



Invitation for Redevelopment Proposals

# 21<sup>st</sup> & N Street

Lincoln, Nebraska



Issued: January 19, 2015

Proposals Due: May 19, 2015

City of Lincoln, Nebraska

Urban Development Department



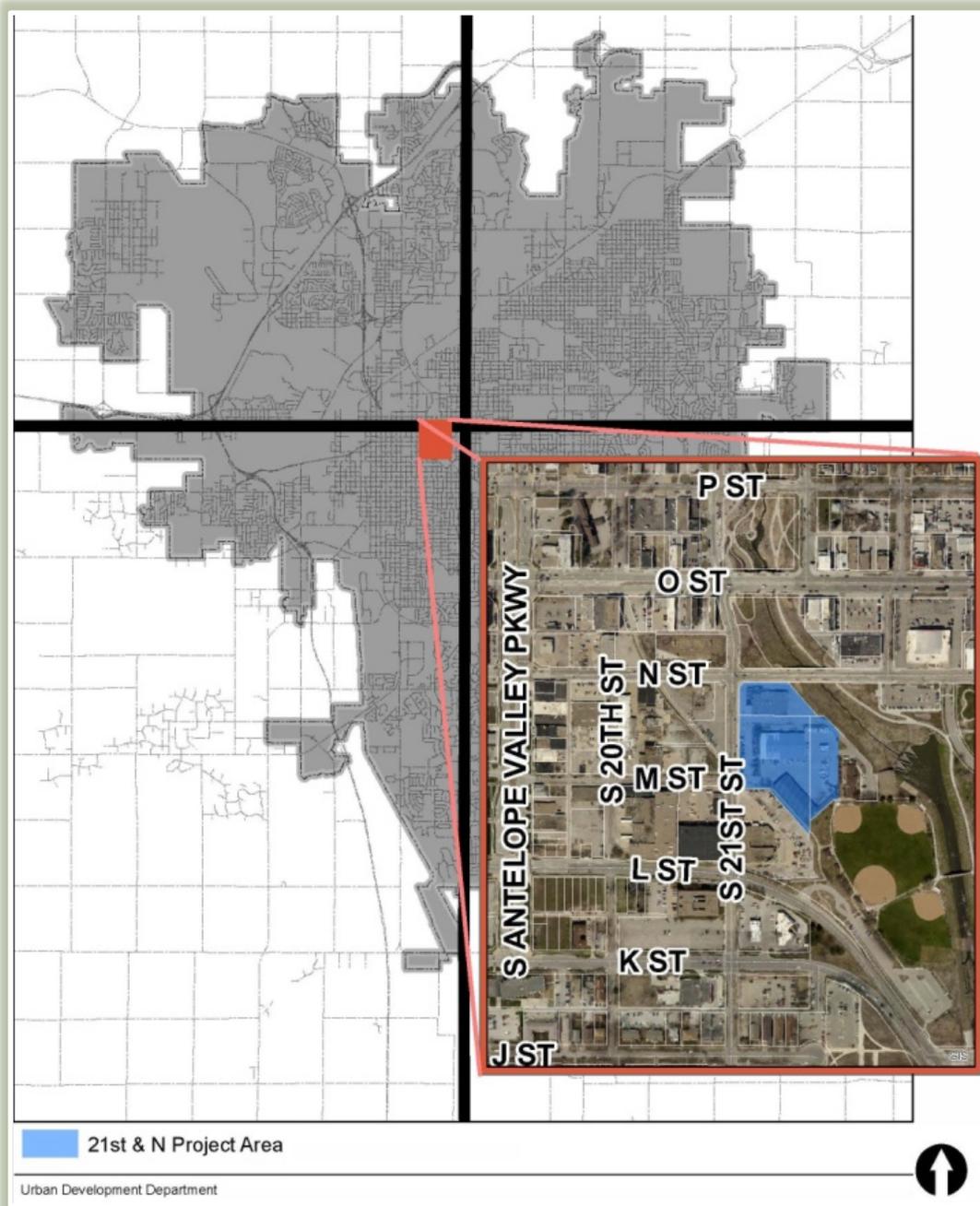
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# Introduction

The Urban Development Department of the City of Lincoln, Nebraska, serving as the City's Community Redevelopment Authority and pursuant to State Community Development Law, Chapter 18, Article 21 of Nebraska Revised Statutes, is seeking proposals to redevelop the 21<sup>st</sup> & N Street project area -- a 4.3 acre site on the edge of downtown in the Antelope Valley area in Lincoln, Nebraska. Interested developers or development teams are encouraged to submit proposals for all or a portion of the site. Proposals may also include additional properties outside the 21<sup>st</sup> & N Street project area.

