

FACTSHEET

TITLE: Comprehensive Plan Conformance 15033 - Amendment to the Antelope Valley Redevelopment Plan: to add the "Antelope Square Redevelopment Project".

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, Harris, Weber, Scheer, and Hove voting 'yes'; Beecham 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 "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.

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. Testimony in support of this application is found on p.7-8.
4. There was no testimony in opposition.
6. The Urban Design Committee reviewed and discussed this application on January 5, 2016. (See, p.9-11)
6. On January 6, 2016, 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. 15033).

FACTSHEET PREPARED BY: Geri Rorabaugh, Administrative Officer

DATE: January 12, 2016

REVIEWED BY: David R. Cary, Director of Planning

DATE: January 12, 2016



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LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

for January 6, 2016 PLANNING COMMISSION MEETING

PROJECT #: Comprehensive Plan Conformance No. 15033

PROPOSAL: To review as to conformance with the 2040 Lincoln-Lancaster County Comprehensive Plan, to add the "Antelope Square Redevelopment Project" to the Antelope Valley Redevelopment Plan. The proposed project includes the redevelopment of a portion of two underutilized blocks into twenty-four attached, single-family, mixed-income residential units.

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 Q Street, R Street, N. 22nd Street and N. 23rd Street

LAND AREA: 4.4 acres, more or less

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

<u>RECOMMENDATION:</u>	In conformance with the Comprehensive Plan.
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GENERAL INFORMATION:

LEGAL DESCRIPTION: See attached Legal Description Exhibit.

EXISTING ZONING: This property is within the Antelope Village PUD which includes B-3, Commercial District, and R-6, Residential District, underlying zoning.

EXISTING LAND USE: Vehicle Repair Shops, Vacant Office, Single-Family & Multi-Family Dwellings, Fishing Tackle Supply and Undeveloped Land

SURROUNDING LAND USE AND ZONING:

North: Single-Family & Multi-Family Dwellings/Church; R-6
South: Single-Family & Multi-Family Dwellings/Vehicle Sales; B-3 & R-6 PUD
East: Single-Family & Multi-Family Dwellings/Convenience Store; B-3 & R-6 PUD
West: Union Plaza and Antelope Creek; B-4 & P

HISTORY:

- May 1979 This property was rezoned from D, Multiple Dwelling District, and I, Commercial District, to R-6, Residential District, and B-3, Commercial District, with the 1979 Zoning Update.
- December 2008 The Antelope Village Planned Unit Development was approved by the City Council.
- July 2009 The property located at 2240 Q Street was declared surplus by the City Council.

COMPREHENSIVE PLAN SPECIFICATIONS:

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

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. 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. 6.3 - Strategies for Greater Downtown: Support development and implementation of the Downtown Master Plan and the Antelope Valley Redevelopment Plan.

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

ANTELOPE VALLEY REDEVELOPMENT PLAN SPECIFICATIONS:

P. 54 - This site is designated as — Medium Density Neighborhood.

P. 60 - M - Medium Density is a medium density residential land use pattern found in most of the Neighborhoods. This category encourages new mixed-income housing products and mixes with strong design characteristics to strengthen the surrounding and adjacent neighborhoods. The land use pattern provides strong edges and cores to the neighborhoods.

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

P. 66 - Compact development patterns help assure that a City uses its land, infrastructure, transportation and human resources wisely.

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 the Antelope Valley Redevelopment Plan for a determination of conformity with the Lincoln and Lancaster County 2040 Comprehensive Plan. Nebraska Community Development Law, NEBREV 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 redevelop approximately 4.4 acres for 24 attached single-family, mixed-income residential units. The project area includes the adjacent rights-of-way to the centerline including Q Street, R Street, N. 22nd Street and N. 23rd Street. The estimated cost of this project is approximately \$5.25 million and will generate an estimated \$880,000 in Tax Increment Financing.
3. The Antelope Valley Redevelopment Plan notes that redevelopment in this area is intended to be medium density residential and that new residential development is appropriate along or near the east side of the new waterway. The Antelope Valley Redevelopment Plan states, “While current quality housing structures should continue, lesser quality housing structures should be replaced with new quality housing. These blocks are to have a higher density to capitalize on the public improvements by providing greater activity and overall sense of community. This area should fade in density and character to blend seamlessly with the adjacent neighborhoods.” The general idea of redeveloping this area for attached single-family housing is supported by the Antelope Valley Redevelopment Plan.
4. Development on this property is governed by the Antelope Village Planned Unit Development (PUD). The PUD covers four blocks bounded by N. 22nd Street, R Street, N. 24th Street and P Street. The purpose of the PUD is to foster a transitional area of residences and other compatible uses between the urban mixed use areas of Downtown and the residential neighborhood to the north and east. It is also intended to encourage high-quality development across from the Union Plaza.

The underlying zoning of the PUD is B-3, Commercial District, along the N. 23rd Street frontage and R-6, Residential District, throughout the rest of the PUD. The PUD calls out three separate development areas and modifies the underlying zoning district requirements in each development area. The proposed Antelope Square project lies within the Mixed Use Area and the Neighborhood Business Area. Both of these areas allow the residential development as proposed in the plan amendment.

5. The City of Lincoln owns the half-acre parcel located at the northwest corner of Q and N. 23rd Streets (2240 Q Street). NeighborWorks previously occupied this property as a temporary office. This property was declared surplus by the City Council on July 20, 2009 and is proposed to be sold to the developer upon approval of the redevelopment agreement.

The County-City Property Management Maintenance Shop currently occupies the building at the west end of the property. This office is planned to be relocated prior to redevelopment.

