



MEADOWLANE SHOPPING CENTER REDEVELOPMENT AREA.

Redevelopment Plan.

City of Lincoln, Nebraska.

March, 2021

HANNA:KEELAN ASSOCIATES, P.C.
COMMUNITY PLANNING & RESEARCH



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City of Lincoln, Nebraska
Meadowlane Shopping Center Redevelopment Area
Redevelopment Plan

MEADOWLANE SHOPPING CENTER REDEVELOPMENT PLAN

INTRODUCTION.

The **Meadowlane Shopping Center Redevelopment Plan** is a guide for redevelopment activities within the **Meadowlane Shopping Center Redevelopment Area**. The **Redevelopment Area** is located in east central Lincoln, generally bound by North 70th Street (west), Vine Street (south), “X” Street (north) and the east boundary of Parcel #172212900300. **Illustration 1, Page 2**, identifies the location of the **Redevelopment Area** within the context of the City of Lincoln. The **Redevelopment Area** encompasses the entirety of the Meadowlane Shopping Center as well as a dated Phillips 66 Service Station at the northeast corner of North 70th and Vine Streets. The **Area** comprises approximately seven acres and is composed of commercial structures on two separate lots.

The referenced **Meadowlane Shopping Center Redevelopment Area**, in the City of Lincoln, Nebraska, includes the following **Property IDs and Legal Descriptions** on file with the Lancaster County Assessor’s Office:

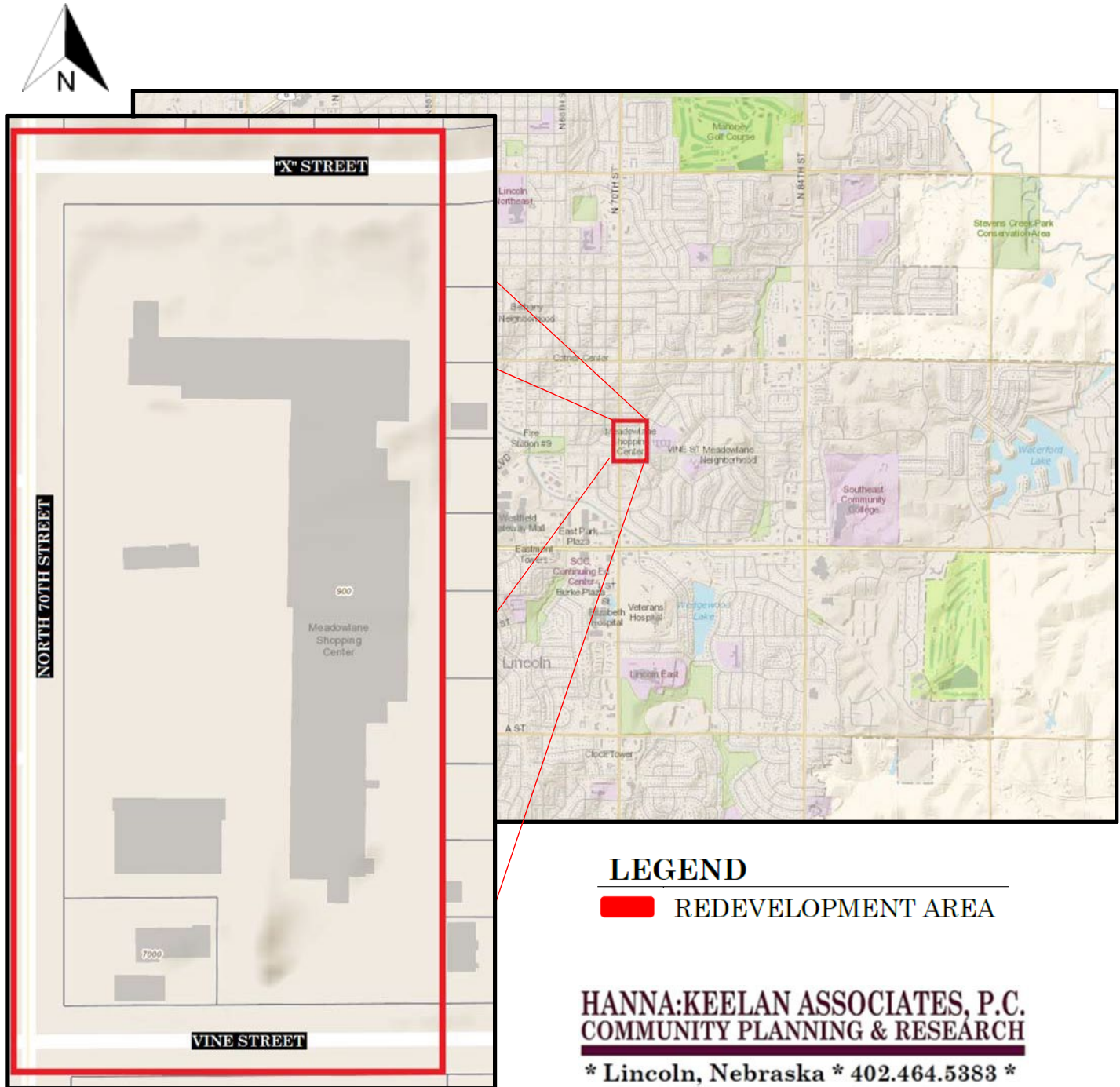
1. **1722129003000**. BETHANY HEIGHTS, BLOCK 101, LOT 1 - 14, & VACATED ALLEY ADJACENT & BLOCK 102 LOTS 1 - 7 & 11 - 14 & LOTS 8 - 10 EXTENDED SOUTH 100' & VACATED ALLEY ADJACENT & VACATED “W” STREET ADJACENT.
2. **1722130001000**. BETHANY HEIGHTS, BLOCK 102, LOTS 8 - 10, SOUTH 100'.

The **Redevelopment Area** has shown signs of ongoing decline during the last few decades. Many existing structures, public facilities and utilities are old and in need of updating. A **Blight and Substandard Determination Study** confirmed the number and degree of blighting and substandard factors in the **Area**, as per state statutes. The **Study** was completed in January, 2021.

The continuation of blight and deterioration is a threat to the stability and vitality of the **Redevelopment Area**. Revitalization efforts are not likely to occur without public action. This **Redevelopment Plan** provides a guide for public and private partners as redevelopment efforts move forward in the **Area**.

CONTEXT MAP – ILLUSTRATION 1

MEADOWLANE SHOPPING CENTER REDEVELOPMENT AREA LINCOLN, NEBRASKA



PLAN REQUIREMENTS.

Redevelopment activities are guided by the **Nebraska Community Development Law, Neb. Rev. Stat. Section 18-2101, et. seq., as amended (the “Act”)**. The statutes indicate the governing body must first declare the project area as substandard and blighted in order to prepare a redevelopment plan for the designated redevelopment area.

