

## **FACTSHEET**

**TITLE:** A resolution approving and adopting a proposed amendment to the ***Antelope Valley Redevelopment Plan***, requested by the Director of the Urban Development Department, to add the "21<sup>st</sup> and N Redevelopment Project: The Exchange at Antelope Valley".

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

**SPONSOR:** Planning Department

**BOARD/COMMITTEE:** Planning Commission  
Public Hearing: 10/02/13  
Administrative Action: Pending

**RECOMMENDATION:** Pending – Planning Commission Public Hearing and Action scheduled for 10/02/13.

### **FINDINGS OF FACT:**

1. This proposed amendment to the ***Antelope Valley Redevelopment Plan*** adds the "21<sup>st</sup> and N Redevelopment Project: The Exchange at Antelope Valley" to redevelop the area generally located at South 21<sup>st</sup> and N Streets between K Street on the south, N Street on the north, S. Antelope Valley Parkway on the west and 23<sup>rd</sup> Street on the east, including Part A) a mixed-use building of 12,000 sq. ft. of retail and 28 dwelling units; Part B) 67 dwelling units; and Part C) a 40,000 sq. ft. grocery store. The project description is found on p.9-10.
2. This application was originally scheduled for public hearing before the Planning Commission on September 18, 2013; however, that meeting was canceled due to lack of a quorum. Therefore, the process for scheduling this application on the Council agenda was advanced for advertising purposes. The Planning Commission is scheduled to take action on October 2, 2013.
3. The original submittal was corrected on September 27 and 30, 2013 (See Hjermstad letter dated September 27, 2013 on p.15). The map and project description found on p.8-10 of this Factsheet are the corrected versions upon which the Planning Commission is scheduled to act on October 2, 2013.
4. The staff recommendation to find the proposed amendment to the Antelope Valley Redevelopment Plan to be in conformance with the Comprehensive Plan is based upon the "Analysis" as set forth on p.5-6, concluding that the proposed amendment contributes to meeting the long term goal of the Comprehensive Plan to add 3,000 dwelling units to the Greater Downtown by 2040.
5. The minutes of the public hearing and action by the Planning Commission will be provided to City Council prior the public hearing scheduled for October 14, 2013.

**FACTSHEET PREPARED BY:** Jean L. Preister

**DATE:** September 30, 2013

**REVIEWED BY:** Marvin Krout, Director of Planning

**DATE:** September 30, 2013

**REFERENCE NUMBER:** FS\CC\2013\CPC13007

## LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

### for SEPTEMBER 18, 2013 PLANNING COMMISSION MEETING

- PROJECT #:** Comprehensive Plan Conformance No. 13007
- PROPOSAL:** To add the “21<sup>st</sup> and N Redevelopment Project: The Exchange at Antelope Valley” that proposes approximately 52,000 square feet of commercial floor area and approximately 95 dwelling units.
- LOCATION:** An area generally located south of N Street, east of S. 21<sup>st</sup> Street, west of Antelope Creek, and north of L Street; the block between L Street, K Street, S. Antelope Valley Parkway, and S. 20<sup>th</sup> Street; and portions of abutting and nearby street rights-of-way.
- LAND AREA:** 17.5 acres, more or less
- CONCLUSION:** The redevelopment project is in conformance with the Comprehensive Plan.

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

**EXISTING ZONING:** B-4 Lincoln Center Business District

**EXISTING LAND USE:** Rights-of-way, Lincoln Parks and Recreation maintenance buildings and offices, vacant former car dealership, two vacant multi-family structures (consisting of 19 dwelling units), surface parking lots, and undeveloped land.

#### **SURROUNDING LAND USE AND ZONING:**

Parts “A” and “B” (S. 21<sup>st</sup> and N Street area)

North: Undeveloped land and Antelope Creek (B-4)

South: Convenience store and drive-through restaurant (B-3)

Antelope Park (P)

East: Antelope Park (P)

West: Car wash, surface parking, and telephone utility buildings (B-4)

Part “C” (Between S. Antelope Valley Parkway and S. 20<sup>th</sup> Street and K and L Streets)

North: Residential uses and surface parking (B-4)

South: Kaplan University (O-1)

Residential uses (R-6)

East: Residential uses and surface parking (B-4)

West: Surface parking (B-4)

#### **HISTORY:**

- November 24, 2004: The Antelope Valley Redevelopment Plan was approved. The plan has been amended eight times since then; most recently on February 25, 2013.
- September, 2005: The Downtown Master Plan was approved. The plan was updated in May, 2012.
- May, 2012: The Downtown Master Plan update was completed.
- June 18, 2012: Change of Zone #12011: A portion of the area east of S. 21<sup>st</sup> Street and M Street was zoned from P to B-4.
- June 18, 2012: Comprehensive Plan Conformance #12006: A portion of the area east of S. 21<sup>st</sup> Street and M Street (Parks and Recreation maintenance buildings) was declared surplus.

### **ASSOCIATED APPLICATIONS:**

The developer plans to submit an application for a Planned Unit Development (PUD) in the coming months. Therefore, no details of the PUD application such as street and alley vacations, turn lanes, utilities, zoning, signs, setbacks, design standards, parking, site layout, access, etc. have been addressed or discussed with staff.