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, the design details of the development will be reviewed by the Urban Design Committee (UDC). The developer has tentatively planned to present the project at the January 5th UDC meeting. Details of that meeting can be provided at the Planning Commission hearing on January 6, 2016.
7. The developer held two meetings to inform the public of the project. One meeting was with the Antelope Village Association on December 8th and the other was with the Hawley Neighborhood Association on December 14th. Three letters of support have been submitted for this project and are attached to this report.

Prepared by:

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

DATE: December 21, 2016

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

CONTACT: Ernie Castillo
555 S. 10th Street, Suite 205
Lincoln, NE 68508

OWNERS:

NeighborWorks Lincoln
2201 R Street
Lincoln, NE 68503

United Equity LLC
PO Box 5946
Lincoln, NE 68505

Lillian Fish Irrevocable Trust
335 N. 23rd Street
Lincoln, NE 68503

Rodney Hornby
5831 S. 58th Street, Ste A
Lincoln, NE 68516

City of Lincoln
555 S. 10th Street, Ste 205
Lincoln, NE 68508

Lang Le
310 W. Jennifer Drive
Lincoln, NE 68521

Quynh & Huy Nguyen
5621 Tipperary Trail
Lincoln, NE 68512

COMPREHENSIVE PLAN CONFORMANCE NO. 15033

COMPREHENSIVE PLAN CONFORMANCE NO. 15033
ANTELOPE SQUARE REDEVELOPMENT PROJECT
ON PROPERTY GENERALLY LOCATED AT
23RD AND Q STREETS.

PUBLIC HEARING BEFORE PLANNING COMMISSION:

January 6, 2016

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

[Lust arrived at 1:17 p.m.]

Staff recommendation: Conformance with the Comprehensive Plan.

There were no ex parte communications disclosed.

Staff Presentation: David Landis of the Urban Development Department came forward as applicant. The “Antelope Square Redevelopment Project” area is spread over a two block area within the “Antelope Valley Redevelopment Plan” area, east of the Antelope Valley Project and Union Park. It will consist of 24 units, at least 6 of which will be low income housing. Nearby is also a pre-existing project by NeighborWorks. We are proceeding in a significant way towards a Redevelopment Agreement, more than \$5 million of investment, and the application for use of approximately \$800,000 in TIF funds in this area.

Landis said that staff has outlined several ways in which the project is in conformance with the 2040 Comprehensive Plan. Two neighborhood meetings were held, which has yielded letters in support of this project. The design shows attached, single-family, owner-occupied homes with shared green space. Urban Development found the use of porches and decks on top of garages very appropriate. The project is a natural ‘next phase’ of the NeighborWorks project and is a move in the right direction. Older citizens who have lived in Lincoln for decades were unable to identify the Malone neighborhood due to the changes that have been made in recent years. These projects have brought significant and meaningful changes including further in-fill and growth in this core area and an upgrade in the range and quality of housing and price points.

Proponents:

1. Tom Huston, Cline Williams Law Firm, 233 S. 13th Street, came forward representing NeighborWorks and Assurity Life, who are jointly undertaking this project. He introduced Mike Renken and Shawn Ryba from NeighborWorks, and Brett West from Assurity Life. This is a 24 unit, mixed-income project with home ownership opportunities. The focus today is on why this amendment to the redevelopment plan is consistent and in conformance with the Comprehensive Plan. This project focuses on building a strong downtown, promotes

new residential development on an infill basis, helps to meet the goal of establishing over 3,000 residential units within the downtown area, and represents additional investment in the Antelope Valley area, which was one of the objectives of that project.

2. Brett West, Assurity Development, 2032 Sheridan Boulevard, came forward as the lead developer. It is easy to see why Assurity is interested in this site and why they have been working with NeighborWorks for months to acquire these properties. There will be 10 units built as part of Phase 1, which will be targeted to low, moderate and market rate buyers. Phase 2 will include what is now the Thomas Auto site and the area facing Antelope Creek. Those have the highest probability of being market rate units, but all of them will have the same amenities inside and out. We are excited to activate this neighborhood even more.

Corr asked what the three industrial buildings in the north portion of the site area are. West said they are existing buildings. One is a bait and tackle shop, one is a single family home, and the last is a duplex. He stated they were not able to acquire those sites, or the auto center on the corner, although the owners were approached. We are currently working with the owner of the duplex to help that building blend in with the new homes more. The other two owners attended the neighborhood meetings and are in support of the project.

Corr asked if the new buildings will require any additional demolition on the south side of the block, especially of any houses. West said no. Thomas Auto is on the south side. NeighborWorks owns the parking lot. The City owns an area that will be purchased through the redevelopment agreement. On the north, NeighborWorks has purchased properties, two of which have been demolished already, and another two are in disrepair. This project will take a lot of blighted and undeveloped areas and improve and blend them in. The property next to Thomas Auto is also a single-family house, so this will also get rid of some non-conforming uses surrounding it.

Opponents:

There was no testimony in opposition to this item.

ACTION BY PLANNING COMMISSION:

January 6, 2016

Corr moved approval, seconded by Scheer.

Corr commented that this looks like a good project. Sometimes there are concerns if houses are torn down to make way for new development, but she trusts NeighborWorks if they say these structures need to come down. They are a great redeveloper in Lincoln.

Hove stated that he echoes those thoughts. He complimented NeighborWorks for doing a great job in this neighborhood.

Motion carried 8-0: Cornelius, Corr, Harris, Lust, Scheer, Sunderman, Weber and Hove voting 'yes'; Beecham absent.

