

- University Place Block 68, Lot 6, commonly known as 4701 Madison Ave.
- Beecher's Sub Lots 1-6, commonly known as 2747 N. 48th Street
- University Place Block 68, Lot 3, commonly known as 4725 Madison Ave.
- Halls Addition to University Place, Lot 2
- University Place Block 95, the west ½ of Lot 4, and all of Lots 5 and 6

B. PRIVATE IMPROVEMENTS

The primary burden for revitalization of the Community Redevelopment area must be on the private sector. The City must provide public services, perform public improvements and participate where necessary in the redevelopment process, but the needs of the area are beyond the City's capacity to do the job alone. Financing of proposed improvements will require participation by both the private and public sectors. To the extent that other funding sources can be identified, the plan attempts to reduce the private sector's costs for public improvements. Where appropriate, in designated areas, the City may participate through authorized legal mechanisms by providing financial assistance for the rehabilitation of structures. The development of new complexes and the reuse of existing structures will be the responsibility of private entrepreneurs.

C. COMMERCIAL DEVELOPMENT

Several locations have been identified as essential to redevelopment of N. 48th Street. These are areas where redevelopment activities will be highly visible and likely to stimulate additional redevelopment in the redevelopment area. Key locations for commercial redevelopment include:

2436 N. 48th St. (Northeast Printers Building)

Deteriorated commercial building to be demolished and replaced with mixed-use development. Project elements may include:

- Acquisition of 2436 N. 48th St: University Place Block 95, W ½ Lot 4 & all of Lots 5 and 6.
- Demolition of existing structure,
- Secure easements as needed.
- Relocate / upgrade utilities as needed,
- Pave and landscape driveways, approaches, and sidewalks outside property line and any off- street parking, and
- Re-plat and re-zone if required.

