

**Proposed Amendment to the
Antelope Valley Redevelopment Plan
Antelope Village**

(Page 74g, of the Antelope Valley Redevelopment Plan)

K. Antelope Village

Project Description

The Antelope Village project will redevelop the block between 23rd and 24th, P and Q Streets. The project will consist of an office/condominium building of approximately 18,000 square feet with NeighborWorks Lincoln office space, a community room, workout facilities and 8 to 10 condo units on the second and third floors. The development will also contain 18 townhomes for homeownership, totaling approximately 26,400 square feet.

The project will require a vacation of the alley and relocation of sanitary sewer, municipal water service and other utilities. In addition, the project will involve rebuilding sidewalks, installing ornamental street lighting, and planting street trees in the public right-of-way. Public investment may assist in eligible expenditures, which may include acquisition, relocation, site preparation, and public infrastructure.

Statutory Elements

A. Property Acquisition, Demolition, and Disposal

Property acquisition is currently underway by NeighborWorks, Lincoln. Any public acquisition will follow the City's approved Land Acquisition Policy Statement, contained in Appendix 5. Any public relocation assistance will occur consistent with the Relocation Assistance Manual, contained in Appendix 6. Demolition will include clearing sites on the property proposed for this project, including necessary capping, removal or replacement of utilities, and site preparation. Any publicly acquired land will be negotiated for sale to the developer, NeighborWorks, through the redevelopment agreement process.

B. Population Density

The project site currently contains a 15-plex apartment building and five single family residential units. Additional single family properties were at the project location at one time, but have been demolished. Construction of the project's 8 to 10 condos and 18 townhomes will have a minor impact on population density, increasing slightly.

However, population density will return to nearly the same level as it was prior to demolition of the single family units.

C. Land Coverage

Land coverage will also increase somewhat; however, with the exception of the city-owned parcel, the block was initially all residential. As a result, the project will return the majority of the block to its original use, with a slight increase in land coverage.

D. Traffic Flow, Street Layouts, and Street Grades

The project is not likely to result in a significant increase in traffic. There is no impact to street layouts or street grades.

E. Parking

The private parking will be developed as a part of the project. A Planned Unit Development (PUD) is currently proposed for a four block area (22nd to 24th, P to R Streets) that includes the project area. The proposed PUD sets forth parking requirements consistent with the underlying B-3 zoning district for a portion of the project area and a required one stall per unit for the underlying residential zoning along 24th Street. The project will meet the requirements for parking.

F. Zoning, Building Code, and Ordinances

The project site currently contains both B-3 and R-6 zoning. The proposed PUD maintains the underlying zoning with modifications to permitted land uses, sign requirements, parking, and height and area requirements.

G. Financing

The estimated total cost to implement this mixed use redevelopment project is approximately \$8.2 million which includes approximately \$650,000 of public investment. The source of public funds for these improvements will be Community Improvement Financing, estimated to be \$650,000 generated from the private development within the project area.

Following is a preliminary site plan, subject to change.