MEETING RECORD - Excerpt

NAME OF GROUP:	URBAN DESIGN COMMITTEE
DATE, TIME AND PLACE OF MEETING:	January 5, 2016, 3:40 p.m., Conference Room 113, County-City Building, 555 S. 10 th Street, Lincoln, NE.
MEMBERS IN ATTENDANCE:	Tom Huston, JoAnne Kissel, Gill Peace, Michelle Penn and Michele Tilley; (Emily Casper and Tammy Eagle Bull absent).
OTHERS IN ATTENDANCE:	Ed Zimmer and Teresa McKinstry of the Planning Department; Wynn Hjermsstad of Urban Development; Brett West of Assurity Group; Daniel Siedhoff of DLD Group; Lowell Berg for Nelnet; Katie Kock of Cline Williams; Shawn Ryba and Michael Renken of NeighborWorks Lincoln; and Kevin Abourezk of the Lincoln Journal Star.

ANTELOPE SQUARE REDEVELOPMENT PROJECT, 22ND & Q ST. VICINITY

Brett West appeared. He stated that this is a preliminary presentation to get feedback. They are looking to get this going this spring. They have had two neighborhood meetings so far. They integrated some of that feedback into the design. They will be engaging with Olsson Associates and Sinclair Hille to finalize the designs. This will be low-to-moderate income housing. NeighborWorks already owned a few lots, the City of Lincoln owns some lots, and Assurity has an option on another parcel. Phase One is ten units of row houses. These are all rear entry garages attached to the units. There will be some shared green-space areas. The units will have porches. Each unit has a basement with an egress window. There will be quite a bit of green space. The right-of-ways are wide so the area from curb to sidewalk is quite large in this area.

Zimmer reiterated that this is an initial presentation. West will be back next month with more information.

Kissel questioned why the specific roof line was chosen. West replied that the roof line of the three bedroom units are a little higher than the two bedroom units. They wanted to avoid bringing water to the front of the building. He also believes that a straight slope keeps it simple and modern.

Penn wondered how a higher density was arrived at. West replied some of it is a function of the land cost. He also feels that there is the ability to push the density as we get closer to downtown. Adding green space was a nice amenity to the inside of the project.

Kissel questioned if what is being proposed is consistent with design guidelines for the area. Zimmer stated there are no specific design guidelines for the area. The Neighborhood Design Standards apply and require orientation to the street. Roof lines would require a waiver since it is neither a 6/12, gable or hip, nor is there clear residential precedent in the immediate area.

Kissel believes there are homes in the immediate area. West stated there are two dilapidated homes in great disrepair. They will be removed. There is also a six-plex in the area. They are continuing to

look at options in the area for development. There is a used car dealership, a gas station and a fish store in the area.

Zimmer stated that the PUD they are working under was created for Antelope Creek Village.

Kissel wondered if the area will become row houses. Do you see the row houses as the buffer and Antelope Creek as the transition? Zimmer replied yes. Row houses were part of the PUD concept. Antelope Village in design was the phased transition. Zimmer believes what the committee is seeing is consistent with the PUD. He believes this carries out the basic design principles of the Neighborhood Design Standards.

Kissel inquired what materials are being proposed. West replied they are proposing to use brick and a Hardie Board siding, similar to what is across the street.

Penn had done a row house idea in the Antelope Creek area. She understands that the density is a necessity. Huston believes the Comprehensive Plan encourages the density. Penn thinks this is a good idea. The small downfall might be the density.

Peace really likes them. He thinks they will be great and he likes the density. As you acquire more properties, it will be great. He really likes it.

Penn knows that the setback from the street are pretty remarkable. That could be a good outdoor space that would make these attractive. West stated that some open area was added in the back for shared activities. There is also park space in the area.

Kissel wondered if someone wanted to do row houses further into the neighborhood. Zimmer stated that would be beyond the PUD. They would have to bring in a proposal for review. The PUD anticipated that there would be future development opportunities, of which this project is an example.

Wynn Hjermsstad stated that initially the thought process for selecting the block for Antelope Creek Village, when it was just starting, it was not in the floodplain. When Assurity was being finished, Antelope Valley was getting done and the property was removed from the floodplain. In the Antelope Valley Redevelopment Plan, it shows this area as medium density. This is consistent with the Antelope Valley Redevelopment Plan.