48th & Leighton Mixed-Use Redevelopment Project

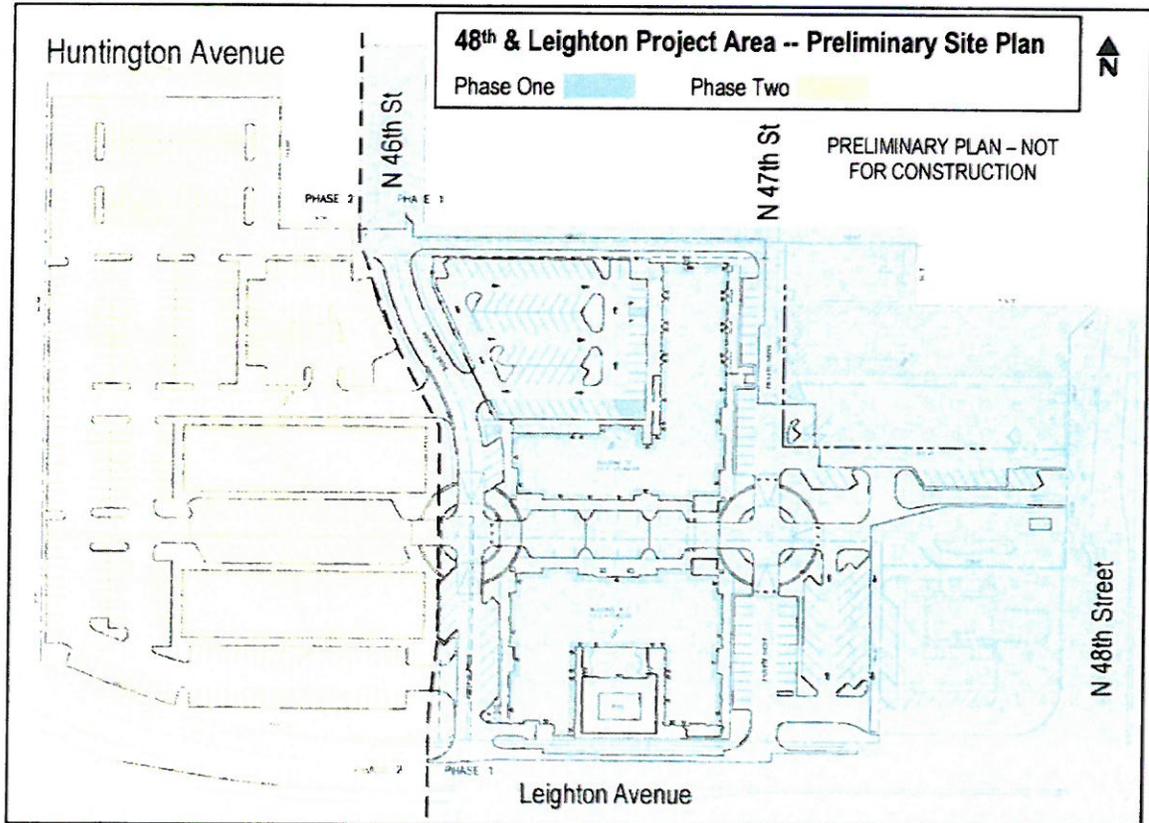
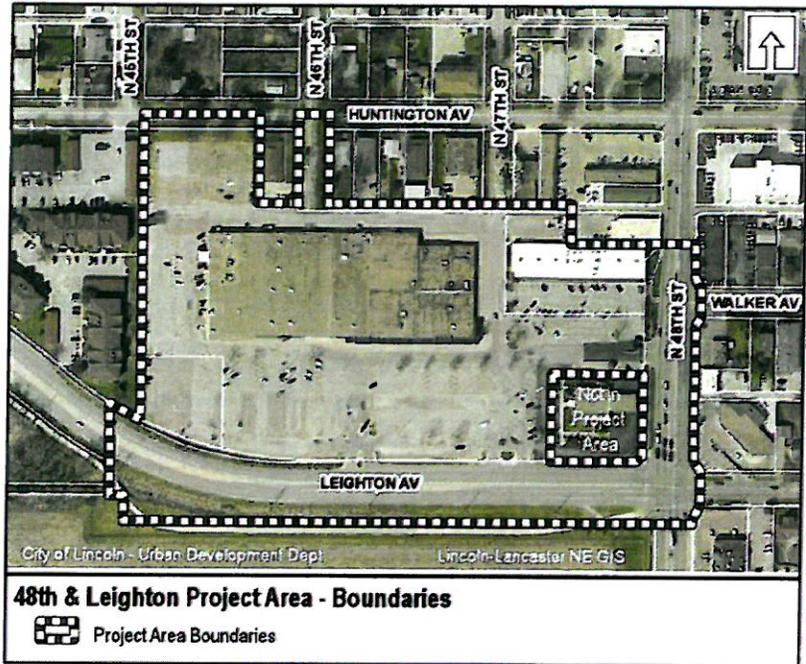
1. Project Description

The 48th & Leighton Mixed-Use Redevelopment Project (the "Project") includes the redevelopment and rehabilitation of three underutilized parcels with existing surface parking lots and deteriorating structures into a mixed-use development including market-rate residential units and first floor commercial space. The project area is generally located between Huntington Avenue on the north, Leighton Avenue on the south, N. 44th Street on the west and N. 48th Street on the east.