The city has authorized its Urban Development Department to act as the Community Redevelopment Authority under the Act. Hanna:Keelan Associates P.C. has created this **Redevelopment Plan** as a guide for appropriate private and public resources to:

- Eliminate or prevent the spread of urban blight;
- Encourage urban rehabilitation;
- Provide for the redevelopment of substandard and blighted areas including provision for the prevention of the spread of blight into areas of the municipality which are free from blight through diligent enforcement of housing, zoning, and occupancy controls and standards;
- Rehabilitation or conservation of substandard and blighted areas or portions thereof by re-planning, removing congestion, providing parks, playgrounds, and other public improvements by encouraging voluntary rehabilitation and by compelling the repair and rehabilitation of deteriorated or deteriorating structures; and
- Clear and redevelop substandard and blighted areas or portions thereof.

Section 18-2111 of the Act defines the minimum requirements of a **Redevelopment Plan** as follows:

“A redevelopment plan shall be sufficiently complete to indicate its relationship to definite local objectives as to appropriate land uses, improved traffic public transportation, public utilities, recreational and community facilities and other public improvements, and the proposed land uses and building requirements in the redevelopment project area...”

Section 18-2111 also outlines **six elements** that must be included in all redevelopment plans:

1. The boundaries of the redevelopment project area with a map showing the existing uses and condition of the real property area;
2. A land use plan showing proposed uses of the area;

3. Information showing the standards of population densities, land coverage, and building intensities in the area after redevelopment;
4. A statement of the proposed changes, if any, in zoning ordinances or maps, street layouts, street levels or grades, or building codes and ordinances;
5. A site plan of the area;
6. A statement as to the kind and number of additional public facilities or utilities, which will be required to support the new land uses in the area after redevelopment

In preparing the recommendations for the implementation of this **Redevelopment Plan**, the planning consultant has considered the land uses and building requirements of the **Meadowlane Shopping Center Redevelopment Area** and determined conformance of such with the **Overall Plan for Redevelopment** in the **City of Lincoln**, to represent a coordinated, adjusted and harmonious development of the city and its environs.

These determinations are in accordance with:

- present and future needs to promote health, safety, morals, order, convenience, prosperity;
- the general welfare; and
- efficiency and economy in the process of development.

Factors considered in the determination included among other things:

- adequate provision for traffic and vehicular parking;
- promotion of fire safety and prevention of other dangers;
- adequate provision for light and air;
- promotion of the healthful and convenient distribution of population;
- provision of adequate transportation, water, sewerage, and other public utilities;
- schools, parks, recreational and community facilities, and other public requirements;
- promotion of sound design and arrangement;
- efficient expenditure of public funds; and
- prevention of insanitary of unsafe dwelling accommodations or conditions blight.

EXISTING CONDITIONS.

Land Use.

The **Meadowlane Shopping Center Redevelopment Area** comprises approximately seven acres. The following **Table** identifies the estimated **Existing Land Use** within the **Meadowlane Shopping Center Redevelopment Area**, in terms of number of acres and percentage of total for all existing uses. Designated commercial land use occupies an estimated 85.7 percent of the **Area**. The remaining **Redevelopment Area** is comprised of streets and the public right-of-way.

Illustration 2, Page 6, identifies the **Existing Land Use Map** for the **Meadowlane Shopping Center Redevelopment Area**.

**TABLE 1
EXISTING LAND USE
MEADOWLANE SHOPPING CENTER
REDEVELOPMENT AREA**

<u>Land Use</u>	<u>Acres</u>	<u>Percent</u>
Commercial	6.0	85.7%
<u>Street/Public Right-of-Way</u>	<u>1.0</u>	<u>14.3%</u>
Totals	7.0	100.0%

Source: Hanna:Keelan Associates, P.C., 2021.

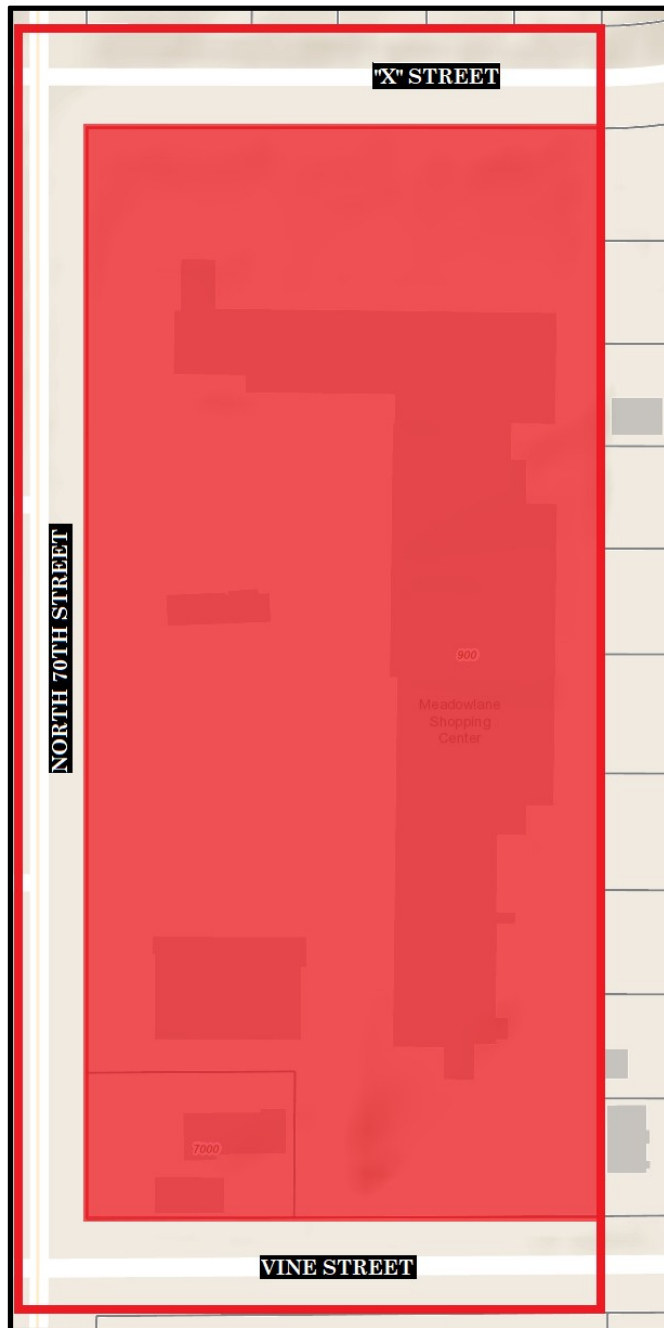
Zoning.

The entire **Redevelopment Area** is zoned “B-1 Local Business District”. This District is intended to provide for low-density commercial uses requiring high visibility and/or access from major highways. The uses permitted generally include those of the neighborhood and highway business areas. **Illustration 3, Page 7** identifies the **Existing Zoning Districts** in the **Meadowlane Shopping Center Redevelopment Area**.

