

**LINCOLN/LANCASTER COUNTY PLANNING COMMISSION STAFF REPORT**  
FROM THE LINCOLN/LANCASTER COUNTY PLANNING AND DEVELOPMENT SERVICES DEPARTMENT  
555 S. 10TH STREET, SUITE 213, LINCOLN, NE 68508

APPLICATION NUMBER Comprehensive Plan Conformance 25014 <i>Amendment to 18N Redevelopment Project</i>	FINAL ACTION? No	OWNER New Generation Properties LLC
PLANNING COMMISSION HEARING DATE January 7, 2026	RELATED APPLICATIONS None	LOCATION 18 <sup>th</sup> & N Streets

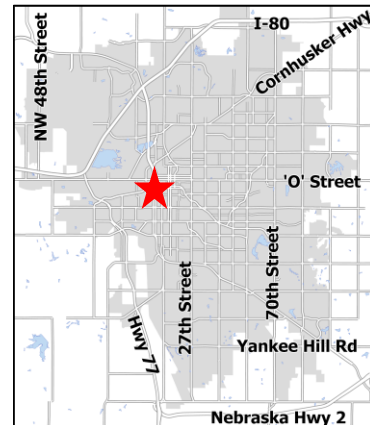
**RECOMMENDATION: IN CONFORMANCE WITH THE COMPREHENSIVE PLAN**

**BRIEF SUMMARY OF REQUEST**

Review as to conformance with the 2050 Lincoln-Lancaster County Comprehensive Plan, a proposed amendment to the 18N Redevelopment Project, part of the Antelope Valley Redevelopment Plan. The Project was originally reviewed for conformity in 2023 with [CPC23004](#).

This amendment includes minor revisions to the project narrative and also adjusts the Cost Benefit Analysis to show updated project costs and Tax Increment Financing (TIF) projections.

The Redevelopment Project amendment is on file with the Urban Development Department and the Planning and Development Services Department. The Redevelopment Project amendment can also be found online on the Planning Application Tracking System (PATS): [CPC25014](#).



**JUSTIFICATION FOR RECOMMENDATION**

With this amendment the project maintains conformance with the Comprehensive Plan, Downtown Master Plan, and Antelope Valley Redevelopment Plan as discussed in the staff report for [CPC23004](#).

**APPLICATION/STAFF CONTACT**

Jennifer Hiatt  
Urban Development Dept  
(402) 441-7857  
[jhiatt@lincoln.ne.gov](mailto:jhiatt@lincoln.ne.gov)

**COMPATIBILITY WITH THE COMPREHENSIVE PLAN**

The Project is consistent with the Comprehensive Plan, Downtown Master Plan, and the Antelope Valley Redevelopment Plan. It will utilize existing infrastructure, contribute to Lincoln's affordable housing stock, and help meet the Comprehensive Plan goal of 5,000 new dwelling units in Greater Downtown by 2050.

## ANALYSIS

1. This is a minor amendment to the 18N Redevelopment Project, which was originally approved with [CPC23004](#) in 2023. The project includes construction of a multi-family residential building on a site that is currently a parking lot at the southwest corner of 18<sup>th</sup> & N Streets.
2. The amendment includes a few minor updates to the project narrative.
  - a. Original approval: Five story multi-family building with first floor tenant amenities and 84 to 88 residential units across the top four stories, plus 75 parking stalls.
  - b. Amendment: Five story multi-family building with 9 units on the first floor along with tenant amenities and 78 residential units across the top four stories (87 units total), plus 51 parking stalls.

The complete markups can be viewed on PATS [CPC25014](#).

3. The proposed parking change from 75 to 51 stalls is appropriate in this location. This project is located in the B-4 Lincoln Center Business District, which has no minimum parking requirements. Additionally, this project is located in the walkable Telegraph District neighborhood, near several transit routes, and directly adjacent to the N Street cycle track.
4. Other elements of the original project that will remain: 20 percent of the units will be affordable to persons making 60 percent or less of the area median income (AMI), and there will be enhanced streetscape design for 18<sup>th</sup> Street and the N Street cycle track.
5. The Cost Benefit Analysis has also been updated to reflect rising project costs and valuations since 2023.
  - a. Original approval: Total cost of \$20.8 million with \$3.5 million of TIF.
  - b. Amendment: Total cost of \$25.5 million with \$4.9 million of TIF.
6. Construction is expected to begin in 2026 and be completed by the end of 2028.

