

Amendment to University Place Redevelopment Plan

ASSOCIATED APPLICATIONS: None

COMPREHENSIVE PLAN SPECIFICATIONS:

“Maximize the community’s present infrastructure investment by planning for residential and commercial development in areas with available capacity.” (page F 17)

Future Land Use Map: This land is designated as Commercial in the Land Use Plan. (page F 24)

“Encourage renovation and reuse of existing commercial centers. Infill commercial development should be compatible with the character of the area and pedestrian oriented.” (page F 49)

“Maintain and encourage retail establishment and businesses that are convenient to, and serve, neighborhood residents, yet are compatible with, but not intrusive upon residential neighborhoods.” (page F 49)

ANALYSIS:

1. This is a request to review a proposed amendment to the University Place Redevelopment Plan for a determination of conformity with the Comprehensive Plan.

2. The amendment provides for the acquisition of blighted and substandard commercial/ industrial properties for purposes of redevelopment. Community Development Law specifies that properties identified for acquisition must be included in the Plan. This amendment involves including the Green’s Furnace and Plumbing Company building and property in the vicinity of 48th and Madison Avenue in the University Place Redevelopment Plan. The building was destroyed by fire and the owners of this property have requested to create a project for redevelopment. (See Attachment A for specific text to be included in the University Place Redevelopment Plan)

3. This amendment will permit the City to purchase the property for the purpose of removing blight through future redevelopment activities. This amendment does not include a proposal for specific land uses on the property. The City will have to amend the Redevelopment Plan when specific land uses are determined for the redevelopment project.

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4. **Public Works and Utilities Comments:** Public Works will need to review specific redevelopment proposals to determine specific needs and requirements for access.
5. The Urban Development and Public Works Departments have initiated a community process along with the University Place business association, neighborhood association and Nebraska Wesleyan University to develop traffic and safety improvements and revitalization strategies for the area. This subarea planning process will assist in determining redevelopment strategies for the Green's Furnace and Plumbing project. The study is anticipated for completion by the fall of 2003.
6. The University Place Redevelopment Plan was adopted by the City Council on December 7, 1998.
7. The University Place Redevelopment Plan covers an area generally bounded on the west by 45th and 46th Streets, on the north by one-half block north of Adams Street, on the south by Colby Street, and on the east by 49th and 50th Streets. This proposed amendment covers buildings that are within the existing boundary of the Redevelopment Plan area.
8. The *University Place Study Area, Lincoln, Nebraska, Blight and Substandard Determination Study* determined that the area was blighted and substandard in August 1998. The City Council declared the area blighted and substandard on October 26, 1998.
9. The Green's Furnace and Plumbing Project would generate Tax Increment Financing from private development to pay for public infrastructure and improvements.
10. The *Lincoln and Lancaster County 2025 Comprehensive Plan* acknowledges the community' longstanding efforts to protect and improve the areas around the University Place business district and neighborhood.
11. The Redevelopment Plan identifies that redevelopment activities have the following objectives:

Intensify and strengthen the University Place business district as a focal point for local development.

Provide for expansion and new development of office, retail, parking, industrial, residential and related service activities which will complement the existing activities in use, scale and quality of materials and service.

Encourage rehabilitation/renovation of existing structures throughout the Redevelopment Area.

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Improve the attractiveness and convenience of the business core environment through development of conflict-free pedestrian connections between all commercial facilities, the major roadway and parking areas.

Provide an environment which emphasizes pedestrian conveniences, streetscape amenities, needs and desires; and which minimizes automobile-pedestrian conflicts.

Assure that pedestrian way, lighting, signs, and communication devices are oriented to the human scale.

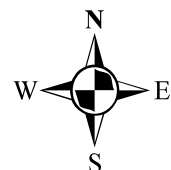
10. The objectives of proposed amendment to the University Place Redevelopment Plan are consistent with the *Lincoln-Lancaster County 2025 Comprehensive Plan*.