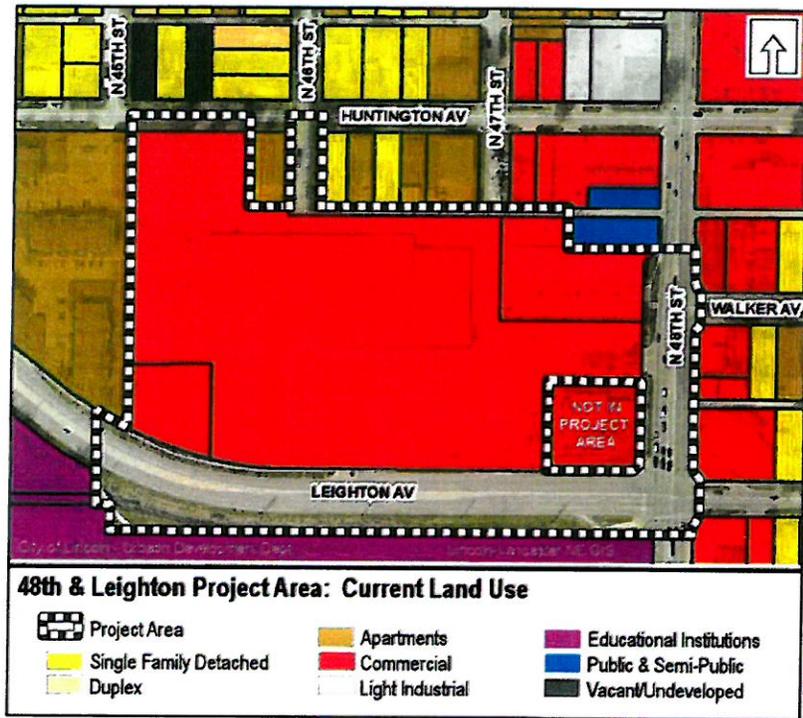
More specifically, the project area includes Lots 1, 2, and 3, UPC First Addition, Lincoln, Lancaster County, Nebraska. The Project area covers approximately 10.56 acres.

The Project consists of at least two phases. Phase One will consist of one (1) new five-story building and one (1) new four-story building, which will collectively contain approximately 184 market-rate residential units. The buildings will contain approximately 28,000 square feet of first floor commercial uses which may be retail and/or office. Phase One may also include the exterior renovation of an existing commercial building. Phase Two will likely consist of additional mixed-use buildings containing first floor commercial uses and market rate residential dwelling units.

Depending on parking requirements, Phase Two may also contain a parking structure.

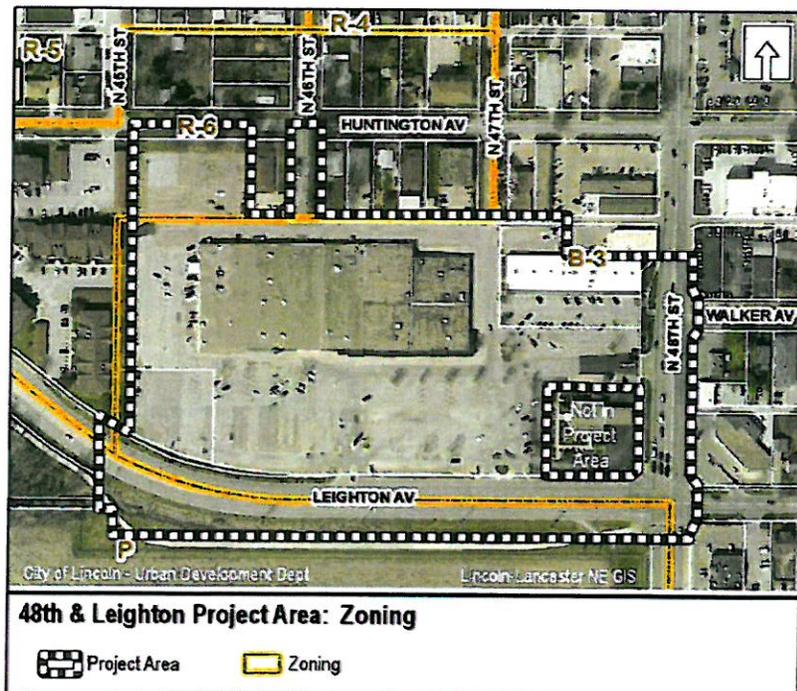


The goal of this Project is to strengthen the Lincoln community by providing in-fill residential dwelling units and commercial spaces through the redevelopment of existing underutilized and deteriorating property in northeast Lincoln. The Project will remove blighted and substandard conditions from an old shopping center and will make positive contributions to the continued revitalization of Lincoln's University Place neighborhood. The Project will increase the security and safety in the Redevelopment Area through the removal and redevelopment of blighted and substandard conditions.