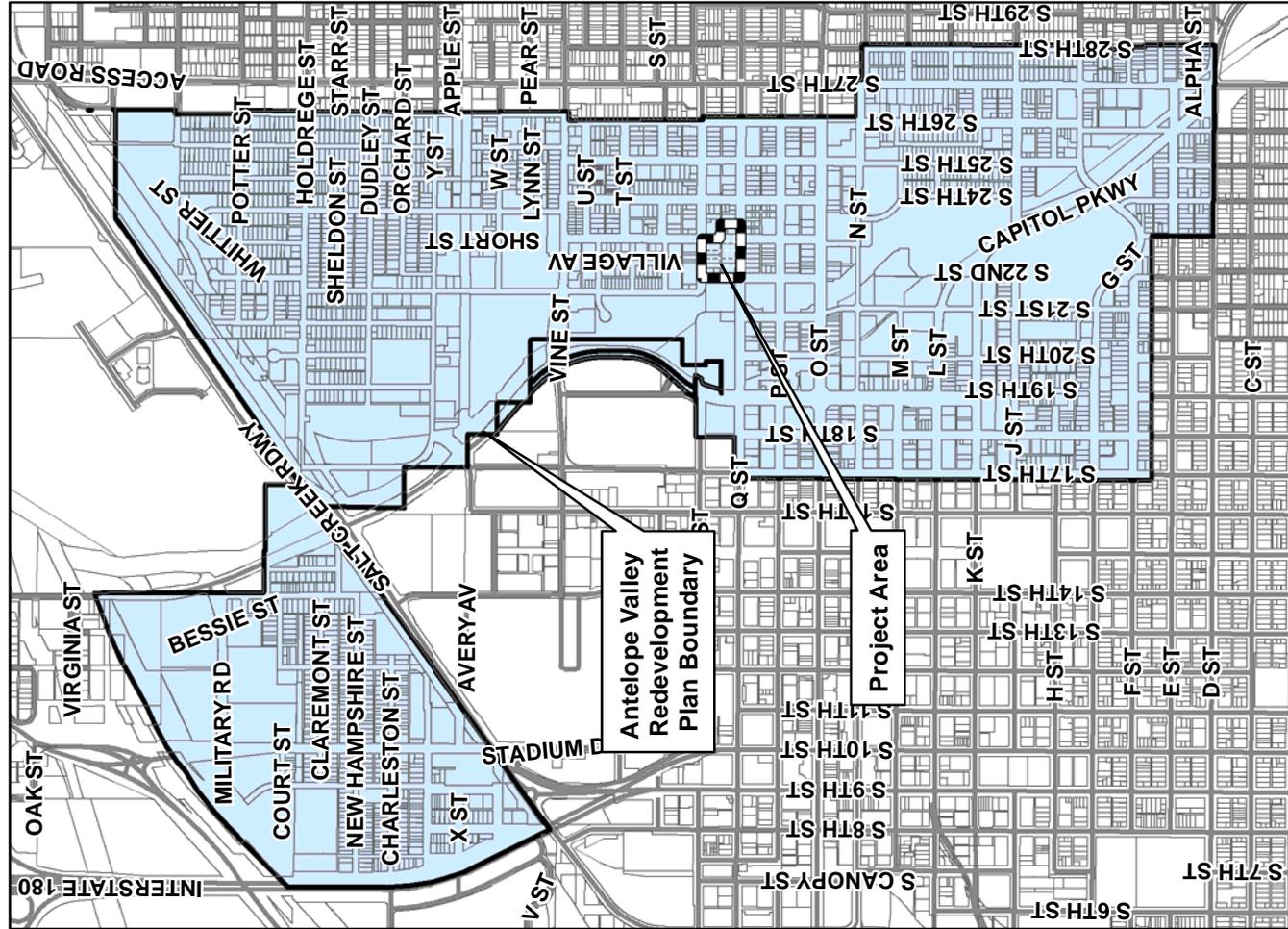
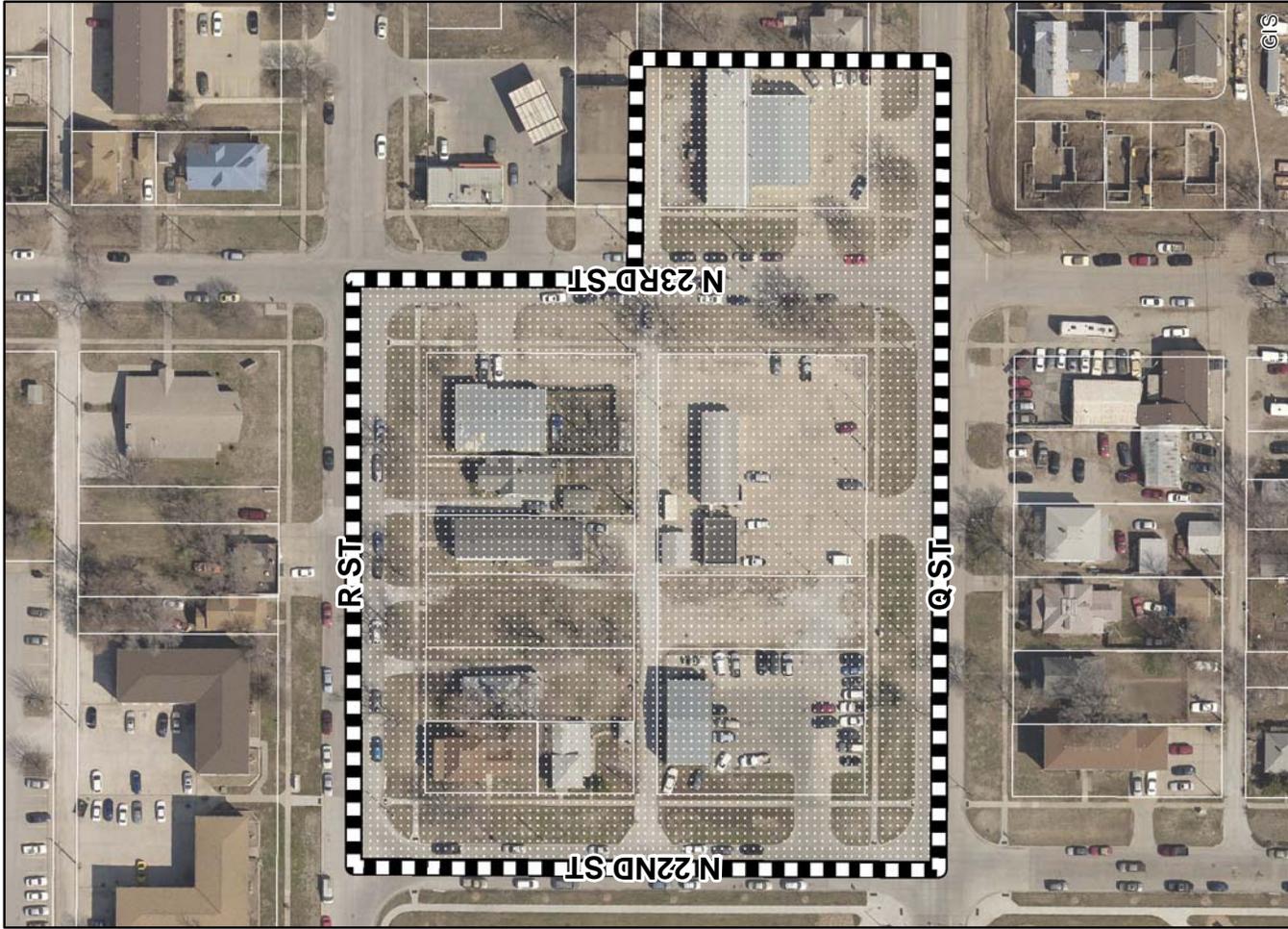
Kissel likes the design a lot. When she thinks of row houses, she thinks of the rhythm that happens on both sides of the street. An entire row house district could have been done. It sounds more interesting to have a little consistency.

