

XXII. REDEVELOPMENT PROJECT PROCESSES

Public improvements and redevelopment projects may require construction easements; vacation of street and alley right-of-ways; temporary and permanent relocation of families, individuals and businesses; demolition; disposal/sale of property; and site preparation (such as grading, driveway easements; paving driveway approaches, alleys and sidewalks in the public right-of-way; relocation, rerouting or upgrading utility lines). The process of redevelopment may involve:

A. Amendment to Redevelopment Plan

After initial adoption, the Redevelopment Plan will be updated over time. As formal Redevelopment Projects are identified and proposed in the Antelope Valley Area, written amendments to the Redevelopment Plan will need to be processed pursuant to State Statute. Again, a public hearing will need to be conducted and a recommendation by the Planning Commission and public hearing conducted in front of the City Council, followed by a City Council vote. The approved Redevelopment Plan, as may be amended, grants the City the authority to carry out the Redevelopment Project.

B. Private Improvements and Redevelopment Contracts

If private improvements are proposed as part of the redevelopment project and the property owner is not able or unwilling to implement the improvements, then the City may solicit Request for Proposals (RFP) from the private sector (for profit and nonprofit) developers to determine interest to implement the private improvements. The City may choose the best proposal and begin dialogue and negotiation with the selected developer. The agreements and responsibilities of the selected developer and the City are formalized in a written redevelopment contract. In turn, the redevelopment contract has a public hearing in front of the City Council, followed by a City Council vote authorizing the Mayor to execute the redevelopment contract.

C. Property Acquisition

In appropriate situations, the City may assemble parcels and acquire the necessary fee titles, easements, leases, covenants and other property rights through voluntary negotiation. See [Appendix 5, Land Acquisition Policy Statement](#). However, if voluntary agreement is not possible, the City may institute eminent domain proceedings by formally amending this Redevelopment Plan or by adopting a City Council Resolution to include the City's authority to use eminent domain.

D. Relocation

Relocation may involve the temporary or permanent relocation of families, individuals or businesses to complete redevelopment activities. Relocation will be completed according to local, state and federal relocation regulations. See [Appendix 6, Relocation Assistance](#).

E. Demolition

Demolition will include clearing sites on property proposed for public improvements; necessary capping, removal or replacement of utilities; site preparation; securing insurance and bonds; and taking other necessary measures to protect citizens and surrounding properties. Measures to mitigate environmental findings may also be necessary, if determined by site testing.

F. Disposal/Disposition

Redevelopment projects may include the sale of land to private developers for redevelopment purposes. Developers will be selected as provided in the Community Development Law and the Land Disposition Proposals shown in [Appendix 7](#).

G. Public Improvements

If public improvements are proposed as part of the Redevelopment Project, then architects and engineers will be used to design the public improvements and contractors will be selected to implement and construct the design. If the City staff does not design the public improvements, then the consulting architect and engineer services are selected using a RFP and interview process. Primary contractors will also be competitively selected using the City's standard selection and competitive bid practices.

XXIII. KEY PARTICIPANTS & IMPLEMENTERS

A. Private Sector Participants & Implementers

Large numbers of individuals and organizations have spent countless hours developing the Antelope Valley Projects and this Redevelopment Plan. Many groups and individuals have offered assistance: neighborhood boards, business groups, business owners, homeowners, tenants and other citizens; City Council members, Mayor, directors and staff members; lenders and realtors; property owners; utility companies; architects and engineers; builders and developers; human service providers and educators; funders and nonprofit groups; and community citizens. The community owes these individuals and organizations a big thank you.

Many of these individuals and organizations will also play key role in the Plan's implementation. While there are too many to list, two particular private sector organizations-Neighborhoods, Inc. and Downtown Lincoln Association-are expected to have major leadership roles in the Plan's implementation.

1. *Neighborhoods, Inc.:*

Neighborhoods, Inc. is a non-profit, community-based housing organization established in 1986 to revitalize Lincoln's original neighborhoods. Since its inception, Neighborhoods, Inc. has assisted over 1,000 families in purchasing or improving their homes. Annually they provide more than 400 customers with homebuyer education and home improvement classes. Neighborhoods, Inc. is an equal housing opportunity provider and serves all Lincoln residents regardless of race, ethnicity, socio-economic status, gender, sexual orientation, age, physical ability or language.

The core services Neighborhoods, Inc. offers are homebuyer education and Mortgage Assistance/home rehabilitation. Other services offered by Neighborhoods, Inc. are "Heart of Lincoln" projects, expansion activities to revitalize target areas, homes built by High School

Construction Trades students, and renovation of problem properties. A small professional staff conducts the daily business of the corporation.