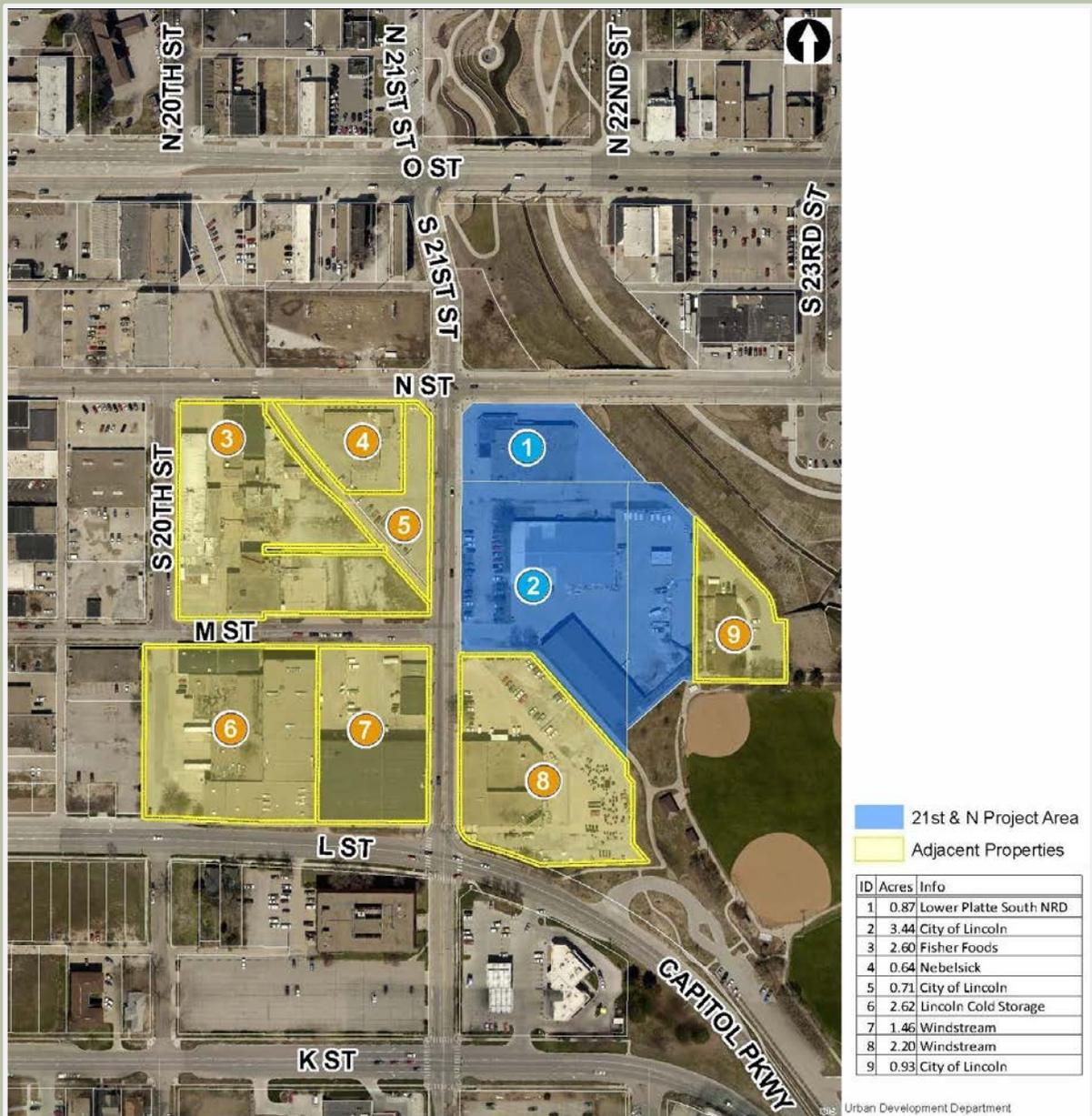
Proposals are due by 4:30 p.m. CDT May 19, 2015.



# Site Description

The 4.3 acre site is located on the eastern edge of downtown in the [Antelope Valley](#) area. It is adjacent to the new Antelope Valley channel and one block from the signature feature of Antelope Valley: the three-block long [Union Plaza Park](#).

The project area is currently comprised of two properties, both publicly-owned (1 and 2 on the map below). Site 1 is owned by the Lower Platte South Natural Resources District (LPSNRD) and site 2 is owned by the City of Lincoln, previously the location of Parks and Recreation Department maintenance facilities. The City will assemble the two sites. Surrounding properties are also shown on the map for reference but are not within the 21<sup>st</sup> & N Street project area for this IFRP. However, proposals may include additional properties if developer(s) so choose and are not limited to those shown on the map.

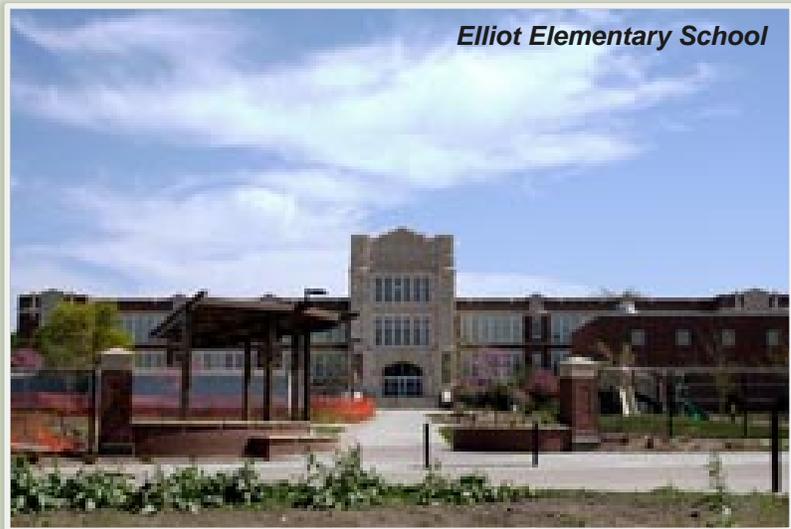




*Lewis Ball Fields*

The project area also:

- Is adjacent to Antelope Park and Lewis Ball Fields
- Provides a view of the historic Elliot Elementary School located across the channel to the east
- Provides a view to the \$53 million Assurity Life building to the north (the first major redevelopment project in Antelope Valley)
- Provides a view of the State Capitol building to the west
- Is adjacent to the Billy Wolff



*Elliot Elementary School*



*Assurity Life Building and Parking Facility*

Trail providing bicycle and pedestrian access to the University of Nebraska-Lincoln and Nebraska Innovation Campus (NIC) without any at-grade street crossings. The Billy Wolff Trail also intersects with other city trails, providing trail access throughout the city.