Existing land uses are commercial and vacant commercial. Surrounding land uses include residential, primarily multi-family west and north, and commercial to the east. The University of Nebraska East Campus is located to the south with their farm fields adjacent to Leighton Avenue. Nebraska Wesleyan University is located approximately three blocks northeast.

The entire project site is currently zoned B-3 Commercial District. This district provides for local commercial uses in a redeveloping neighborhood generally located in established retail centers of those neighborhoods. Surrounding the Project site is R-6 Residential District to the west and north which is intended to

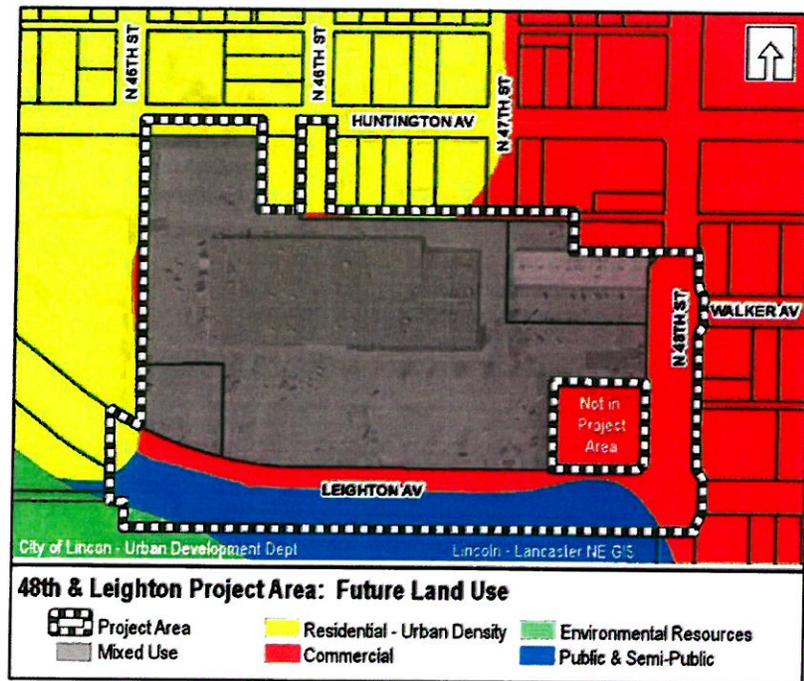


provide moderately high residential density between 11 and 14 dwelling units per acre. Zoning to the east and northeast is B-3, and the University of Lincoln East Campus is zoned Public.

The Project is consistent with the goals of the *University Place Redevelopment Plan* and is intended to support private sector residential and commercial development in this redevelopment area. The Project is also consistent with *LPlan 2040*, the *Lincoln-Lancaster County 2040 Comprehensive*

Plan. Guiding principles in Chapter 6, Mixed Use Redevelopment, include targeting existing underdeveloped or redeveloping commercial and industrial areas in order to remove blighted conditions and more efficiently utilize existing infrastructure; and encouraging residential mixed use for identified corridors and redeveloping Regional, Community, Neighborhood, and Mixed Use Office Centers identified as nodes. *LPlan 2040* identifies the Project area as a node. Further, the Project will increase residential density, an additional goal of *LPlan 2040*.

The Project represents significant private investment in the University Place Redevelopment Area. Publicly funded redevelopment activities may include site acquisition, site preparation, streetscape and other public area enhancements, energy efficiency improvements, façade enhancements, and other public improvements in the project area.



