City Council Introduction: December 21, 2015
Public Hearing: January 11, 2016

Bill No. 15R-253

FACTSHEET

TITLE: Comprehensive Plan Conformance 15032 - Amendment to the **Antelope Valley Redevelopment Plan: "Telegraph District Phase I Project", and remove the 21st & N Redevelopment Project: "The Exchange at Antelope Valley".**

BOARD/COMMITTEE: Planning Commission

APPLICANT: David Landis, Director of the Urban Development Department

RECOMMENDATION: A finding of conformance with the Comprehensive Plan (8-0: Cornelius, Sunderman, Corr, Lust, Beecham, Harris, Weber and Hove voting 'yes'; Scheer Conflict of Interest and Absent).

STAFF RECOMMENDATION: A finding of conformance with the Comprehensive Plan.

OTHER DEPARTMENTS AFFECTED: Urban Development

SPONSOR: Planning Department

OPPONENTS: None present at hearing.

REASON FOR LEGISLATION: To approve and adopt 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. 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.

DISCUSSION / FINDINGS OF FACT:

1. The staff recommendation to find the proposed amendment to the Antelope Valley Redevelopment Plan to be in conformance with the 2040 Comprehensive Plan is based upon the "Analysis" set forth on p.4-5.

2. Testimony by the Director of the Urban Development Department is found on p.7.

3. One person appeared in support and their testimony is found on p.8.

4. There was no testimony in opposition.

5. On December 2, 2015, the Planning Commission agreed with the staff recommendation and voted 8-0 to find the proposed amendment to the Antelope Valley Redevelopment Plan to be in conformance with the 2040 Comprehensive Plan (Comprehensive Plan Conformance No. 15032). Commissioner Scheer declared a conflict of interest.

FACTSHEET PREPARED BY: Geri Rorabaugh, Administrative Officer

DATE: December 8, 2015

REVIEWED BY: David R. Cary, Acting Director of Planning

DATE: December 8, 2015

F:\devreivew\factsheets\CC\2015\CPC15032

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

for December 2, 2015 PLANNING COMMISSION MEETING

PROJECT #: Comprehensive Plan Conformance No. 15032

PROPOSAL: To review as to conformance with the 2040 Lincoln-Lancaster County Comprehensive Plan, to add the "Telegraph District Phase I: 401 Building and 333 Building Project" to the Antelope Valley Redevelopment Plan. The proposed project includes the rehabilitation of an existing office building and parking garage to be used for office, retail and parking.

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 and E Street on the south, Lincoln, Lancaster County, Nebraska.

LOCATION: Generally located between M Street, K Street, 20th Street and 21st Street

LAND AREA: 7 acres, more or less

CONCLUSION: The redevelopment plan is in conformance with the Comprehensive Plan.

RECOMMENDATION: In conformance with the Comprehensive Plan.

GENERAL INFORMATION:

LEGAL DESCRIPTION: See attached legal description.

EXISTING ZONING: B-4 Lincoln Center Business District.

EXISTING LAND USE: Vacant office building and parking garage, surface parking lot and two single-family residences

SURROUNDING LAND USE AND ZONING:

North: Telephone Museum/Parking Lot; B-4
South: Auto Body Repair/ B-3
East: Warehouse/Gas Station; B-3
West: Cold Storage Facility/Undeveloped; B-4

HISTORY:
Various Board of Zoning Appeals applications have been approved in this area for public utilities, parking lots and to adjust setbacks.

November 1954 A special permit for a parking lot on the LT&T property at 21st & L was approved.

September 1970 A special permit for a parking lot on the LT&T property south of L Street was approved.

This property was rezoned from D, Residential District, and K, Light Industrial District, to R-6, Residential, and B-4, Lincoln Center Business District, with the 1979 zoning update.

September 2008 The property south of L Street was rezoned from R-6, Residential to B-4, Lincoln Center Business District.

October 2013 A redevelopment plan amendment was approved for The Exchange at Antelope Valley project.

April 2014 S. 20th Street between K and L Streets and the east/west alley between Antelope Valley Parkway and S. 20th Street were vacated.

COMPREHENSIVE PLAN SPECIFICATIONS:

P 1.9 - The 2040 Comprehensive Plan Future Land Use map shows this area as Commercial.

P. 1.2-1.3 -The community continues its commitment to a strong Downtown. A strong, vital Downtown provides a common center for all of Lincoln and Lancaster County and will be a catalyst for future growth. LPlan 2040 acknowledges Downtown's unique role and will guide decisions that will maintain Downtown's vitality and enhance its contribution to the quality of life of all Lincoln and Lancaster County.

P. 1.3 - Downtown Lincoln — the Heart of our Community
Downtown Lincoln is the heart of our community, a unique common ground for all Lincoln and Lancaster County residents. It is also emerging as an attractive place to live, becoming an increasingly vibrant mixed use neighborhood. At the same time, Downtown Lincoln belongs to all residents of Nebraska because "downtown" is synonymous with the University of Nebraska, state government, and the State Capitol building. This state-wide ownership has strong economic implications. LPlan 2040 will ensure that downtown remains a special place.

P. 5.1 - Enhance Downtown's role as the heart of the City. A strong downtown is important to the economic future of the community. Lincoln's Downtown is unique in the community as the home of State government, the State Capitol Building, and the flagship campus of the University of Nebraska. Together with Antelope Valley and the surrounding neighborhoods, it forms a vital core for the City.

P. 5.4 - The City should preserve and enhance Downtown's role as: A major focus for new residential reuse, infill, and redevelopment.