- Will be adjacent to the N Street protected bikeway. Construction of the protected bikeway will begin in 2015. It will provide a two-way protected bike lane on N Street and link the Jamaica North trail at 4<sup>th</sup> and J Street with the Billy Wolff Trail. It extends from Pinnacle Bank Arena Drive to N. 22<sup>nd</sup> Street.

The 21st & N Street project area is located within an area of Lincoln known as Antelope Valley. The area includes an important part of Lincoln's traditional center. In spite of its key location, Antelope Valley had not previously witnessed the same level of economic investment and reinvestment experienced by other parts of Lincoln. For the past 20 years, three governmental agencies — the City of Lincoln, the University of Nebraska-Lincoln (UNL) and the Lower Platte South Natural Resources District (LPSNRD) — worked together on the Antelope Valley project to address flood control, transportation, and community revitalization in the core of the city. The flood control and transportation projects were completed in 2012. Community revitalization is on-going.

Redevelopment of the 21<sup>st</sup> & N Street project area must take into account these conditions:

- Access will only be allowed off 21st Street. Specific driveway locations will be determined subject to redevelopment project needs.
- The project area will need to be re-platted.
- The site is adjacent to the Antelope Valley channel and, specifically the channel weir. The weir releases water into the channel and controls water flow to the north. Wetlands plantings are under consideration adjacent to the channel.

The *Antelope Valley Redevelopment Plan* is a guide to redevelopment in the area and allows the use of Tax Increment Financing (TIF) for the 21st and N Street project area. In the *Redevelopment Plan*, this site is identified as future mixed-use. The site benefits from proximity to open space and the Antelope Valley channel and from the possibility of assembling larger tracts than are traditionally available in downtown. This area offers opportunities for high-quality office, residential, or mixed-use development. Although mixed-use is preferred, the City will entertain proposals for all high-quality uses. Residential in the form of row houses for homeownership is encouraged as an element of a proposed project.

***Union Plaza and Antelope Creek channel during normal water flow***



***Union Plaza and Antelope Creek channel during 2014 flood stage – flood waters successfully controlled***



Proposals may be for both sites or just site 1 or site 2, and may include properties outside the identified redevelopment area.

For over view data for sites 1 and 2, see Exhibit A in the Appendix. All utilities are readily available in the redevelopment area, including telecommunications. For additional utility information, see Exhibit B in the Appendix.

### ***Zoning and Design Standards***

The project area has been rezoned to B-4, Lincoln Center Business District. This portion of the B-4 district has a maximum height requirement of 75 feet and a minimum of 20 feet if adjacent to street frontage. B-4 parking requirements are detailed in the Lincoln Municipal Code, [Chapter 27.67.050](#). The redevelopment area is also subject to Downtown Design Standards. Additional requirements that specifically impact any new construction are:

- Durable, high quality building materials are required for the first 20 feet above street level, including brick, stone, glass or similar materials.
- Incorporate streetscape elements adjacent to the site.
- Create an urban environment by bringing the buildings close to the property lines.
- Consideration of the interrelationships within the project is encouraged. Factors to consider include alignment, setback, spaces between buildings, massing and scale, shade and shadow patterns, scale and proportion of openings for doors and windows, ornamentation and details. Landscaping, etc.



### ***Site Preparation and Sale of the Property for Redevelopment***

In order to make the site available for redevelopment, facilities owned by the Parks and Recreation Department were relocated. An extensive, federally-required process has been completed that allows the Parks and Recreation site to be sold, which included obtaining replacement land for use as a regional park. All buildings have been cleared, including asbestos removal.

Fuel tanks used by the Parks and Recreation Department have been removed. Environmental Phase I and Phase II studies have been completed. Additional well monitoring was completed and the City received a letter from the Nebraska Department of Environmental Quality on July 17, 2014 stating no additional remedial action is required and the site is closed.

A geotechnical study determined the entire site is not consistent and contains uneven settlement. Surcharging and/or geopiers will be required to address soil compaction issues. Further study will be required to confirm if geopiers may be the only option along the Antelope Valley channel. Soil compaction studies and remediation actions are generally TIF eligible expenses.

The developer/developer team selected for redevelopment of the site will acknowledge that costs already incurred to make the site available will be considered in acquisition costs. Acquisition costs are TIF eligible expenses.

# Project Objectives

Redevelopment of the site must be consistent with the *Antelope Valley Redevelopment Plan* – specifically the “Guiding Land Use and Design Principles” and “Future Land Use Patterns.” Both are in the *Antelope Valley Redevelopment Plan Executive Summary*, on page 3 and pages 4 and 5, respectively. Not all of the guiding principles will apply. Some of the pertinent guiding principles include:

- More Choices – provide people more choices in housing, shopping, neighborhoods, employment, recreation, entertainment and transportation.
- New Residential Projects – encourage a range of housing types giving citizens of different incomes, ages and family sizes a wide range of choices.
- Compaction – compact development patterns help assure that a city uses its land, infrastructure, transportation and human resources wisely.
- Unique Attributes – approach planning and design as an interdisciplinary effort. Define and understand a neighborhood’s unique sense of place by honoring its quality attributes and characteristics.

The project must also be consistent with the *Lincoln Lancaster County Comprehensive Plan*. The 21<sup>st</sup> & N Street project area is expected to be a catalyst for reinvestment in the surrounding area and is important to the relationship between downtown and the Antelope Valley neighborhoods.