### **COMPREHENSIVE PLAN SPECIFICATIONS:**

The 2040 Lincoln and Lancaster County Comprehensive Plan identifies this area as Commercial in the Future Land Use Plan. (p.1.9)

Discourage auto-oriented strip commercial development and seek opportunities for residential mixed use redevelopment and/or transit oriented development of existing commercial strips. (p. 5.14)

Avoid encroachment into existing neighborhoods during expansion of existing commercial and industrial uses, and take steps to ensure expansions are in scale with the adjacent neighborhood, are properly screened, fulfill a demonstrated need and are beneficial to health and safety. (p. 5.14)

Mixed Use Redevelopment should:

Target existing underdeveloped or redeveloping commercial and industrial areas in order to remove blighted conditions and more efficiently utilize existing infrastructure. (p. 6.2)

Preserve existing affordable housing and promote the creation of new affordable housing throughout the community. (p. 6.2)

Provide a diversity of housing types and choices throughout each neighborhood for an increasingly diverse population. (p. 6.2)

Encourage substantial connectivity and convenient access to neighborhood services (stores, schools, parks) from nearby residential areas. (p. 6.2)

Create housing opportunities for residents with special needs throughout the city that are compatible with and integrated into residential neighborhoods. (p. 6.2)

Help to create neighborhoods that include homes, stores, workplaces, schools, and places to recreate.

This area is identified as a Mixed Use Redevelopment Node and within walking distance of the O Street Corridor. (p. 6.5)

Mixed Use Redevelopment Nodes and Corridors should strive to locate:

In areas where there is a predominance of commercial or industrial zoning and/or development, focusing on non-residential areas as opposed to existing neighborhoods. (p. 6.6)

In proximity to planned or existing neighborhoods and community services, to facilitate access to existing community services or to address a deficiency by providing services such as grocery stores, childcare centers, and restaurants. (p. 6.6)

Where there is existing or potential for good access to transit, to enhance the public transit system by making it accessible to residents and to facilitate the development of neighborhood multimodal hubs where residents can drive, bike, or walk to a transit stop, go to work, and then shop for their daily needs before they return home. (p. 6.6)

In areas appropriate for residential mixed use redevelopment, outside of areas identified as Industrial Centers and Highway Oriented Commercial Areas in LPlan 2040 to avoid conflicts with health and safety. (p. 6.6)

Strive for residential densities of at least seven dwelling units per gross acre within buildable areas inside the project boundary. This strategy encourages significant returns on public investment by developing high-quality properties with sustained value, supports new businesses in the mixed use center, makes public transportation more viable, and uses land and infrastructure more efficiently. (p. 6.7)

Encourage substantial connectivity and convenient access to neighborhood services (stores, schools, parks) from residential areas. (p. 7.4)

### **ANTELOPE VALLEY REDEVELOPMENT PLAN SPECIFICATIONS:**

*East Downtown:* is defined by the waterway, the one-way pairs of "K" and "L" Streets, 17<sup>th</sup> Street and the UNL Campus edge. The area has a variety of architecture, building usage, streetscape definitions and site density. It is intended to be marked by mixed-use, streetscape-oriented infill development revitalizing underdeveloped land, renovating key existing structures, and capitalizing on parking and open space. The applicable East Downtown future land use designations would encourage mixes of uses residential/office/retail/services-next to each other as well as a commercial use on the first floor and another land use on the upper floors. (p. 52)

The proposed project is entirely within an area designated as "Mixed Use" (MU) on the Antelope Valley Redevelopment Plan Future Land Use Map. (p. 54)

**MU - Mixed-Use:** The Mixed Use (MU) area east of traditional downtown is intended to accommodate a wide variety of land uses compatible with adjacent residential areas and supportive of downtown as the community's center. Within this wider area, certain subdistricts should be encouraged through incentives and regulations. Residential uses are encouraged throughout the MU area to capitalize on public investment and to provide a variety of housing options near the downtown core. In particular, high-density, high-amenity urban residential uses are very desirable between 17th St. and the new Antelope Creek and park. South of O St. and east of 17th St. there is an opportunity to strengthen housing in proximity to the Capitol and other employment centers. (p. 57)

The area along "K" and "L" Streets between S. 17<sup>th</sup> and S. 22nd Streets is a key entry corridor to and from downtown. In this area the mix of uses is intended to provide additional diversity in office and residential products to traditional Downtown. The proximity of these blocks with the State Capitol provides the impetus for government and statewide association facilities. (p. 57-58)

Another noteworthy Mixed-Use area is along the west side of the waterway south of "O" Street. This land benefits by proximity to open space and the Creek and from the possibility of assembling some larger tracts than in traditional downtown. This area offers opportunities for high-quality office, residential, or mixed-use development. (p. 58)

Public streetscape improvements can upgrade the appearance of the area and should be matched by higher design standards for private improvements, including building materials, locations, and landscaping. Emphasis

should be given to maintain an attractive "edge" to the corridor of building and/or landscaping. Residential projects that front on P, N, or the north-south streets should be encouraged. Non-auto-oriented retailing more appropriate to the heart of downtown should not be encouraged. (p. 58)

Along P and N Streets there should be a greater emphasis on public and private improvements to foster a lively pedestrian environment and to provide an appropriate transition to the adjacent residential neighborhoods. (p. 58)

### **DOWNTOWN MASTER PLAN SPECIFICATIONS:**

Parts A and B of the proposed project are designated as "High Density Residential" in the Land Use Framework map. (p. 20)

Part C of the proposed project is designated as "Low Rise Office" in the Land Use Framework and Employment Framework maps. (p. 20 and 35)

K and L Streets – Provides for expansion of financial and other office uses along this corridor. (p. 36)

**Residential Mixed Use** The predominant land use emphasis in the area of Antelope Valley on the east side of downtown should be residential. The area provides great opportunities for a variety of housing types unique in Lincoln and supportive of both their adjacent residential neighborhoods and of downtown. (p. 37)

