

**Exhibit A**

**Proposed Amendments to the Antelope Valley Redevelopment Plan for The Wrap Redevelopment Project**

**Antelope Valley Redevelopment Area**

The existing Antelope Valley Redevelopment Area is proposed to be amended to add the block bounded by 18th, Antelope Valley Parkway, Q, and R Streets in Downtown Lincoln, including Lot 1, Block 1 of Antelope Valley 2nd Addition and the remaining lots of Kinney's O Street Addition, Block 9. A blight study was completed and found substantial conditions of blight and substandardness. The attached Antelope Valley Redevelopment Area Map delineates the boundaries to be amended. The modified boundary map of the Antelope Valley Redevelopment Area will be created as an attachment to the plan. The project amendment will further include those required elements of the plan, including the existing land uses, proposed land uses, land coverage after redevelopment, proposed zoning change, and statement of changes to public facilities and utilities. The redevelopment agreement will propose a specific site plan.

**(The following project, if approved, will be listed as Project M in the Antelope Valley Redevelopment Plan.)**

**The Wrap Redevelopment Project**

**Revitalization Project and Site Description**

The Wrap Project includes the redevelopment of one underutilized block with an existing surface parking lot and dilapidated structures into a ten-story building with a parking facility on seven stories and two student-housing structures: a wrapped four-story structure on the north and east sides of the future garage and three stories of housing above the future garage. The Wrap Redevelopment Project area, located on the block bounded by 18th, Antelope Valley Parkway, Q, and R Streets in Downtown Lincoln, includes Lot 1, Block 1 of Antelope Valley 2nd Addition and the remaining lots of Kinney's O Street Addition, Block 9, and adjacent rights-of-way to the block, including the proposed vacated rights-of-way, as shown on the project area exhibit.

The goal of this project is to help revitalize Downtown and the East Downtown/Antelope Valley areas with the addition of 155 to 160 residential units for 550 to 600 residents and the addition of 1600 parking stalls for the University, including the residents living on the block. The project will remove blighted and substandard conditions and improve the connectivity between traditional Downtown Lincoln and East Downtown by improving the overall design of a new University garage.

The project is consistent with the goals of the Downtown Master Plan and Antelope Valley Redevelopment Plan and is intended to support private sector residential development in this redevelopment area. While this area was previously designated for education or other UNL activities in the Downtown Master Plan and the Antelope Valley Redevelopment Plan, efforts to

improve upon the intended use of this block as a University parking garage has afforded the City an opportunity to create a more vibrant edge to the Downtown/Antelope Valley Area.

Publicly funded redevelopment activities may include the construction of project related public improvements and enhancements and related streetscape amenities. These improvements correspond to several of the Downtown Redevelopment Goals/Principles identified in the plans. The redevelopment project addresses these goals by accomplishing the following:

- utilizing an underdeveloped lot in a key location;
- promoting an additional choice for housing within walking distance of places to work, learn, worship, and recreate;
- diminishing the prominence of the parking structure through thoughtful urban design;
- improving accessibility through multiple modes of transportation;
- providing compact development, using land resources wisely;
- integrating environmental sustainability into the project; and,
- enhancing the area's walkable, street-level orientation.

### **Statutory Elements**

Accomplishing The Wrap Redevelopment Project is expected to involve the assembly of property. The project may involve acquisition, sales, or reconveyances as provided by law and as consistent with the plans. The City intends to surplus existing property on the block, currently used as a parking lot, as part of this process. If the City reaches an agreement for the sale of the property, the property will be incorporated into this redevelopment project.

The current and future land use exhibits identify the changes in the proposed land uses in the project area. Land coverage and building density will be altered with the demolition of the existing parking lots and vacant housing unit. Any demolition or disposition of property will follow policy outlined in the plan.

The existing street system within the project area may change as a result of this project. The developer has requested the vacation of 18<sup>th</sup> Street as well as the north four feet of the Q Street right-of-way and southern four feet of R Street right-of-way adjacent to the property line. Any changes to the existing right-of-way, including on-street parking, lanes, ingress and egress, etc. within the project area will be reviewed by the Public Works Department. When necessary, utility and public access easements will be retained. Pedestrian streetscape elements will also be enhanced within the project area.

There is one vacant, dilapidated residential unit within the proposed project boundaries today. The remaining existing land use in the project area is primarily public. The resulting land use of the redevelopment will be residential and university parking.