# IFRP Submittal Requirements

The Urban Development Department will consider all redevelopment proposals and the financial and legal ability of the prospective redevelopers to carry out the proposals. Ten (10) hard copies must be provided, and an electronic version must be emailed to [urbandev@lincoln.ne.gov](mailto:urbandev@lincoln.ne.gov) with "21st & N" in the subject line. Proposals are limited to a maximum of 25 pages. Letters of support, commitment or references may be attached and will not count toward the 25 page maximum. Submit redevelopment project proposals to the Urban Development Department at any time up to 4:30 p.m. CDT, May 19, 2015. Proposals should be submitted to the attention of David Landis, Director, 555 S. 10<sup>th</sup>, Suite 205, Lincoln, NE 68508. Envelopes or boxes should be clearly marked "21st & N Street Proposal."

Although the City's preference is for a mixed-use development, including residential row homes for homeownership, all high-quality project proposals will be considered. Additional information may be requested prior to developer selection. Specific redevelopment proposals and projects are subject to the final approval of the Mayor and Lincoln City Council. They may accept such redevelopment contract proposals as they deem to be in the public interest as provided by the Nebraska Community Development Law.

## ***Submittal Requirements***

Developers can submit for the entire site, either site 1 or 2, and may include properties outside of the 21<sup>st</sup> & N Street project area. Documentation provided should be at a level of detail that provides an opportunity for an accurate evaluation of the proposal. The documentation submitted will be used to evaluate proposals and select the preferred developer(s) with whom the City intends to negotiate a land

purchase and a redevelopment agreement. The selected developer(s) will be required to provide more detailed information during the negotiation process.

### A. The Developer/Development Team

The developer will be the one with whom the City will negotiate the sale of the land and the redevelopment agreement. The proposal should identify the developer(s), including all members of a team or teams of developers, role, and background experience of members, including identification of comparable successful projects completed by team members.

### B. Project Plans

1. Identification of the intended use(s).
2. Quantification of uses (e.g., number of square feet of commercial space, number and size of residential units, number of parking spaces, etc.).
3. Narrative description of design proposed and the manner in which the objectives of the IFRP and the design guidelines identified in the Downtown Design Standards will be addressed.
4. Preliminary schematic designs of the project, including site plans.

All proposals are subject to the *Lincoln/Lancaster County Comprehensive Plan*, *City of Lincoln Downtown Design Standards*, *Antelope Valley Redevelopment Plan* objectives, and all applicable City codes and ordinances. Each can be found on the City's website. For your convenience, links have been included below. If the developer expects or requires any variances to these plans, codes, or guidelines, please list them in the submittal.

Comprehensive Plan: <http://lincoln.ne.gov/city/plan/lplan2040/index.htm>

Downtown Design Standards: <http://lincoln.ne.gov/city/attorn/designs/ds376.pdf>

Antelope Valley Redevelopment Plan: <http://lincoln.ne.gov/city/urban/reports/Antelope-valley.htm>

City Code: <http://lincoln.ne.gov/city/attorn/lmc/index.htm>

As part of the review process, the developer(s) may be required to submit additional architectural detail. Models are not a required component of the plan submittal.

### C. Project Financial Plan

The following information is necessary for the City to evaluate the viability of the project and to analyze the developer's ability to complete and operate the project:

1. **Pro forma statement** – The project proposal should include a preliminary financial statement that provides a detailed outline, to the extent possible, of the projected development and operating cash flows and fiscal impact of the project and the requested public investment. At a minimum the pro forma should include:
  - a. A development summary identifying the estimated hard and soft costs associated with the development;
  - b. The revenues and expenses expected from project operations (or expected operational budget);
  - c. The financing structure of the development, both construction and permanent;
  - d. The amount of equity (or financial contribution) and likely sources;
  - e. The return on equity for the developer with and without public investment (for private entities).
2. **Other financial information** that will provide the City with a better understanding of the proposed investment, including references.

3. **Justification for City's financial assistance** – Tax Increment Financing may be available if the developer(s) can demonstrate clearly that without the financial assistance from the City, the project would not be feasible. The use of Tax Increment Financing is at the discretion of the City. The proposal should include a specific explanation of the type of financial assistance the developer(s) is requesting from the City. If the City is being asked to finance construction of public improvements, then the estimated value of that commitment should be stated. For public investment, projects will need to show economic viability that insures repayment of debt service.
4. **Other Actions Requested** - If additional financial support or public action is required in order to make the project feasible, the proposal should include a specific explanation of the type and amount of financial assistance requested, a justification for such assistance, and/or a description of the public action required.

Following the selection of the developer(s), updated financial projections may be required for the negotiation of a redevelopment agreement and prior to the execution of the agreement.

#### **D. Schedule of Performance**

The developer(s) should be prepared to implement the project in an expeditious manner. The City's proposed timeline for this project is to select the developer(s) within 30 days of the date proposals are due. The City and the developer(s) will begin negotiations with a goal of securing an agreement in the fall of 2015.

A proposed schedule of performance should be provided that includes design, securing equity and debt financing, construction, lease-up, and any other critical milestones. This information can be presented in a simple bar chart.

#### **E. Affirmative Action Plan**

As part of doing business with the City, the developer(s) will be asked to demonstrate a commitment to equitably use minority and women-owned businesses. Therefore, as part of this proposal, the developer(s) should provide an affirmative action plan that details the specific steps intended to insure that contracting opportunities are made available to the MBE/WBE community.

#### **F. Contingencies of Developer**

The developer(s) should state explicitly in the proposal any qualifications or limitations of the proposal and any and all known and anticipated contingencies that might affect the ability of the developer(s) to perform under the terms of the proposal.