EXISTING LAND USE MAP – ILLUSTRATION 2

MEADOWLANE SHOPPING CENTER REDEVELOPMENT AREA

LINCOLN, NEBRASKA



LEGEND

- COMMERCIAL
- REDEVELOPMENT AREA BOUNDARY

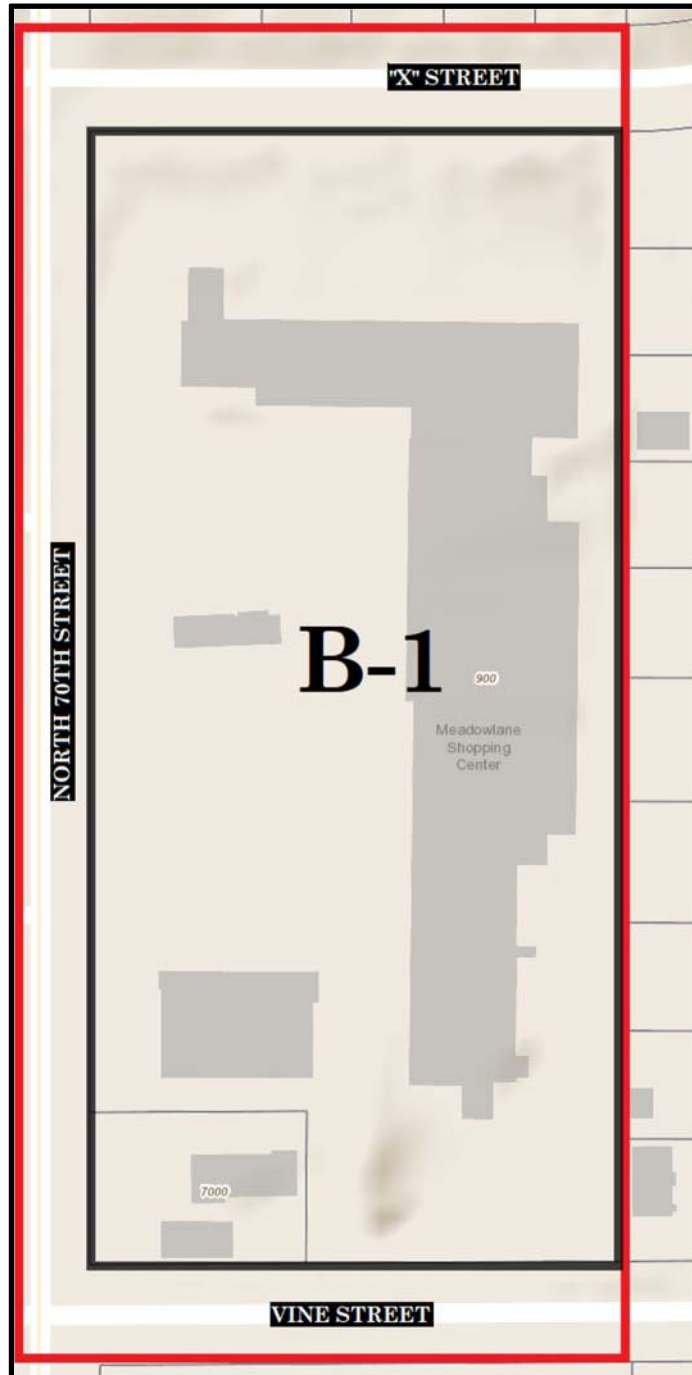
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EXISTING ZONING DISTRICTS MAP –ILLUSTRATION 3

MEADOWLANE SHOPPING CENTER REDEVELOPMENT AREA

LINCOLN, NEBRASKA



LEGEND

- REDEVELOPMENT AREA
- B-1** LOCAL BUSINESS DISTRICT

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Transportation.

- **Traffic:** The streets bordering the **Meadowlane Shopping Center Redevelopment Area** include “X” Street to the north, N 70th Street to the west and Vine Street to the south. Both North 70th and Vine Street are arterial streets with moderate to high traffic volumes and good connectivity with other parts of Lincoln.
- **Access and Parking Issues:** The **Redevelopment Area** has good access to surrounding streets, with one access point to Vine Street, one access point to “X” Street, and two access points to North 70th Street. Access to the **Area** for both northbound and southbound traffic along North 70th Street, as well as east and westbound traffic along Vine and “X” Streets is possible. All three parcels within the **Area** had parking conditions deteriorated to a minor extent or worse, as aging parking surfaces are cracking and breaking.
- **Street Conditions:** Public streets adjacent the **Redevelopment Area** are all asphalt streets generally in “good” condition.
- **Sidewalk and Pedestrian Activity:** Sidewalks in the **Area** were observed to be in “fair” condition, exhibiting cracking or settling concrete surfaces. Properties with deteriorating sidewalks pose a hindrance to pedestrians and make it difficult, if not impossible, for persons with disabilities to safely move throughout the **Area**. Crosswalks are present at the 70th and Vine Streets intersection.
- **Street Layout:** The **Meadowlane Shopping Center Redevelopment Area** does not have a standard street pattern as the **Area** primarily consists of service roads and parking lots associated with the established commercial uses.



- **Public Transportation:** Star Tran, Lincoln’s bus system has no routes adjacent the **Redevelopment Area**. The closest route is the Bethany Route, approximately 3.5 miles north of the **Area**. This route travels along Holdrege Street and provides connections to Downtown Lincoln and Southeast Community College on North 84th Street. Approximately 5.1 miles south of the **Area**, the North 48th Street and O Street Routes travel along O Street. The O Street route provides an east-west route from Downtown to Southeast Community College. The North 48th route provides a north-south connection between St. Elizabeth’s Regional Medical Center and Walmart on North 27th Street.

Public Utilities.

- **Water and Sanitary Sewer Systems:** The City of Lincoln Transportation and Utilities Staff described municipal sanitary sewer mains in the **Redevelopment Area** as being approximately 40 years of age, but in “good” in condition. The existing sanitary sewer lines are 12 inches diameter and constructed of cast iron material (rather than PVC, the current standard). Water mains in the **Area** are generally in “good” condition. A 16 inch water main was installed along “X” Street in 1999. A 12 inch water main is located along North 70th and Vine Streets, installed in the 1950s. **Meadowlane Shopping Center** property owners identified service lines as being original to the Center’s construction. Repeated maintenance and repair issues in the **Area** will become more prevalent as both the water and sanitary sewer mains continue to age and are in need of replacement.
- **Watershed Management:** The **Meadowlane Shopping Center Redevelopment Area** does not have significant a flood risk. No structures in the **Area** are within or near the 100-year or 500-year floodplains.
- **Electrical/Street Lighting:** Overhead electrical lines service the streetlights on the south side of Vine Street, immediately outside the **Redevelopment Area**. The overhead lines cross Vine Street and run north along the eastern boundary of the **Area**. All other streetlights surrounding the Area are serviced by buried lines. All streetlights within the **Area** have been converted to LED fixtures.

