

ANTELOPE VALLEY REDEVELOPMENT PLAN LINCOLN, NE

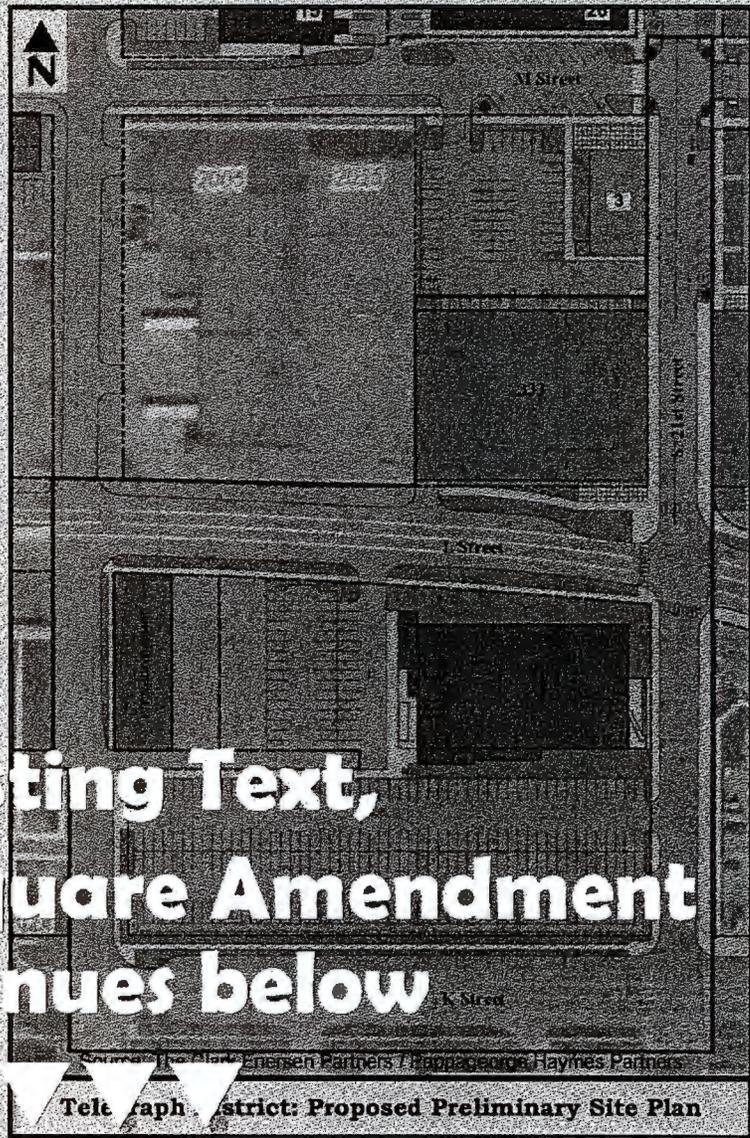
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incurrence of significant public cost.

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



R. Antelope Square Redevelopment Project

1. Project Description

The Antelope Square Redevelopment Project (the "Project") includes the redevelopment of a portion of two (2) underutilized blocks into twenty-four (24) attached single-family, mixed-income residential units. The Project is generally located on the block bounded by 22nd Street, 23rd Street, Q Street and R Street, along with the two southwest parcels along 23rd Street located on the adjacent city block directly to the east. (See the *Project Area* map, below.) The Project area covers approximately 4.4 acres.

The goal of this project is to strengthen the Lincoln

community by providing in-fill residential dwelling units and opportunities for market rate and first-time homebuyers through the redevelopment of existing underutilized and deteriorating real property east of Downtown Lincoln. The Project will remove blighted and substandard conditions and will make positive contributions to the area. The Project will increase the security and safety in the Antelope Valley Redevelopment Area through the removal and redevelopment of certain blighted and substandard conditions.

The existing land uses are residential, vacant and automotive repair. Surrounding land uses include residential, office, and park open space. See the *Current Land Use* map, below.