The "entry corridor" of Capitol Parkway along K and L Streets is appropriate for both residential uses and low-rise office buildings. (p. 37)

N Street in this area is identified as a street with a "Protected Bikeway". (p. 2 and 3 of 2012 update)

**N Street 'Last Mile' Protected Bikeway:** The 'last mile' missing link to Lincoln's nationally acclaimed trail system providing a safe, direct, convenient, and highly recognizable pedestrian and protected bikeway connection linking Antelope Valley to the West Haymarket and serving as an amenity for development. (p. 3 of 2012 update)

N Street can accommodate, and is a preferred location for a bi-directional protected bikeway; the bikeway is proposed adjacent to the south side sidewalk and should include pedestrian landscape improvements consistent with the promenade concept. (p. 5 of 2012 update)

### **ANALYSIS:**

1. This is a request to review the proposed amendment to the Antelope Valley Redevelopment Plan for a determination of conformity with the Lincoln and Lancaster County 2040 Comprehensive Plan.
2. This area is designated as Commercial in the Comprehensive Plan. The entire area is zoned B-4. The 2005 Downtown Master Plan shows Parts "A" and "B" near S. 21<sup>st</sup> and N Street as "High Density Residential" and Part C as "Low Rise Office."
3. The City-owned property southeast of S. 21<sup>st</sup> Street and N Street has been declared surplus. The City has acquired additional park space to satisfy the National Park Service's requirements involving transfer of the land to private use.
4. Part "A" is southeast of S. 21<sup>st</sup> Street and N Street and includes a mixed use building of 12,000 square feet of retail and 28 apartments. Part "B" is east of S. 21<sup>st</sup> Street and M Street and includes 67 dwelling units. Part "C" is located at S. Antelope Valley Parkway and K Street and includes a 40,000 square foot grocery store.

5. The dwelling units benefit from walkable destinations nearby such as UNL, Lincoln High School, Elliott Elementary School, transit, restaurants, convenience goods, retail, recreation, employment, and other services. Additionally, the project itself includes retail and a grocery store, which are amenities for the proposed housing and the Greater Downtown area.
6. The proposed housing is located adjacent to Antelope Park and near bike trails.
7. The 2012 Downtown Master Plan update designated N Street as appropriate for a protected bikeway.
8. 19 multi-family units are proposed to be demolished on the proposed grocery store site (area "C"). The rest of the block has been cleared of dwelling units incrementally since 2005. As recent as the 2000 Census, there were 39 dwelling units on this block.
9. The Comprehensive Plan has a stated goal of adding 3,000 dwelling units to the Greater Downtown by 2040. The proposal contributes to meeting that long-term goal by adding a net of 56 dwelling units within the project boundary based on 2000 Census data or a net of 76 dwelling units based on the present-day land use.
10. More in-depth details of the proposed project such as street and alley vacations, turn lanes, utilities, zoning, signs, setbacks, design standards, parking, site layout, access, etc. will be addressed upon review of the PUD once it is submitted.