Penn would guess that this is just the beginning. She is amazed that the lots were assembled to create this. Each block has to be done.

West stated that the first phase builds off the NeighborWorks project. We are working with Assurity. We are in the process of working on another site. The costs are going up. The density has to go up. We are hoping to do some more things within the PUD. We will do our best. We feel that this is moving in the right direction with what the City wants.

Huston believes you have to increase density to keep housing affordable. He sees that with being consistent with the downtown area.

West believes this will continue to move the momentum positively. We will work on this some more and bring it back again for further review.



Comprehensive Plan Conformance #15033
 Antelope Valley Redevelopment Plan
 Antelope Square Project

December 9, 2015

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

Dear David:

Please find attached one copy of the Antelope Square Redevelopment Plan amendment for the Antelope Square Redevelopment Project.

Please forward the amendment to the Planning Commission for their earliest consideration and review for conformity with the Comprehensive Plan. I understand that it should be on the January 6, 2016, Planning Commission agenda.

If you have any questions, please contact me at 1-7855 or ecastillo@lincoln.ne.gov

Sincerely,



Ernie Castillo
Planner

Cc: Dave Landis



Legal Description

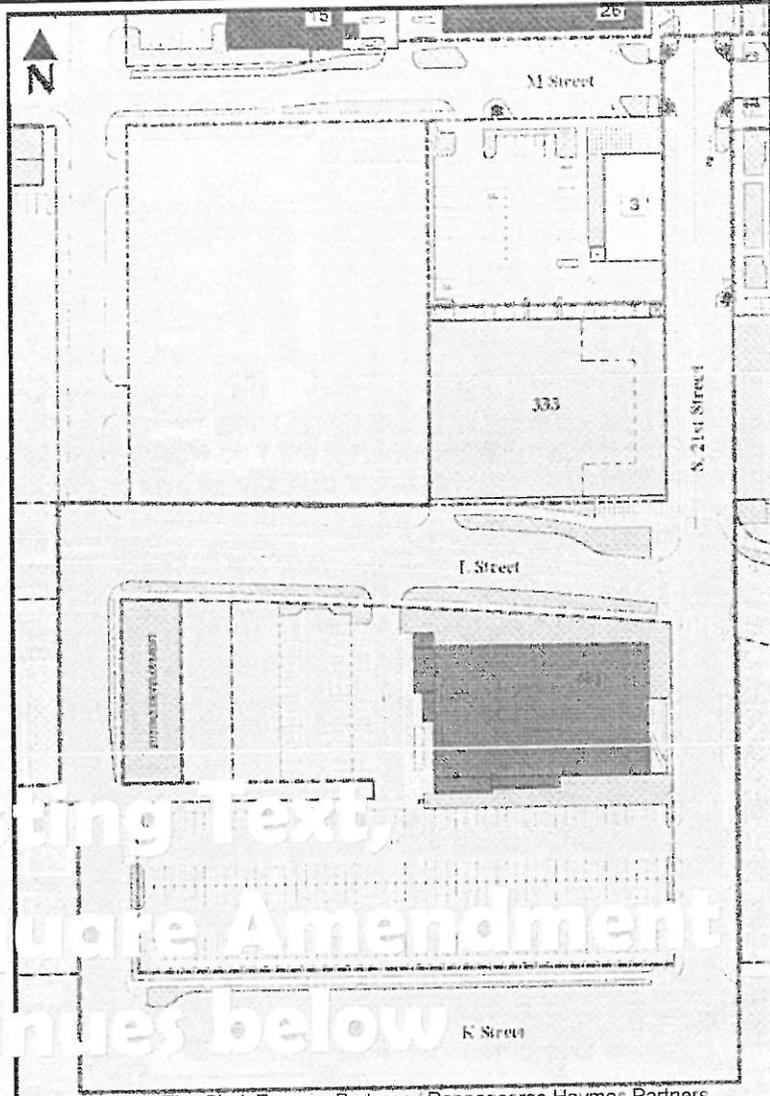
- ✓1. 2201 "R" Street, legally described as: The North Seventy-Seven feet (N 77') of Lot Six (6), Block Five (5), Kinney's "O" Street Addition, Lincoln, Lancaster County, Nebraska. PID 10-24-423-000
- ✓2. 332 North 22nd Street, legally described as: The South Sixty-Five feet (S 65') of Lot Six (6), Block Five (5), Kinney's "O" Street Addition, Lincoln, Lancaster County, Nebraska. PID 10-24-423-008-000
- ✓3. 2211 "R" Street, legally described as: Lot Five (5), Block Five (5), Kinney's "O" Street Addition, Lincoln, Lancaster County, Nebraska. PID10-24-423-006-000
- ✓4. 2221 "R" Street, legally described as: Lot Four (4), Block Five (5), Kinney's "O" Street Addition, Lincoln, Lancaster County, Nebraska. PID 10-24-423-005-000
- ✓5. 2225 "R" Street, legally described as: The West Forty feet (W 40') of Lot Three (3), Block Five (5), Kinney's "O" Street Addition, Lincoln, Lancaster County, Nebraska. PID 10-24-423-004-000
- ✓6. 2227 "R" Street, legally described as: The West Thirty feet (W 30') of Lot Two (2) and the East Ten feet (E 10') of Lot Three (3), Block Five (5), Kinney's "O" Street Addition, Lincoln, Lancaster County, Nebraska. PID 10-24-423-003-000
- ✓7. 335 North 23rd Street, legally described as: Lot One (1) and the East Twenty feet (E 20') of Lot Two (2), Block Five (5), Kinney's "O" Street Addition, Lincoln, Lancaster County, Nebraska. PID 10-24-423-015-000
- ✓8. 2212 "Q" Street, legally described as: Lots Seven (7) and Eight (8), Block Five (5), Kinney's "O" Street Addition, Lincoln, Lancaster County, Nebraska. PID 10-24-423-016-000
- ✓9. 2218 "Q" Street, legally described as: Lot Nine (9), Block Five (5), Kinney's "O" Street Addition, Lincoln, Lancaster County, Nebraska. PID 10-24-423-011-000
- ✓10. 2240 "Q" Street, legally described as: Lots Ten (10), Eleven (11), and Twelve (12), Block Five (5), Kinney's "O" Street Addition, Lincoln, Lancaster County, Nebraska. PID 10-24-423-014-000
- ✓11. 314 North 23rd Street, legally described as: The South Eight-Four feet (S 84') of Lots Seven (7) and Eight (8), Block Four (4), Kinney's "O" Street Addition, Lincoln, Lancaster County, Nebraska. PID 10-24-424-025-000
- ✓12. 2300 "Q" Street, legally described as: The North Fifty-Eight feet (N 58') of Lots Seven (7) and Eight (8), Block Four (4), Kinney's "O" Street Addition, Lincoln, Lancaster County, Nebraska. PID 10-24-424-024-000