NOT TO SCALE

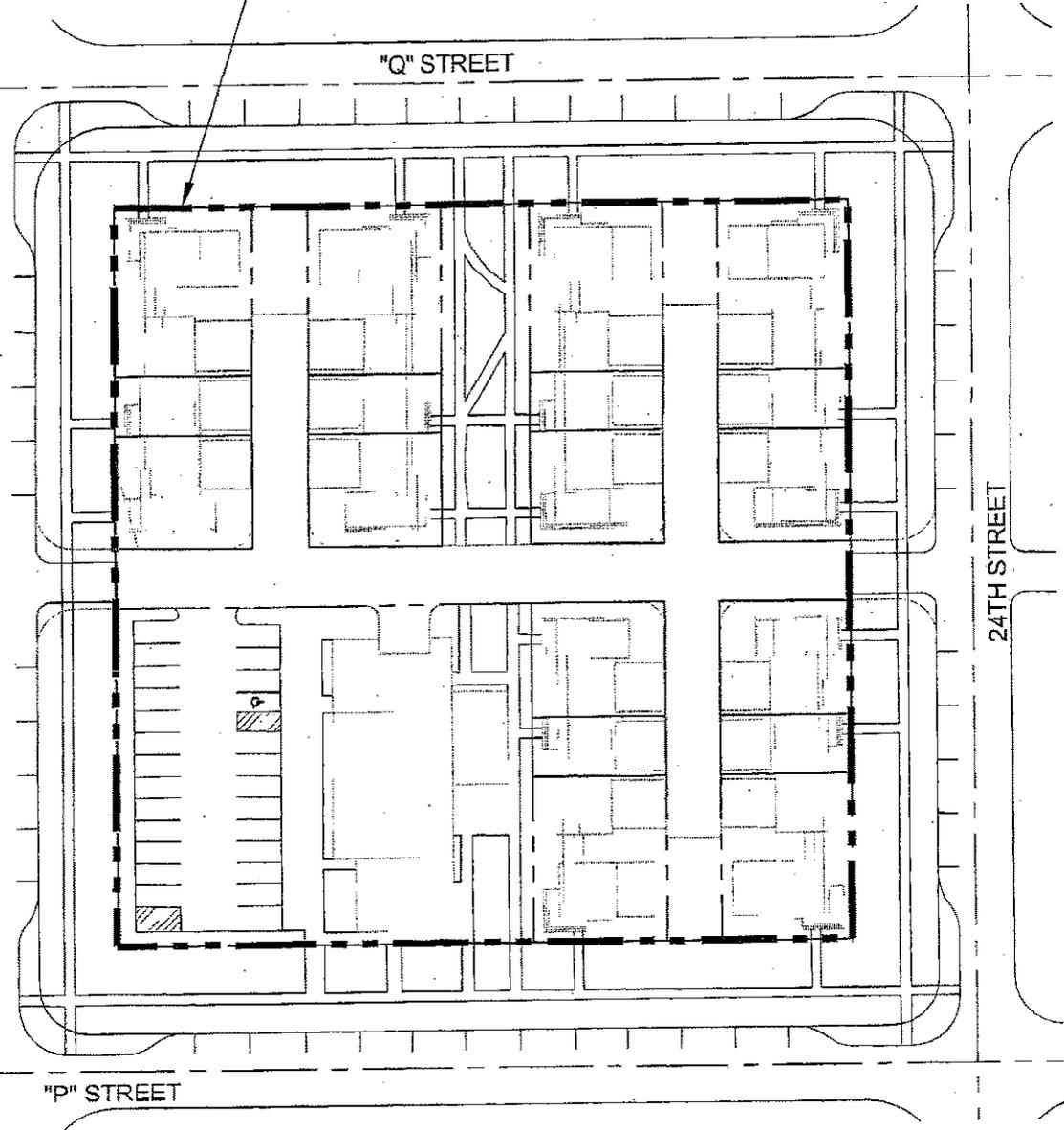
SITE LIMITS

"Q" STREET

23RD STREET

24TH STREET

"P" STREET



DWG: F:\Projects\008-1551\LDVP\Exhibits\81551_site_plan\EXT.dwg
DATE: Dec 15, 2008 2:25pm
USER: plmg
81551_PBASE_10ft_Setback
XREFS: p241006 81551_XBASE