Historical Significance.

There are no historic properties or areas of historic significance in the **Redevelopment Area**.

Blight and Substandard Determination Study.

For a redevelopment project to be considered eligible for redevelopment in the City of Lincoln, the project area must qualify as both “Blighted” and “Substandard” based on state statutes, the Nebraska Community Development Law. The **Meadowlane Shopping Center Redevelopment Area Blight and Substandard Study** was undertaken to determine whether existing conditions warrant designation of the **Area** as blighted and substandard. The **Study** includes the formal investigation of the existence and extent of blighting and substandard factors. The **Study** was completed in January of 2021, by Hanna:Keelan Associates, P.C.

- **Blight and Substandard Determination Study Research Process:** The rating of building conditions is a critical step in determining the eligibility of an area for redevelopment. It is important that the system for classifying buildings be based on established evaluation standards and criteria and that it results in an accurate and consistent description of existing conditions. The evaluation included a detailed exterior structural survey of all three structures. The **Study** also included conversations with City of Lincoln staff and a review of available reports and documents containing information which could substantiate the existence of blight and substandard conditions.

SUBSTANDARD FACTORS.

All **Four Substandard Factors** in the **Meadowlane Shopping Center Redevelopment Area**, as set forth in the **Nebraska Community Development Law**, represent a “strong presence.” The **Substandard Factors** are described in detail, below.

**TABLE 2
SUBSTANDARD FACTORS
MEADOWLANE SHOPPING CENTER
REDEVELOPMENT AREA
LINCOLN, NEBRASKA**

1.	Dilapidated/deterioration.	■
2.	Age or obsolescence.	■
3.	Inadequate provision for ventilation, light, air, sanitation or open spaces.	■
4.	Any combination of factors that are detrimental to the public health, safety, morals, or welfare.	■

Strong Presence of Factor ■
Reasonable Presence of Factor ■ **No**
Presence of Factor ○

Source: Hanna:Keelan Associates, P.C., 2021.

The results of a **Structural/Site Conditions Survey** identified **all three structures** in the **Meadowlane Shopping Center Redevelopment Area** as being in a **deteriorating** condition with, at least, minor defects. This includes **two structures** identified as being in a **deteriorating** condition with major defects. This **Factor** is a **strong presence** throughout the **Area**.

According to information from the Lancaster County Assessor's Office and based on the results of a **Structural/Site Conditions Survey**, **all three structures** in the **Redevelopment Area** are **40+ years of age** (built in or prior to 1981). The **average age** of commercial structures in the **Area** is an estimated **52 years**. The **Factor of Age or Obsolescence** is a **strong presence** throughout the **Area**.



The conditions which result in **Inadequate Provision for Ventilation, Light, Air, Sanitation or Open Space** are a **strong presence** throughout the **Meadowlane Shopping Center Redevelopment Area**. City of Lincoln Public Works Staff described sanitary sewer mains that primarily serve the **Area** as being 40+ years of age and in “good” condition, based on age, size and material. Staff described segments of water mains in the **Area**, being 60+ years of age, but in “good” condition, based upon size and break and maintenance history. Private service lines for the Meadowlane Shopping Center are original to the facility's construction. Additionally, one of the two total parcels (50 percent) in the **Area** maintains a “fair” overall site condition. Aging infrastructure, combined with declining site conditions and deteriorating structures results in an inadequate provision for ventilation, light, air, sanitation and open space within the **Redevelopment Area**.

The only “open space” provision in the **Redevelopment Area** is the Shopping Center parking lot, which was determined to be in “fair” condition.

The **Structural/Site Conditions Survey** determined that the **Substandard Factor Any Combination of Factors that are Detrimental to the Public Health, Safety, Morals, or Welfare** is a **strong presence** throughout the **Redevelopment Area**. The primary contributing elements include deteriorating buildings that will require rehabilitation and modernization for continued and future use and occupation, and the localized effects of a dated Phillips 66 auto service station. Additionally, water and sanitary sewer mains within the **Redevelopment Area** are aging but in “good” condition, as per the City of Lincoln Staff. The water system dates back to the 1950s and will need to be monitored in the event of leaks and breakages.

The prevailing substandard conditions, evident in buildings and the public infrastructure, as determined by the Structural/Site Conditions Survey, include:

1. **Deteriorating structures** with minor and major defects;
2. **Advanced Age** of structures. All three structures in the **Area** are 40+ years of age. The average age of commercial structures in the **Area** is an estimated **52 years**;
3. Water and sanitary sewer mains throughout the **Area** are generally 60 years of age, constructed of outmoded material and/or have a history of repeated maintenance issues; and
4. **Functionally and economically obsolete structures** serviced by aging and outmoded water and sanitary sewer lines.



BLIGHT FACTORS.

Of the **12 Blight Factors** set forth in the **Nebraska Community Development Law**, throughout the **Meadowlane Shopping Center Redevelopment Area**, **six** represent a “**strong presence**,” **three** are present to a “**reasonable**” extent and **two** represent “**little or no presence**”. The **Factor**, “defective or unusual condition of title,” was not reviewed. All present **Blight Factors** are reasonably distributed throughout the **Area**.

**TABLE 3
BLIGHT FACTORS
MEADOWLANE SHOPPING CENTER
REDEVELOPMENT AREA
LINCOLN, NEBRASKA**

1.	A substantial number of deteriorated or dilapidated structures.	■
2.	Existence of defective or inadequate street layout.	■
3.	Faulty lot layout in relation to size, adequacy, accessibility or usefulness.	■
4.	Insanitary or unsafe conditions.	■
5.	Deterioration of site or other improvements.	■
6.	Diversity of Ownership.	○
7.	Tax or special assessment delinquency exceeding the fair value of land.	○
8.	Defective or unusual condition of title.	NR
9.	Improper subdivision or obsolete platting.	■
10.	The existence of conditions which endanger life or property by fire or other causes.	■
11.	Other environmental and blighting factors.	■
12.	At least one of the other five conditions.	■

Strong Presence of Factor	■
Reasonable Presence of Factor	■
Little or No Presence of Factor	○
NR = Not Reviewed	NR

Source: Hanna:Keelan Associates, P.C., 2021.

Strong Presence of Factor –

Deteriorated or Dilapidated Structures are a **strong presence** throughout the **Meadowlane Shopping Center Redevelopment Area**. All three structures in the **Area** were documented as deteriorating with either minor or major defects.

Insanitary or Unsafe Conditions are a **strong presence** throughout the **Redevelopment Area**. Conditions contributing to this **Factor** includes all three buildings (100 percent) being in a deteriorating condition and being 40+ years of age and the localized effects of a dated auto service station. Water and sanitary sewer mains in the **Area** range from 22 to 66 years of age. City Staff described both the water and sanitary sewer system as “good” in condition. Meadowlane Shopping Center’s service lines are original to the facility’s construction.

