

RESOLUTION NO. A-_____

1 WHEREAS, the City's Urban Development Department has prepared the North
2 27th Street Corridor and Environs Redevelopment Plan to supersede all previous
3 Redevelopment Plans and amendments that cover an area generally bounded by "N"
4 Street on the south; the viaduct over the Burlington Northern Santa Fe right-of-way,
5 parallel to Cornhusker Highway on the north; 23rd Street on the west; and 31st Street
6 on the east. The boundaries of the project are more specifically set forth on the
7 attached map; and

8 WHEREAS, the City Council, after consideration of the North 26th/27th Street
9 Redevelopment Area, Lincoln, Nebraska, Blight and Substandard Determination Study,
10 determined that the area was blighted and substandard and declared the area blighted
11 and substandard on June 19, 2000; and

12 WHEREAS, the City Council adopted the 2025 Lincoln-Lancaster County
13 Comprehensive Plan which incorporated The North 27th Street Corridor Plan as a
14 subarea plan on May 28, 2002; and

15 WHEREAS, the Redevelopment Plan identifies the following objectives, which
16 are consistent with The North 27th Street Corridor Plan an approved subarea plan of
17 the Comprehensive Plan:

- 18 1. The North 27th Street Corridor should be a mixed use corridor.
- 19 2. Redevelopment should occur in ways that strengthen existing commercial
20 and residential investments.

- 1 3. Replace affordable housing stock by assuring adequate sites.
- 2 4. Make North 27th Street a link between neighborhoods.
- 3 5. Separate, to the degree possible, local and through traffic movements.
- 4 6. Establish defensible edges between residential and non-residential uses.
- 5 7. Provide additional open space/green space.
- 6 8. Provide a pedestrian friendly environment.
- 7 9. Develop zoning and signage regulations for the corridor which recognizes
- 8 its mixed character and reduce visual conflicts.
- 9 10. Design features that encourage/promote security in the area.

10 WHEREAS, the Director of Urban Development has filed with the City Clerk the
11 North 27th Street Redevelopment Plan generally consisting of improvements to
12 pedestrian needs, closing access to N. 27th Street at Dudley and Orchard, replacement
13 and repair of sidewalks, street unification and beautification, repair of sanitary sewers,
14 drainage and storm sewers, providing commercial redevelopment projects, affordable
15 housing, trails and trail bridge, community center, reconfiguration of Pentzer Park, and
16 rezoning areas to be compatible with redevelopment. Said plan is attached hereto and
17 marked Attachment "A", and made a part hereof by reference. The Director of Urban
18 Development has reviewed said plan and has found that the plan meets the conditions
19 set forth in Neb. Rev. Stat. § 18-2113 (Reissue 1997); and

20 WHEREAS, on August 23, 2002 notice of public hearing was mailed, postage
21 prepaid, to the president or chairperson of the governing body of each county, school
22 district, community college, educational service unit, and natural resource district in
23 which the real property subject to such plan is located and whose property tax receipts

1 would be directly affected and to all registered neighborhood associations located in
2 whole or in part within one mile radius of the area to be redeveloped setting forth the
3 time, date, place, and purpose, of the public hearing to be held on September 4, 2002
4 before the Lincoln City - Lancaster County Planning Commission regarding the North
5 27th Street Redevelopment Plan, a copy of said notice and list of said registered
6 neighborhood associations having been attached hereto as Attachment "B" and "C"
7 respectively; and

8 WHEREAS, said proposed North 27th Street Redevelopment Plan has been
9 submitted to the Lincoln-Lancaster County Planning Commission for review and
10 recommendation, and said Planning Commission on October 2, 2002 found the plan to
11 be in conformance with the Comprehensive Plan and recommended approval thereof;
12 and

13 WHEREAS, on October 18, 2002 a notice of public hearing was mailed, postage
14 prepaid, to the foregoing governing bodies and registered neighborhood associations
15 setting forth the time, date, place, and purpose of the public hearing before the City
16 Council to be held on October 28, 2002 regarding the proposed North 27th Street
17 Redevelopment Plan, a copy of said notice having been attached hereto as Attachment
18 "D"; and

19 WHEREAS, on October 11, 2002 and October 18, 2002 a notice of public
20 hearing was published in the Lincoln Journal Star newspaper, setting forth the time,
21 date, place, and purpose of the public hearing to be held on October 28, 2002
22 regarding the proposed North 27th Street Redevelopment Plan, a copy of such notice
23 having been attached hereto and marked as Attachment "E"; and

1 WHEREAS, on October 28, 2002 in the City Council Chambers of the County
2 City Building, 555 South 10th Street, Lincoln, Nebraska, the City Council held a public
3 hearing relating to the proposed North 27th Street Redevelopment Plan and all
4 interested parties were afforded at such public hearing a reasonable opportunity to
5 express their views respecting said proposed plan; and

6 WHEREAS, the City Council has duly considered all statements made and
7 materials submitted relating to said proposed North 27th Street Corridor and Environs
8 Redevelopment Plan.

9 NOW, THEREFORE, IT IS FOUND AND DETERMINED by the City Council of
10 the City of Lincoln, Nebraska as follows:

11 1. That the North 27th Street Redevelopment Plan is described in
12 sufficient detail and is designed with the general purpose of accomplishing a
13 coordinated, adjusted, and harmonious development of the City which will promote
14 general health, safety, and welfare, sound design and arrangement, the wise and
15 efficient expenditure of public funds, and the prevention of the reoccurrence of
16 unsanitary or unsafe dwelling accommodations or conditions of blight.

17 2. That the North 27th Street Redevelopment Plan is feasible and in
18 conformity with the general plan for the development of the City of Lincoln as a whole
19 and said plan is in conformity with the legislative declarations, and the determinations
20 set forth in the Community Development Law.

21 3. That despite the previous redevelopment plan such substandard
22 and blighted conditions are beyond remedy and control solely by regulatory process

1 and the exercise of police power and cannot be dealt with effectively by the ordinary
2 operations or private enterprise without the aids provided by the Community
3 Development law, specifically including Tax Increment Financing. The elimination of
4 said substandard and blighted conditions under the authority of the Community
5 Development Law is found to be a public purpose and in the public interest.

6 4. That for projects utilizing funds authorized in Section 18-2147 of
7 the Community Development Law, (a) the redevelopment activities provided for in the
8 plan would not be economically feasible without the use of tax-increment financing, (b)
9 the redevelopment activities would not occur in the community redevelopment area
10 without the use of tax-increment financing, and (c) the costs and benefits of the
11 redevelopment activities, including costs and benefits to other affected political
12 subdivisions, the economy of the community, and the demand for public and private
13 services have been analyzed by the governing body and have been found to be in the
14 long-term best interest of the community impacted by the redevelopment activities all as
15 more specifically set forth in the Plan as Redevelopment Activities and Estimated
16 Expenditures.

17 BE IT RESOLVED by the City Council of the City of Lincoln, Nebraska:

18 That pursuant to the provisions of the Nebraska Community Development Law
19 and in light of the foregoing findings and determinations, the North 27th Street
20 Redevelopment Plan attached hereto as Attachment "A" is hereby accepted and
21 approved by the City Council as the governing body for the City of Lincoln.

22 BE IT FURTHER RESOLVED that the Urban Development Director or his
23 authorized representative is hereby authorized and directed to take all steps necessary

1 to implement the provisions of said North 27th Street Redevelopment Plan.

Introduced by:

Approved as to Form and Legality:

City Attorney

Approved this ___ day of _____, 2002:

Mayor