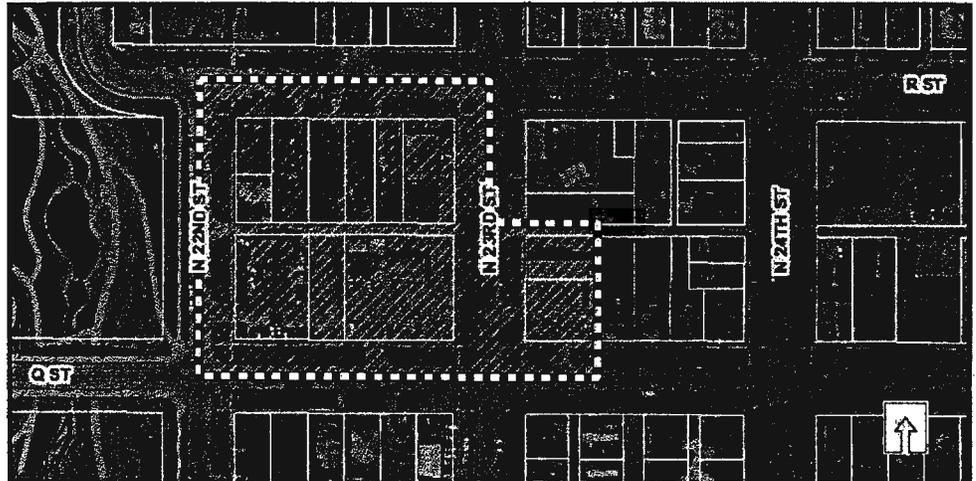
ANTELOPE VALLEY REDEVELOPMENT PLAN

The Project is consistent with the goals of the *Antelope Valley Redevelopment Plan* and the *Downtown Master Plan* and is intended to support private sector residential development in this redevelopment area. Publicly funded redevelopment activities may include site acquisition, streetscape and other public area enhancements, energy efficiency improvements, façade enhancements, and other public improvements in the project area. 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 medium density, a use which specifically encourages new mixed-income housing projects. The project site is currently located in the Antelope Village Planned Unit Development (PUD) which is zoned both B-3 and R-6. See the *Zoning & Existing PUD Boundary* map.

The Project consists of two phases: Phase One will consist of ten (10) attached single-family and townhome residential units, to be sold at or near market rate; Phase Two will consist of fourteen (14) attached single-family and townhome residential units, which shall also be sold at or near market rate. See *Proposed Project Site Plan*, below.

2. Statutory Elements

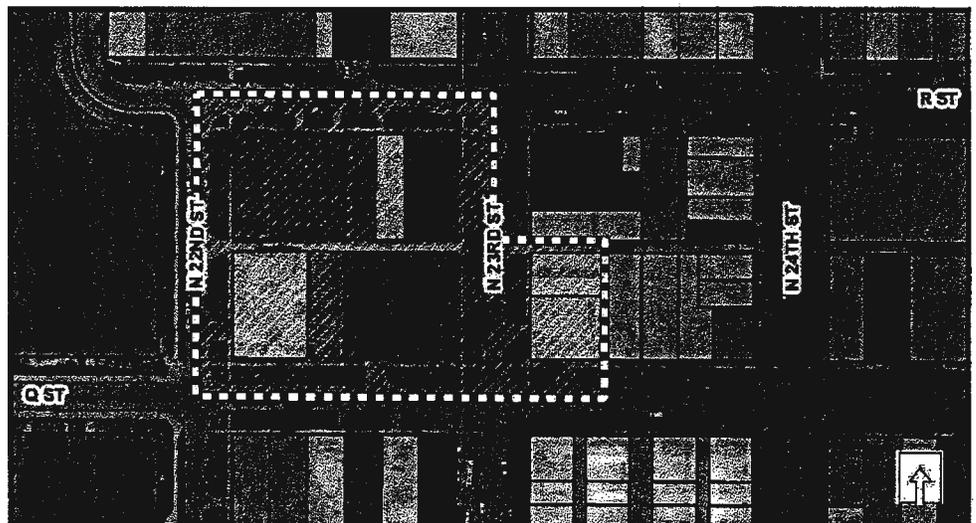
- **Property Acquisition, Demolition, and Disposal:** The proposed redeveloper currently controls the majority of the project area, however, public land will be ne-



Antelope Square: Project Area

City of Lincoln, Urban Development Department

Project Area Boundary



Antelope Square: Current Land Use

City of Lincoln, Urban Development Department



gotiated for sale to the developer through the redevelopment agreement process. The City surplus property process has been completed. Demolition will include clearing structures on the property, including any required environmental remediation and any necessary capping, removal or replacement of utilities and site preparation.