P. 6.1 - The primary focus for new dwelling units is the "Greater Downtown" which includes Downtown proper, Antelope Valley, the Haymarket, and Innovation Campus. These areas should accommodate roughly 3,000 new dwelling units by 2040.

P. 6.3 - A major focus for new residential reuse, infill, and redevelopment is in the Greater Downtown area. The Plan envisions an additional 3,000 dwelling units in this core area by 2040. This area is the main hub of employment, entertainment, and higher education. Over the years, there have been significant public and private investments in new building construction, renovations, and infrastructure. In order to capitalize on these collective investments, further development in the Greater Downtown should be realized.

P. 6.5 - Downtown is a primary area for mixed use redevelopment nodes and corridors.

DOWNTOWN MASTER PLAN AND DOWNTOWN MASTER PLAN UPDATE SPECIFICATIONS:

P. 20 - The project area is shown as "Low Rise Office" in the Downtown Master Plan Land Use Framework.

P. 36 - K and L Streets: Provides for expansion of financial and other office uses along this corridor.

P. 37 - Downtown/Antelope Valley Framework: The "entry corridor" of Capitol Parkway along K and L Streets is appropriate for both residential uses and low-rise office buildings.

ANTELOPE VALLEY REDEVELOPMENT PLAN SPECIFICATIONS:

P. 51 - East Downtown: is defined by the waterway, the one-way pairs of "K" and "L" Streets, 17th Street and the UNL Campus edge. The area has a variety of architecture, building usage, streetscape definitions and site density. It is intended to be marked by mixed-use, streetscape oriented infill development revitalizing underdeveloped land, renovating key existing structures, and capitalizing on parking and open space. The applicable East Downtown future land use designations would encourage mixes of uses-residential/office/retail/services-next to each other as well as a commercial use on the first floor and another land use on the upper floors.

P. 54 - This site is designated as MU- Mixed Use.

P. 57 - The Mixed Use (MU) area east of traditional downtown is intended to accommodate a wide variety of land uses compatible with adjacent residential areas and supportive of downtown as the community's center. Within this wider area, certain subdistricts should be encouraged through incentives and regulations. Residential uses are encouraged throughout the MU area to capitalize on public investment and to provide a variety of housing options near the downtown core. In particular, high-density, high-amenity urban residential uses are very desirable between 17th St. And the new Antelope Creek and park. Improvements in the "triangle" bounded by 19th St., the Creek, and O Street should be strongly encouraged to foster development of an "urban village" - Haymarket without the history. South of O Street and east of 17th Street there is an opportunity to strengthen housing in proximity to the Capitol and other employment centers.

P. 57 - The area along "K" and "L" Streets between s. 17th and S. 22nd Streets is a key entry corridor to and from downtown. In this area the mix of uses is intended to provide additional diversity in office and residential products to traditional Downtown. The proximity of these blocks with the State Capitol provides the impetus for government and statewide association facilities.

P. 66 - Provide people more choices in housing, shopping, neighborhoods, employment, recreation, entertainment and transportation.

P. 66 - Encourage a range of housing types (single-family, apartments, row homes, granny flats, condominiums and live/work units) giving citizens of different incomes, ages and family sizes a wide range of choices.

P. 66 - Redevelopment should follow the "sustainability" principles of equity, economic development and environment.

P. 68 - Development should avoid a suburban style and instead be pedestrian oriented and varied with strong streetscapes reinforced by quality buildings. Suburban elements to avoid include deep setbacks, and overall design oriented toward the scale of the automobile. Buildings should be encouraged to be located next to the sidewalks along the front yard line, with parking in the back of buildings.

ANALYSIS:

1. This is a request to review an amendment to a project in the Antelope Valley Redevelopment Plan for a determination of conformity with the Lincoln and Lancaster County 2040 Comprehensive Plan. Nebraska Community Development Law, NEB REV STAT § 18-2112 requires the Planning Commission to review a redevelopment plan as to its conformity with the Comprehensive Plan. A recommendation of the Planning Commission is required to be provided to the City Council.

2. The general concept is to rehabilitate an existing building at 401 S. 21st Street (401 Building) and a multi-story parking garage at 301 S. 21st Street (333 Building). The 401

Building is proposed for office use, and the 333 Building is proposed for a parking garage with commercial uses lining S. 21st Street and L Street. The project area includes the adjacent rights-of-way include S. 20th, L, S. 21st and K Streets. The estimated cost of this project is approximately $15 million and will generate an estimated $825,000 in Tax Increment Financing over 15 years.

3. The language in the Downtown Master Plan related to this site discusses low rise office as a future use and provides for expansion of financial and other office uses along the K and L Street corridor. The Plan also includes these blocks as part of the "entry corridor" of Capitol Parkway along K and L Streets. Development on these blocks is appropriate for low-rise office buildings and is also appropriate for residential uses.

4. The Antelope Valley Redevelopment Plan notes that redevelopment in this area is intended to be mixed-use, streetscape oriented infill development that revitalizes underdeveloped land, renovates key existing structures, and capitalizes on parking and open space. The general idea of reusing structures for office, commercial and structured parking is supported by the Antelope Valley Redevelopment Plan.

5. This project area is zoned B-4 and is subject to the Downtown Design Standards. This project is considered a Major Remodeling Project per the Standards so improvements to the facades should meet the applicable Downtown Design Standards where feasible. The building transparency and parking lot screening should meet the minimum standards, and streetscape elements should be designed with consideration of pedestrians.