### ***Selection Process***

- A. **Procedure for Selection of the Developer(s)** -- In general, the City will use the following selection procedure:
  1. **Proposal Submission** - The City will accept proposals at any time up to and including the submittal deadline of 4:30 p.m. CST, May 19, 2015. Ten copies of each proposal must be submitted to Mr. David Landis, Director, City of Lincoln Urban Development Department, 555 South 10th St., Lincoln, NE 68508. Proposals are limited to a maximum of 25 pages. Letters of support, commitment or references may be attached and will not count toward the 25 page maximum.
  2. **Preliminary Review** - Upon receipt of the proposals, the City will conduct a preliminary review of all the materials submitted. If the proposal contains all of the requested information, the City will:
    - a. Perform preliminary due diligence on the developer(s) and submitted financial information; and,

b. Determine if further studies are required in conjunction with the project.

If the proposal is incomplete, the City will determine whether to consider the proposal for continued review.

3. **Selection Advisory Committee** –The Mayor will appoint a Selection Advisory Committee to evaluate the proposals. The committee will examine the proposal’s fiscal impact to private and public sectors, contextual integrity, and other factors as deemed relevant by the Mayor.
  4. **Interviews** - The City, through the selection committee, will require that the developer(s) deemed most worthy of consideration participate in on-site interviews prior to recommending a developer for this project. Interviews will tentatively occur the week of June 1, 2015.
  5. **Selection Recommendation** - Once the developer(s) has addressed any milestones to be identified with the project and any additional studies, if needed, the selection committee will make comments and a recommendation on the proposals to the Mayor for his consideration.
  6. **Project Selection** – The Mayor, upon receipt of the recommendations from the selection advisory committee, may select a developer of record at his discretion.
- B. Post-Submission Changes/Transfers** -- At any time after submission of a proposal for the 21<sup>st</sup> and N Street Redevelopment site, the developer(s) may make substantial changes in the project or transfer or assign the proposal or any interest therein to another developer(s) only with the written consent of the City. The City reserves the right to withhold consent or to impose conditions on such consent. As a condition to any consent, the original developer(s) of the project and the transferee may be required to demonstrate or certify to the City that except for the reimbursement of out-of-pocket expenses incurred in connection with the submission of the proposal, no compensation, remuneration, transfer fee or similar payment has been made in conjunction with such transfer or assignment.
- C. Agreement** -- If the City enters into a redevelopment and/or purchase agreement with the selected developer(s), the agreement may include provisions addressing the following:
1. Description of the project and the City’s rights regarding design approval and access;
  2. Project construction and schedules of performance;
  3. The City’s and the developer(s)’s financing;
  4. The City’s fees and participating interest in the project;
  5. Continuing financial disclosure relating to the project;
  6. Signage;
  7. Easements;
  8. Insurance;
  9. Indemnification of the City;
  10. Anti-discrimination and affirmative action;
  11. Default and termination;
  12. Restrictions on use;
  13. Restrictions on assignment and transfer; and,
  14. Other customary and appropriate provisions.

The developer(s) will have exclusive negotiation rights after notification of selection for a period of up to 180 days in order to execute an agreement with the City. During the negotiation period, either the City or the developer(s) may withdraw from negotiations, if either party determines that a satisfactory agreement is not likely to be reached. The City may extend the 180 days at its sole discretion.

**D. Criteria for Evaluating Proposals** -- The City has established the following criteria upon which it will evaluate the proposals, and will select the developer(s) and proposal(s) which best meets these criteria. The City's determination of satisfactory compliance with the selection criteria will be conclusive.

**1. Relationship to general objectives**

- a. Manner in which the proposal conforms to the City's goals as described in this Invitation for Redevelopment Proposals.
- b. The manner in which the proposal conforms to the objectives in the Lincoln/Lancaster Comprehensive Plan and Guiding Land Use and Design Principles outlined in the Antelope Valley Redevelopment Plan.
- c. Conformance with all applicable building and zoning ordinances and all other applicable City ordinances.

**2. Background and experience of the developer(s)**

- a. Experience of the proposed developer who will be responsible for the project.
- b. The success of the developer's past projects, especially projects which are similar to the proposed project.
  - The developer's property management experience including other similar projects.
  - The overall architectural and design quality of prior projects of the developer.
  - The developer's experience in working with public entities.
  - The developer's history of the timeliness and completion of prior projects;
  - The developer's history of completing projects as originally proposed; and,
  - Status of any litigation regarding the developer's past projects.

**3. Financial capability of the developer**

- a. The developer's ability to provide sufficient equity/financial support for the proposed project;
- b. The developer's ability to secure any necessary debt financing;
- c. Evidence of the developer's ability to fund the project until its completion; and,
- d. Closing of permanent financing and project stabilization.

**4. Project specific criteria**

- a. The overall architectural and design quality of the project;
- b. The relationship to the Downtown and Antelope Valley.
- c. The type and extent of public support, investment, and/or involvement required of the project;
- d. The manner in which the proposed project responds to existing and future market/community needs;
- e. Anticipated success and viability of the proposed project;
- f. The extent to which the project will serve as a catalyst for other reinvestment in the Antelope Valley area.
- g. Projects similar to the proposed development in which the developer(s) was involved and the success of such projects; and,
- h. The extent to which the developer(s) exhibits a commitment to implementing the project in a timely manner.

### 5. Affirmative Action Criteria

- a. The demonstrated willingness, ability, and commitment to involve minority and women-owned businesses at all levels of the development process.

### E. Rejection of Proposals

Any and all proposals may be rejected at any time at the sole discretion of the City and the City's decision will be final. Automatic rejection will occur if the proposal has not been selected by the City within 180 days of the submission date. In addition, the proposal may be rejected for any of the following reasons:

- The proposal was submitted past the deadline of 4:30 p.m. CDT on May 19, 2015.
- The proposal was incomplete upon submission; or
- The City and the developer(s) fail to execute a redevelopment agreement within 180 days (and any extension granted by the City) of the date the developer(s) is selected.