- **Population Density:** The Project will not have a significant impact on the project area's population den-

sity. The project area's population density will increase, as the existing commercial buildings and three residential units will be replaced by twenty four residential units.

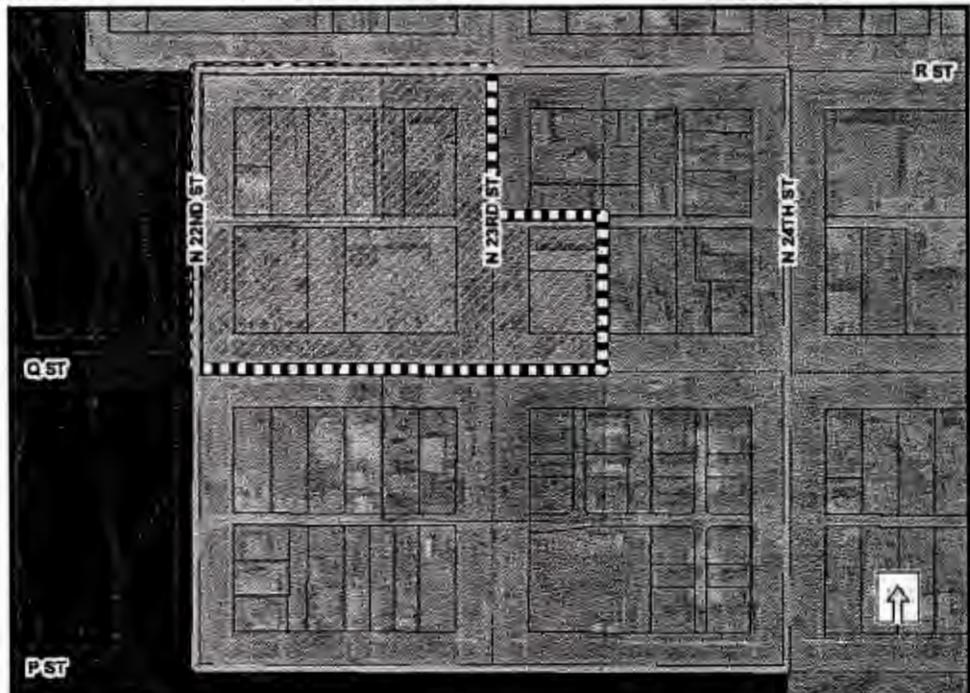
- **Land Coverage:** Land coverage and building density will be altered with construction of the Project. Phase One will construct three (3) buildings holding ten (10) residential units upon property currently housing one commercial unit along with ancillary improvements. Phase Two will construct four (4) buildings holding fourteen (14) residential units upon property currently housing three (3) residential units, one (1) commercial property, and one vacant parcel. The floor to area coverage ratio will remain under 40%.

- **Traffic Flow, Street Layouts, and Street Grades:** The project is not likely to result in a significant increase in traffic. There is no impact to street layouts or grades and no streets will be vacated. As part of the Project, the redeveloper intends to pave the existing alleys.

- **Parking:** The Project will include attached parking for each unit along with shared driveways for each building. The Project will meet the requirements for parking.