6. The source of funds for public improvements will be Tax Increment Financing (TIF) generated by this project. Because this is a TIF-assisted project near the Muny Building, which is a local landmark, the design details of the development will be reviewed jointly by the Historic Preservation Commission (HPC) and the Urban Design Committee (UDC). The developer has tentatively planned to present the project at the January 5th HPC/UDC meeting.

7. The Exchange at Antelope Valley was a project added to the Antelope Valley Redevelopment Plan in 2013. That proposed plan covered the same general area of the Telegraph District, but it did not occur. The Exchange at Antelope Valley is requested to be deleted from the Antelope Valley Redevelopment Plan with this application.

Prepared by:

Paul Barnes, Planner
402-441-6372
pbarnes@lincoln.ne.gov

DATE: November 18, 2015

APPLICANT: Urban Development Department
David Landis
555 S. 10th Street, Suite 205
Lincoln, NE 68508

CONTACT: Urban Development Department
Wynn Hjermstad
555 S. 10th Street, Suite 205
Lincoln, NE 68508

COMPREHENSIVE PLAN CONFORMANCE NO. 15032

COMPREHENSIVE PLAN CONFORMANCE NO. 15032
AMENDMENT TO THE ANTELOPE VALLEY REDEVELOPMENT PLAN TO ADD "TELEGRAPH DISTRICT PHASE I:
401 BUILDING AND 333 BUILDING PROJECT".
PUBLIC HEARING BEFORE PLANNING COMMISSION: **December 2, 2015**

Members present: Beecham, Cornelius, Corr, Harris, Lust, Sunderman, Weber, and Hove present; Scheer absent.

Staff recommendation: Conformance with the Comprehensive Plan.

There were no ex parte communications disclosed.

Rorabaugh noted that Commissioner Scheer, though absent from today's meeting, declared a Conflict of Interest on this item.

Staff presentation: David Landis, Director of the Urban Development Department, came forward to state that this amendment is not hypothetical. The purpose of obtaining the authority that this is consistent with the Comprehensive Plan is to continue discussionS with the developer to transform these seven acres. Nelnet will be involved and will have 650 employees, some of whom will be new.

One part of the project is the rehabilitation of the buildings to make them appropriate for the proposed uses and to change the look and feel of them. The old telegraph warehouse was built for the security, so it is a windowless building and has that feel of security. Current Downtown Design Standards strive for transparency, so one goal is to take buildings that do not conform and make them fit.

The second building is a parking garage. It will be opened up and include some ground floor retail to become pedestrian friendly. The Staff Report summarizes the many ways in which this project fits with the Comprehensive Plan. He reiterated that this plan is not hypothetical and will proceed in an active way. They hope to have someone in the building within a year.

Beecham asked about the two houses that remain in the area. She recognized that they are not part of the redevelopment area and wondered if they have historical value. Landis replied that the occupants of these properties are elderly and wish to remain. This area is zoned B-4. Residential exists but is not common in this immediate vicinity. They will continue to enjoy their homes but, at some point in the future, it is possible they redevelop to become more commercial.

Lust asked for clarification about the three bays of retail in the parking garage. Landis said the bays are pushed back into the facility to operate retail locations. They are typically a

minimum of 50 to 60 feet deep, to accommodate something like a coffee shop or other small retail establishment. The important part from the City's point of view is to open up the structure with windows and doors.

Proponents

1. Kent Seacrest, Seacrest and Kalkowski, came forward on behalf of the applicant and their two partners, who are also present today to answer questions. There are two new facades that will be designed as part of this proposal. They are still in the drawing phase but will be presented at the joint meeting of the Historic Preservation Commission and the Urban Design Committee on January 5, 2016. They will appear before the joint committee because the project includes historical attributes that are important to save, along with many new buildings and public spaces. This area is an even larger project area than the West Haymarket area, which also utilized the joint meetings, and the multiple phases will come before this body many times. This puzzle includes mixed uses with lots of residential areas, including many housing styles. Essentially, a new neighborhood is being built.
Right now the area has a relatively nondescript industrial character. It includes three schools: Elliot, McPhee and Lincoln High. There are four bike trails that converge in the area, three bus routes, and the potential for many neighborhood services. Nelnet is a great start that will bring with it support services like restaurants. A neighborhood meeting was held and the feedback about the transition was very positive. Seacrest thanked all who have helped to work on this project thus far. The applicants look forward to this collaboration in the future.

Beecham commented that the combined committee is an excellent idea and they will work together to create something special.

Corr asked if the broader scope of the plan will include a grocery store. Seacrest said he did not want to comment or create expectations because there have been disappointments in the past with regard to that topic.