Neighborhood residents, business leaders, and governmental representatives direct the organization's board and committees. Neighborhood Reinvestment Corporation, other corporations, foundations, and Community Development Block Grant funds administered through Lincoln's Urban Development Department support its work. Neighborhoods, Inc. is a member of Neighbor Works, a national network of over 220 community-based housing corporations operating in over 2,100 communities and with headquarters in Washington, D.C.

In regards to the Antelope Valley vision, Neighborhoods, Inc. is expected to play a major role in implementing the Neighborhood Enhancement Redevelopment Project and further refining the Proposed Redevelopment Concept B, which is the two block concept in the Malone Neighborhood from 23rd to 24th Street, "P" to "R" Streets. During the last several years, Neighborhoods, Inc. has been growing in its capacity to expand their neighborhood based programs and services. For more information on Neighborhoods, Inc., citizens can go on-line to their website at www.neighborhoodsinc.org

2. *Downtown Lincoln Association:*

Founded in 1967, the Downtown Lincoln Association (DLA) was originally established as a merchants' association by downtown retailers who recognized the need for an organization to serve downtown's unique needs. DLA has since evolved to a multi-faceted organization supporting a wide range of programs and activities including maintenance, economic development and advocacy. DLA is also the umbrella for Updowntowners, Inc., downtown's events production arm and the Downtown Neighborhood Association. DLA works closely with the Lincoln Haymarket Development Corporation to support Haymarket revitalization and attractions.

DLA's vision includes Downtown being the region's economic, civic and cultural hub, Lincoln's gathering place and first choice for employment, education, entertainment and urban living. DLA's Mission Statement is to serve its downtown constituents and the Lincoln community by providing leadership, marketing, management, economic development services and events to ensure a vibrant, inviting downtown. The year 2002 marked the DLA's 35th anniversary year.

In regards to the Antelope Valley vision, DLA has been instrumental in defining the relationship between Traditional Downtown and East Downtown. During the near future, DLA and the City will be busy in developing and implementing the new Downtown Lincoln Master Plan. As part of the Master Planning process, DLA has expressed interest in helping to better define the East Downtown in general and specifically the Proposed Redevelopment Concept A-East Downtown. As the Antelope Valley Projects are completed and East Downtown redevelopment occurs, DLA may become the logical business association to help provide similar business improvement services in East Downtown, such as maintenance, economic development and advocacy. For more information on Downtown Lincoln Association, citizens can go online to their website at www.downtownlincoln.org.

B. Public Sector Participants & Implementers

The City Urban Development Department is the lead City agency in guiding the Antelope Valley community revitalization process. Other City departments and agencies also play key roles in the planning and implementation of this Redevelopment Plan: Planning Department, Parks and Recreation Department, Citizen Information Center, Public Works Department, Building and Safety Department and City Attorney's Office.

Throughout the development of the Antelope Valley Projects, the Antelope Valley Partners--City of Lincoln, University of Nebraska and the Lower Platte South Natural Resources District--have been instrumental in defining a coordinated community revitalization vision. Through JAVA, the three Antelope Valley Partners continue to fund, build

and implement the Antelope Valley Projects. Together, they are undertaking the biggest community revitalization effort to date. This Redevelopment Plan outlines many new ways to leverage the Antelope Valley Projects.

Along with the private sector champions, these public entities are preserving, growing and enhancing Lincoln as "one community," while avoiding "flight" from Lincoln's urban core to the community's urban edge, thus avoiding many social, political, environmental and economic stress and costs.

Yet, some citizens believe that several obstacles to private investment are directly related to the difficulty of public-private sector partnering efforts: First, the lack of a "one-stop" or more streamline approach to proposed redevelopment; and second, the compartmentalized role of funding agencies. The City should be sure it is following best management practices and exploring ways to modernize and streamline community development authority to help facilitate more private investment and more successful public-private partnerships.