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, would have a positive impact on private sector businesses and jobs that are 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.



Source: The Clark Enersen Partners / Pappageorge Haymes Partners

Telegraph District: Proposed Preliminary Site Plan

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.

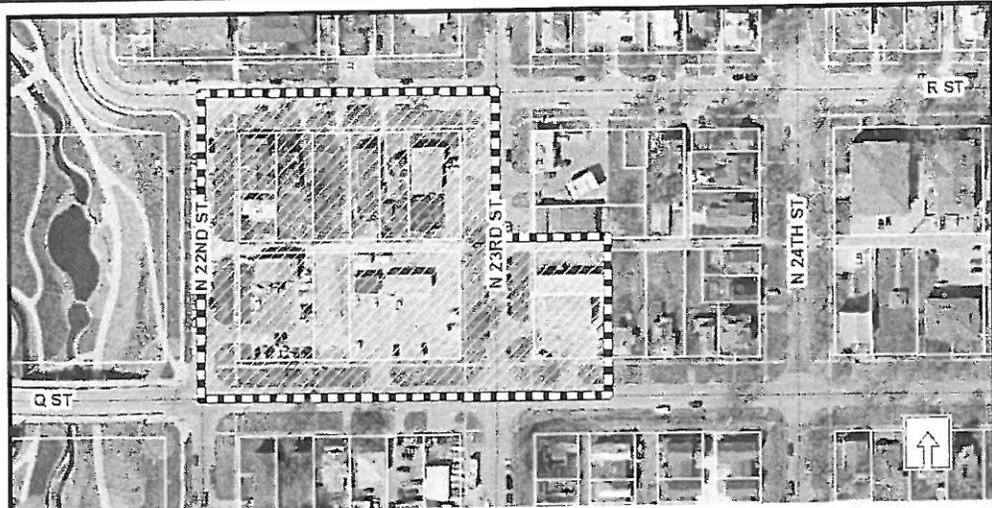
The existing land uses are residential, vacant and automotive repair. Surrounding land uses include residential, office, and park open space. See the *Current Land Use* map, below.

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

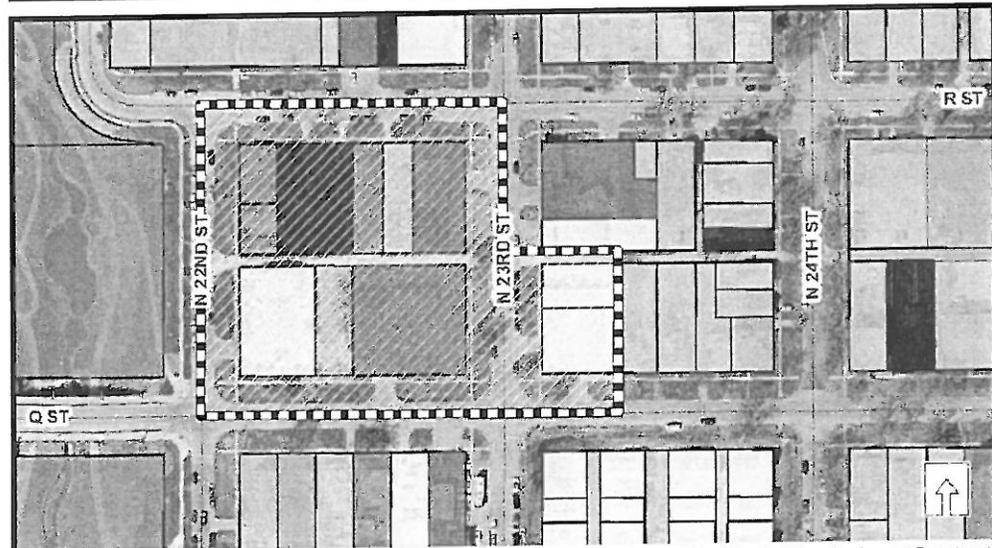
- **Property Acquisition, Demolition, and Disposal:** The proposed redeveloper currently controls the majority of the project area, however, public land will be ne-