## Additional Information

### A. Non-Reimbursement of Costs

The purpose of this document is solely to solicit proposals for the 21<sup>st</sup> and N site. The City does not agree to assume, pay or reimburse any cost, expense or fees incurred by the developer(s) in connection with this solicitation.

### B. Compliance with City Requirements

Proposals will be accepted with the understanding that all City codes, standards and processes must be met. Acceptance of a proposal does not imply approval of non-compliant project elements.

### C. Questions

Questions concerning the proposal submittal should be directed to: Urban Development Department, 555 South 10<sup>th</sup> Street, Suite 205, Lincoln, NE 68508. Questions addressed to David Landis or Wynn Hjermstad will be accepted by Mail / Phone: (402) 441-8211 / Fax: (402) 441-8711 / e-mail: whjermstad@lincoln.ne.gov.

## Historical Review

The 21<sup>st</sup> & N Street project area does not contain any historical resources; however, it is bordered by two: The Lincoln Telephone and Telegraph Warehouse and the Muny Pool bath house.

The Lincoln Telephone and Telegraph Warehouse, at the northeast corner of 21st & L Streets and immediately adjacent to the redevelopment site on the south, was built in 1925 (eastern 2/3, one and two stories) and 1930 (western 1/3, two stories) from designs by Davis & Wilson of Lincoln. The initial construction (100'x150') established the materials and simplified Art Deco style of the building. The second phase added 50' to the L Street (Capitol Parkway) frontage as well as the entire 150' of frontage on S. 21st Street. The historic integrity of the warehouse is very high, including a painted wall sign on the north façade



*Lincoln Telephone and Telegraph Warehouse*

for "The Lincoln Telephone and Telegraph Co. WAREHOUSE." The building was evaluated as eligible for the National Register of Historic Places in 1998 as part of the Antelope Valley Major Investment Study.

The former bath house of Muny Pool is located south of 23rd and N Streets and bordering the redevelopment site on the east. It was built c. 1920 in conjunction with the Municipal (or Antelope) Pool. The pool was closed and filled ca. 1965-70. A smaller, complementary building at the east end of the pool, on the banks of Antelope Creek, was removed as part of the Antelope Creek flood control project in the early 2000s. The Lincoln Parks & Recreation Department carried out a handsome rehabilitation of the bath house around 2007 for offices.



The bath house was evaluated as not eligible for the National Register as part of the Antelope Valley Major Investment Study in 1998, on the basis of the loss of integrity due to the removal of the pool. However, the subsequent improvements to the building and its setting prompt its re-evaluation and resulting designation as a local landmark.

The building's integrity and scale are compared to the few other surviving Lincoln parks buildings of similar era (Auld Pavilion of 1915, Ager Building of 1936, and Pioneers Park Golf Club House of 1937). The pool building has significance in the history of race relations in Lincoln as the surviving element of the venue of civil rights efforts to integrate the pool, especially for African American residents who lived immediately north of the pool on Monroe Avenue.

## Community Information

Lincoln is a city of 258,373, up over 14 percent from 2000. The city has generally enjoyed a steady annual growth rate of over one percent for the past 20 years. Lincoln is located on Interstate 80, midway between Denver and Chicago (See Exhibit C in the Appendix).

The 21<sup>st</sup> & N Street project area is in the [Antelope Valley](#) urban revitalization area, which has expanded the boundaries of Downtown. (See Exhibit D in the Appendix.) The project area is close to Downtown office buildings and other key employment centers, retail shops and restaurants, hotels, and tourist attractions. Lincoln has an extensive trail system with access to the Billy Wolff Trail adjacent to the 21<sup>st</sup> & N Street project area.

Lincoln's Downtown is a thriving, mixed-use district with approximately 27,000 employees and two million visitors annually. The 21st & N Street project area is at the eastern edge of Downtown, which is bounded on the west by the Historic Haymarket, Lincoln's premier Downtown destination district. Downtown's southern boundary includes the architecturally significant State Capitol building, as well as other state and local government campuses. The University of Nebraska-Lincoln Campus forms the northern boundary of Downtown. (See Exhibit D in the Appendix.)

The 16,000 seat Pinnacle Bank Arena at Canopy & R Streets opened in 2013. The arena, the largest public investment ever in Downtown Lincoln, sparked significant public/private investment. The Marriot Courtyard Hotel, the Hilton Garden Inn, the Railyard Entertainment District and Canopy Lofts apartments all opened in 2013. The Hyatt Place Hotel, Hobson Place Condominiums and the Tool House mixed-use project opened in 2014. From 2000 to 2015, the City is expecting to have had over \$1 billion in public and private investment in Downtown.



Nebraska Innovation Campus (NIC) is strategically located adjacent to the University of Nebraska-Lincoln, in the former Nebraska State Fair Park. NIC is a research campus designed to facilitate public/private partnerships between the University of Nebraska and private sector businesses. At full build-out, NIC will be a 2.2 million square foot campus with up to 5,000 people working, living and playing in uniquely designed buildings of quality construction that promote positive energy, foster interaction and collaboration, and stimulate ideas, sustainability and innovation. (See Exhibit D in the Appendix.)