- **Zoning, Building Code, and Ordinances:** Zoning will

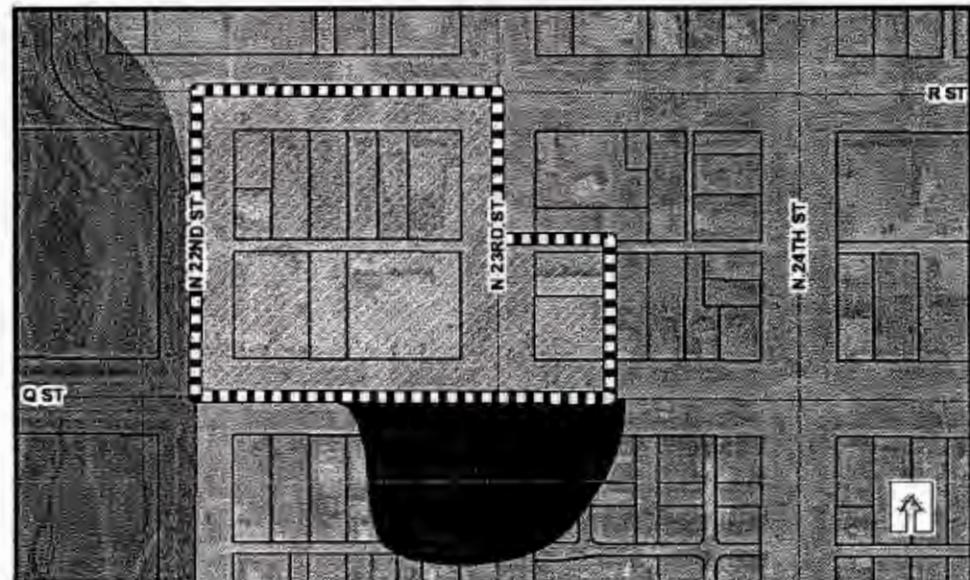
remain unchanged as the existing PUD allows for the residential development that is being proposed. The Project will require the subdivision of the existing parcels and the project area will need to be replatted. Ap-



Antelope Square: Zoning & Existing PUD Boundary

City of Lincoln, Urban Development Department

Project Area
 Antelope Valley PUD
 R-6
 B-3
 B-4
 P



Antelope Square: Future Land Use

City of Lincoln, Urban Development Department

Project Area
 Residential-Urban Density
 Commercial
 Green Space

ANTELOPE VALLEY REDEVELOPMENT PLAN

plicable building codes will be met.

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:** The public investment of a projected \$880,000.00 will leverage the private investment of approximately \$5,250,000.00 resulting in approximately \$5.97 in private investment for every City TIF dollar spent. The assessed value of the property will increase by an estimated \$4,299,100.00.

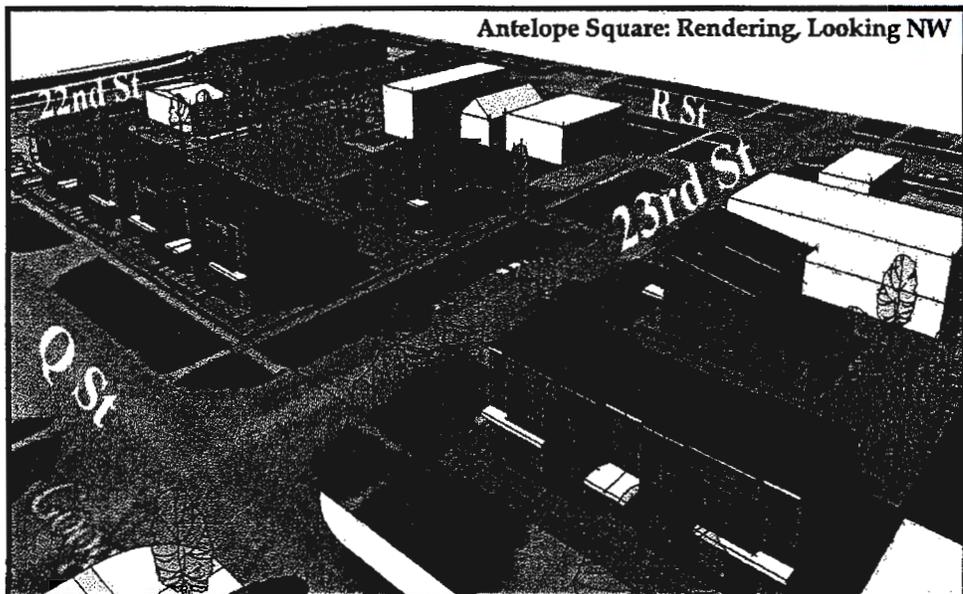
The Urban Development Department believes that the public improvements and enhancements proposed in this plan amendment would not occur "but for" the Tax Increment Financing generated by private redevelopment within the project area. Project improvements would not be achievable to the extent shown without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

Public investment may assist in site acquisition, demolition, and site preparation; design and construction of utility improvements; design and construction of streetscape and right-of-way improvements; façade enhancements; energy enhancements; and other public improvements and enhancements allowed under the Community Development Law.