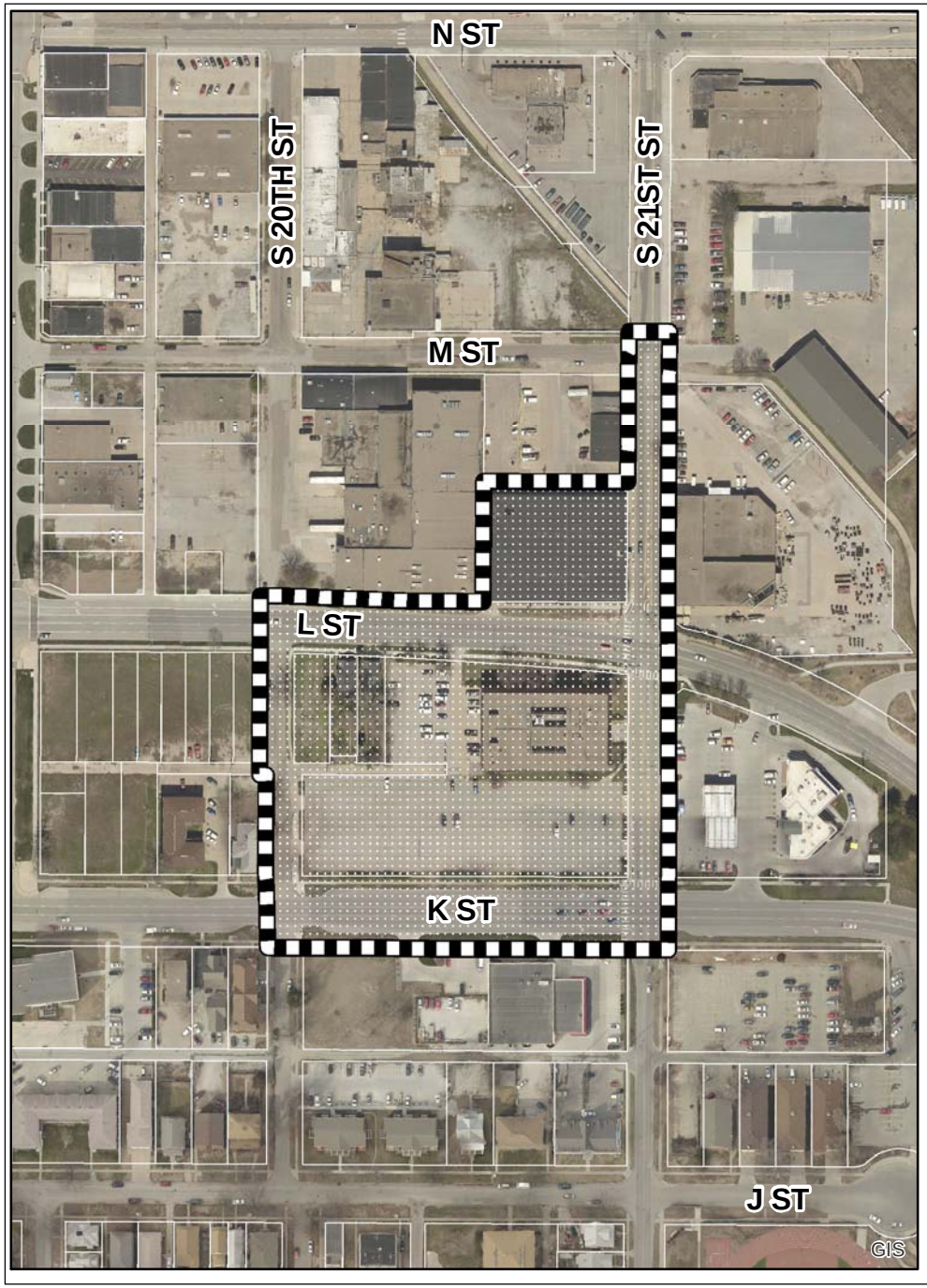
There was no testimony in opposition.

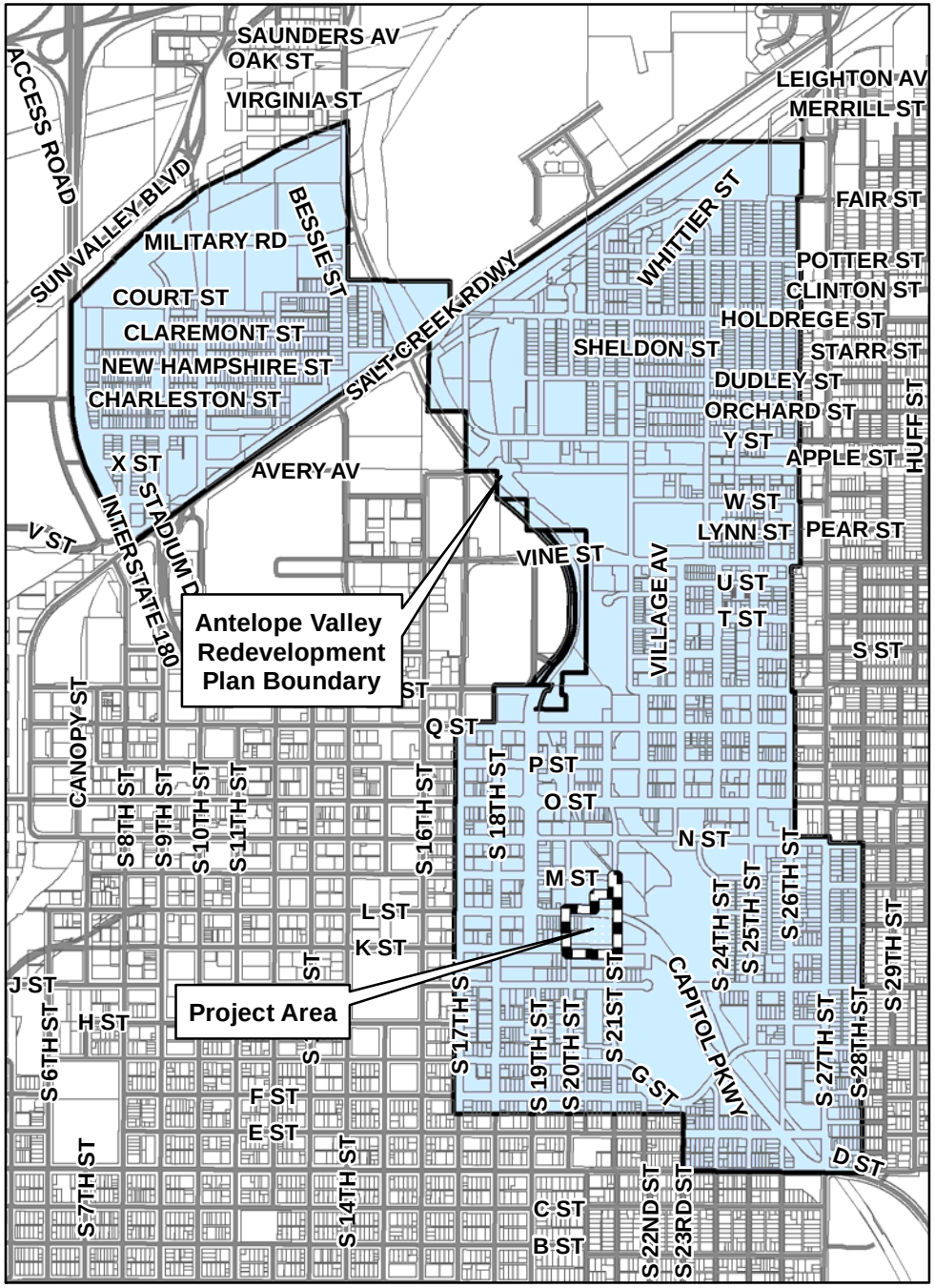
COMPREHENSIVE PLAN CONFORMANCE NO. 15032
ACTION BY PLANNING COMMISSION: **December 2, 2014**