The City of Lincoln has received a variety of national accolades. Some of the more recent national rankings include:

- **Gallup-Healthways:** Well-Being Index - #8 in 2014 (#10 in 2013), Happiest city in US (2012)
- **Forbes:** #6 in 2014 "Best Places for Business and Careers" (#4 in 2013 and in top 10 since 2009)
- **Kiplinger:** #8 on list of ten most affordable big cities in the U.S. (2014)
- **NerdWallet.com:** #3 on list of Best Cities for Young Entrepreneurs (2014), #9 in 2013 list of best places for renters
- **Wallethub.com:** #1 on list of 100 best cities for veterans (2014)
- **Homeinsurance.com:** Happiest homeowners in the country (2014), Ranked 52 of mid-sized cities on commute time, percentage of income spent on housing, quality schools, etc.
- **Livability.com:** #8 in Top 10 Cities for Affordable Health Care (2014), #37 in Top 100 Best Places to Live 2014
- **Mother Earth News:** one of 8 Great Places You've (Maybe) Never Heard Of List (2014)
- **Escapehere.com:** #7 of Most Beautiful and Underrated Cities and Towns (2014 and 2013)
- **USA Today:** Five great, lesser-known places to retire (2014)
- **RealtyTrac:** one of best college towns in the U.S. for investing in real estate (2014)
- **Farmers Insurance:** Most Secure Mid-Sized Cities (2014) Safest and Most Secure Places to Live - 8th (population 150,000 to 500,000), (2013, 2011)
- **Allstate Insurance, America's Best Drivers:** 18<sup>th</sup> safest city among top 200 (2014), #1 safest driving city among cities with populations of 250,000 or more (2012)
- **USA Swimming:** #22 in list of Top 50 Swim Cities (2014)
- **Athletic Business:** Pinnacle Bank Arena named Best Arena in College Basketball (2014)

## 21<sup>st</sup> & N Street: Invitation for Redevelopment Proposals

- **24/7 Wall Street:** #4 in “Best Run Cities in America” (2013, #5 in 2012)
- **Movato.com:** #4 America’s Best Cities for Professional Women (2014)
- **Lincoln Electric System:** rates average 13<sup>th</sup> lowest among 106 cities surveyed (2014)
- **CreditDonkey:** 3<sup>rd</sup> best small city (population 250,000 – 1 million) in which to start a business (2013)
- **The League of American Bicyclists:** Bicycle Friendly Community Award, Bronze Level (2013)

## Appendices

- *Exhibit A: Site Data Overview*
- *Exhibit B: Utilities*
- *Exhibit C: Lincoln's Regional Context*
- *Exhibit D: 21<sup>st</sup> & N Street City Context*

## Exhibit A: Site Data Overview

<b>Property 1 Site Data Overview</b>	
Owner/Broker	Lower Platte South NRD
Parcel ID	10-25-258-001-000
Street Address	2101 N Street, Lincoln, NE 68508
Zoning Classification	B-4 Lincoln Center Business District
Topography	Flat
100 Year Flood Plain	No
Phase One Environmental Audit	Completed
Storm Drainage	Yes
Downtown BID	No
Tax Increment Financing District	Potential
Capitol Environs	No

<b>Property 2 Site Data Overview</b>	
Owner/Broker	City of Lincoln
Parcel ID	10-25-258-002-000
Street Address	240 & 244 South 21 <sup>st</sup> Street, Lincoln, NE 68508
Zoning Classification	B-4 Lincoln Center Business District
Topography	Flat
Reside in 100 Year Flood Plain	No
Phase One Environmental Audit	Completed
Storm Drainage	Yes
Downtown BID	No
Tax Increment Financing District	Potential
Capitol Environs	No

## Exhibit B: Utilities

All utilities are readily available in this development area, including telecommunications. If there are additional questions about infrastructure serving the site, please contact:

**Mike Lang**, Economic Development Aide  
 Mayor's Office, City of Lincoln  
[mlang@lincoln.ne.gov](mailto:mlang@lincoln.ne.gov), 402-441-7514

<b>Electricity</b>	
Distribution Supplier	Lincoln Electric System
Contact	Joe Cave, <a href="mailto:jcave@les.com">jcave@les.com</a> , 402-467-7620
On Site	Yes
Primary Voltage	12 kV
Distance to substations in reasonable proximity	Substation 1: 0.1 miles in service in Spring 2015 Substation 2: 1.25 miles
Phase	Three
Reasonable (within cost and schedule for speculative development) power redundancy options	System is designed to be redundant to most N-1 conditions and still serve existing load. The existing facilities in the close vicinity have a radial source. It is an engineering design practice to loop-feed underground service on the primary side of the LES transformer if more than one customer is served from that underground source. Any looped service would require additional primary construction at the owner's expense. Additional feeder construction will be required to provide dual primary service to this site.
Estimated cost and schedule to extend an average use of power to the site for this type of development	Cost to extend primary service to the development area determined by revenue generation. Timeline is on average up to 6 months, but providing dual primary service may require a longer schedule. Cost to install secondary service to individually metered customers determined by revenue generation. If 2.5 years of revenue exceeds cost of installation there is no cost to the customer.

<b>Water</b>	
Supplier	Lincoln Water System
Contact	Nick McElvain, PE, <a href="mailto:nmcelvain@lincoln.ne.gov">nmcelvain@lincoln.ne.gov</a> , 402-441-5931
On Site	Yes
Distance to Site	In ROW of adjacent street
Water Main	A 6" main along 21 <sup>st</sup> Street was replaced with an 8" main in 2012. The existing 4" main running through the site may be abandoned based on site needs. A new 12" main in N Street was installed in 2008.
Pressure	60 psi
Peak Capacity at Plant	110 MGD
Excess Capacity and Amount	20 MGD - Peak day usage in past 10 years was 90 MGD
Estimated cost and schedule to extend an average use of water to the site for this type of development	There would be no cost to extend water distribution system. Just customer water service connection costs and impact fees if applicable.
Private Well	No