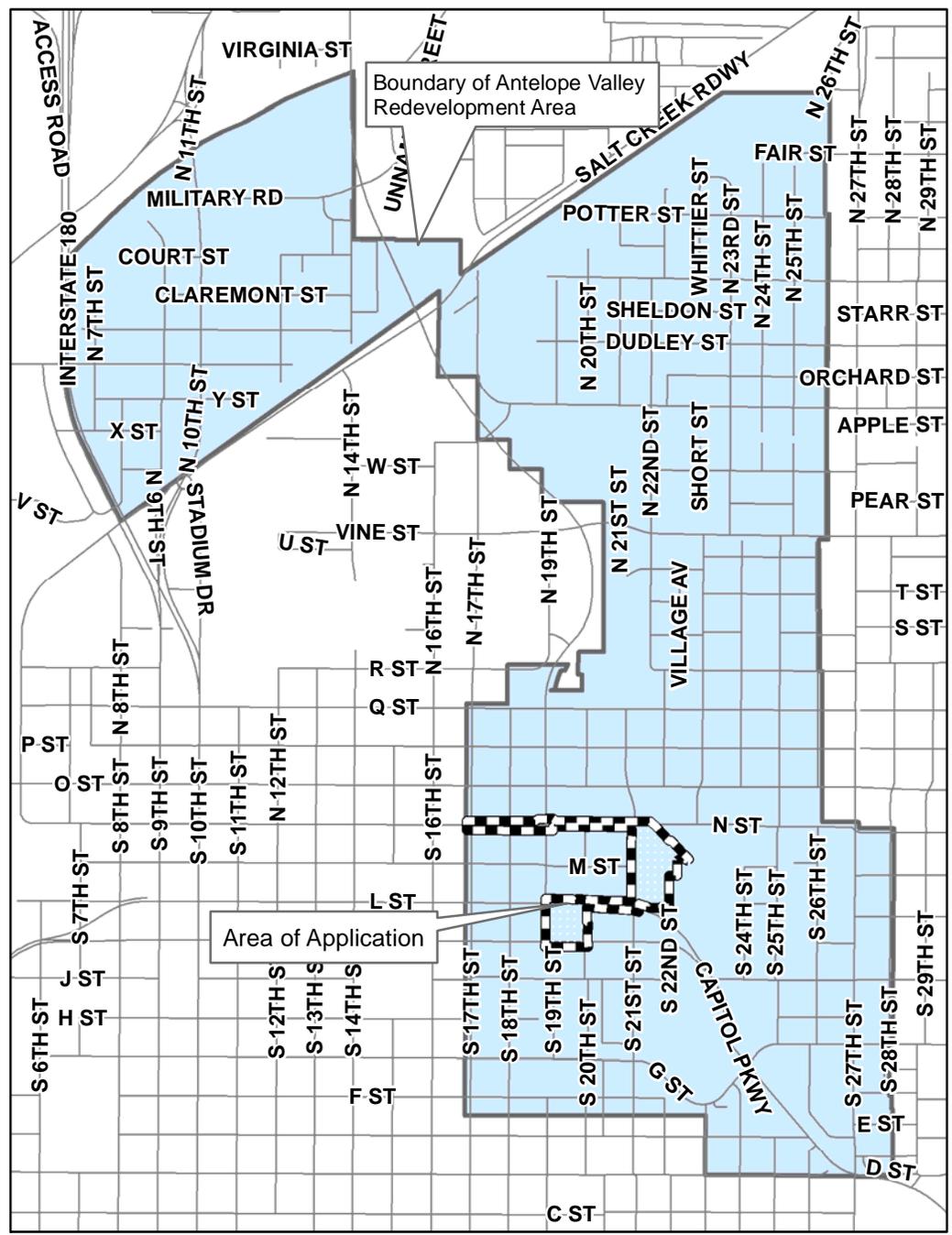
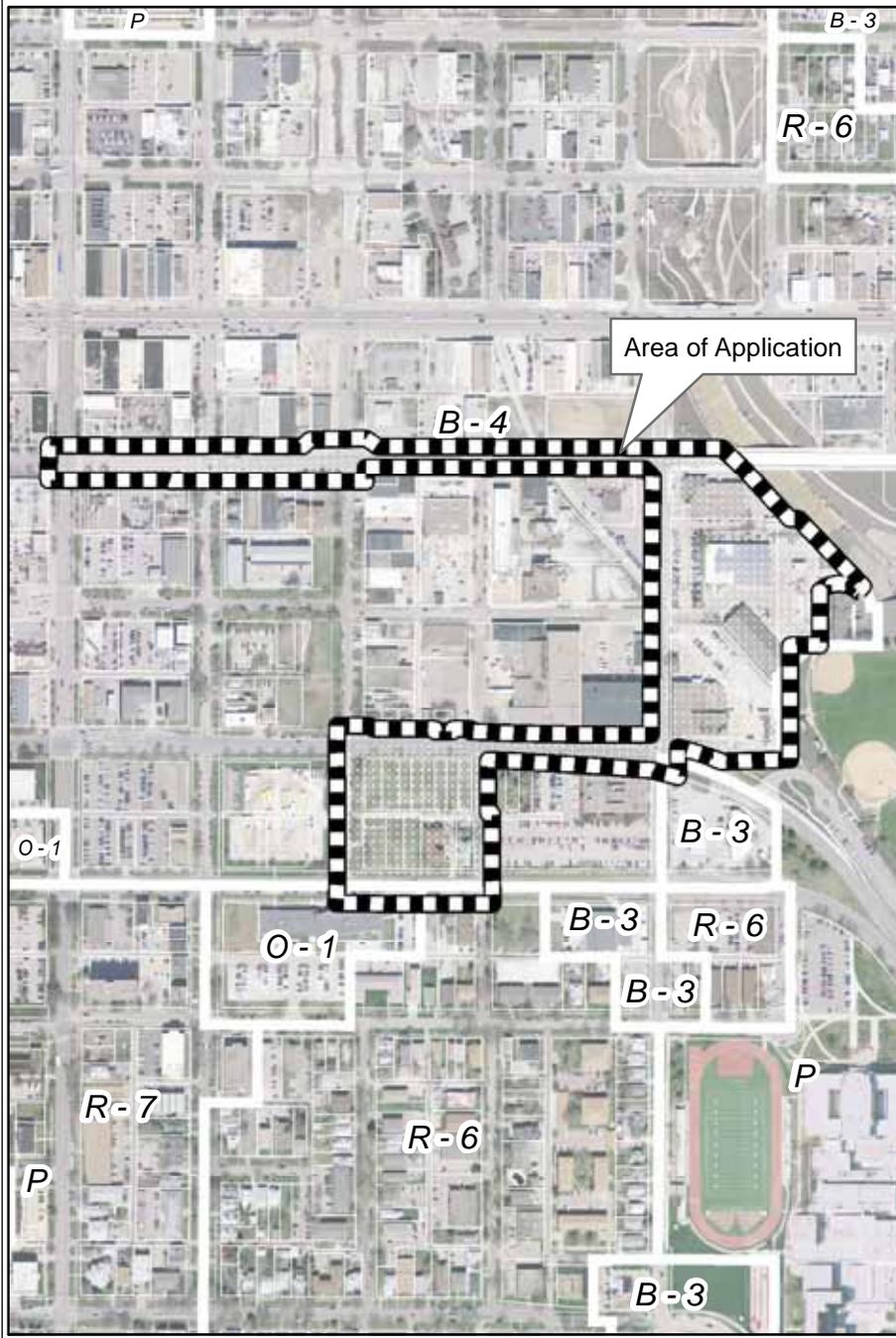
Prepared by:

Brandon M. Garrett, AICP  
Planner

**DATE:** September 10, 2013

**APPLICANT:** David Landis, Director  
Urban Development Department  
555 S. 10<sup>th</sup> Street, Ste. 205  
Lincoln, NE 68508

**CONTACT:** Wynn Hjermstad  
Urban Development Department  
555 S. 10<sup>th</sup> Street, Ste. 205  
Lincoln, NE 68508  
402-441-8211  
[whjermstad@lincoln.ne.gov](mailto:whjermstad@lincoln.ne.gov)



2010 aerial

# Comprehensive Plan Conformance #13007

## The Exchange at Antelope Valley Redevelopment Project

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21st & N Redevelopment Area: Project Boundary



and, other public improvements and enhancements allowed under the law.

