21st & N. These facilities will be relocated to make way for construction of the project which includes approximately 95 new housing units. Population density will increase as a result, but will not significantly impact the overall population density of the city. Part C of the project is primarily vacant. Although two residential uses remain, both are nearly vacant and will be entirely vacant prior to commencement of the project. The grocery store to be constructed at the site is entirely commercial with no impact on population density.

▼ Land Coverage
Land coverage and building density will be altered with construction of Parts B and C of the project. The row houses in Part B will replace the two exist-



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



November 20, 2015

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

RE: **Comprehensive Plan Conformance No. 15032: Proposed Amendment to the Antelope Valley Redevelopment Plan to add the "Telegraph District Phase 1: 401 Building and 333 Building Project" Area.**

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. 15032**, to review as to conformance with the 2040 Lincoln-Lancaster County Comprehensive Plan, a proposed amendment to the "Antelope Valley Redevelopment Plan" to add the "Telegraph District Phase 1: 401 Building and 333 Building Project". The Telegraph District Phase I project proposes to include the rehabilitation of an existing office building and parking garage to be used for office, commercial, and parking uses. The proposed project area is approximately 7 acres and is generally located between K Street to M Street, 20th Street and 21st Street, and includes adjacent rights-of-way, Lincoln, Lancaster County, Nebraska. The Antelope Valley Redevelopment Plan area north of Downtown is generally bounded by Salt Creek on the north, by the BNSF Railroad tracks on the south, by Antelope Creek on the east and by Interstate 180 on the west; the area east of Downtown is generally bounded by 17th Street on the west, 27th Street on the east, the BNSF Railroad tracks on the north and D Street and E Street on the south. This amendment also deletes Project N, "The 21st and N Redevelopment Project: The Exchange at Antelope Valley", which did not occur.

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. CPC15032. 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, December 2, 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 Dave Landis in the Urban Development Department at 402-441-8211 or dlandis@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 Wednesday, November 25, 2015, after 3:00 p.m. The Planning Commission Agenda and staff report will also be available on Internet at that time at lincoln.ne.gov (keyword = pcalendar).