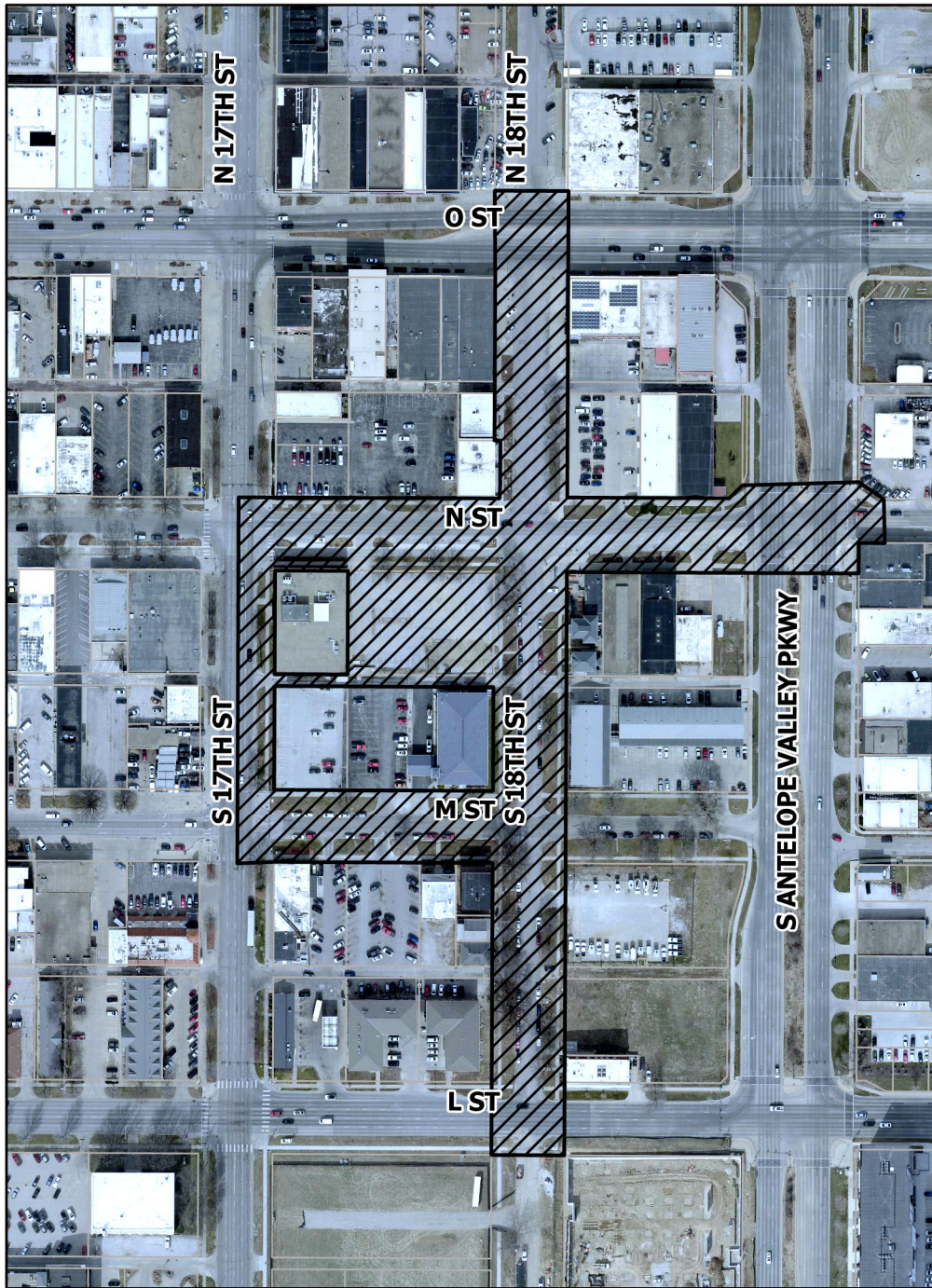
Prepared by Andrew Thierolf, AICP  
(402) 441-6371 or [athierolf@lincoln.ne.gov](mailto:athierolf@lincoln.ne.gov)