Deterioration of Site or Other Improvements is a **strong presence** throughout the **Redevelopment Area**. One of the two parcels (50 percent) was observed to maintain “fair” overall site conditions. Both parcels also contained debris to a minor extent. Additionally, all three structures maintained driveways/parking lots and side conditions deteriorated to a major extent, including cracking and settling pavement and sidewalks.

The ***Existence of Conditions Which Endanger Life or Property by Fire or Other Causes*** is a **strong presence** throughout the **Area**. Conditions associated with this factor include the presence of structures which are both aging and identified as deteriorating with minor or major defects, as well as parcels with deteriorating overall site conditions and/or debris to a minor extent. The localized effects of a dated auto service station also contribute to this Blight Factor.

In regards to ***Other Environmental and Blighting Factors***, economically and socially undesirable land uses, with **functional and economical obsolescence**, are a **strong presence** throughout the **Redevelopment Area**. The **Area** contains vacated retail bays, structures that are deteriorating with minor and major defects, dated public infrastructure in need of repair/replacement.

One of the Required Five Additional Blight Factors has a **strong presence** throughout the **Redevelopment Area**. Based on the **Structural/Site Conditions Survey** and records obtained from the Lancaster County Assessor’s Office, the estimated average age of commercial structures in the **Area** is **52 years**, exceeding the blight criteria of 40+ years of age.

Reasonable Presence of Factor –

Faulty Lot Layout is a **reasonable presence** throughout the **Redevelopment Area**, due, primarily, to topographic issues between the two lots. Such issues pose a hindrance to future development resulting in tracts of land, in current state, considered to be both **functionally and economically obsolete**.

Existence of Defective or Inadequate Street Layout is a **reasonable presence** throughout the **Redevelopment Area**. Public street segments, including North 70th, Vine and “X” Streets were generally found to be in “good” condition throughout the **Area**, but all driveways and side conditions were determined to be deteriorating with, at least, minor defects, or worse.

Improper Subdivision or Obsolete Platting is a **reasonable presence** throughout the **Redevelopment Area**. Underdeveloped/underutilized structures and tracts of land exist throughout the **Area**. Additionally, parcels throughout the **Area** have been incrementally split off from larger tracts of land in a variety of sizes and shapes necessary to support the existing development pattern.

Little or No Presence of Factor –

Diversity of Ownership is of **little or no presence** throughout the **Area**. Research of public records from the Lancaster County Assessor’s Office indicates that **two individuals/ownership groups** own property within the **Redevelopment Area**.

Tax or Special Assessment Delinquency Exceeding the Fair Value of Land is of **little or no presence** throughout the **Area**. Research of public records from the Lancaster County Treasurer’s Office concluded that zero parcels within the **Redevelopment Area** were property tax delinquent.

The Factor ***Defective or Unusual Condition of Title*** was not reviewed.

Conclusion.

It is the conclusion of the Consultant that the number, degree and distribution of **Blight and Substandard Factors** are beyond remedy and control solely by regulatory processes in the exercise of the police power and cannot be dealt with effectively by the ordinary operations of private enterprise without the aids provided in the **Nebraska Community Development Law**. The findings of the **Blight and Substandard Determination Study** warranted designating the **Meadowland Shopping Center Redevelopment Area** as “substandard” and “blighted.”

REDEVELOPMENT PLAN.

LPlan 2040: Guiding Principles.

LPlan 2040 is the **Lincoln-Lancaster County 2040 Comprehensive Plan**. The **Plan** embodies the Lincoln and Lancaster County shared vision for the future, to the year 2040. It outlines where, how and when the Community intends to grow, how the preserve and enhance the things that make Lincoln special, and strategies for implementing the vision for how we will live, work, play and get around in the future.

The relevant principles listed below are taken directly from **LPlan 2040** and will be used as a guide for redevelopment activities in combination with the concerns and redevelopment opportunities identified in the previous Sections of this **Redevelopment Plan**.

Neighborhoods and Housing.

- Provide a wide variety of housing types and choices for an increasingly diverse and aging population.
- Encourage substantial connectivity and convenient access to neighborhood services (stores, schools, parks) from residential areas.
- Incorporate interconnected networks of streets, transit, trails, and sidewalks with multiple connections within and between neighborhoods and commercial centers to maximize access and mobility to provide alternatives to and reduce dependence upon the automobile.
- Provide sidewalks on both sides of all streets, or in alternative locations as allowed through design standards or review process.
- Structure incentives to encourage higher densities to make greater use of the community's infrastructure.
- Encourage new development to achieve densities greater than five dwelling units per gross acre.
- Encourage well-designed and appropriately placed density, including within existing apartment complexes and special needs housing where there is land available for additional buildings or expansions.

Mixed-Use Redevelopment.

- Target existing underdeveloped or redeveloping commercial and industrial areas in order to remove blighted conditions and more efficiently utilize existing infrastructure.
- Be located and designed in a manner compatible with existing land uses.
- Encourage substantial connectivity and convenient access to neighborhood services (schools, parks, stores) from nearby residential areas.
- Help to create neighborhoods that include homes, stores, workplaces, schools and places to recreate.
- Encourage residential mixed-use for identified corridors and redeveloping Regional, Community, Neighborhood, and Mixed-Use office center identified as nodes.
- Mixed-use redevelopment nodes and corridors should strive to locate:
 - Where there is existing potential for good access to transit, to enhance the public transit system by making it accessible to residents and to facilitate development of neighborhood multimodal hubs where residents can drive, bike, or walk to a transit stop, go to work, and then shop for their daily needs before they return home.
 - On at least one arterial street to help provide for traffic and utility capacity and access to transit.
 - Encourage alley access and shared driveways to parking areas in order to reduce interruptions to pedestrian traffic, to preserve on-street parking capacity, and to reduce automobile conflict points.
 - Support the preservation and restoration of natural resources.

Business and Economy.

- Focus primarily on retention and expansion of existing businesses; attracting new businesses should also be encouraged.
- Seek to efficiently utilize investments in existing and future public infrastructure to advance the economy.
- Strive for predictability for neighborhoods and developers.

- Encourage commercial areas and limited industrial areas to make available opportunities for individuals and/or individuals to raise and market local food.
- Encourage preservation or restoration of natural resources within or adjacent to commercial or industrial development.
- Encourage commercial centers to encompass a broad range of land uses with the integration of compatible use types.

Identified Issues.

Based on the review of existing conditions, the following issues and concerns were identified and should be considered in conjunction with the **Guiding Principles** of this document to provide a framework for determining projects in the **Redevelopment Area**.