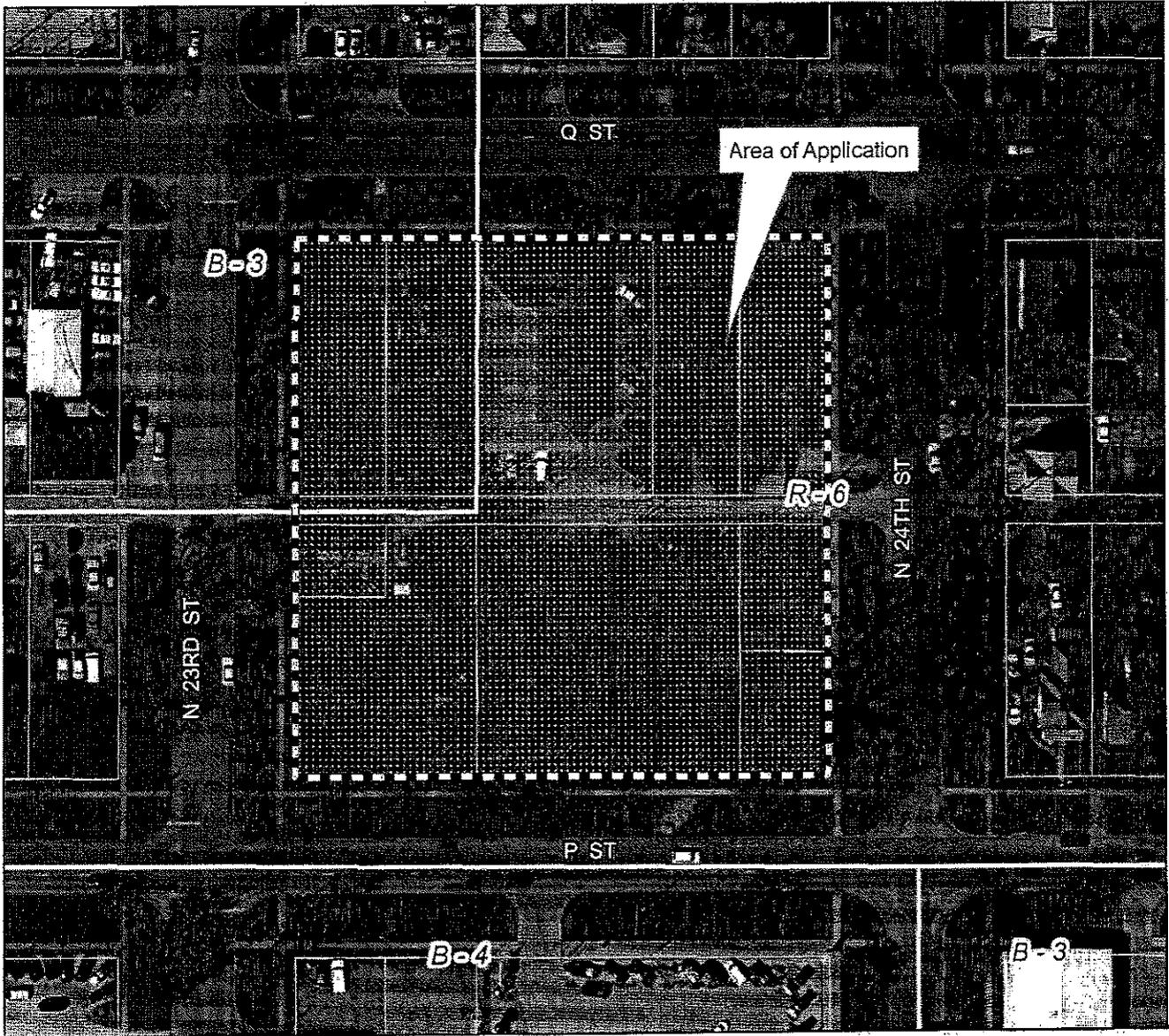
PROJECT NO: 008-1551
DRAWN BY: BAL
DATE: 10/20/08

ANTELOPE VILLAGE SITE PLAN

MOLSSON
ASSOCIATES

1111 Lincoln Mall, Suite 111
P.O. Box 84608
Lincoln, NE 68501-4608
TEL 402.474.6311
FAX 402.474.5160

EXHIBIT
1

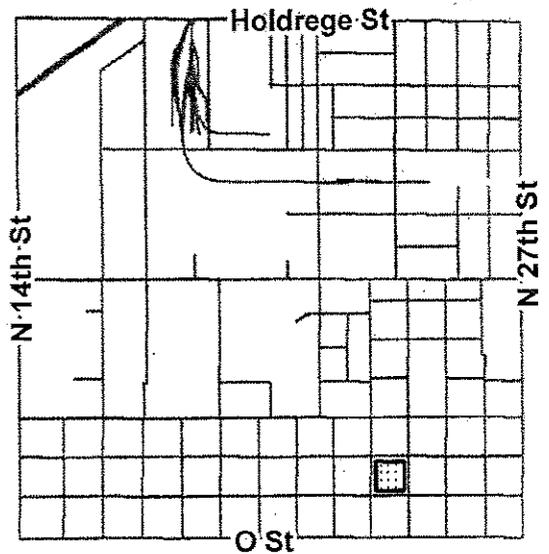
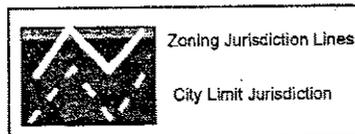