XXIV. FINANCING

The primary burden for revitalization of the Antelope Valley Area must be on the private sector. The City will explore providing public services and public improvements and participating where necessary in the redevelopment process, but the needs of the Antelope Valley Area are beyond the City's capacity to do alone. Financing of proposed improvements will require participation by both the private and public sectors. Where appropriate, the City may participate by providing financial assistance for the rehabilitation of structures. The development of new projects and the reuse of existing structures will be the responsibility of the private sector. Sources of funding may include:

- ◆ Private Contributions;
- ◆ Tax Increment Financing (TIF) (also known as Community Improvement Financing), an Ad Valorem of real property tax;
- ◆ Capital Improvements Program Budget;
- ◆ Advance Acquisition Fund - property rights/easements, public facility site acquisition;
- ◆ Community Development Block Grants (CDBG);
- ◆ Special Assessments - Business Improvement Districts;
- ◆ Sale of Land Proceeds (proceeds from the sale of land acquired for redevelopment, as identified in the Redevelopment Plan, will be reinvested in the redevelopment area);
- ◆ Municipal Infrastructure Redevelopment Fund (MIRF);
- ◆ Home Investment Partnership Act (HOME);
- ◆ American Dream Downpayment Initiative (ADDI)
- ◆ HUD Section 108 Loan Program;
- ◆ Federal and State Grants; and
- ◆ Interest Income

A. Funding Sources

Project activities will be undertaken subject to the limit and source of funding authorized and

approved by the Mayor and City Council.

B. Tax Increment Financing

According to the Nebraska Community Development Law, any Ad Valorem Tax levied upon real property in the Redevelopment Project for the benefit of any public body shall be divided, for a period not to exceed 15 years after the effective date of such provision, by the governing body as follows:

- ◆ That portion of the Ad Valorem Tax which is produced by the levy at the rate fixed each year by or for each such public body upon the redevelopment project valuation shall be paid into the funds of each such public body in the same proportion as are all other taxes collected by or for the body; and
- ◆ That portion of the Ad Valorem Tax on real property in the redevelopment project in excess of such amount, if any, shall be allocated to and, when collected, paid into a special fund of the authority to be used solely to pay the principles of, the interest on, and any premiums due in connection with the bonds of, loans, notes, or advances of money to, or indebtedness incurred by, whether funded, refunded, assumed, or otherwise, such authority for financing or refinancing, in whole or in part, the redevelopment project. When such bonds, loans, notes, advances of money, or indebtedness, including interest and premiums due, have been paid, the authority shall so notify the County Assessor and County Treasurer and all Ad Valorem Taxes upon taxable real property in such a redevelopment project shall be paid into the funds of the respective public bodies.

The effective date for the Community Improvement Financing (Tax Increment Financing) provisions of the Antelope Valley Redevelopment Plan for each Redevelopment Project is declared to be the date rehabilitation, acquisition, or redevelopment of substandard and blighted property in the redevelopment project area first commences.

XXV. ADDITIONAL CHALLENGES

While there are many positive attributes and benefits to the Antelope vision as outlined in this Redevelopment Plan, there are also many challenges lying ahead.

- ◆ **Timing & Linkages** -- While the Antelope Valley Projects and the Redevelopment Plan moves forward, there are other on-going planning efforts that must be coordinated: the Downtown Master Plan, the Convention and Multi-Use Facilities Study, and Mayor's Streets, Roads and Trails (SRT) Committee. These processes, along with other studies and processes, will impact the vision for the urban core. There needs to be close coordination of Antelope Valley and the other on-going planning processes.
- ◆ **Phasing** -- Careful consideration must be given to the timing for the Community Revitalization Projects implementation prior to completion of the new waterway and roadways. The vision is a twenty year outlook and the many important projects will need to be phased.
- ◆ **Resource Allocation** -- There are many Downtown and surrounding community needs. The City must maintain a balanced approach in directing its scarce public dollars. For example, parking needs in the Traditional Downtown must be addressed to help insure future successes. The City must keep its focus on Downtown Lincoln and the surrounding Neighborhoods and be creative in finding new monies to invest in the Antelope Valley vision.

XXVI. URBAN DEVELOPMENT DEPARTMENT STRATEGIES

The following are some of the major Antelope Valley initiatives that should be led by the City, under the guidance of the City's Urban Development Department, and coordinated with other key stakeholders:

- a) **Implement Redevelopment Projects:** The City should take the necessary steps to implement the Vine Street Redevelopment Project and Neighborhood Enhancement Redevelopment Projects.
- b) **Further Explore Proposed and Potential Redevelopment Concepts:** The City should explore with the abutting property owners and interested developers the feasibility of the Proposed Redevelopment Concept A-East Downtown, Proposed Redevelopment Concept B-Malone Neighborhood and the other Potential Redevelopment Concepts.
- c) **East Downtown Park Enhancements:** Fundraising efforts should begin for the East Downtown Park enhancements (e.g., skating rink, outdoor amphitheater, water fountains, play features and other parkland and water activities).
- d) **Additional Infrastructure:** As redevelopment projects are identified, the City should carefully determine whether new utilities, communication, broadband, transportation, parking and infrastructure systems are desirable to handle the new projects and strengthen the surrounding Neighborhoods.
- e) **Other Redevelopment Programs:** The City and relevant stakeholders should continue to implement the Focus Area revitalization strategies, the North 27th Street Corridor and Environs Redevelopment Plan, House Preservation and Infill Program, Public Art and Free to Grow.