- All structures in the **Redevelopment Area** are deteriorating with minor or major defects.
- All structures in the **Redevelopment Area** are 40+ years of age.
- **Area** sidewalks are in “fair” condition.
- One parcel within the **Redevelopment Area** has deteriorating site conditions.
- Some water and sewer mains in the **Redevelopment Area** are aging, with some 60+ years of age.
- All driveways and parking lots in the **Area** are deteriorating with minor or major defects.
- A dated auto service station impacts the conditions of the **Redevelopment Area**.
- A **Blight and Substandard Determination Study** determined that a sufficient number and prevalence of factors are present to warrant the blight and substandard designation.



Meadowlane Shopping Center Redevelopment Activities.

- **Public Improvements.**

1. **Future public improvements** should include maintaining or possibly replacing aging public utilities and resurfacing and paving of substandard public streets and alleys.
2. **Public sidewalk improvements** should include replacing substandard public sidewalks.

- **Private Improvements.**

The Meadowlane Shopping Center Redevelopment Project (the “**Project**”) includes the entirety of the Meadowlane Shopping Center. The goal of the **Project** is to strengthen the City of Lincoln by improving existing commercial uses through the redevelopment of existing underutilized and deteriorating real property. A majority of **Project** improvements are focused on the exterior walls of the shopping center to improve the attractiveness and address the deterioration of existing buildings.

Project improvements involve the resurfacing of columns and exterior walls, including the addition of new stonework and associated supportive framing across the shopping center. The improved exterior walls will consist of painted brick and metal panels. A large stone-surfaced sign featuring the name and logo of the Meadowlane Shopping Center will be constructed. Following the removal of the deteriorating awnings and soffits, the **Project** will involve the framing and finishing of new soffits, improved lighting and the construction of new roof parapets. New parapets will require reinforcement of the existing roofs and a leaking portion of the roof on the southern building will need to be replaced. Black metal fencing will be constructed along the western edge of the shopping center, along North 70th Street, to provide a distinct boundary for the shopping center. Deteriorating public sidewalks within the **Redevelopment Area** will be replaced.



The **Project** is consistent with the goals of this **Meadowlane Shopping Center Redevelopment Plan** and is intended to support private sector commercial businesses in the **Redevelopment Area**. Publicly funded redevelopment activities may include site acquisition, streetscape/landscape, and other public area enhancements, energy efficiency improvements, façade enhancements and other selected public improvements in the **Redevelopment Area**. The **Project** is also consistent with the **L Plan 2040** Future Land Use Plan Map, which identifies the project area as commercial.



The **Project** will increase the security and safety of the **Redevelopment Area** through the removal and redevelopment of blighted and substandard conditions, the replacement of public sidewalks and the addition of improved lighting. The **Project** will lessen existing blighted and substandard conditions through the repair of aging and deteriorating structures, including improvements to roofs, soffits, exterior walls and signage. Overall, the **Project** makes a positive contribution to the Meadowlane neighborhood and the City of Lincoln through the removal of blighted conditions, by transforming an aging, declining shopping center into an attractive commercial center.



Project: Looking southeast from X Street, a view the Meadowlane Shopping Center.

- **Statutory Elements.**

- **Property Acquisition, Demolition, and Disposal:** The proposed redeveloper currently controls the majority of the **Redevelopment Area**, except for the service station which is currently owned by the Whitehead Oil Company. Demolition may include clearing the aging service station, conducting any required environmental remediation and any necessary capping, removal or replacement of utilities and site preparation.
- **Population Density:** Currently, no residences are located within the **Redevelopment Area**. An increase in the population density is contingent upon the development of multifamily housing units along the southern edge of the **Redevelopment Area**, as discussed in the **Redevelopment Concept** on **Page 27**. If only the related commercial improvements are completed, the population of the **Area** will remain at zero.
- **Land Coverage:** The **Project** will impact the land coverage of the **Redevelopment Area**.

- **Traffic Flow, Street Layouts & Street Grades:** The results of the proposed **Project** with the façade and other related commercial improvements, the **Redevelopment Area** will become more attractive for shoppers, therefore a slight increase in trips to and from the **Area** may occur. This proposed **Project** is not anticipated to create any significant increase in traffic, which could overburden existing transportation networks.
 - **Parking:** The **Redevelopment Area** already includes adequate parking to serve existing businesses and fulfills current parking requirements. The **Project** is not anticipated to add additional parking spaces unless additional commercial and/or residential uses are developed at the corner service station site. Any development at that location will include additional parking to conform to existing City parking requirements.
 - **Zoning, Building Codes & Ordinances:** The **Project** will not require a change in the B-1 Local Business Zoning District, which encompasses the entire **Redevelopment Area**. The **Project** will not remove the existing, permitted commercial uses. Any multifamily residential or mixed development that may occur at the service station site would be permissive as a conditional use in the B-1 Zoning District.
 - **Lincoln Public Schools:** The project, because it does not include any residential dwelling units, and should have no impact on student populations in Lincoln Public Schools.
- **Cost Benefit Analysis.**

As required by the **Nebraska Community Development Law (Neb. Rev. Stat. 18-2113)**, all redevelopment projects utilizing Tax Increment Financing must be accompanied by a **Cost Benefit Analysis**, to be included in a **Redevelopment Plan**. **Appendix I** includes a **Cost Benefit Analysis** prepared for the proposed **Meadowlane Shopping Center Redevelopment Project**. In **Summary**:

- **Public Tax Revenues:** The total construction and rehabilitation costs for the proposed **Meadowlane Shopping Center Redevelopment Project** are estimated to be **\$1,055,447**. The final **Project** costs will be determined at the conclusion of construction.

Upon completion of the **Project**, the property will have an predicted assessed value, in year 15, of **\$6,135,291.00**. The increment value, by 2034, will be an estimated **\$1,650,191.00**. The total estimated TIF available for

the **Project**, with the increased increment, borrowed at 4 percent, 14 years, will be **312,171.93**. This public, TIF investment will be leveraged with an estimate **\$743,275.47** in private sector financing.

This **Project** includes a private investment of approximately **\$2.28** for every TIF dollar. The public improvements and structural enhancements proposed in this **Plan** would not occur “**but for**” the TIF generated by private redevelopment within the **Redevelopment Area**. **Project** improvements would not be achievable to the extent shown without TIF.

- **Public Infrastructure and Community Public Service Needs Impacts:** It is not anticipated that the proposed **Project** will have significant adverse impacts on existing public infrastructure. The **Project** entails the capture of the incremental tax revenues for eligible public purposes including, but not limited to, façade enhancements, resurfacing of columns, improved signage, roof repairs, new lighting, soffit improvements, new parapets, and repair of public sidewalks
- The **Project** will encourage private investment in the **Meadowlane Shopping Center Redevelopment Area** and will increase security and safety in the **Area** through the removal of certain blighted and substandard conditions that are conducive to such problems. It is not anticipated that the **Project** will have significant adverse impacts on City services, but will generate additional revenue providing support for those services.
- **Employment within the Project Area:** It is not anticipated that the **Project** will have an adverse impact on existing employers and employees of firms locating or expanding within the boundaries of the **Redevelopment Area**. **Area** businesses will continue to operate during the implementation of the **Project**. The improved attractiveness of the shopping center will be a positive benefit for existing and future businesses located in the **Area**.
- **Employment in the City outside the Project Area:** Approximately 159,806 persons residing in the City of Lincoln are employed, according to the 2019 American Community Survey. The median household income for the City, in 2019, was \$59,228. While the impact of this **Project** on City-wide employment would be minimal, appealing commercial spaces are essential to the attraction, retention and expansion of retail, commercial services and employment in the Community. Therefore, is likely that the impact of the **Project** on employment in the City of Lincoln will be positive.