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

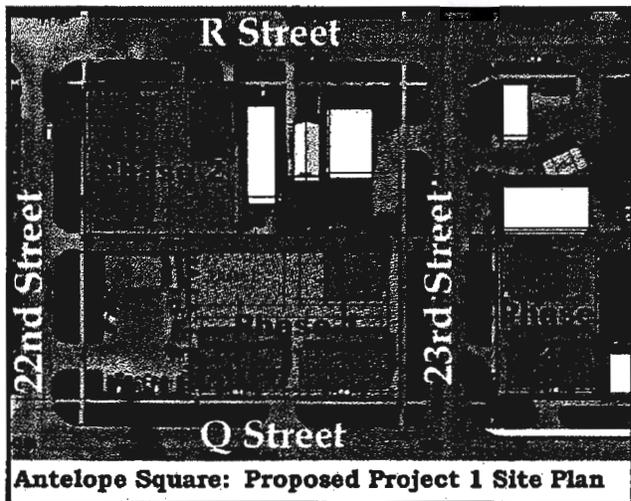
- **Employment Within & Outside the Redevelopment Project Area:** The Project will not have any adverse impact on employment within or outside the redevelopment project area.

- **Other Impacts:** The project will be a major improvement to the area and will increase the available housing opportunities within the Antelope Valley Redevelopment Area. The Project should have a positive impact on private



Antelope Square: Rendering, Looking NW

Rendering (above) and Phase map (below) courtesy of Antelope Square, LLC



Antelope Square: Proposed Project 1 Site Plan

sector businesses in the Redevelopment Area and the City and should encourage additional private development in and around the area. 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.

While the use of tax increment financing will defer receipt of a majority of the incremental ad valorem real property taxes generated by the Project for up to 15 years, there will be additional revenue generated, including sales tax paid by the residents of the Project. Upon completion of the 15-year collection, the Lincoln community will benefit through the higher property tax payments.



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



December 24, 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

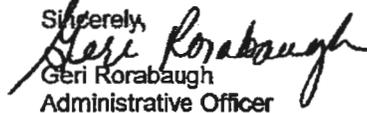
RE: **Comprehensive Plan Conformance No. 15033: Proposed amendment to the Antelope Valley Redevelopment to add the "Antelope Square Redevelopment Project"**

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. 15033**, to review as to conformance with the 2040 Lincoln-Lancaster County Comprehensive Plan, a proposed amendment to the Lincoln Center Redevelopment Plan to add the "Antelope Square Redevelopment Project". The Antelope Square Redevelopment Project proposes to include the redevelopment of a portion of two underutilized blocks into 24 attached, single-family, mixed-income residential units. The proposed project area is approximately 4.4 acres and is generally located on the block bounded by 22nd Street, 23rd Street, Q Street and R Street, along with two parcels at the northeast corner of 23rd and Q Streets, 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 tracks on the north and D Street and E Street on the south, Lincoln, Lancaster County, Nebraska. The Planning Commission action is a recommendation to the City Council.

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. CPC15033.

A public hearing on this application will be held before the Lincoln City/Lancaster County Planning Commission on **Wednesday, January 6, 2016**. 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 Wynn Hjermstad in the Urban Development Department at 402-441-8211 or whjermstad@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, December 31, 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 = pcagenda).