Prepared by:

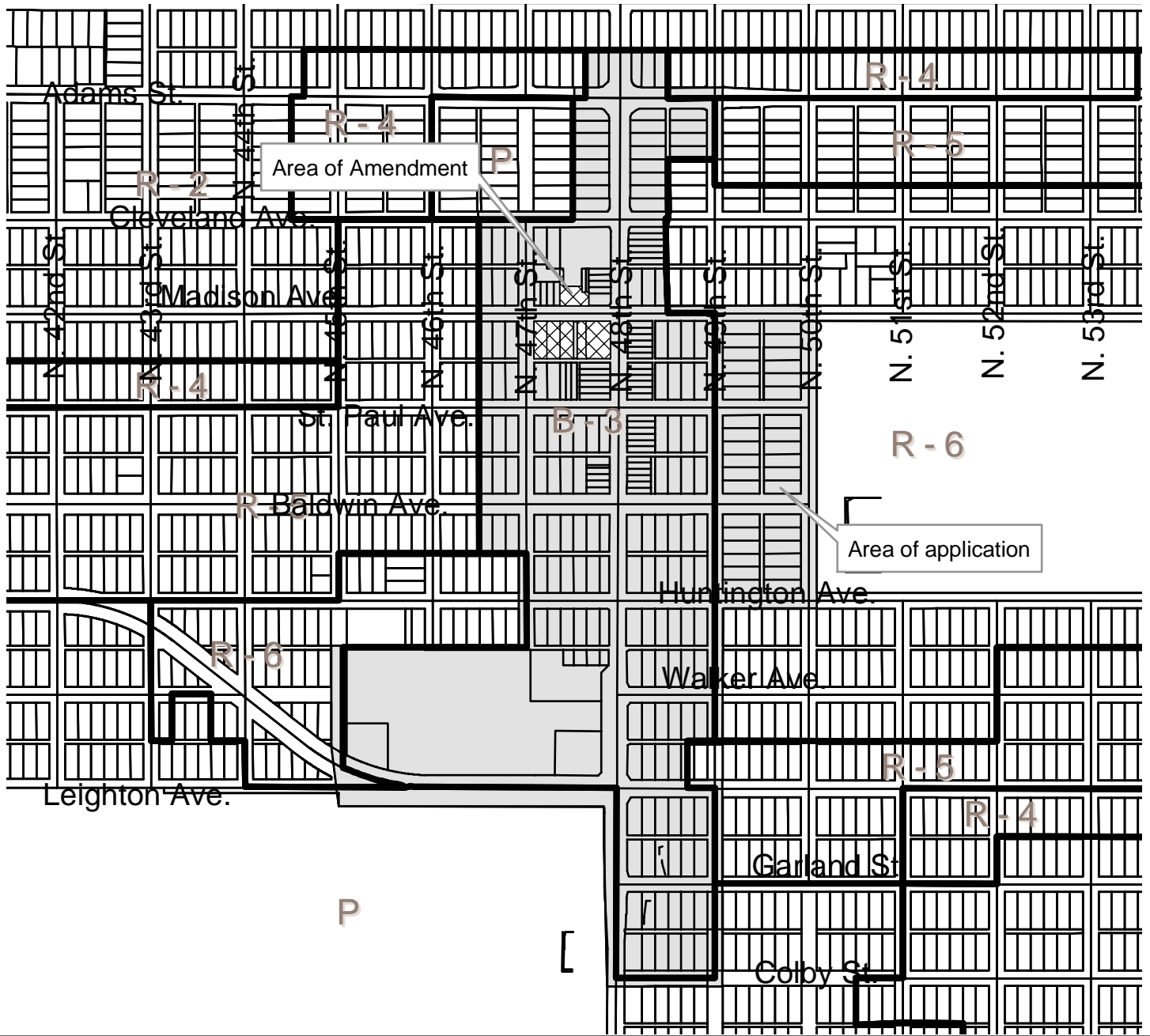
Duncan L. Ross, AICP
Planner



County Preliminary Plat #03001
County Special Permit #199
Prairie Creek Estates
S. 148th & Van Dorn Sts.



Lincoln City - Lancaster County Planning Dept.
1999 aerial

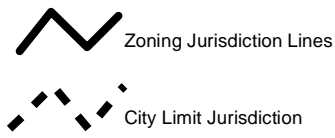
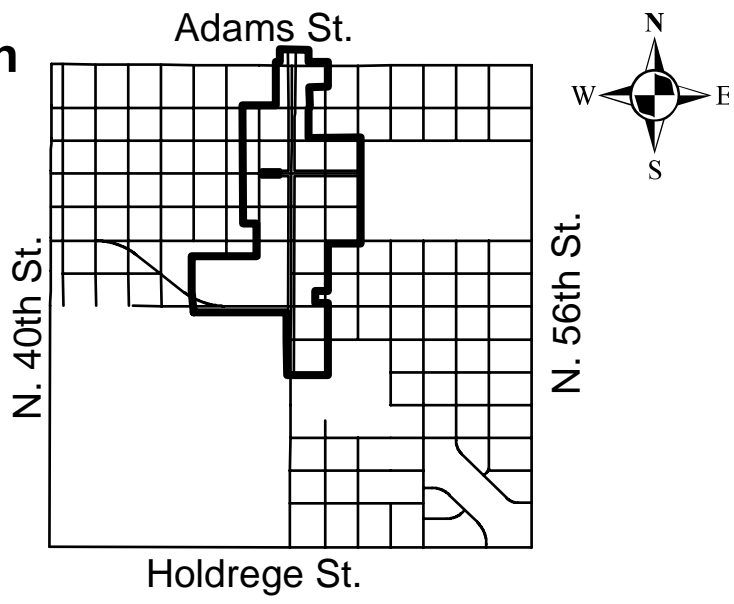