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

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

*1. Project Description*

The Exchange at Antelope Valley project will redevelop the area generally located at 21st and N Streets between L Street on the south, N Street on the north, 21st on the west and the Antelope Valley channel on the east. The City ROW is included; along N Street from S. 17th Street through the intersection at S. 23rd Street and along L Street from S. Antelope Valley Parkway to S. 21st Street. The redevelopment area also includes the block between K and L, 20th to Antelope Valley Parkway. The 21st & N site is currently comprised of three publicly owned structures and a private property, the old LT&T warehouse to the south. The site between K and L, 20th and Antelope Valley Parkway is primarily vacant with

two residential structures. The entire area is zoned B-4 and City-owned property has been declared surplus. The project is consistent with the goals of the *Antelope Valley Redevelopment Plan* and the Antelope Valley Future Land Use Map, Figure 18, page 54, which identifies the area as mixed-use.

The project consists of three parts: Part A is located along N Street and is a mixed-use building, approximately 12,000 square feet, to include first floor retail and two floors of market rate apartments with approximately 28 units; Part B, to the south of the mixed-use building, is comprised of high density row housing. Approximately 67 market rate units will be available for home ownership. Part C is located between K and L, 20th to Antelope Valley Parkway and includes an approximately 40,000 square foot grocery store. All Parts include associated parking.

The project will include acquisition and demolition of existing structures, relocation of existing Parks and Recreation Department facilities, construction of internal streets, sewer and water, and the vacation of 20th Street. It is in the best interests of the City, in order to facilitate the location of a grocery store in



**21st & N Redevelopment Area: Project Boundary**

downtown Lincoln, to vacate 20th Street between K and L Streets and convey the entirety of the right-of-way to the redeveloper. Sidewalks, landscaping and lighting will also be included. Public investment may assist in eligible expenditures which may include acquisition, demolition, site preparation and public infrastructure. Additional public investment includes bikeway improvements along N Street to 17th and may include public art.

2. *Statutory Elements*

- ◆ **Property Acquisition, Demolition, and Disposal**  
Property acquisition and assembly will be required. Public land will be negotiated for sale to the developer through the redevelopment agreement process. The City surplus property process has been completed. A portion of the City-owned land was acquired with Land and Water Conservation Fund assistance. Redevelopment and sale of that property is subject to conversion action which involves approval by the National Park Service and its local administrator, the Nebraska Game and Parks Commission. This process is underway. Demolition will include clearing structures on the property including environmental remediation and any necessary capping, removal or replacement of utilities and site preparation. Removal of existing fuel tanks is the responsibility of the City.

- ◆ **Population Density**

Population density will increase with completion of Parts A and B of the project. Currently, the building adjacent to N Street is vacant. Two Parks and Recreation Department buildings occupy the remainder of the site at 21st & N. These facilities will be relocated to make way for construction of the project which includes approximately 95 new housing units. Population density will increase as a result, but will not significantly impact the overall population density of the city. Part C of the project is primarily vacant. Although two residential uses remain, both are nearly vacant and will be entirely vacant prior to commencement of the project. The grocery store to be constructed at the site is entirely commercial with no impact on population density.

- ◆ **Land Coverage**

Land coverage and building density will be altered with construction of Parts B and C of the project. The row houses in Part B will replace the two exist-

ing Parks and Recreation maintenance facilities. The grocery store, Part C, will be constructed on land that is currently vacant.

- ◆ **Traffic Flow, Street Layouts, and Street Grades**

The City's Public Works and Utilities Department has indicated that the project is not likely to result in a significant increase in traffic. There is no impact to street layouts or grades; however, 20th Street will be vacated. There will be construction of private streets within Parts A and B, which will be designated with public access easements: to ensure access to the Antelope Creek Channel for maintenance, to access the remaining Parks and Recreation Department offices located in the old Muny Building to the east of the project area, and to allow access to the buildings for necessary municipal services (i.e., police and fire).

- ◆ **Parking**

The private parking will be developed as an element of the project consistent with B-4 design standards. The project will meet the requirements for parking.