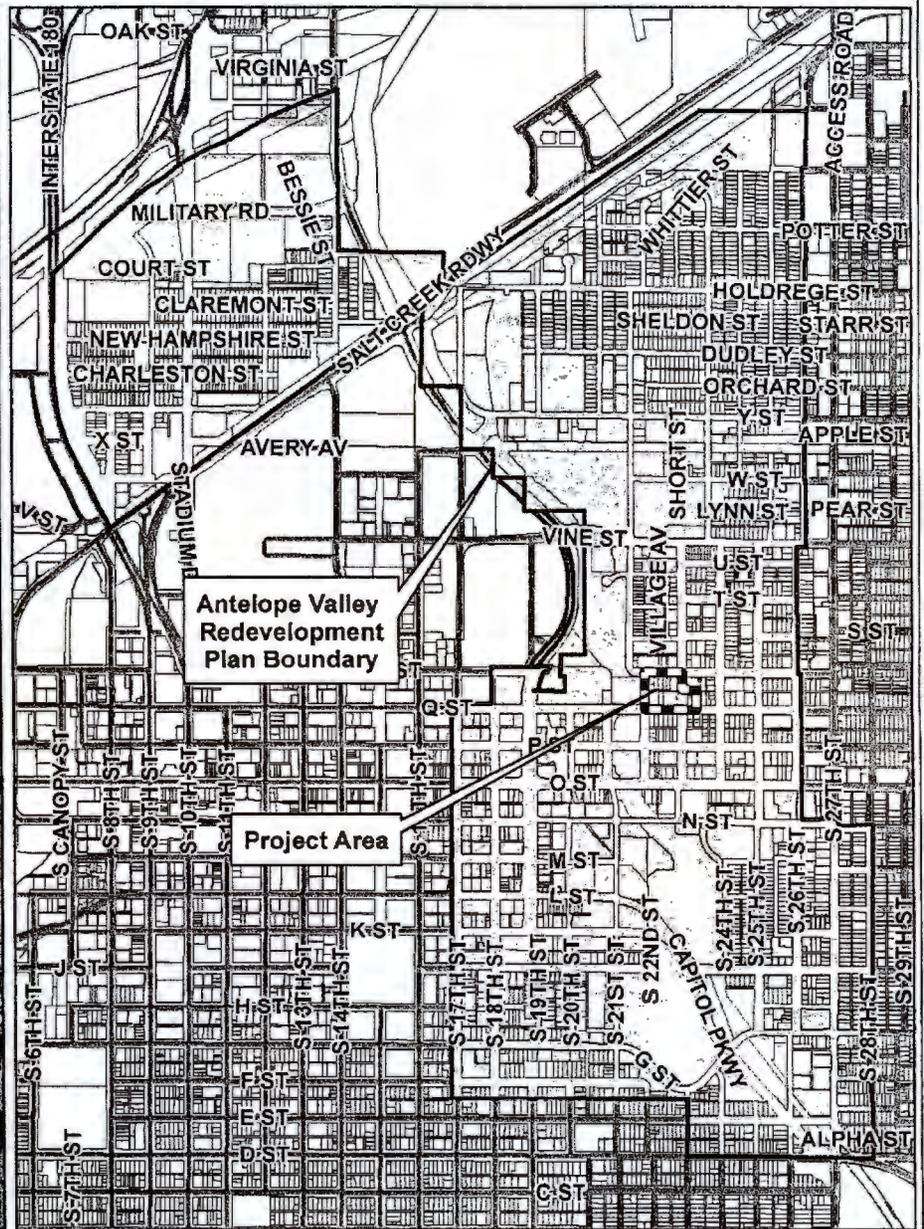
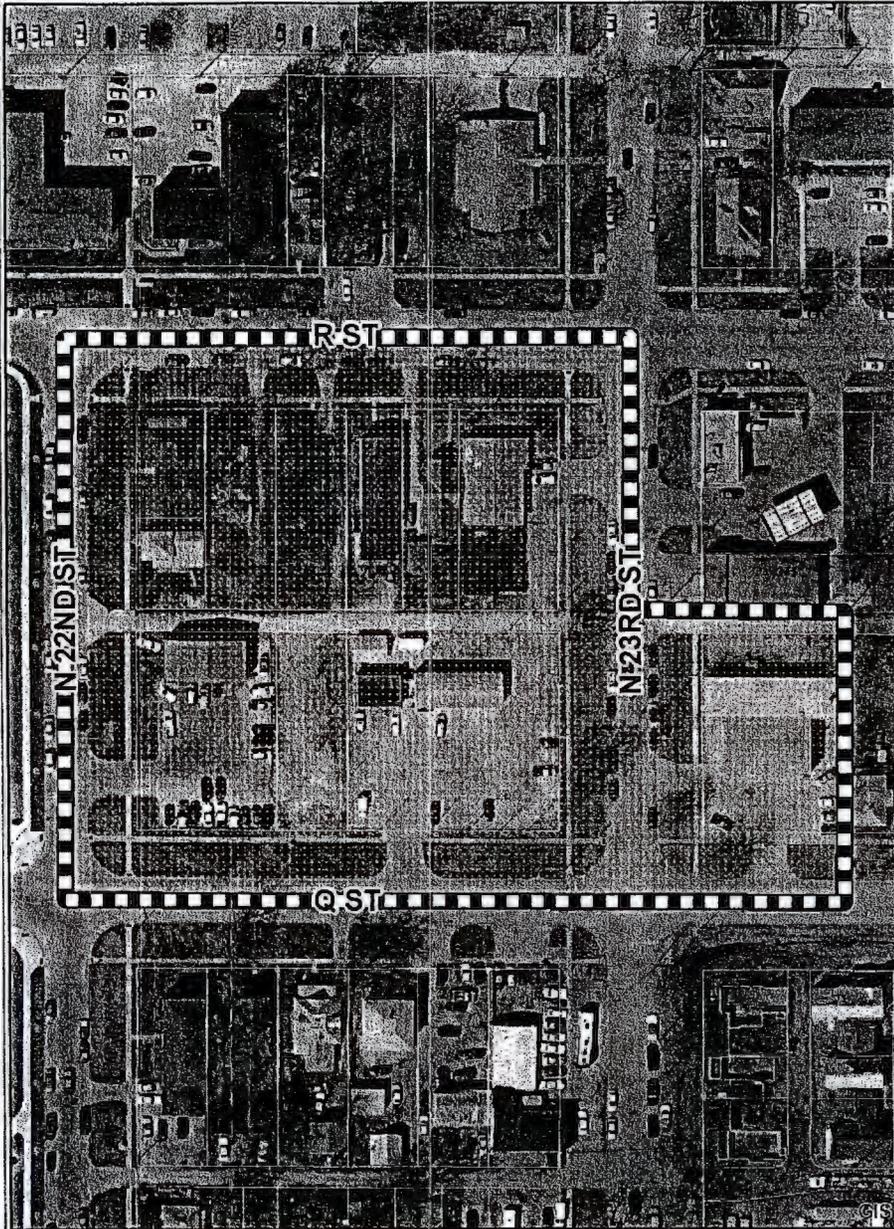
Sincerely,