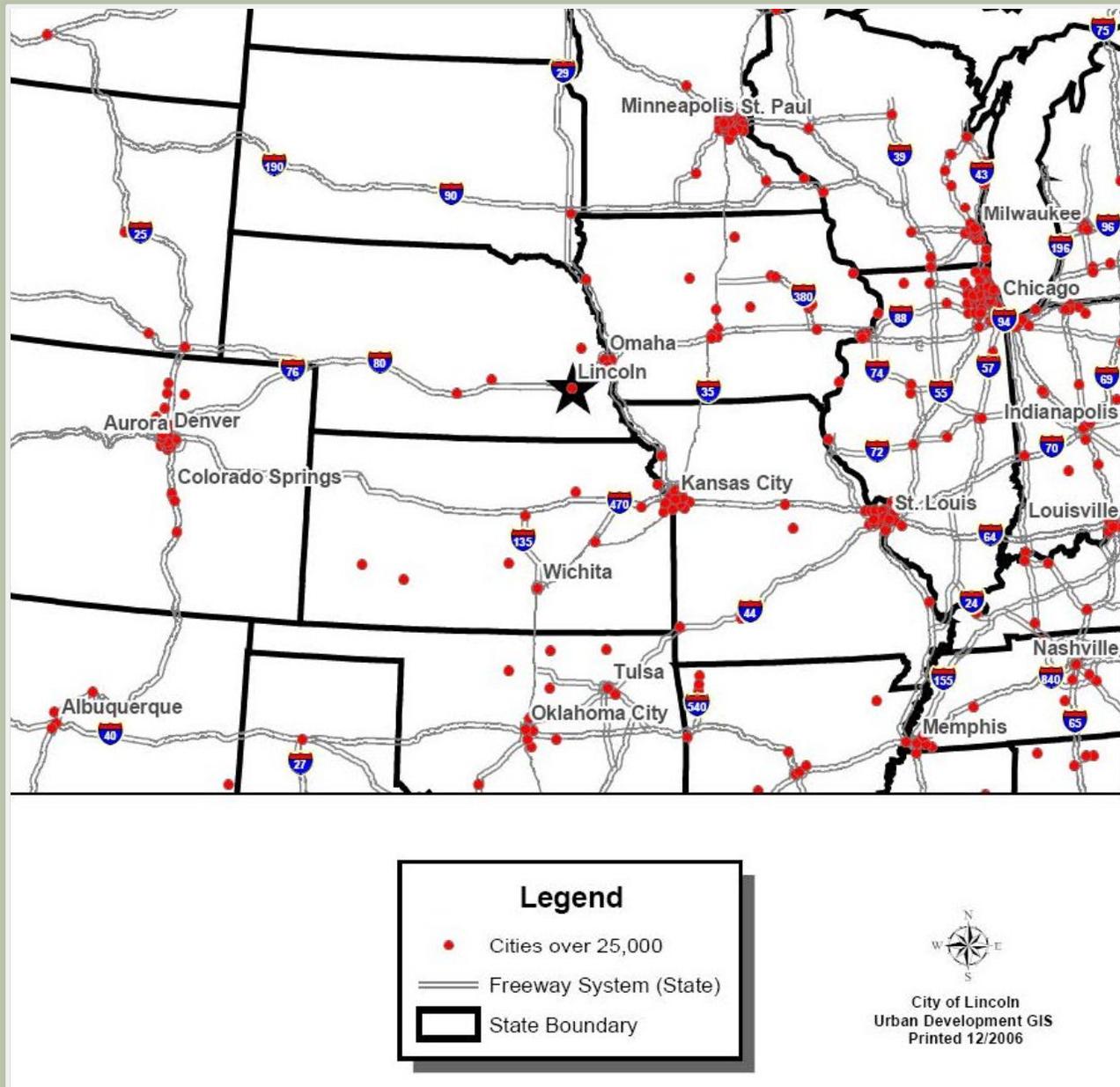
## 21<sup>st</sup> & N Street: Invitation for Redevelopment Proposals

<b>Wastewater</b>	
Supplier	Lincoln Wastewater System
Contact	Brian Kramer, bakramer@lincoln.ne.gov, 402-441-7987
On Site	Yes
Distance to Site	0
Sewer Main	Multiple mains in the area (48", 36", 18", 8")
Service Line	4" mains serve existing facilities
Peak Capacity at Plant	25 MGD
Excess Capacity & Amount	Yes - 10 MGD
Estimated cost and schedule to extend an average use of water to the site for this type of development	Minimal if sewer mains do not need to be re-routed. Unknown if a major sanitary sewer main needs to be re-routed.
Septic Tank	No

<b>Natural Gas</b>	
Distribution Supplier	Black Hills Energy
Contact	Cheryl Brandenburgh, cheryl.brandenburgh@blackhillscorp.com, 402-437-1850
On Site	Yes
Distance to Site	0
Main	4"
Pressure	74 psi
Service Line Size	Natural gas currently supplied to existing facilities on-site
Estimated cost and schedule to extend an average use of natural gas to the site for this type of development	There would be minimal costs for further development of this property. The 4" main is located in the east ROW of 21st Street, from L Street to the alley south of N Street.

<b>Telecommunications Service</b>	
Local Exchange Carrier	Windstream
Contact	Kathy Carstenson, kathy.carstenson@windstream.com, 402-437-7268
On Site	Yes
Nearest Central Office (C.O.)	15th and M Streets
Distance	1/2 mile
<b>Switch</b>	
ADSL Available from C.O.	Yes
Type (e.g., Analog or Digital)	Digital
C.O. on a Fiber Ring	Yes
Dual Service Provided from Two Central Offices	Yes
Fiber Available	Yes
ISDN Available from C.O.	Yes
<b>Points of Presence (POPs)</b>	
List All Major Long Distance Carriers	All major carriers available
Location of Closest Major Carrier POP	15th and M Streets

## Exhibit C: Lincoln's Regional Context



# Exhibit D: 21<sup>st</sup> & N Street City Context

21<sup>st</sup> & N Street Project in context within the city limits, including nearby features