- ◆ **Zoning, Building Code, and Ordinances**

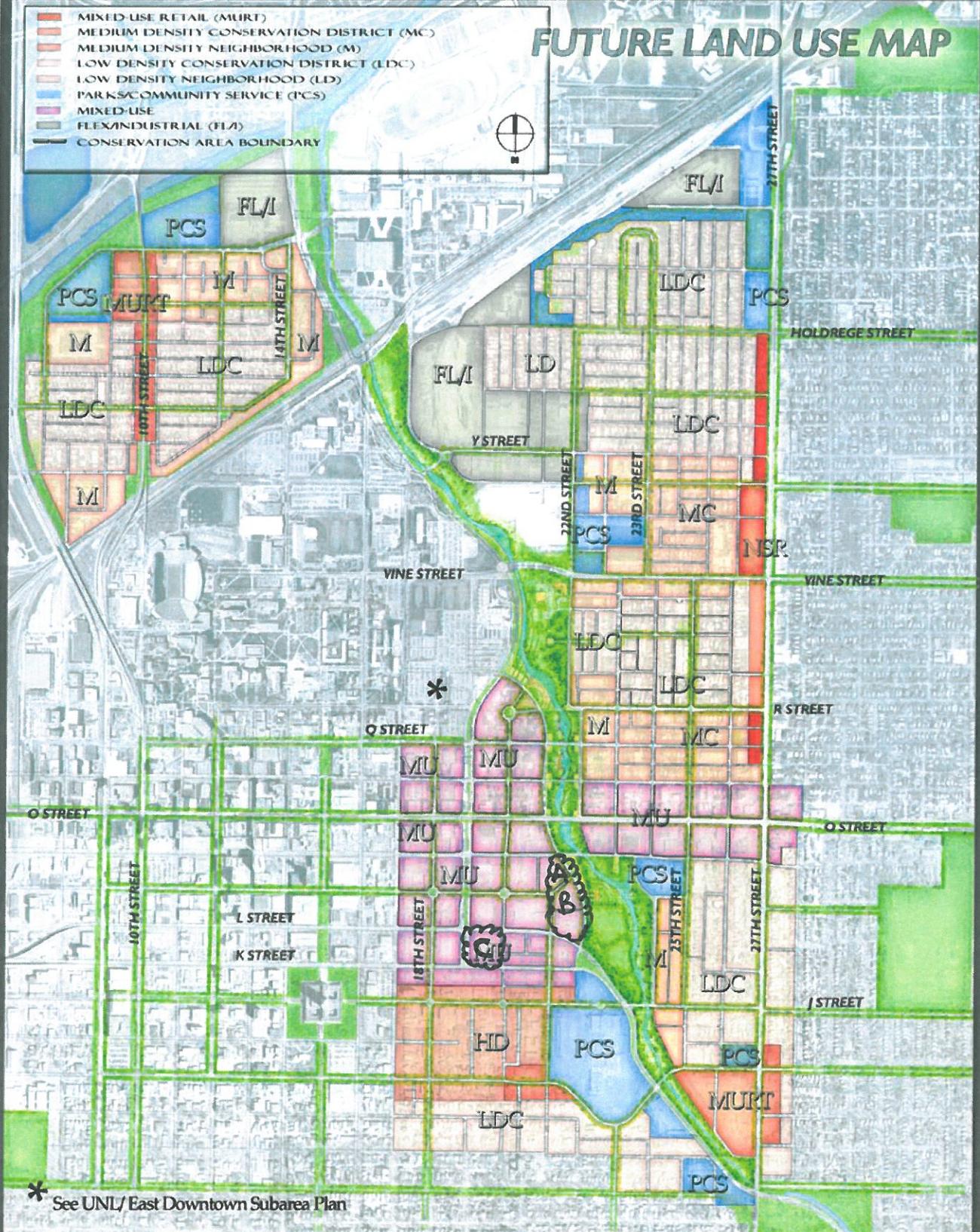
The project area is currently zoned B-4 Lincoln Center Business District. The Downtown Design standards apply and the project will be constructed to meet the standards. A PUD is in process and will retain the underlying zoning. The project area will need to be replatted.

3. *Proposed Costs and Financing*

The estimated total cost to implement the project is approximately \$32,000,000 which includes approximately \$4,400,000 of public financing. The source of public funds for these improvements will be Community Improvement Financing (more commonly known as Tax Increment Financing (TIF)), estimated to be \$4,400,000 generated from the private development within the project area. A preliminary cost-benefit analysis has been completed and concludes that the public investment of approximately \$4,400,000 in TIF funds will leverage \$27,604,000 in private sector financing, resulting in a private investment of more than \$6.25 for every City TIF dollar spent.

- MIXED-USE RETAIL (MUR)
- MEDIUM DENSITY CONSERVATION DISTRICT (MC)
- MEDIUM DENSITY NEIGHBORHOOD (M)
- LOW DENSITY CONSERVATION DISTRICT (LDC)
- LOW DENSITY NEIGHBORHOOD (LD)
- PARKS/COMMUNITY SERVICE (PCS)
- MIXED-USE
- FLEX/INDUSTRIAL (FL/I)
- CONSERVATION AREA BOUNDARY

# FUTURE LAND USE MAP



\* See UNL/ East Downtown Subarea Plan

Figure 18

# Land Use Framework

The Land Use Framework designates recommended land uses for downtown Lincoln parcels, identifying a total of some 15 different uses in downtown.

## A Mix of Uses

The framework encourages mixed use development wherever feasible. Mixed-use buildings with housing on upper floors support the retail uses on their ground floors, and benefit from nearby transit services.

When parcels contain a vertical mix of uses, the color shown on the Land Use Framework typically indicates the predominant or most important ground floor use; or in some cases, as with parking structures or housing, the predominant use can be the upper