2. *Statutory Elements*

- ***Property Acquisition, Demolition, and Disposal:*** The proposed redeveloper currently controls the entire project area. 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. The Site will involve significant preparation costs to comply with existing floodplain management issues.
- ***Population Density:*** The Project will have an impact on and will increase the project area's population density, as Phase One alone will likely replace the existing commercial uses with approximately 184 market rate residential dwelling units and 28,000 square feet of commercial/office uses.
- ***Land Coverage:*** Land coverage and building density will be altered with construction of the Project. Phase One will construct two (2) buildings holding approximately 28,000 square feet of commercial and/or office uses and approximately 184 market rate residential dwelling units. Additionally, Phase Two will likely construct additional mixed-use buildings. However, the Project's overall land coverage will decrease from approximately 96% impervious to 87% impervious surface. The project site will be re-platted based on the design and phasing of the Project.
- ***Traffic Flow, Street Layouts, and Street Grades:*** The Project is not likely to result in a significant increase in traffic and does not include vacating any streets or alleys. However, the Project does include the construction of a private drive running north from Leighton Avenue to the existing N. 46th Street.
- ***Parking:*** The Project will meet the requirements for parking as each phase is developed.
- ***Zoning, Building Code, and Ordinances:*** As a part of the Project, the project area will be rezoned to a B-3 Commercial District with a Planned Unit Development overlay, which will allow for the proposed residential, first-floor commercial, and office uses. The Project will require that the project area be re-platted. All applicable building codes will be met.

3. *Financing and Cost Benefit Analysis*

The estimated total cost to implement Phase One of the Project is approximately \$35,000,000.00, which includes approximately \$4,350,000.00 in public financing. The project cost will be finalized as construction costs are firmed up. The source of the public funds for these improvements will be Community Improvement Financing (more commonly known as Tax Increment Financing) generated from the private developments within the project area.

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

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**

Tax Increment Financing Analysis

48th & Leighton Mixed Use Redevelopment Project—Phase One		Amount
Base Value		\$3,550,000
Estimated New Assessed Value		\$24,365,000
Increment Value	<i>= New Assessed Value - Base Assessed Value</i>	\$20,815,000
Annual TIF Generated (Estimated)	<i>= Increment x 0.02027922 (2015 Tax Rate)</i>	\$422,112
Funds Available	<i>= Annual TIF Generated x 14 years @ 4.5%</i>	\$4,350,000

Upon completion of the Project's Phase One, the assessed value of the property within the Project Area will increase by an estimated \$20,815,000 as a result of the private investment. This will result in an estimated annual property tax collections increase during the fourteen (14) year TIF period of approximately \$422,112 that will be available for the construction of public improvements related to the Project. The public investment of a currently projected \$4,350,000 in TIF funds will leverage approximately \$30,650,000 in private sector financing for Phase One, resulting in a private investment of approximately \$7.05 for every 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, as the site conditions constitute barriers which could not be remedied without the use of tax increment financing.

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 Service Needs Impacts:** It is not anticipated that the Project will have an adverse impact on existing public infrastructure. The Project entails the capture of the incremental tax revenues for eligible public purposes including, but not limited to site acquisition, site preparation, façade enhancements, streetscape and public area enhancements, and other eligible improvements. The Project will also encourage private investment in the University Place Redevelopment Area and will increase security and safety in the area by the removal of certain blighted and substandard areas that are conducive to such problems.

It is not anticipated that the Project will have any adverse impact on City services, but will generate additional revenue providing support for those services.

- **Employment within the Project Area:** It is not anticipated that the Project will have an adverse impact on employers and employees of firms locating or expanding within the boundaries of the area of the redevelopment project. The Project will add mixed uses to a site that previously held existing and vacated commercial uses. Additionally, the proposed commercial spaces are a positive benefit for firms locating or expanding in the area. Further, additional housing opportunities should positively affect employers and employees in the area.

- **Employment in the City outside the Project Area:** Approximately 142,161 persons living in the City of Lincoln are employed, according to the 2010-2014 American Community Survey. The median household income for the City between 2010 and 2014 was \$49,794. While the impact of this project on city-wide employment would be minimal, a strong residential presence and available commercial spaces are essential to the attraction, retention, and expansion of retail and commercial services and employment. The Project should increase the need for services and products from existing businesses in and around the Redevelopment Area.