Comp. Plan Conformance #03001
University Place Redevelopment Plan
St. Paul & N. 48th St.

Zoning:

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- R-C Residential Conservation District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-5 Planned Regional Business District
- H-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District

One Square Mile
 Sec. 17 T10N R7E



Lincoln



Nebraska's Capital City

February 20, 2003

Marvin Krout, Director
Lincoln Lancaster County Planning Department
555 S. 10th
Lincoln, NE 68508

Dear Marvin:

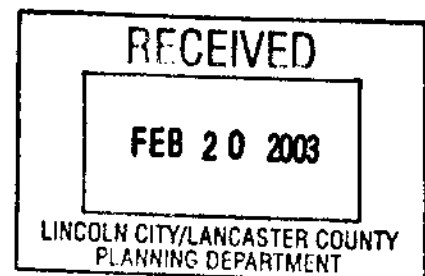
Enclosed is an amendment to the October, 1998 *University Place Redevelopment Plan*. The amendment provides for the acquisition of blighted and substandard commercial/industrial properties for purposes of redevelopment. Community Development Law specifies that properties identified for acquisition must be included in the plan. This particular amendment identifies the Green's building on North 48th Street. The property was recently destroyed by fire and it is the owner's wish to work with the City to further redevelopment efforts begun on North 48th Street.

Please forward the amendment to the Planning Commission for their approval as an amendment to the University Place Redevelopment Plan. If you have questions or need additional information, please contact Wynn Hjermstad, Community Development Manager, at 441-8211 or whjermstad@ci.lincoln.ne.us. Thank you.

Sincerely,

Marc Wullschleger
Director

enclosure



Urban Development Department / Marc Wullschleger, Director

Haymarket Square / 808 P Street / Suite 400 / Lincoln, Nebraska 68508 / Phone: 402-441-7606 / Fax: 402-441-8711 / Web: www.ci.lincoln.ne.us

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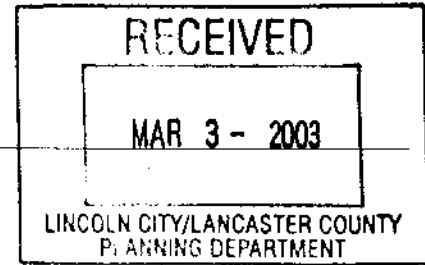
12. ACQUISITION OF SUBSTANDARD COMMERCIAL/INDUSTRIAL PROPERTIES FOR REDEVELOPMENT.

Substandard commercial/industrial structures contributing to substandard and blighting influences in the Redevelopment Area will be acquired and parcels made available for redevelopment. In some cases, parcels may be assembled for disposition. By acquiring and assembling parcels of land, the City can create marketable parcels which are of sufficient size to attract the interest of the private sector. Sale of these assembled parcels will assist the private sector in realizing economies of scale on a project while making it possible to improve design through planned, integrated development. The initial impact will be to eliminate blighting influences caused by substandard structures that are inconsistent and incompatible with surrounding land uses.

Acquisition and site preparation, including demolition of the following properties:

- University Place Block 68, Lot 4, commonly known as 4719 Madison Ave.
- University Place Block 68, Lot 5, commonly known as 4707 Madison Ave.
- 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.

M e m o r a n d u m



To: Duncan Ross, Planning

From: Dennis Bartels, Public Works and Utilities

Subject: Amendment to University Place Redevelopment Plan

Date: March 3, 2003

cc: Randy Hoskins
Virendra Singh

Public Works has reviewed the request to amend the University Place Redevelopment Plan to allow the acquisition for purposes of redevelopment of the Green's property at North 48th and Madison recently destroyed by fire. The proposed amendment is satisfactory. Public Works will need to review specific redevelopment proposals to determine specific needs and requirements for access and utilities.