Geri Rorabaugh
Administrative Officer

cc: Ernie Castillo, 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 #15033

Antelope Valley Redevelopment Plan
Antelope Square Project

m:\planarcview\CPCRedevlopmentAreaDrawings.mxd (CPC15033)

Dave Landis
Urban Development

Wynn Hejermstad
Urban Development

Roma Amundson, Chair
Lancaster County Board of Commissioners

Rick Peo
Chief Assistant City Attorney

Norm Agena
County Assessor

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Lincoln, NE 68501

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

Dr. Steve Joel, Superintendent
Lincoln Public Schools
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Lincoln, NE 68501

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

Glenn Johnson
Lower Platte South NRD
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Lincoln, NE 68510

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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
Belmont Neighborhood Association
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Lincoln, NE 68521

Rose Wiese
Capitol Beach Community Association
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Lincoln, NE 68501

Kile Johnson
Capitol Beach Community Association
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Lincoln, NE 68508

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Capitol View Neighborhood Assn.
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Lincoln, NE 68503

Maurice Baker
Clinton Neighborhood Association
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Lincoln, NE 68503

Bob Reeves
Clinton Neighborhood Association
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Lincoln, NE 68503

Renee Malone
Clinton Neighborhood Association
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Lincoln, NE 68503

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Clinton Neighborhood Association
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Lincoln, NE 68503

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Country Club Neighborhood Association
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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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Downtown Neighborhood Association
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Lincoln, NE 68508

Dean Settle
Downtown Neighborhood Association
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Lincoln, NE 68508-1501

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East Campus Community Organization
1217 N. 38th St.
Lincoln, NE 68503

Paul Johnson
East Campus Community Organization
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Lincoln, NE 68503

Jeff Tangeman
Everett Neighborhood Association
1144 Peach Street
Lincoln, NE 68502

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

Matt Schaefer
Everett Neighborhood Association
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Lincoln, NE 68502

Curt Donaldson
Hartley Neighborhood Association
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Lincoln, NE 68503

Ruth Johnson
Hartley Neighborhood Association
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Lincoln, NE 68503

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

Tim Francis
Hawley Neighborhood Assn/Capitol View Neighborhood Assn
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Lincoln, NE 68503

Doug Headlee
Irvingdale Neighborhood Association
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Lincoln, NE 68502

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East Campus Community Organization
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Lincoln, NE 68503

Mary Eisenhart
East Campus Community Organization
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Lincoln, NE 68503