2007 aerial

Comp Plan Conformance #08028
N 23rd & P St
Zoning:

One Square Mile
 Sec. 24 T10N R06E

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential 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





Lincoln-Lancaster County 555 South 10th Street / Suite 213 Eugene W. Carroll, Chair
Planning Department Lincoln, Nebraska 68508 City-County
Marvin S. Krout, Director 402-441-7491 / fax: 402-441-6377 Planning Commission



MAYOR CHRIS BEUTLER

lincoln.ne.gov

January 2, 2009

TO: Neighborhood Associations/Organizations
Bob Workman, Chair, Lancaster County Board of Commissioners
Dr. E. Susan Gourley, 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. 08028**
(Proposed amendment to the Antelope Valley Redevelopment Plan)

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. 08028**, requested by the Director of the Urban Development Department, to review a proposed amendment to the **Antelope Valley Redevelopment Plan** as to conformance with the 2030 Lincoln-Lancaster County Comprehensive Plan. The proposed amendment adds the "Antelope Village Project" to redevelop the block between 23rd and 24th Streets, P and Q Streets, consisting of an office/condominium building of approximately 18,000 square feet with NeighborWorks Lincoln office space, a community room, workout facilities and 8 to 10 condo units on the second and third floors. The redevelopment will also contain 18 townhomes for home ownership, totaling approximately 26,400 square feet. 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 17th Street on the west, 27th Street on the east, the BNSF Railroad tracks on the north and "D" and "E" Streets on the south. A copy of the proposed amendment is attached for your information. 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 14, 2009**. 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 the City Council Hearing Room 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 Wynn Hjermstad in the Urban Development Department at 402-441-7606 or whjermstad@lincoln.ne.gov; or the project planner in the Planning Department, Tom Cajka, at 402-441-5662, or tcajka@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 8, 2009, 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
Wynn Hjermstad, Urban Development
Rick Peo, Chief Assistant City Attorney
Norm Agena, County Assessor
NeighborWorks-Lincoln, 2121 North 27th Street, 68503

i:\pc\notif\2009\CPC.08028 pdctr

Dave Landis
Urban Development

Wynn Hjermstad
Urban Development

~~Bob Workman~~, Chair **BERNIE HEIER**
Lancaster County Board of Commissioners

Dr. E. Susan Gourley, Superintendent
Lincoln Public Schools
5901 "O" Street
Lincoln, NE 68510

Educational Service Unit #18
c/o David Myers
5901 O Street
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University of Nebraska-Lincoln
c/o Linda Cowdin, UNL Property Management
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President
Southeast Community College
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P.O. Box 83581
Lincoln, NE 68501

Rick Peo
Chief Assistant City Attorney

Norm Agena
County Assessor

q:\pc\notif\2009\CPC08028.labels

NEIGHBORWORKS-LINCOLN
2121 North 27th Street
LINCOLN, NE 68503



JoAnn Asch
Antelope Park Neigh. Assn.
3035 Franklin Street
Lincoln, NE 68502

Dennis Restau
Antelope Park Neigh. Assn.
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Lincoln, NE 68502

Lisa Good
Antelope Park Neigh. Assn.
3036 Franklin Street
Lincoln, NE 68502

Cletia Price
Antelope Park Neigh. Assn.
1810 Jefferson Avenue
Lincoln, NE 68502

Ted Triplett
Belmont Community Organization
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Lincoln, NE 68521

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Capitol Beach Community Assn.
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Lincoln, NE 68528

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Lincoln, NE 68503

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Country Club Neigh. Assn.
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Lincoln, NE 68502

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Downtown Lincoln Association
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~~Heather Rempe
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Lincoln, NE 68506

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Lincoln, NE 68503



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Lincoln, NE 68503

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Lincoln, NE 68508

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Lincoln, NE 68508

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Sandra Johnson
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Richard Patterson
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Lincoln-Lancaster County 555 South 10th Street / Suite 213 Eugene W. Carroll, Chair
Planning Department Lincoln, Nebraska 68508 City-County
Marvin S. Krout, Director 402-441-7491 / fax: 402-441-6377 Planning Commission



MAYOR CHRIS BEUTLER

lincoln.ne.gov

January 23, 2009

TO: Neighborhood Associations/Organizations
Bernie Heier, Chair, Lancaster County Board of Commissioners
Dr. E. Susan Gourley, 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**
(Between 23rd and 24th Streets, P and 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 approving and adopting an amendment to the **Antelope Valley Redevelopment Plan** is scheduled for public hearing before the Lincoln City Council on **Monday, February 9, 2009, at 1:30 p.m.**, in the Hearing Room on the first floor of the County-City Building, 555 South 10th Street, Lincoln, Nebraska.