Antelope Square: Project Area

City of Lincoln, Urban Development Department

 Project Area Boundary



Antelope Square: Current Land Use

City of Lincoln, Urban Development Department

 Project Area	 Single Family-Attached	 Apartments	 Commercial	 Parkland
 Single Family-Detached	 Duplex	 Lt. Industrial	 Vacated Row	 Vacant/Undeveloped
 Group Quarters	 Religious	 Open Space		

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-

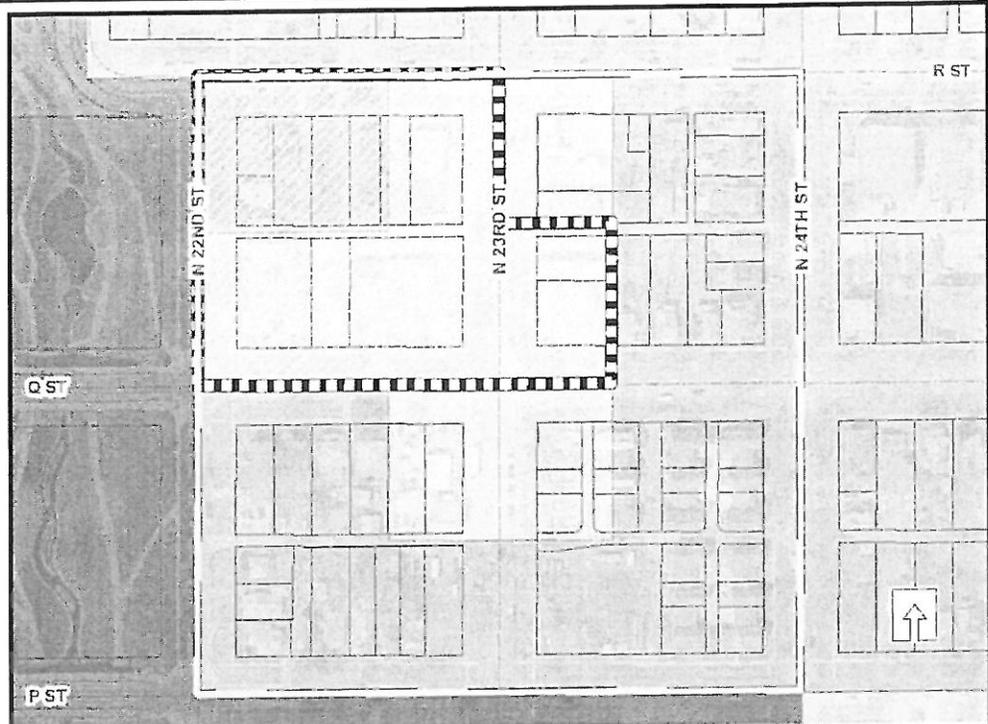
sity. The project area's population density will increase, as the existing commercial buildings and three residential units will be replaced by twenty four residential units.

- **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.

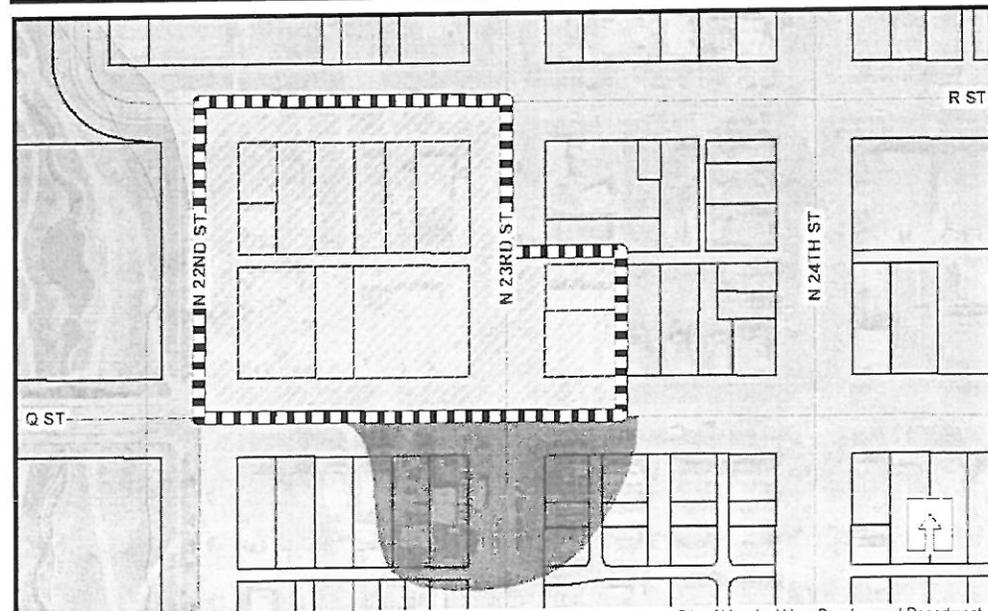
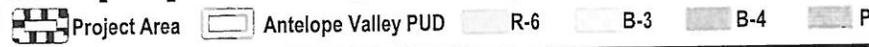
- **Parking:** The Project will include attached parking for each unit along with shared driveways for each building. The Project will meet the requirements for parking.

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



City of Lincoln, Urban Development Department

Antelope Square: Zoning & Existing PUD Boundary



City of Lincoln, Urban Development Department

Antelope Square: Future Land Use



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-

plicable building codes will be met.