- **Other Impacts:** The **Project** will improve the **Redevelopment Area** through the elimination of blighted and substandard conditions. The **Project** will improve existing commercial spaces within the **Redevelopment Area** and is consistent with the emphasis of **LPlan 2040** on the retention and expansion of businesses. Additionally, if housing were to be developed in the **Area**, the **Project** would also be consistent with the emphasis of the **Comprehensive Plan** on mixed-use developments.

The **Project** will have a positive impact on private sector businesses in the **Redevelopment Area** and the City, and is likely to encourage additional private development in and around the **Redevelopment Area**. The **Project** is not anticipated to impose a burden or have negative impacts on other local area employers, but rather increase the demand for services and products for existing businesses.

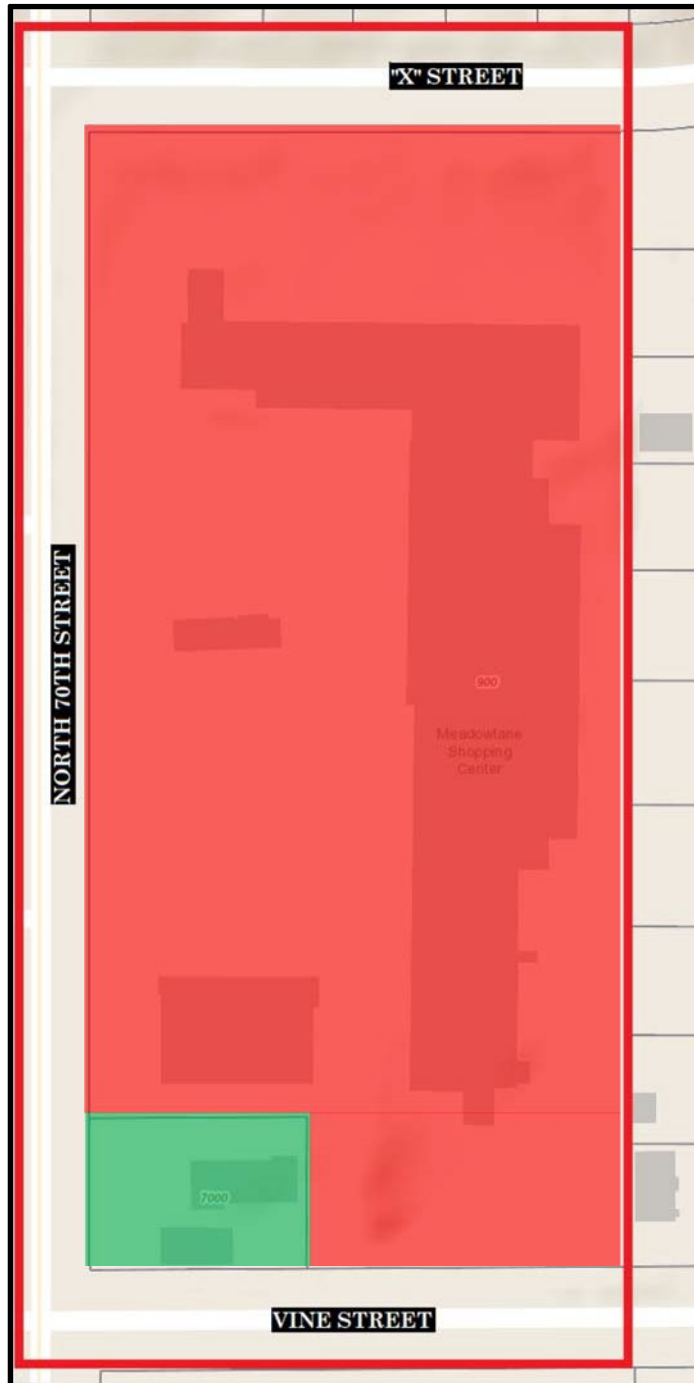
While the use of TIF will defer receipt of a majority of the incremental ad valorem real property taxes generated by the **Project** for up to 15 years, there will be additional revenue generated, including sales tax. Upon completion of the 15-year collection, the **Project** will benefit the community through total property tax payments.

Future Land Use and Zoning Districts.

Illustration 4 identifies a **Future Land Use Map**, while **Illustration 5** identifies a **Future Zoning Districts Map** for the **Redevelopment Area**. Major zoning or land use changes are not envisioned for the **Area**. In turn, the entire **Area** should remain a B-1 Zoning District.

FUTURE LAND USE MAP – ILLUSTRATION 4

MEADOWLANE SHOPPING CENTER REDEVELOPMENT AREA LINCOLN, NEBRASKA



LEGEND

- REDEVELOPMENT AREA
- COMMERCIAL
- COMMERCIAL/
MULTIFAMILY RESIDENTIAL
(MIX)