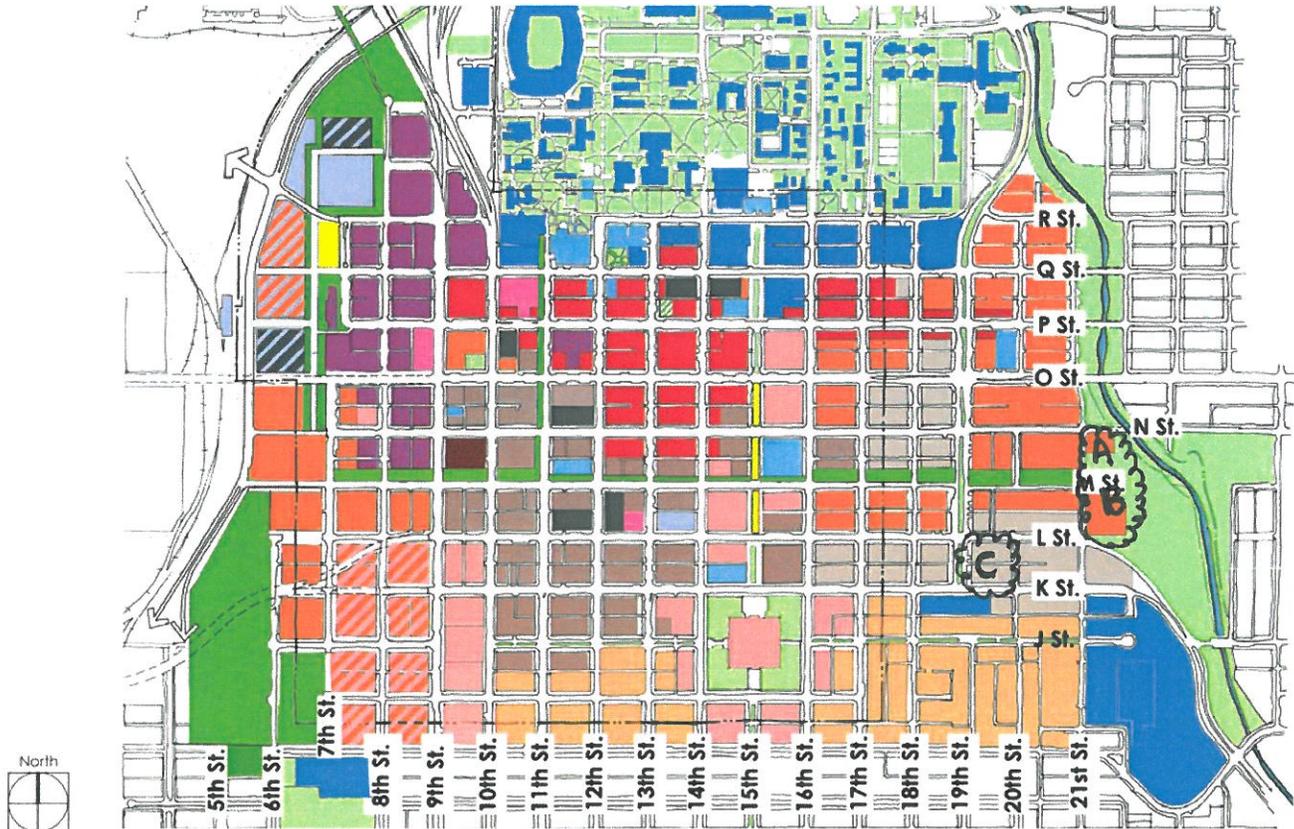
floors which make up the bulk of the building, even when ground floor uses differ.

These land uses are separated into individual frameworks and described in the pages that follow.

**Land Use Framework Key**

- Retail
- Marketplace
- Restaurant/Entertainment
- Office
- Government
- Low Rise Office
- High Density Residential
- Medium Density Residential
- Education
- Arts/Cultural
- Civic/Convention/Arena/Conference
- Festival/Event Spaces
- Civic Square
- New Parks and Open Space
- Existing Parks and Open Space
- Parking Structure