Parking in the adjacent area includes the existing university parking garage with 1,700 parking stalls and the privately-owned Assurity garage with approximately 450 stalls. Various on-street parking configurations are located on adjacent blocks.

Most of the block is zoned P, for the public parking use. A portion of the project area is within the downtown B-4 business zone that allows for a wide range of uses including the developments that are being proposed. The intent is to rezone the entire block B-4, which would permit the garage and residential uses and create a more consistent B-4 boundary along R Street.

### **Proposed Costs and Financing**

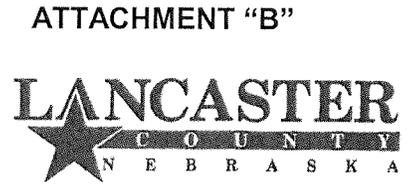
The estimated total cost to implement this mixed-use redevelopment is approximately \$25 to \$28 million, including approximately \$4.4 to \$4.7 million in public improvements and enhancements. The source of funds for public improvements and enhancements will be Community Improvement Financing (commonly referred to as Tax Increment Financing or TIF) generated from the private development within the project area.

Public investment may assist in acquisition, demolition, and site preparation; design and construction of utility improvements; design and construction of streetscape and right-of-way improvements; façade enhancements; energy efficiency enhancements; 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.



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



January 11, 2013

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

RE: **Comprehensive Plan Conformance No. 12024**  
**(Proposed amendment to the Antelope Valley Redevelopment Plan: "The Wrap Project" - 18<sup>th</sup> & Q Streets)**

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. 12024**, requested by the Director of the Urban Development Department, to review as to conformance with the 2040 Lincoln-Lancaster County Comprehensive Plan a proposed amendment to the Antelope Valley Redevelopment Plan to add "The Wrap Project", which will be listed as Project M in the Antelope Valley Redevelopment Plan. The project area is located in the block bounded by 18<sup>th</sup> Street, Antelope Valley Parkway, Q Street and R Street in Downtown Lincoln, and includes approximately 160 dwelling units and a 1600 stall parking garage. The Antelope Valley Redevelopment Plan area north of Downtown is generally bounded by Salt Creek on the north, by the BNSF Railroad tracks on the south, by Antelope Creek on the east and by Interstate I-180 on the west; the area east of Downtown is generally bounded by 17<sup>th</sup> Street on the west, 27<sup>th</sup> Street on the east, the BNSF Railroad tracks on the north and "D" and "E" Streets on the south. A map and description of "The Wrap Project" are attached. Additional information may be found at www.lincoln.ne.gov (Keyword= PATS), search by Application No. CPC12024. 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, January 23, 2013**. 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.