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



September 2, 2016

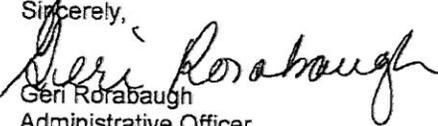
TO: Neighborhood Associations/Organizations
Roma Amundson, Chair, Lancaster County Board of Commissioners
Dr. Steve Joel, Superintendent, Lincoln Public Schools
Educational Service Unit #18, c/o Dr. Liz Standish
Board of Regents, University of Nebraska-Lincoln
President, Southeast Community College
Glenn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

RE: **Comprehensive Plan Conformance No. 16006: Proposed amendment to the "University Place Redevelopment Plan", as to conformance with the Lincoln-Lancaster County Comprehensive Plan**

Pursuant to Neb. Rev. Stat. § 18-2109, you are hereby advised that the City of Lincoln has received an application for **COMPREHENSIVE PLAN CONFORMANCE NO. 16006**, to amend the "University Place Redevelopment Plan", as to conformance with the 2040 Lincoln-Lancaster County Comprehensive Plan. The Redevelopment Plan area is approximately 10.56 acres, more or less, on property legally described as UPC First Addition, Lots 1-3, Lincoln, Lancaster County, Nebraska, generally located between Huntington and Leighton Avenues, North 44th and 48th Streets. The Planning Commission action is a recommendation to the City Council.

A public hearing on this application will be held before the Lincoln City/Lancaster County Planning Commission on **Wednesday, September 14, 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 Hjernstad in the Urban Development Department, at 402-441-8211 or whjernstad@lincoln.ne.gov; or the project planner in the Planning Department, Andrew Thierolf, at 402-441-6371 or athierolf@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, September 8, 2016, 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: Wynn Hjernstad/Urban Development
Dave Landis/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.*



*CPC 16006
prop-owners*



Jackie Matthies
Bethany Neighborhood Association
8132 Leighton
Lincoln, NE 68507

Larry Anderson
Bethany Neighborhood Association
300 N. 27th St., Ste. B
Lincoln, NE 68503

Russ Irwin
Clinton
3274 Merrill St
Lincoln, NE 68503

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

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

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

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

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

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

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

Chris Lesiak
Hartley Neighborhood Association
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Lincoln, NE 68503

Ruth Johnson
Hartley Neighborhood Association
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Lincoln, NE 68503

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

Curt Donaldson
Hartley Neighborhood Association
2860 R Street
Lincoln, NE 68503

Nick Hernandez
Havelock Neighborhood Association
3310 S. 44th St.
Lincoln, NE 68506

Carolene Skorohod
Skorohod Condominium Regime/Owners Assn.
6236 Vine Street
Lincoln, NE 68505

Mike Evans
Sunset View 1st Addition Homeowners Assn.
3708 N. 40
Lincoln, NE 68504

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

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



Dave Landis
Urban Development

Wynn Hjermstad
Urban Development

Roma Amundson, Chair
Lancaster County Board of Commissioners

Rick Peo
Chief Assistant City Attorney

Norm Agena
County Assessor

Educational Service Unit #18
c/o Liz Standish
P.O. Box 82889
Lincoln, NE 68501

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

Dr. Steve Joel, Superintendent
Lincoln Public Schools
P.O. Box 82889
Lincoln, NE 68501

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

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



LINCOLN-LANCASTER COUNTY
 PLANNING DEPARTMENT
 555 South 10th Street Suite 213 Lincoln, NE 68508
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September 23, 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. 16006 - Amendment to the "University Place
 Redevelopment Plan"

And

Change of Zone No. 16024 - for a mixed-use development project at an existing shopping center, with a development plan that proposes to modify standards of the underlying zoning district, subdivision ordinance, and Design Standards on property located at North 48th Street and Leighton Avenue.