**View: SunTrust Plaza
Winter Park, FL**



**View: Addison Circle
Addison, TX**



**View: Legacy Town Center
Plano, TX**

XXVII. COORDINATION OPPORTUNITIES

The following are some of the major Antelope Valley initiatives that should be led by the City or coordinated with the City and other key stakeholders:

- a) **Antelope Valley Projects:** The three Antelope Valley Partners should continue to implement and build the Antelope Valley Projects.
- b) **University of Nebraska Master Plan:** The University of Nebraska should amend the University of Nebraska Master Plan to reflect the changes shown on the University/East Downtown Future Land Use, Figure 17.
- c) **Whittier School:** The City should encourage LPS, UNL, Southeast Community College and others to formalize, accelerate and intensify the partnering effort to reuse the former Whittier Junior High School. At this date, it appears the building should remain in/be returned to education-related uses, as the best fit for the historic building, the area and the community.
- d) **Community Learning Centers:** The community should continue to support and expand its efforts to implement community learning centers throughout the community.
- e) **Multimodal Plan:** When the City's updated Multimodal Plan is completed, its recommendations should be incorporated into this Redevelopment Plan and into the Redevelopment Projects.
- f) **New Antelope Drive/21st Street:** The City should construct the first segment of the new Antelope Drive north of "O" Street.
- g) **Exemplary Parking Program:** As part of the Downtown Master Plan, the City and other related parties should review Downtown Lincoln's parking programs and services to determine whether best management practices are followed in the area of design, con-

struction, operation, security, marketing and enforcement. How to improve parking opportunities in East Downtown? Could program improvements be made that would provide more coordination, more parking stalls, better urban design, safer (or perceived safer) parking experience, better marketing and enforcement, or could cost less to construct or operate?

- h) **Seven Human Service Priorities and Needs:** The Community should strive to address the seven human service priorities and major human service needs.
- i) **Support Cultural Centers To Become More Sustainable:** The City should continue to offer resource assistance to any cultural center desiring facilitation and strategic planning assistance to become more sustainable.
- j) **Sharing Community Spaces:** The Cultural Centers, Antelope Valley Connection Team, funders and the City should explore finding large spaces for services and programs that can be shared by many cultural and social groups on a concurrent or non-concurrent basis.
- k) **City Zoning and Design Standards:** The City should modify the City Zoning and Design Standards based upon the Guiding Land Uses And Design Principles described in Chapter XII above, the University/East Downtown Future Land Use Map, Figure 17, and the Future Land Use Map, Figure 18. As a general proposition, there should be a few required mandatory guidelines rather than a large volume of voluntary guidelines.
- l) **Amend Building/Fire Code:** The City should modify the building/fire code to enable more residential dwelling units above first floor of commercial spaces.

- m) UNL Expand Community Partnering:** The University of Nebraska--Lincoln should be encouraged to initiate new housing programs that would expand the number of University faculty and staff members living in the surrounding Neighborhoods. In addition, UNL should continue its community partnering efforts regarding the Community Partnering Center Grant and Community Learning Centers.
- n) Legislative Authority:** The City, along with other Nebraska communities, should seek legislative authority to:
- i) Authorize local City sales tax increment and revenue bonds similar to other states; and
 - ii) Expand the Tax Increment Financing authority to enable the financing tool to be used like other states.
- o) Locate In Traditional Downtown:** The following public facilities should be located in Traditional Downtown:
- i) Multi-purpose arena/convention center should be located close to Traditional Downtown's hotels and restaurants.
 - ii) The Downtown Library should be expanded or relocated in Traditional Downtown.

XXVIII. CONFORMANCE WITH COMPREHENSIVE PLAN

The Lincoln-Lancaster County Comprehensive Plan, adopted May 28, 2002, as amended, represents the local objectives, goals and policies of the City of Lincoln. The Antelope Valley Redevelopment Plan was developed to be consistent with the Comprehensive Plan.



**View: State Thomas
Dallas, TX**



**View: State Thomas
Dallas, TX**