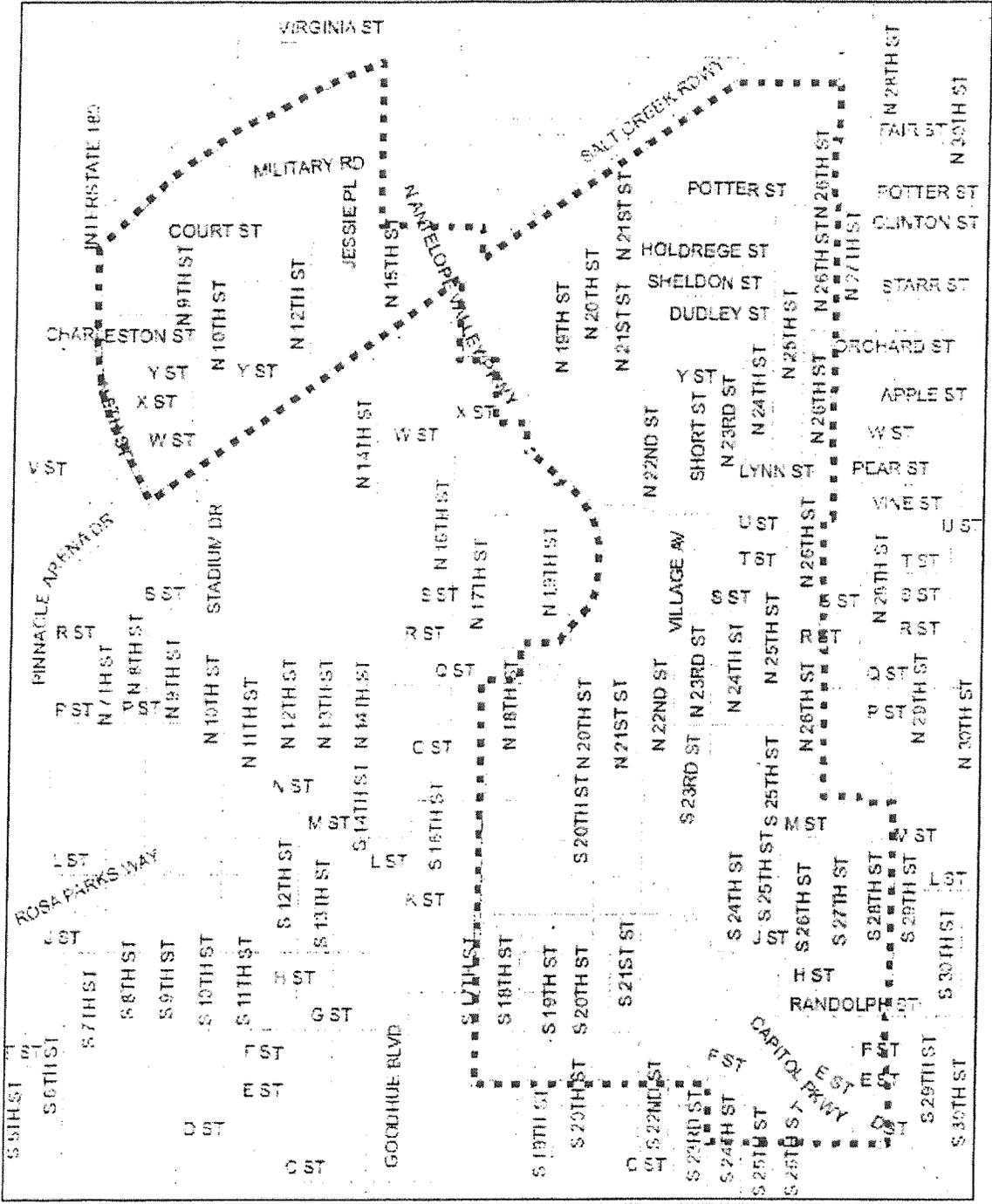
If you would like additional information, you are encouraged to contact Hallie Salem in the Urban Development Department at 402-441-7866 or hsalem@lincoln.ne.gov; or the project planner in the Planning Department, Brandon Garrett, at 402-441-6373 or bgarrett@lincoln.ne.gov. You may also wish to appear 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, January 17, 2013, 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,  
  
 Jean Preister  
 Administrative Officer

cc: David Landis, Urban Development  
 Hallie Salem, Urban Development  
 Rick Peo, Chief Assistant City Attorney  
 Norm Agena, County Assessor  
 Christine Jackson, UNL  
 Stacia Palser, UNL Board of Regents  
 Tom Huston, Attorney



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**The Wrap Area Overview**

15th & G St Addition  Adjusted Antelope Valley Redevelopment Boundary  
 Antelope Valley Redevelopment Area

City of Lincoln Urban Development Department



**ATTACHMENT "C"**

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**Dave Landis**  
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**Hallie Salem**  
Urban Development

**Deb Schorr, Chair**  
Lancaster County Board of Commissioners

**Dr. Steve Joel, Superintendent**  
Lincoln Public Schools  
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**President**  
Southeast Community College  
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**Glenn Johnson**  
Lower Platte South NRD  
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**Rick Peo**  
Chief Assistant City Attorney

**Norm Agena**  
County Assessor

**Christine Jackson**  
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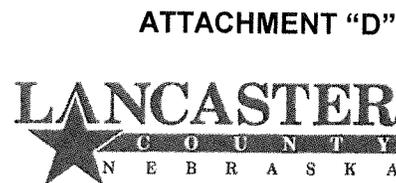
**Stacia Palser**  
UNL Board of Regents  
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**Tom Huston**  
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LINCOLN-LANCASTER COUNTY  
PLANNING DEPARTMENT  
555 South 10th Street Suite 213 Lincoln, NE 68508  
402-441-7491 fax: 402-441-6377 lincoln.ne.gov



ATTACHMENT "D"

January 25, 2013

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

RE: **Amendment to the Antelope Valley Redevelopment Plan: "The Wrap Project"**  
(18<sup>th</sup> & Q Streets)

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 **Antelope Valley Redevelopment Plan** is scheduled for public hearing before the Lincoln City Council on **Monday, February 11, 2013, at 3:00 p.m.**, in Hearing Room 112 on the first floor of the County-City Building, 555 South 10<sup>th</sup> Street, Lincoln, Nebraska.