Sincerely,

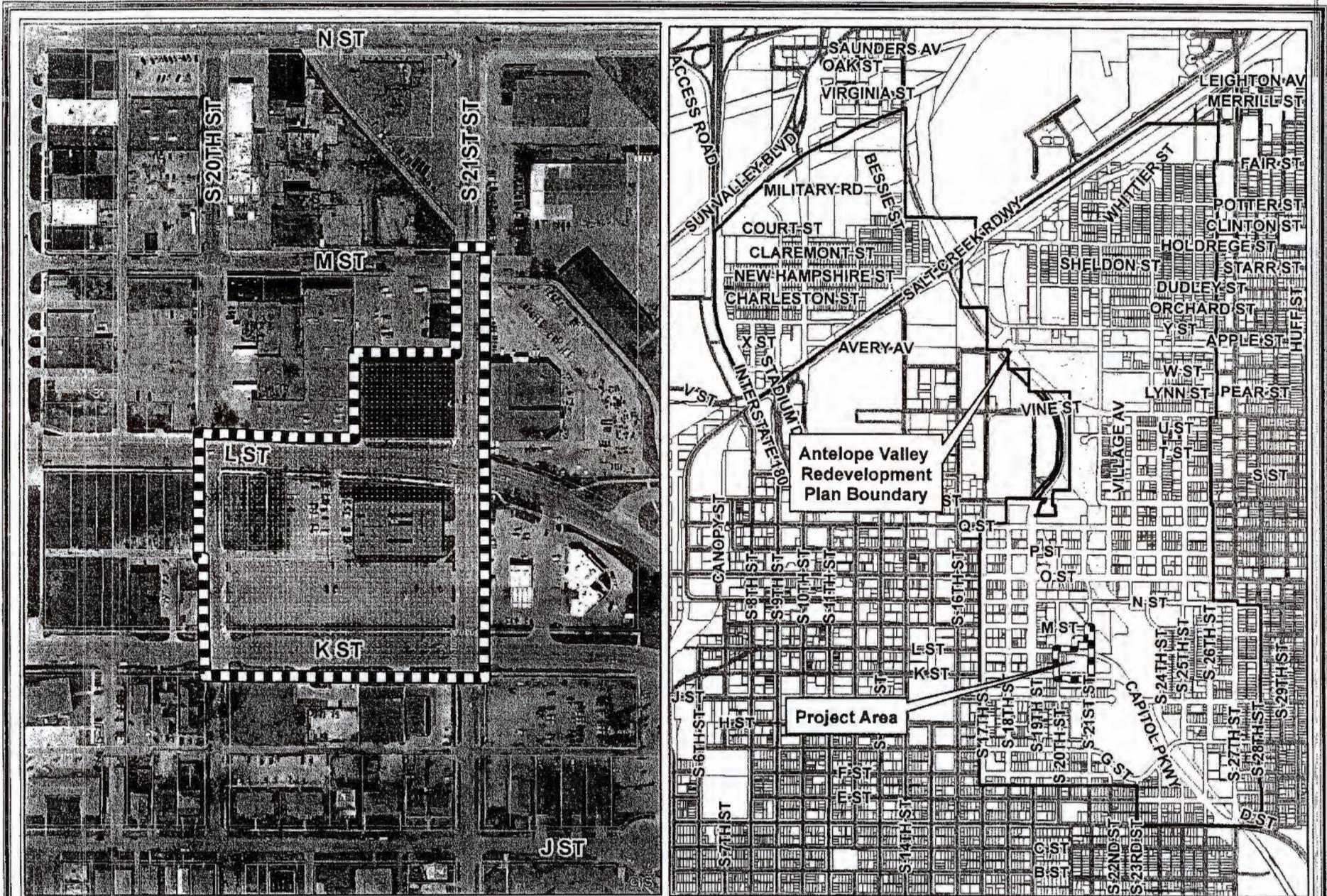
Geri Rorabaugh
Administrative Officer

cc: Dave Landis, Urban Development
Wynn Hjermstad, Urban Development

Norm Agena, County Assessor
Rick Peo, Chief Assistant City Attorney

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



Comprehensive Plan Conformance #15032
 Antelope Valley Redevelopment Plan
 Telegraph District Project

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15032

Tracy Corr
40th & A Neighborhood Association
1001 S. 37 St.
Lincoln, NE 68510

Kelly Stahly
40th & A Neighborhood Association
4435 B St
Lincoln, NE 68510

JoAnn Asch
Antelope Park Neighborhood Association
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Lincoln, NE 68502

Lisa Good
Antelope Park Neighborhood Association
3036 Franklin Street
Lincoln, NE 68502

Cletia Price
Antelope Park Neighborhood Association
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Lincoln, NE 68502

Shawn Ryba
Belmont Neighborhood Association
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Lincoln, NE 68521

Ted Triplett
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Lincoln, NE 68521

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Lincoln, NE 68501

Kile Johnson
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Lincoln, NE 68508

Tim Francis
Capitol View Neighborhood Assn.
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Lincoln, NE 68503

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Clinton Neighborhood Association
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Lincoln, NE 68503

Bob Reeves
Clinton Neighborhood Association
3236 Dudley Street
Lincoln, NE 68503

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

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

Justin Carlson
Country Club Neighborhood Association
3065 Sheridan Boulevard
Lincoln, NE 68502

Linda Wibbels
Country Club Neighborhood Association
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Lincoln, NE 68502

Doug Evans
Country Club Neighborhood Association
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Lincoln, NE 68502

Shirley Doan
Country Club Neighborhood Association
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Lincoln, NE 68502

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Lincoln, NE 68508

Dean Settle
Downtown Neighborhood Association
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Lincoln, NE 68508-1501

Cindy Stuefer-Powell
East Campus Community Organization
1217 N. 38th St.
Lincoln, NE 68503