Beecham moved Conformance with the Comprehensive Plan, seconded by Harris.

Hove stated that this is an exciting project for the city and he offered his compliments to those who have worked on it thus far and will help to push it forward.

Motion for Conformance with the Comprehensive Plan carried 8-0: Beecham, Cornelius, Corr, Harris, Lust, Sunderman, Weber and Hove voting 'yes'; Scheer absent. This is a recommendation to the City Council.



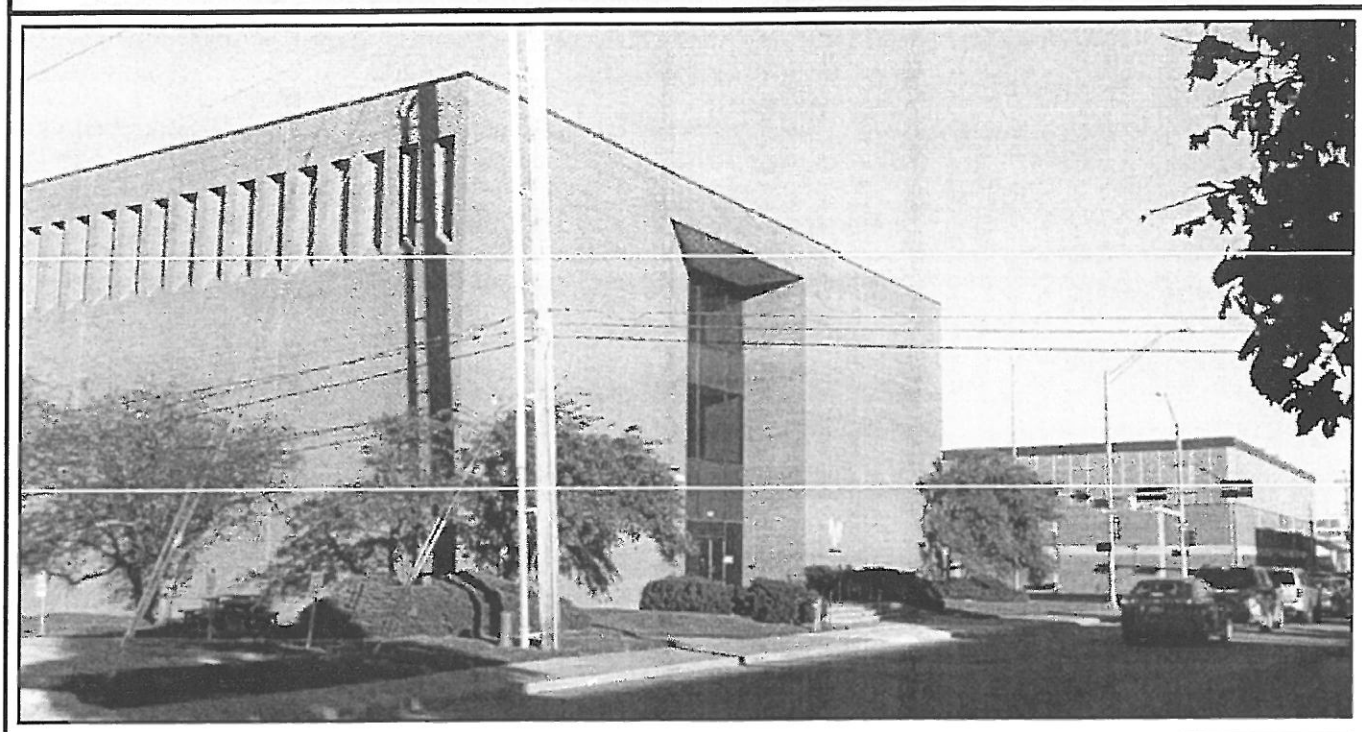


2013 aerial

m:\plan\arcview\CPCRevelopmentAreaDrawings.mxd (CPC15032)

