

PLANNING COMMISSION RECORD

Briefing Session

NAME OF GROUP: PLANNING COMMISSION

DATE, TIME AND PLACE OF MEETING: Wednesday, October 13, 2004, 12:00 Noon, Room 113, First Floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska

MEMBERS IN ATTENDANCE: Jon Carlson, Dan Marvin, Mary Bills-Strand, Lynn Sunderman and Tommy Taylor; (Eugene Carroll, Gerry Krieser and Melinda Pearson absent). Marvin, Krout, Steve Henrichsen and Teresa McKinstry of the Planning Dept.; Wynn Hjermsstad of Urban Development; Kent Seacrest; media and other interested parties.

STATED PURPOSE Staff briefing on the **Antelope Valley Redevelopment Plan**

Wynn Hjermsstad stated that the Commissioners were sent a CD and executive summary of the Antelope Valley Redevelopment Plan. There have been various meetings with different groups to discuss the plan.

Kent Seacrest presented a Power Point presentation. He summarized various elements of the redevelopment plan. They are proposing to put back the creek. The current conduit is not big enough and has caused flooding. With the creek, the floodplain will shrink back to its banks.

Antelope Valley Parkway will be six lanes. It is projected that 50,000 cars will go up and down "O" St. and 50,000 cars will go up and down Antelope Valley Parkway in the future. "O" St. is currently around 25,000 cars. In 20 years, the population is projected to be at 328,000. Mr. Seacrest discussed other streets that are part of the plan.

A bike trail network will be done. It will go through the north end of the University and down through the Haymarket.

Northeast Community Park is Phase 1. The waterway has also been started. In order to anticipate the next phase of the creek, the bridges need to be built. The Military bridge is almost done, "Y" St. bridge and Vine St. bridge are next. They are hoping to get the creek going in Phase 2. We will start building the "N" St., "O" St., "P" St. and "Q" St. bridges in the next 24 months. The north/south roadway will then be started in about 2-3 years. This is about a 10 year vision.

The Redevelopment Plan has many components. The boundaries were chosen and includes many neighborhood districts. The area has a heavy predominance of multi-family housing and is very multi-cultural.

Transportation was looked at. Open space is a big part of the plan. Future land use was considered. The city and Neighborhoods Inc. have a lot of different programs available.

Antelope Valley is proposing governmental programs for 2 projects; the Vine St. Redevelopment Project with Fernando Pages and the enhancement and redevelopment project which has 3 legs. It will primarily start in Malone and includes 3 aspects. The streets need to be repaired. Housing stock needs to be rehabilitated. The buildings that can't be salvaged need to be demolished and newer houses built in their place.

There is a whole series of redevelopment principles that will be utilized along the way to make sure the process is fair. They will work with the Downtown Master Plan consultants to make sure that everything is coordinated. There are many different projects proposed as part of the Redevelopment Plan. The public part of Antelope Valley is very expensive. Implementation is going to be key. There are 2 regulatory components. The Neighborhood Design Standards will affect the neighborhoods involved in this plan. There will be subareas. There have been numerous meetings and committees involved along the way. The Antelope Valley Redevelopment Plan should have public hearing before Planning Commission on October 27, 2004.

Marvin wondered how the failure of the recent street bond affects this plan. Seacrest knows that the administration is trying to figure out the infrastructure issues. At this stage, the Antelope Valley Project has contracts out already.

The meeting was adjourned at 12:50 p.m.

Respectfully submitted,

Teresa McKinstry
Office Specialist
Planning Department