December 19, 2025

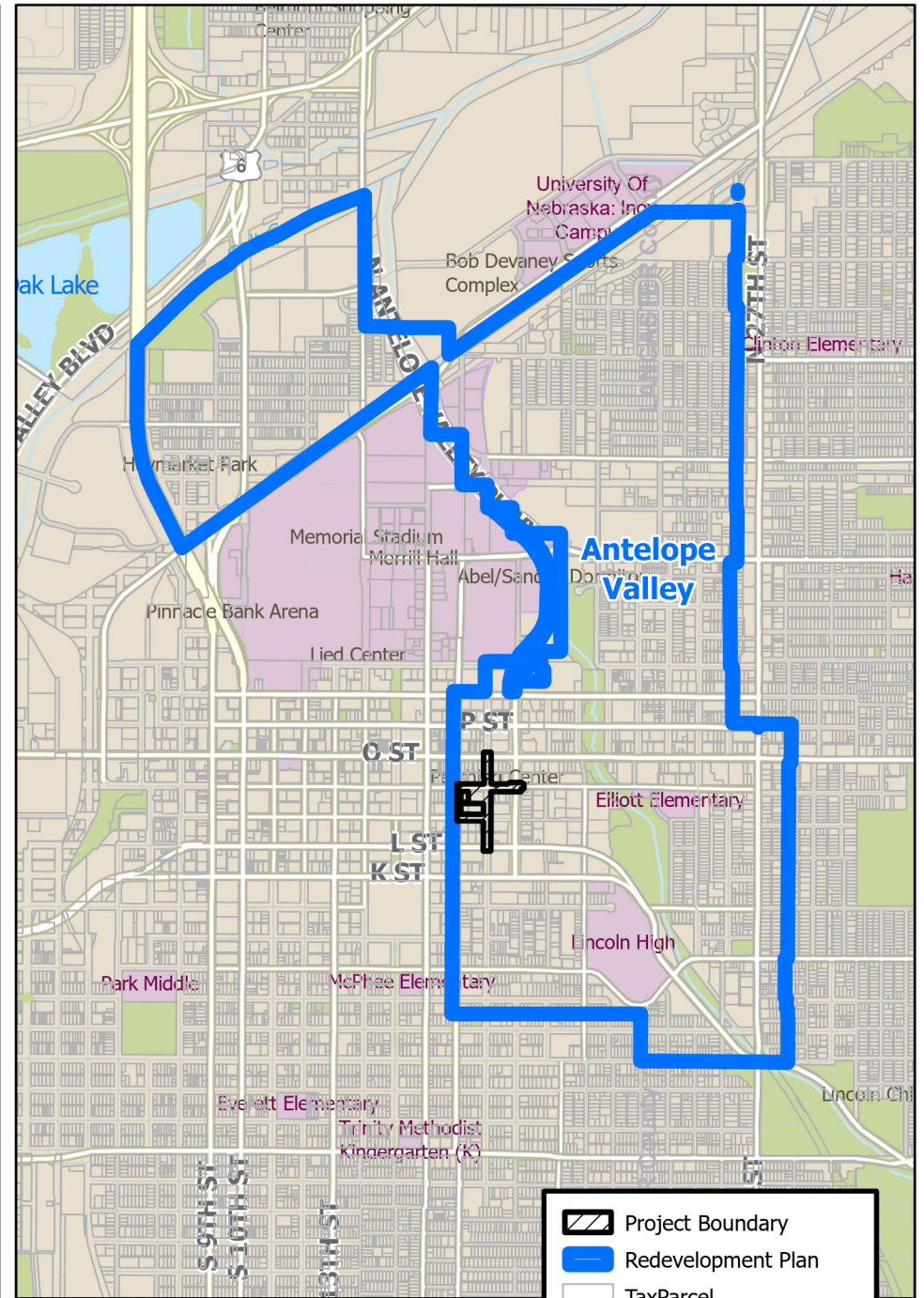
Applicant/      Jennifer Hiatt, City of Lincoln Urban Development Department  
Contact:        555 S. 10<sup>th</sup> Street, Suite 205  
                     (402) 441-7857 or [jhiatt@lincoln.ne.gov](mailto:jhiatt@lincoln.ne.gov)

<https://linclanc.sharepoint.com/sites/PlanningDept-DevReview/Shared Documents/DevReview/CPC/25000/CPC25014 Amendment to 18N Redevelopment Project.docx>





2024 aerial



## Comprehensive Plan Conformance #: CPC25014

Amendment to Antelope Valley Redevelopment Area  
18N Building Redevelopment Project





December 3, 2025

Paul Barnes, Planning Division Manager  
City of Lincoln-Lancaster County Planning Department  
555 S. 10<sup>th</sup> Street, Suite 213  
Lincoln, NE 68508

Dear Paul:

Enclosed is a copy of the revised 18N Redevelopment Plan Amendment to the Antelope Valley Redevelopment Plan. This redevelopment project proposes construction of a multi-family dwelling unit on a lot currently consisting of surface parking generally located at 18th Street and N Street. This amendment revises a previous amendment adopted by City Council on June 5, 2023 via Resolution A-93980.

Once submitted through Project Dox, please forward the proposed plan amendment to the Planning Commission for their consideration for Comprehensive Plan compliance at the January 7, 2026 public hearing. We request that the redevelopment plan also be scheduled at City Council for introduction on January 26, 2026 and public hearing on February 2, 2026.

If you have questions or need additional information, please contact me at 402-441-7857 or [jhiatt@lincoln.ne.gov](mailto:jhiatt@lincoln.ne.gov).

Sincerely,

A handwritten signature in blue ink that reads "Jennifer Hiatt".

Jennifer Hiatt  
Planner II | Economic Opportunity  
Urban Development Department