Comprehensive Plan Conformance #15032

Antelope Valley Redevelopment Plan
Telegraph District Project



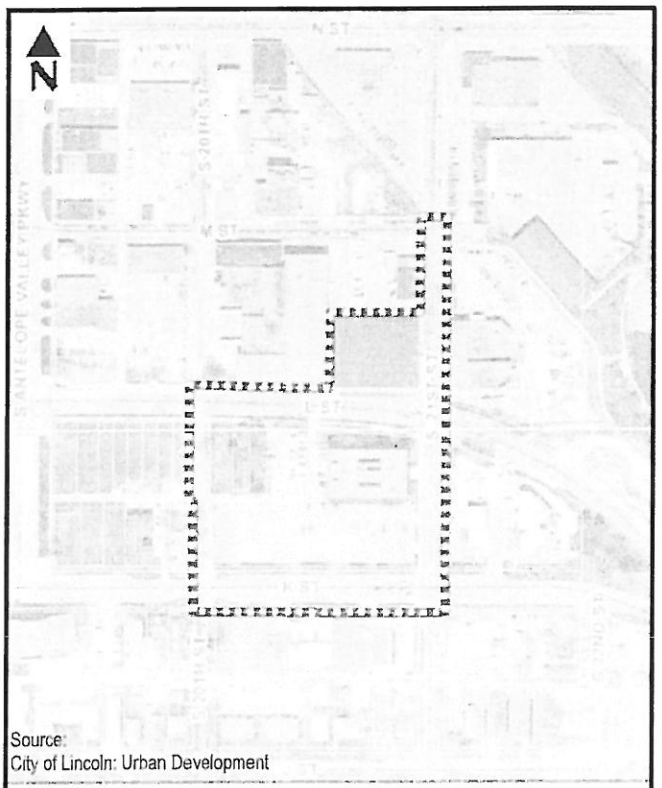
Q. Telegraph District Phase 1: 401 Building & 333 Building Project

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.*

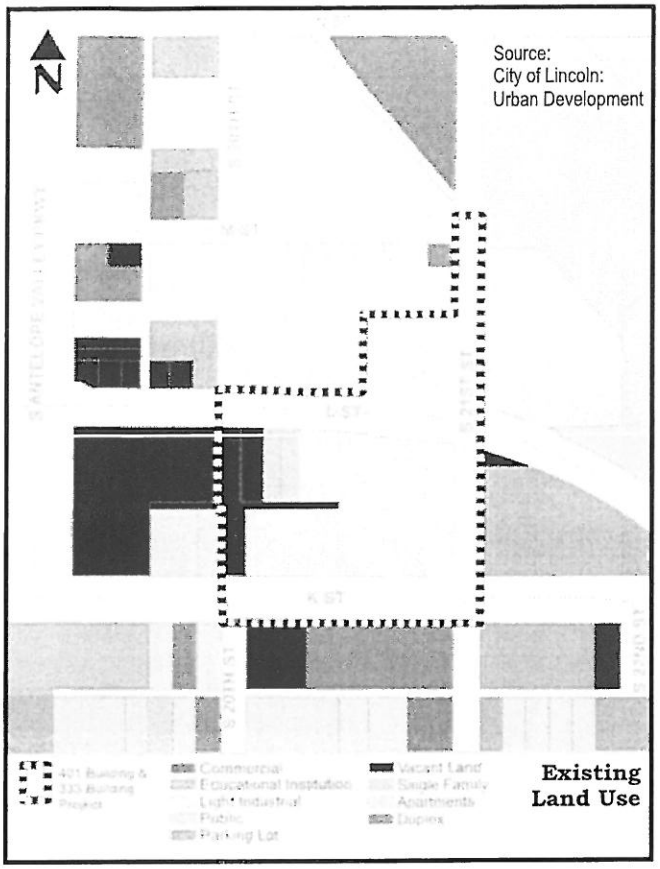
The project area includes over seven acres, including public right-of-way. The 333 Building, located north of L Street at 333 S. 21st Street, is a 171 stall parking garage and Windstream service facility. It was built in 1965 and is approximately 29,120 square feet. The building has inefficiencies and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

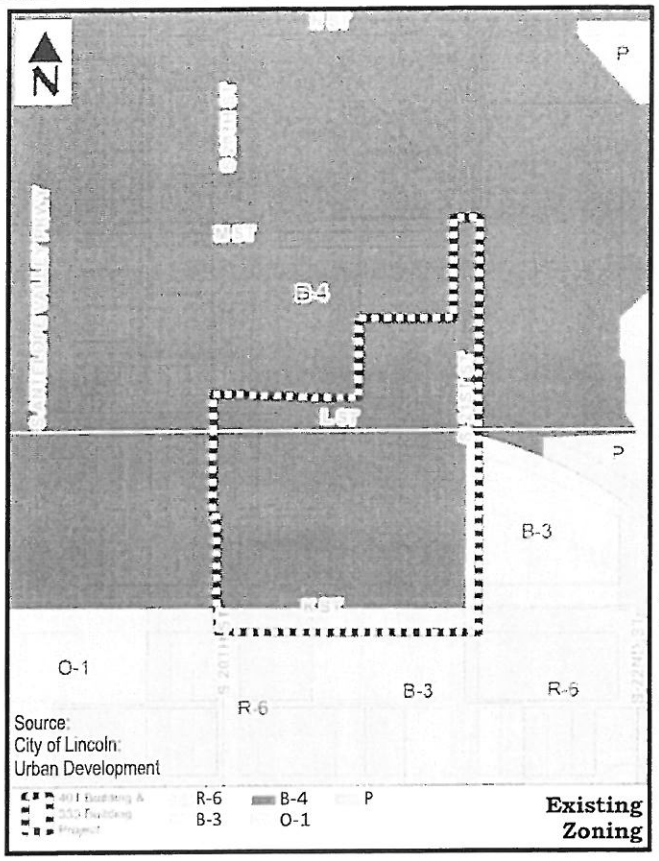
The 401 Building, located south of L Street at 401 N. 21st Street, is a former Windstream office building with 204 off-street surface parking stalls. Built in 1971 by LT&T, the brick, "windowless" office building was designed for telephone company purposes and is now functionally obsolete. The building, containing approximately 75,000 square feet, is vacant because its office functions have been relocated.