3. Financing and Cost Benefit Analysis

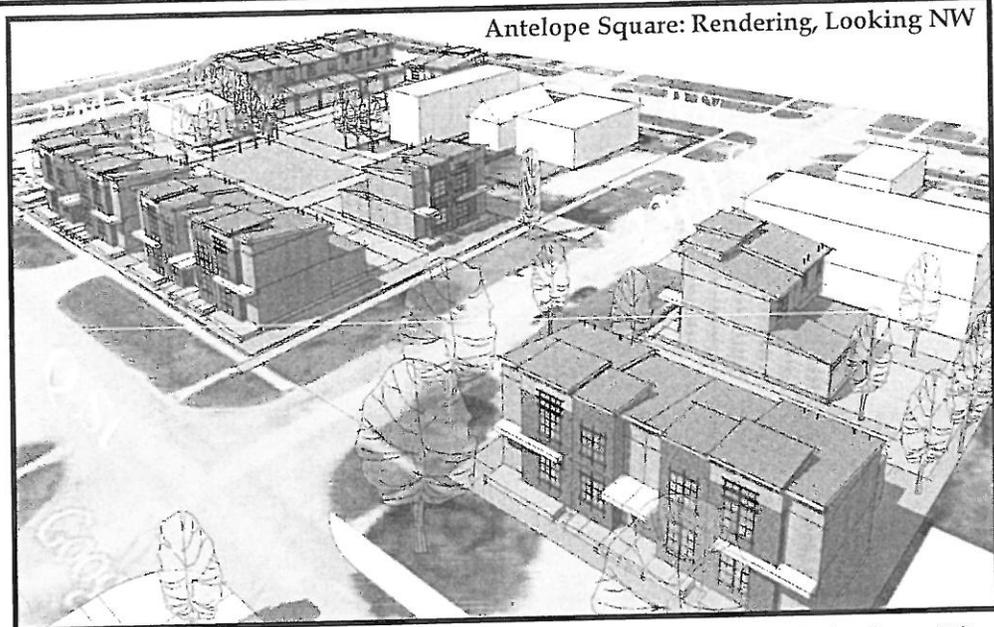
As required by Nebraska Community Development Law (Neb. Rev. Stat. 18-2113), the City has analyzed the costs and benefits of the proposed Project including:

- **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.

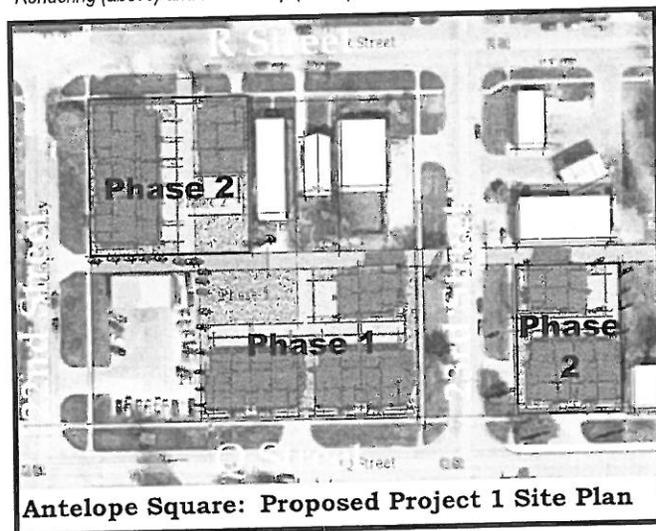
Public investment may assist in site acquisition, demolition, and site preparation; design and construction of utility improvements; design and construction of streetscape and right-of-way improvements; façade enhancements; energy enhancements; and other public improvements and enhancements allowed under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

NeighborWorks Lincoln
2530 Q St.
Lincoln, NE 68503

To Whom It May Concern:

As residents of the Antelope Creek Valley Townhomes, we wholeheartedly support the development of the Antelope Square project between 22nd and 23rd Sts. And Q and R Sts.

New housing in our immediate area will help revitalize our neighborhood and improve our quality of life.

We would like to see the developers use design elements and exterior designs that will complement our townhomes.

We also urge you to help us improve problem properties that continue to impede the progress our neighborhood is making and which will be a detriment to the new development.

If we can be of further help in your efforts to bring quality homes to this neighborhood, please let us know.

Joe Shaw & Ryon Saathoff
Residents at 2311 Q St.



Antelope Creek Village
Townhome Owners'
Association

Brad Buffum, President
ACVTOA
2335 P Street
Lincoln, NE 68503
402.429.3272
bradbuffum@gmail.com

December 14, 2015

Shawn Ryba
Chief Operating Officer
Neighborworks Lincoln
2530 Q Street
Lincoln NE 68503

Dear Shawn,

On behalf of our homeowners' association, I am expressing our support for the planned development along 23rd, 24th P and Q Streets. Neighborworks Lincoln provided a boost for the Hawley neighborhood five years ago by developing our block and now, it seems, you'll be going one step better, with the collaboration with Assurity.

Neighborworks catapulted our side of the Hawley neighborhood into the future with their development of the single family homes in Antelope Creek Village. Our association is united and enthusiastic in backing your efforts for this complex, the promising next step.

Redevelopment of the portions of the blocks, as described at the meeting on Monday will vastly improve this part of Lincoln. All the homeowners in our association assumed that we would be trailblazers in reducing the squalor in the Hawley area. We've been patiently and somewhat proudly awaiting announcement of what's next. We're thrilled to hear of your plans.

With all of our best regards and encouragement,

Brad Buffum, President

To: NeighborWorks Lincoln

From: Hawley Area Neighborhood Association

The Hawley Area Neighborhood Association supports the development of the Antelope Square project in our neighborhood.

We as an association have been proactive in the development of new housing and welcome this project. We also know that you plan to have more modern units, but we encourage you to have exterior designs that will fit in with existing homes in the neighborhood.

Peggy Struwe
President, Hawley Area Neighborhood Association