*(Colors indicate predominate land use, as described in text above.)*

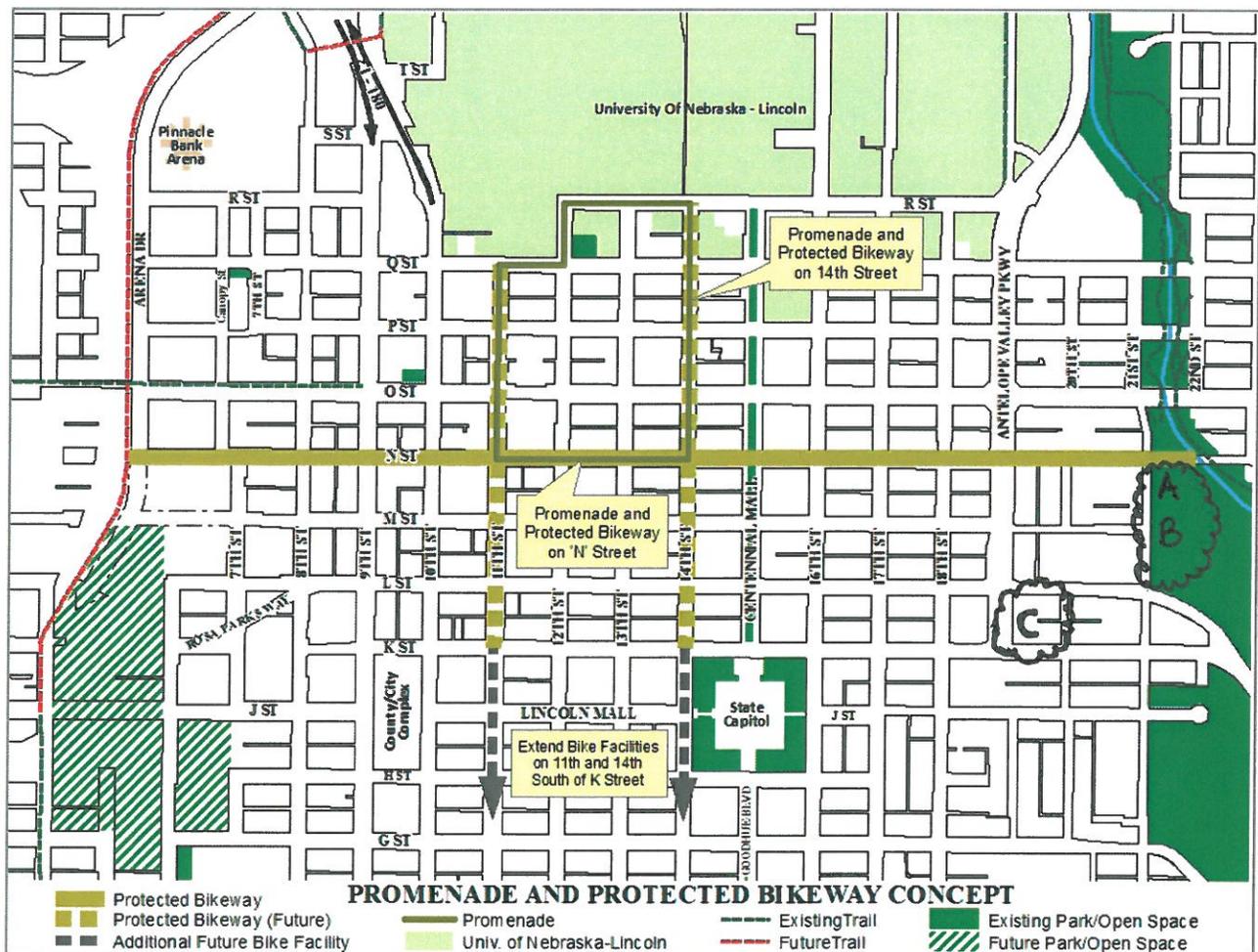


Land Use Framework

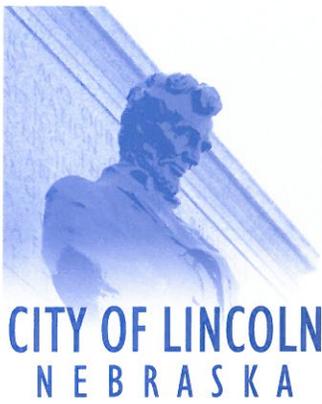
## Complete Streets Framework

This Downtown Master Plan Update builds on the Complete Streets strategy of LPlan 2040 and strengthens that emphasis from the 2005 Downtown Master Plan, including the following elements:

- **Promenade:** A safe, convenient and highly identifiable pedestrian and protected bikeway system within the downtown core, connecting the Centennial Mall, University and downtown retail uses and serving as an amenity for development.
- **N Street 'Last Mile' Protected Bikeway:** The 'last mile' missing link to Lincoln's nationally acclaimed trail system providing a safe, direct, convenient, and highly recognizable pedestrian and protected bikeway connection linking Antelope Valley to the West Haymarket and serving as an amenity for development.
- **Retail 'T' Streetscape Enhancements:** A consistent arrangement of sidewalks, intersection materials, and street furnishings enhancing and strengthening the business and investment environment and ensuring that the P Street and 14<sup>th</sup> Street Retail 'T' is a destination and central gathering space for the community.



Promenade and Bikeway Concept



**CITY OF LINCOLN**  
**NEBRASKA**

**MAYOR CHRIS BEUTLER**  
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August 21, 2013

Marvin Krout, Director  
City of Lincoln-Lancaster County Planning Department  
555 S. 10<sup>th</sup>  
Lincoln, NE 68508

Dear Marvin:

Enclosed is an amendment to the Antelope Valley Redevelopment Plan that identifies a new redevelopment project at 21<sup>st</sup> & N. The project, The Exchange at Antelope Valley, includes 3 Parts: a mixed-use building including first floor retail and 2 stories of market rate apartments, high density row houses for home ownership, and a grocery store.

Please forward the Plan Amendment to the Planning Commission for their earliest consideration for Comprehensive Plan compliance. My understanding is that the Plan Amendment should be on the September 18, 2013 agenda.

If you have questions or need additional information, please contact me at 441-8211 or at [whjermstad@lincoln.ne.gov](mailto:whjermstad@lincoln.ne.gov). Thank you.

Sincerely,

Wynn S. Hjermstad, AICP  
Community Development Manager

cc: Dave Landis, Director, Urban Development Dept.



**CITY OF LINCOLN**  
**NEBRASKA**

**MAYOR CHRIS BEUTLER**  
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September 27, 2013

Marvin Krout, Director  
City of Lincoln-Lancaster County Planning Department  
555 S. 10<sup>th</sup>  
Lincoln, NE 68508

re: Amendment to item 4.1 on 10/2/13 Planning Commission agenda

Dear Marvin:

Attached is a corrected project area map amending item 4.1 Comprehensive Plan Conformance No. 13007 scheduled for public hearing and administrative action by the Planning Commission on October 2, 2013. The purpose of item 4.1 is to review a proposed amendment to the Antelope Valley Redevelopment Plan for the 21<sup>st</sup> & N Redevelopment Project as to conformance with the Comprehensive Plan.

After submitting the item to you for Planning Commission consideration, an error was noted in the project area boundary. The attached map has the correct boundary extending to the east on N Street through the 23<sup>rd</sup> Street intersection. The project area identified in the original submission incorrectly showed the boundary ending on the west side of the Antelope Valley channel on N Street.

Please forward this amendment to the Planning Commission for their consideration for Comprehensive Plan compliance on item 4.1 on October 2, 2013. If you have questions or need additional information, please contact me at 441-8211 or at [whjermstad@lincoln.ne.gov](mailto:whjermstad@lincoln.ne.gov).

Thank you.

Sincerely,

A handwritten signature in blue ink that reads "Wynn S. Hjermstad". The signature is fluid and includes a stylized flourish at the end.

Wynn S. Hjermstad, AICP  
Community Development Manager

cc: Dave Landis, Director, Urban Development Dept.