Roy Maurer
East Campus Community Organization
1444 N. 37th St.
Lincoln, NE 68503

Cara Bentrup
East Campus Community Organization
3936 Dudley St
Lincoln, NE 68503

Paul Johnson
East Campus Community Organization
1415 N. 41st St
Lincoln, NE 68503

Mary Eisenhart
East Campus Community Organization
1420 N. 37th St
Lincoln, NE 68503

Jeff Tangeman
Everett Neighborhood Association
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Lincoln, NE 68502

Pat Anderson
Everett Neighborhood Association
c/o NWL at 2240 Q St
Lincoln, NE 68503

Sue Landholm
Everett Neighborhood Association
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Lincoln, NE 68502

William Wood
Everett Neighborhood Association
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Lincoln, NE 68502

Matt Schaefer
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Lincoln, NE 68502

Daniel King
Greater South Neighborhood Association
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Lincoln, NE 68506

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Lincoln, NE 68503

Barbara Cornelius
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Lincoln, NE 68503

Ruth Johnson
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Lincoln, NE 68503

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Lincoln, NE 68503

Vicki Cover
Hawley Neighborhood Association
2610 S St.
Lincoln, NE 68503

Peggy Struwe
Hawley Area Association
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Lincoln, NE 68503

Tim Francis
Hawley Neighborhood Assn/Capitol View Assn
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Kurt Elder
Haymarket Neighborhood Association
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Lincoln, NE 68508

Doug Headlee
Irvingdale Neighborhood Association
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Lincoln, NE 68502

Sally Bush
Irvingdale Neighborhood Association
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Landon's Neighborhood Association
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Lincoln, NE 68521

Carol Brown
Landon's Neighborhood Association
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Lincoln, NE 68521

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Lincoln, NE 68503

Ed Patterson
Malone Neighborhood Association
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Jim Friedman
Near South Neighborhood Association
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Lincoln, NE 68502

Annette McRoy
North Bottoms Neighborhood Association
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Terre Arroya
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Carolene Skorohod
Skorohod Condominium Regime I Owners' Assn
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Lincoln, NE 68505

Lori Houle
South Salt Creek Community Organization
101 M Street
Lincoln, NE 68508

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

P.C. Meza
South Salt Creek Community Organization
536 C Street
Lincoln, NE 68502

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

Cherie Ayite
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Lincoln, NE 68502

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Lincoln, NE 68502

Coleen Seng
University Place Community Organization
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Lincoln, NE 68505

Mike DeKalb
University Place Community Organization
6015 Huntington St
Lincoln, NE 68507

Christopher Cashmere
West A Neighborhood Association
3510 W. Plum
Lincoln, NE 68522

William Vocasek
West A Neighborhood Association
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Lincoln, NE 68522

Maxine Sturzenegger
West Lincoln Neighborhood Association
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Lincoln, NE 68521

Richard Bagby
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Lincoln, NE 68510

Jayne Sebby
Woods Park Neighborhood Association
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Lincoln, NE 68510

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

Becky Martin
Woods Park Neighborhood Association
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Devon Wegner
The Creamery Condominium Association
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Lincoln, NE 68508

Boyd Ready
Waterpark Owners' Association
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Lincoln, NE 68505-5462

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

Windsor Square Condominium Association, Inc.
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Lincoln, NE 68508

Witherbee Neighborhood Association
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Randy Smith
Woods Park Neighborhood Association
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Lincoln, NE 68510



LINCOLN-LANCASTER COUNTY
PLANNING DEPARTMENT
555 South 10th Street Suite 213 Lincoln, NE 68508
402-441-7491 fax: 482-441-6377 lincoln.ne.gov



December 4, 2015

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

RE: Comprehensive Plan Conformance No. 15032 - Amendment to the "Antelope Valley Redevelopment Plan"

Please be advised that a public hearing on Comprehensive Plan Conformance 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 adopting and approving a proposed amendment to the **Antelope Valley Redevelopment Plan** is scheduled for public hearing before the Lincoln City Council on Monday, January 11, 2016, at 3:00 p.m., in Hearing Room 112 on the first floor of the County-City Building, 555 South 10th Street, Lincoln, Nebraska.