The amendment proposes to add "The Wrap Project", which will be listed as Project M in the Antelope Valley Redevelopment Plan. The project area is located in the block bounded by 18<sup>th</sup> Street, Antelope Valley Parkway, Q Street and R Street in Downtown Lincoln, and includes approximately 160 dwelling units and a 1600 stall parking garage. The Antelope Valley Redevelopment Plan area north of Downtown is generally bounded by Salt Creek on the north, by the BNSF Railroad tracks on the south, by Antelope Creek on the east and by Interstate I-180 on the west; the area east of Downtown is generally bounded by 17<sup>th</sup> Street on the west, 27<sup>th</sup> Street on the east, the BNSF Railroad tracks on the north and "D" and "E" Streets on the south. A map and description of "The Wrap Project" were previously provided to you. Additional information may be found at [www.lincoln.ne.gov](http://www.lincoln.ne.gov) (Keyword= PATS), search by Application No. CPC12024.

On January 23, 2013, the Lincoln City-Lancaster County Planning Commission voted 9-0 to find the proposed amendment to the Antelope Valley Redevelopment Plan to be in conformance with the 2040 Comprehensive Plan (**Comprehensive Plan Conformance No. 12024**).

If you would like additional information, you are encouraged to contact Hallie Salem in the Urban Development Department (402-441-7866 or [hsalem@lincoln.ne.gov](mailto:hsalem@lincoln.ne.gov)), or the Planning Department staff planner, Brandon Garrett (402-441-6373 or [bgarrett@lincoln.ne.gov](mailto:bgarrett@lincoln.ne.gov)). The proposed resolution will appear on the City Council agenda for introduction on February 4, 2013, and may be accessed on the internet at <http://www.lincoln.ne.gov/city/council/index.htm> on Thursday afternoon, January 31, 2013.

Sincerely,  
  
Jean Preister  
Administrative Officer

cc: Dave Landis, Urban Development  
Hallie Salem, Urban Development  
Rick Peo, Chief Assistant City Attorney  
Norm Agena, County Assessor  
Christine Jackson, UNL  
Stacia Palsler, UNL Board of Regents  
Tom Huston, Attorney



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**TO BE PUBLISHED ONCE EACH WEEK FOR TWO CONSECUTIVE WEEKS IN THE LINCOLN JOURNAL STAR ON FRIDAY, January 25, 2013 AND FRIDAY, February 1, 2013:**

Notice is hereby given that the Lincoln City Council will hold a public hearing on **Monday, February 11, 2013, at 3:00 p.m.**, in the City Council Hearing Room on first floor of the County-City Building, 555 South 10<sup>th</sup> Street, Lincoln, Nebraska, on the following items. For more information, call the Urban Development Department (402-441-7606) or the Planning Department (402-441-7491):

1. A resolution requested by the Director of the Urban Development Department adopting the proposed "1<sup>st</sup> & Cornhusker Redevelopment Plan". The Redevelopment Plan area consists of an estimated 78 acres, more or less, comprised of mobile home residential land use, generally bounded by Cornhusker Highway on the south, N. 4<sup>th</sup> Street on the east, Adams Street on the north and N. 1<sup>st</sup> Street on the west, Lincoln, Lancaster County, Nebraska.
2. A resolution requested by the Director of the Urban Development Department adopting a proposed amendment to the Antelope Valley Redevelopment Plan adding "The Wrap Project", which will be listed as Project M in the Antelope Valley Redevelopment Plan. The project includes approximately 160 dwelling units and a 1600 stall parking garage generally located at 18<sup>th</sup> and Q Streets. The Antelope Valley Redevelopment Plan area north of Downtown is generally bounded by Salt Creek on the north, by the BNSF Railroad tracks on the south, by Antelope Creek on the east and by Interstate I-180 on the west; the area east of Downtown is generally bounded by 17<sup>th</sup> Street on the west, 27<sup>th</sup> Street on the east, the BNSF Railroad tracks on the north and "D" and "E" Streets on the south, Lincoln, Lancaster County, Nebraska.

Joan Ross  
City Clerk