Pat Anderson
Everett Neighborhood Association
c/o NWL at 2240 Q St
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William Wood
Everett Neighborhood Association
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Lincoln, NE 68502

Daniel King
Greater South Neighborhood Association
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Lincoln, NE 68506

Barbara Cornelius
Hartley Neighborhood Association
3149 R Street
Lincoln, NE 68503

Chris Lesiak
Hartley Neighborhood Association
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Lincoln, NE 68503

Peggy Struwe
Hawley Area Association
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Kurt Elder
Haymarket Neighborhood Association
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Sally Bush
Irvingdale Neighborhood Association
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Lincoln, NE 68502

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Lincoln, NE 68521

Rob Hackwith
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Lincoln, NE 68521

Ed Patterson
Malone Neighborhood Association
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Lincoln, NE 68503

William Carver
Near South Neighborhood Association
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Lincoln, NE 68502

Annette McRoy
North Bottoms Neighborhood Association
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Lincoln, NE 68508

Nancy Packard
Sewell Street from Bradford Dr-Winthrop Rd
3037 Sewell St
Lincoln, NE 68502-4148

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Lincoln, NE 68508

P.C. Meza
South Salt Creek Community Organization
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Cherie Ayite
South Salt Creek Community Organization
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Barb Morley
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Near South Neighborhood Association
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Terre Arroya
Salt Creek Area NA
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Skorohod Condominium Regime I Owners' Association
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Lincoln, NE 68505

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

Devon Wegner
The Creamery Condominium Association
701 P Street #105
Lincoln, NE 68508

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
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Lincoln, NE 68522

William Vocasek
West A Neighborhood Association
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Maxine Sturzenegger
West Lincoln Neighborhood Association
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Richard Bagby
Witherbee Neighborhood Association
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Lincoln, NE 68510

Jayne Sebbby
Woods Park Neighborhood Association
320 S. 29th Street
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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Lincoln, NE 68510

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

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Lincoln, NE 68522

Bill Hergott
West A Neighborhood Association
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Lincoln, NE 68522

Windsor Square Condominium Association, Inc.
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Lincoln, NE 68508

Witherbee Neighborhood Association
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Lincoln, NE 68505

James Garver
Woods Park Neighborhood Association
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Lincoln, NE 68510

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

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



LINCOLN-LANCASTER COUNTY
PLANNING DEPARTMENT

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



January 8, 2016

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. 15033 - 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, February 1, 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 "Antelope Square Redevelopment Project". The Antelope Square Redevelopment Project proposes to include the redevelopment of a portion of two underutilized blocks into 24 attached, single-family, mixed-income residential units. The proposed project area is approximately 4.4 acres and is generally located on the block bounded by 22nd Street, 23rd Street, Q Street and R Street, along with two parcels at the northeast corner of 23rd and Q Streets, 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 tracks on the north and D Street and E Street on the south, Lincoln, Lancaster County, Nebraska. A map and project description, as proposed, were previously provided to you.

On January 6, 2016, 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. CPC15033), click on "Search", then "Select". The Factsheet is in the "Related Documents" at the bottom of the screen.



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

Sincerely,


Geri Rorabaugh
Administrative Officer

f:\Boards\PC\NotifAction Letters\2016\CPC15033 cc hearing010616

cc: David Landis, Urban Development
Wynn Hjermstad/Ernie Castillo, Urban Dev. Dept.
Tom Huston/Cline Williams Law Firm
Brett West, 3042 Sheridan Blvd.
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, January 15, 2016 AND FRIDAY, January 22, 2016:

Notice is hereby given that the Lincoln City Council will hold a public hearing on **Monday, February 1, 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 adopt a proposed amendment to the "Antelope Valley Redevelopment Plan" to add the "Antelope Square Redevelopment Project". The Antelope Square Redevelopment Project proposes to include the redevelopment of a portion of 2 underutilized blocks into 24 attached, single-family, mixed-income residential units. The proposed project area is approximately 4.4 acres and is generally located on the block bounded by 22nd Street, 23rd Street, Q Street and R Street, along with two parcels at the northeast corner of 23rd and Q Streets, 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 tracks on the north and D Street and E Street on the south, Lincoln, Lancaster County, Nebraska.

Teresa Meier
City Clerk