This proposal amend the "Antelope Valley Redevelopment Plan" to add the "Telegraph District Phase I: 401 Building and 333 Building Project". The Telegraph District Phase I Project proposes to include the rehabilitation of an existing office building and parking garage to be used for office, commercial, and parking uses. The proposed project area is approximately 7 acres and is generally located between K Street, M Street, 20th Street, and 21st Street, and includes adjacent rights-of-way, Lincoln, Lancaster County, Nebraska. The Antelope Valley Redevelopment Plan area north of Downtown is generally bounded by Salt Creek on the north, by the BNSF Railroad tracks on the south, by Antelope Creek on the east and by Interstate 180 on the west; the area east of Downtown is generally bounded by 17th Street on the west, 27th Street on the east, the BNSF Railroad tracks on the north and D Street and E Street on the south, Lincoln, Lancaster County, Nebraska. This amendment also deletes Project N, "The 21st & N Redevelopment Project: The Exchange at Antelope Valley", which did not occur. A map and project description, as proposed to amended, were previously provided to you.

On December 2, 2015, the Lincoln City-Lancaster County Planning Commission found the proposed amendment to the Antelope Valley Redevelopment Plan to be in conformance with the 2040 Lincoln-Lancaster County Comprehensive Plan.

The Factsheet submitted by the Planning Department to the City Council, which contains the staff report, the minutes of the Planning Commission meeting, all correspondence and any other information submitted on this application, may be accessed on the Internet at <http://www.lincoln.ne.gov/city/council/index.htm>. The Factsheet will be linked to the respective Council agenda. The Factsheet will also be available in the Planning Department or can be accessed on the internet at www.lincoln.ne.gov (Keyword = PATS). Click on the "Selection Screen" under "Featured Links", type in the application number (i.e. CPC15032), click on "Search", then "Select". The Factsheet is in the "Related Documents" at the bottom of the screen.



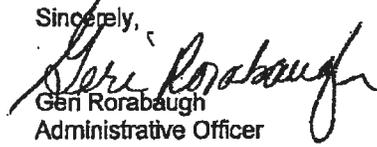
CPC15032

-2-

December 4, 2015

Please feel free to contact me if you have any questions or need additional information (402-441-6365) or plan@lincoln.ne.gov.

Sincerely,



Gen Rorabaugh
Administrative Officer

f:\devreview\cpc\15000\hearing notice\cc hearing120215

cc: Wynn Hjermstad, Urban Dev. Dept.
Kent Seacreat
Terry Kathe, Building and Safety Dept.
Rick Peo, Chief Asst. City Attorney

TO BE PUBLISHED ONCE EACH WEEK FOR TWO CONSECUTIVE WEEKS IN THE LINCOLN JOURNAL STAR ON FRIDAY, December 11, 2015 AND FRIDAY, December 18, 2015:

Notice is hereby given that the Lincoln City Council will hold a public hearing on **Monday, January 11, 2016**, 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 (402-441-7866) or the Planning Department (402-441-7491):

A resolution 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 "Antelope Valley Redevelopment Plan" to add the "Telegraph District Phase I: 401 Building and 333 Building Project". The Telegraph District Phase I Project proposes to include the rehabilitation of an existing office building and parking garage to be used for office, commercial, and parking uses. The proposed project area is approximately 7 acres and is generally located between K Street, M Street, 20th Street, and 21st Street, and includes adjacent rights-of-way, Lincoln, Lancaster County, Nebraska. The Antelope Valley Redevelopment Plan area north of Downtown is generally bounded by Salt Creek on the north, by the BNSF Railroad tracks on the south, by Antelope Creek on the east and by Interstate 180 on the west; the area east of Downtown is generally bounded by 17th Street on the west, 27th Street on the east, the BNSF Railroad tracks on the north and D Street and E Street on the south, Lincoln, Lancaster County, Nebraska. This amendment also deletes Project N, "The 21st & N Redevelopment Project: The Exchange at Antelope Valley", which did not occur.

Teresa Meier
City Clerk