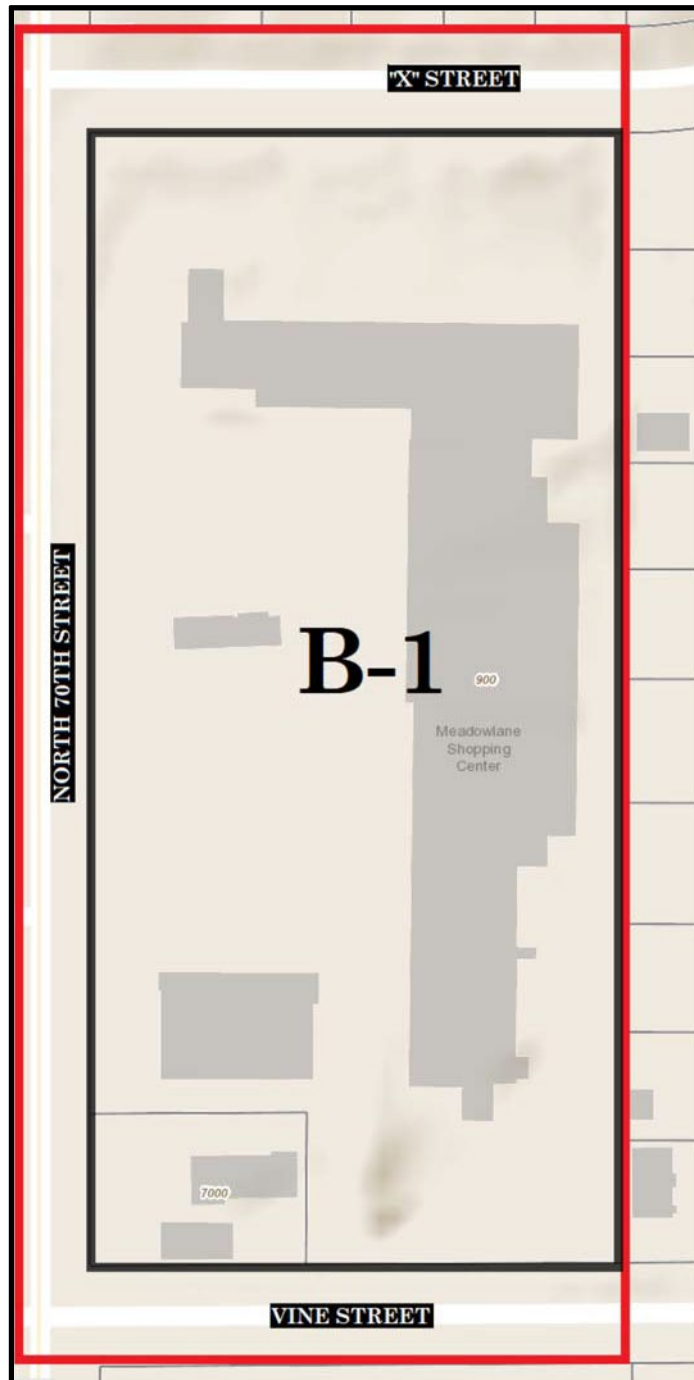
**HANNA:KEELAN ASSOCIATES, P.C.
COMMUNITY PLANNING & RESEARCH**

*** Lincoln, Nebraska * 402.464.5383 ***

FUTURE ZONING DISTRICTS MAP – ILLUSTRATION 5

MEADOWLANE SHOPPING CENTER REDEVELOPMENT AREA

LINCOLN, NEBRASKA



LEGEND

- REDEVELOPMENT AREA**
- B-1 LOCAL BUSINESS DISTRICT**

HANNA:KEELAN ASSOCIATES, P.C.
COMMUNITY PLANNING & RESEARCH

*** Lincoln, Nebraska * 402.464.5383 ***

Redevelopment Concept-Mixed Use.

In addition to commercial improvements at the Shopping Center, consideration should be given to the redevelopment or repurposing of the current service station site at the corner of North 70th and Vine Streets. The site is identified in the **Future Land Use Map** on **Page 25**.

The necessary demolition and safe disposal of materials from this aging service station would require compliance with associated environmental regulations and may include environmental remediation. **Pages 21 to 24** include a review of Statutory Elements and a Cost Benefit Analysis, which discuss the necessary steps to mitigate any negative impacts associated with demolition.

Lincoln's Affordable Housing Coordinated Action Plan states that the City will need an estimated 17,000 housing units to support population growth over the next decade. The **Plan** identifies strategies to help meet this need, such as increasing the percentage of land zoned for multi-family and “missing middle” housing, as well as encouraging infill redevelopment in existing neighborhoods. The development of new residential, with or without mixed commercial uses, at the **Meadowlane Shopping Center Redevelopment Area** aligns with identified strategies and would increase Lincoln's supply of available housing units.

In addition to lessening existing blight conditions, a new residential use at this site would assist in supporting the businesses at the shopping center, providing new customers and potential housing options for workers and business owners. The addition of housing would engender a mixed-use character for the shopping center, which is in alignment with the **Principles** of the **Comprehensive Plan** listed on **Page 16**.

The development of housing would support the goal of “creating neighborhoods that include homes, stores, workplaces, schools and places to recreate,” understood as “complete neighborhoods” in community planning literature.



Mixed use redevelopment concepts.

Redevelopment Process.

Public improvements and redevelopment activities may require construction easements, vacation of street and alley rights-of-way, temporary and permanent relocation of businesses and residences, demolition and grading, disposal/sale of property and site preparation including driveway easements, paving driveways, approaches and sidewalks outside property lines, relocation of overhead utility lines, and rerouting/upgrading of underground utilities as needed. The process for these activities include the following:

- **Property Acquisition:** The City may acquire the necessary fees, easements, property and covenants through voluntary negotiations (See *Land Acquisition Policy Statement*, on file at the Urban Development Department and available upon request).
- **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 Relocation Assistance, on file at the Urban Development Department and available on request).
- **Demolition:** Demolition will include clearing sites on property proposed for public improvements; necessary capping, removal or replacing 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.
- **Disposal/Disposition:** Future sub-area projects may include the sale of land to private developers for redevelopment purposes. Developers will be selected in an equitable, open, and competitive proposal process according to City requirements.
- **Requests for Proposals:** Architects and engineers will follow the City's standard selection process for the design of public facilities and improvements. Primary contractors for public facilities and improvements will also be competitively selected according to City requirements.

Conformance with Comprehensive Plan.

LPlan 2040, the Lincoln-Lancaster County Comprehensive Plan, adopted October 2011, as amended, represents the local goals, objectives, and policies of the City of Lincoln and Lancaster County. **The Meadowlane Shopping Center Redevelopment Plan** was developed to be consistent with **LPlan 2040**.

Financing.

The primary burden for revitalization of the **Meadowlane Shopping Center Redevelopment Area** must be on the private sector. The City of Lincoln is available to provide public services and public improvements and participate where necessary in the redevelopment process, but the needs of the **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.

Sources of funding may include, but are not limited to:

- Special Assessments – Business Improvement Districts.
- Private Contributions.
- Sale of Land (Proceeds from the sale of land acquired for redevelopment, as identified in the **Redevelopment Plan**, may be reinvested in the **Redevelopment Area**).
- Municipal Infrastructure Redevelopment Fund (MURF).
- Community Development Block Grant Funds (CDBG).
- Home Investment Partnership Act (HOME).
- HUD Section 108 Loan Program.
- Community Improvement (Tax Increment) Financing (Ad Valorem Tax).
- Capital Improvements Program Budget.
- Federal and State Grants.
- Interest Income.
- Advance Land Acquisition Fund – property rights/easements, public facility site acquisition.
- Impact Fees.

Project activities at the **Meadowlane Shopping Center Redevelopment Area** will be undertaken subject to the limit and source of funding authorized and approved by the Mayor and City Council. According to the Community Development Law, any ad valorem tax levied upon real property in the **Redevelopment Area** 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 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 principal of, the interest on, and any premiums due in connection with the bonds of loan, of money to, or indebtedness incurred by, whether funded, refunded, assumed, or otherwise, priority 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 country 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 for each Redevelopment Project shall be identified in the Project Redevelopment Contract or in the resolution of the authority authorizing the issuance of bonds pursuant to Neb. Rev. Stat. Section 18-2124.