Project Area Context & Boundaries

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.

Façade 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 façade 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.

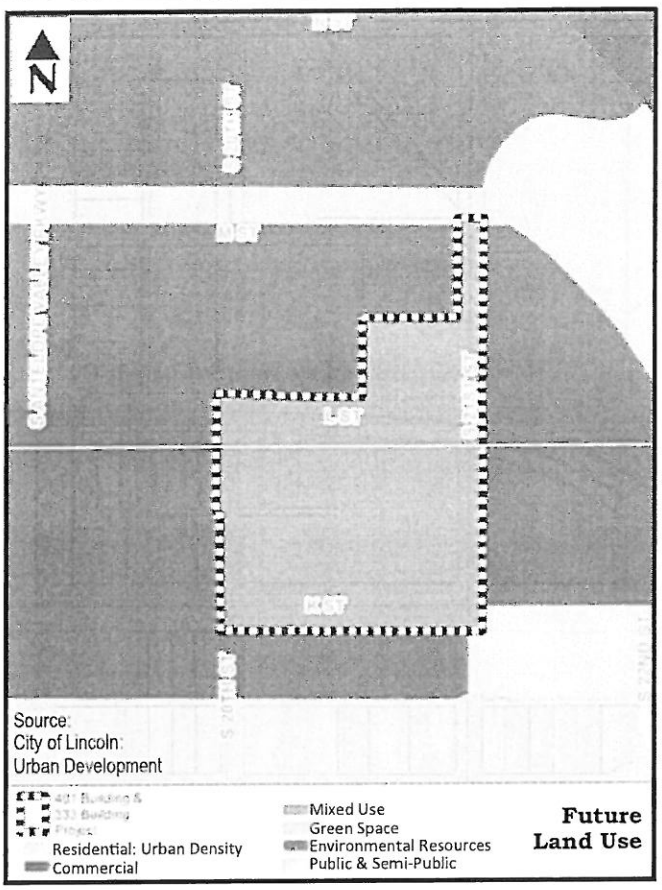
3. Financing and Cost Benefit Analysis

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.

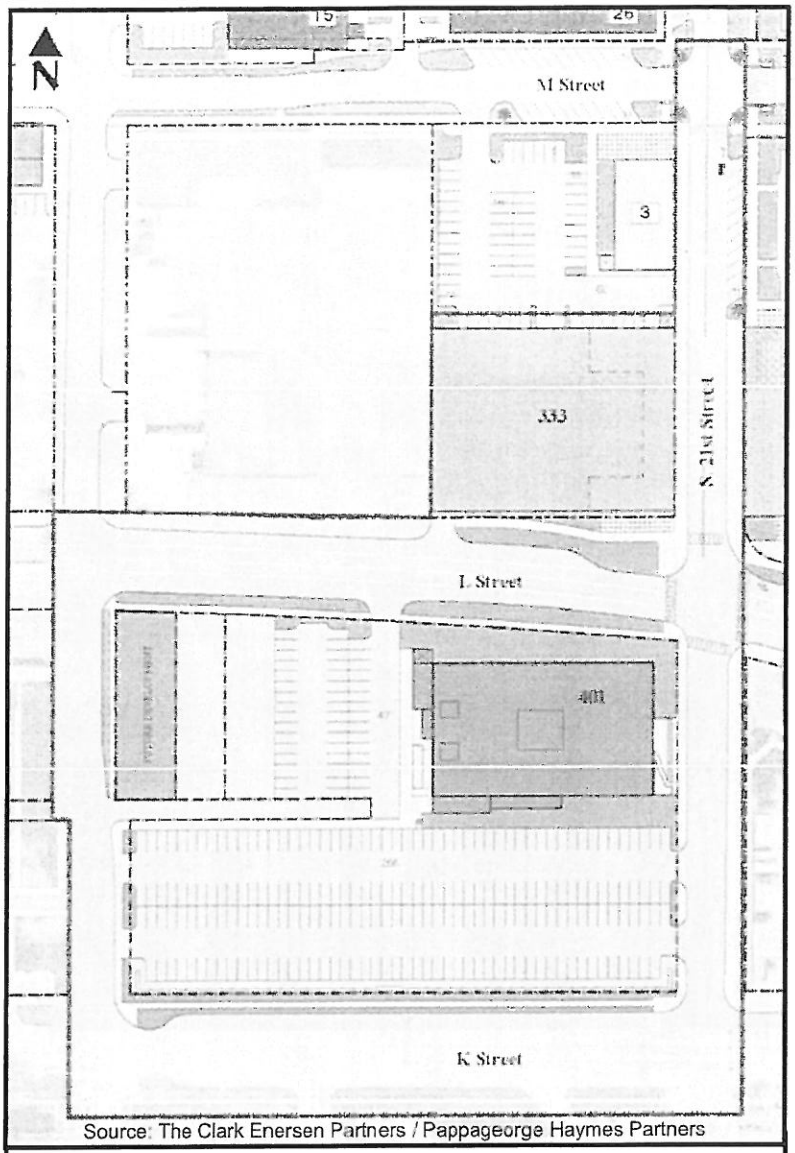
The Project will retain and create new jobs, increase business and tax base without adverse effect on either public or private entities. There will be a material tax shift because of the use of tax increment financing, but there will also be significant personal property tax and other municipal revenue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