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 **University Place Redevelopment Plan** is scheduled for public hearing before the Lincoln City Council on Monday, October 17, 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 amends the "University Place Redevelopment Plan" to add the "48th & Leighton Mixed-Use Redevelopment Project" to redevelop and rehabilitate three underutilized parcels with existing surface parking lots and deteriorating structures into a mixed-use development including market-rate residential units and first floor commercial space. The Project consists of at least two phases. Phase One includes one new 5-story building and one new 4-story building, collectively containing approximately 184 market-rate residential units and approximately 28,000 square feet of first floor commercial uses (office and/or retail). It may also include the exterior renovation of an existing commercial building. Phase Two will consist of additional mixed-use buildings with first floor commercial uses and market-rate residential dwelling units and possible parking structure. The Redevelopment Project Area consists of approximately 10.56 acres and includes Lots 1, 2, and 3, UPC First Addition, Lincoln, Lancaster County, Nebraska, generally bounded by Huntington Avenue, Leighton Avenue, North 44th Street and North 48th Street. The University Place Redevelopment Plan area is irregular in shape and primarily composed of the City blocks generally bounded on the east by 49th and 50th Streets, on the north by Adams Street, on the south by University Place Park, and on the west by 45th and the half-block between 46th and 47th Streets, Lincoln Lancaster County, Nebraska. Enclosed is a map and project description for your information.

On September 14, 2016, the Lincoln City-Lancaster County Planning Commission found the proposed amendment to the University Place Redevelopment Plan to be in conformance with the 2040 Lincoln-Lancaster County Comprehensive Plan.



Also, on September 14, 2016, the Lincoln City-Lancaster County Planning Commission held public hearing on the above-referenced Change of Zone application and voted 7-0 to recommend conditional approval as set forth in the amended conditions of the staff report, as offered by the applicant, dated September 14, 2016.

Please be advised that the public hearing before the Lincoln City Council on these applications is scheduled for **Monday, October 17, 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.

The Factsheets submitted by the Planning Department to the City Council, which contain the staff reports, 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 Factsheets will be linked to the respective Council agenda. The Factsheets 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. CPC16006, CZ16024), click on "Search", then "Select". The Factsheet is in the "Related Documents" at the bottom of the screen.

If you would like additional information, you are encouraged to contact Wynn Hjermstad in the Urban Development Department (402-441-8211 or whermstad@lincoln.ne.gov), or the project planner in the Planning Department, Andrew Thierolf (402-441-6371 or athierolf@lincoln.ne.gov). The proposed legislation on these items will appear on the City Council agenda for introduction on October 3, 2016, and may be accessed on the internet at <http://www.lincoln.ne.gov/city/council/index.htm> on Thursday afternoon, September 29, 2016.

Sincerely,


Geri Rorabaugh
Administrative Officer

f:\Boards\DevReview\CPC\16000\Hearing Notice\CPC16006 cc hearing

cc: David Landis/Wynn Hjermstad, Urban Dev. Dept.
Nate Burnett/REGA Engineering
Leighton Ave. Shopping Center, LLC
University Place Community Organization (2)
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, SEPTEMBER 30, 2016 AND FRIDAY, OCTOBER 7, 2016:

Notice is hereby given that the Lincoln City Council will hold a public hearing on **Monday, October 17, 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 adopting a proposed amendment to the "University Place Redevelopment Plan" to add the "48th & Leighton Mixed-Use Redevelopment Project" to redevelop and rehabilitate three underutilized parcels with existing surface parking lots and deteriorating structures into a mixed-use development including market-rate residential units and first floor commercial space. The Project consists of at least two phases, with Phase I including one new 5-story building and one new 4-story building, collectively containing approximately 184 market-rate residential units and approximately 28,000 square feet of first floor commercial uses (office and/or retail). Phase 2 will consist of additional mixed-use buildings with first floor commercial uses and market-rate residential dwelling units and possible parking structure. The Redevelopment Project Area consists of approximately 10.56 acres and includes Lots 1, 2, and 3, UPC First Addition, Lincoln, Lancaster County, Nebraska, generally bounded by Huntington Avenue, Leighton Avenue, North 44th Street and North 48th Street. The University Place Redevelopment Plan area is irregular in shape and primarily composed of the City blocks generally bounded on the east by 49th and 50th Streets, on the north by Adams Street, on the south by University Place Park, and on the west by 45th and the half-block between 46th and 47th Streets.

Teresa Meier
City Clerk