The proposed amendment adds the "Antelope Village Project" to redevelop the block between 23rd and 24th Streets, P and Q Streets, consisting of an office/condominium building of approximately 18,000 square feet with NeighborWorks Lincoln office space, a community room, workout facilities and 8 to 10 condo units on the second and third floors. The redevelopment will also contain 18 townhomes for home ownership, totaling approximately 26,400 square feet. 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 17th Street on the west, 27th Street on the east, the BNSF Railroad tracks on the north and "D" and "E" Streets on the south. You were previously provided with a map and a copy of the proposed amendment.

On January 14, 2009, the Lincoln City-Lancaster County Planning Commission voted 8-0 to find the proposed amendment to the **Antelope Valley Redevelopment Plan** to be in conformance with the 2030 Lincoln-Lancaster County Comprehensive Plan (Comprehensive Plan Conformance No. 08028).

On January 14, 2009, the Planning Commission also voted 8-0 to recommend approval of the associated Change of Zone No. 08066, Antelope Village Planned Unit Development, which will also be scheduled for public hearing before the City Council on February 9, 2009.

If you would like additional information, you are encouraged to contact Wynn Hjermstad in the Urban Development Department (441-7606 or whjermstad@lincoln.ne.gov), or the Planning Department staff planner, Tom Cajka (441-5662 or tcajka@lincoln.ne.gov). The proposed resolution and ordinance will appear on the City Council agenda for introduction on February 2, 2009, and may be accessed on the internet at <http://www.lincoln.ne.gov/city/council/index.htm> on Thursday afternoon, January 29, 2009.

Sincerely,

Jean Preister
Administrative Officer

cc: Dave Landis, Urban Development
Wynn Hjermstad, Urban Development
Rick Peo, Chief Assistant City Attorney
Norm Agena, County Assessor
Tom Huston, Attorney, 233 S. 13th Street, Suite 1900, 68508
NeighborWorks Lincoln, 2121 N. 27th Street, 68503

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TO BE PUBLISHED ONCE EACH WEEK FOR TWO CONSECUTIVE WEEKS IN THE LINCOLN JOURNAL STAR ON FRIDAY, January 23, 2009 AND FRIDAY, January 30, 2009:

Notice is hereby given that the Lincoln City Council will hold a public hearing on Monday, February 9, 2009, at 1:30 p.m., in the City Council Hearing Room on first floor of the County-City Building, 555 South 10th Street, Lincoln, Nebraska, on the following item. For more information, call the Urban Development Department (441-7606) or the Planning Department (441-7491):

1. A resolution approving and adopting a proposed amendment to the **North 27th Street Corridor and Environs Redevelopment Plan** adding the "Little Saigon Commercial Development Project" for an approximately 8,400 square feet commercial/retail building, on property legally described as Lots 3-7, Block 8, Tresters Addition, generally located at N. 26th Street and W Street.
2. A resolution approving and adopting a proposed amendment to the **North 27th Street Corridor and Environs Redevelopment Plan** adding the "Matt Talbot Kitchen and Outreach Project" for the renovation of the existing Carnegie Library located at 2121 North 27th Street, and the construction of a new facility of approximately 9,000 square feet, on property legally described as Lots 6-11, Block 1, and Lots 1-11 and 14-24, Block 3, Deerfield Addition, generally located at N. 27th Street and Center Street.
3. A resolution approving and adopting a proposed amendment to the **Antelope Valley Redevelopment Plan** adding the "Antelope Village Project", consisting of an office/condominium building of approximately 18,000 square feet for the NeighborWorks Lincoln office space, a community room, workout facilities and 8 to 10 condo units on the second and third floors, and 18 townhomes for home ownership, on property legally described as Block 17, Kinneys O Street Addition, generally located between 23rd and 24th Streets, P and Q Streets.

Joan Ross
City Clerk