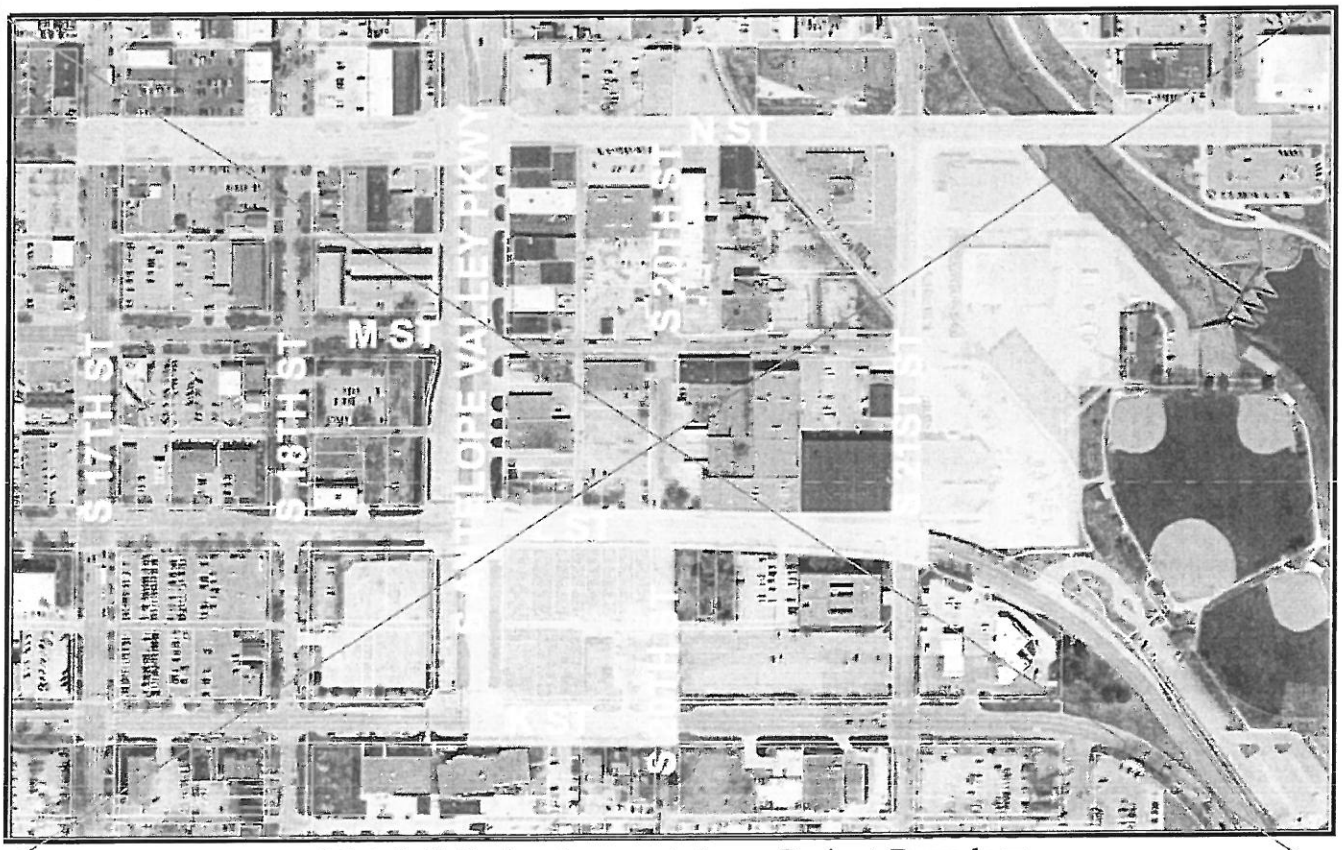
~~N. 21st and N Redevelopment Project: The Exchange at Antelope Valley~~

~~*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

~~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 existing 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 Muny Building to the east of the project area, and to allow access to the buildings 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.~~

CITY OF LINCOLN NEBRASKA

URBAN DEVELOPMENT DEPARTMENT
555 South 10th Street Suite 205 Lincoln, Nebraska 68508
402-441-7606 fax: 402-441-8711 lincoln.ne.gov

November 4, 2015

David Cary, Acting Planning Director
City of Lincoln-Lancaster County Planning Department
555 S. 10th
Lincoln, NE 68508

Dear David:

Enclosed is an amendment to the Antelope Valley Redevelopment Plan that identifies the Telegraph District Phase 1: 401 Building and 333 Building Project. The project includes the rehab of an existing office building and parking garage to be used for office, retail and parking. The site is approximately 7 acres, generally located between M Street on the north, K Street on the south, 20th Street on the west and 21st Street on the east. The Amendment also deletes Project N, 21st and N Redevelopment Project: The Exchange at Antelope Valley which did not occur.

Please forward the Plan Amendment to the Planning Commission for their earliest consideration for Comprehensive Plan compliance. My understanding is that the Plan Amendment should be on the December 2, 2015 agenda.

If you have questions or need additional information, Pleases contact me at 402-441-8211 or at whjermstad@lincoln.ne.gov. Thank you.

Sincerely,

Wynn S. Hjermstad

Wynn S. Hjermstad, AICP
Community Development Manager

Cc: David Landis, Director, Urban Development Dept.

DEVELOPMENT SERVICES CENTER DSC