

City of Lincoln, Nebraska.

NW 48th Street Redevelopment Area.

Redevelopment Plan.



February, 2023.



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

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NW 48th STREET REDEVELOPMENT PLAN

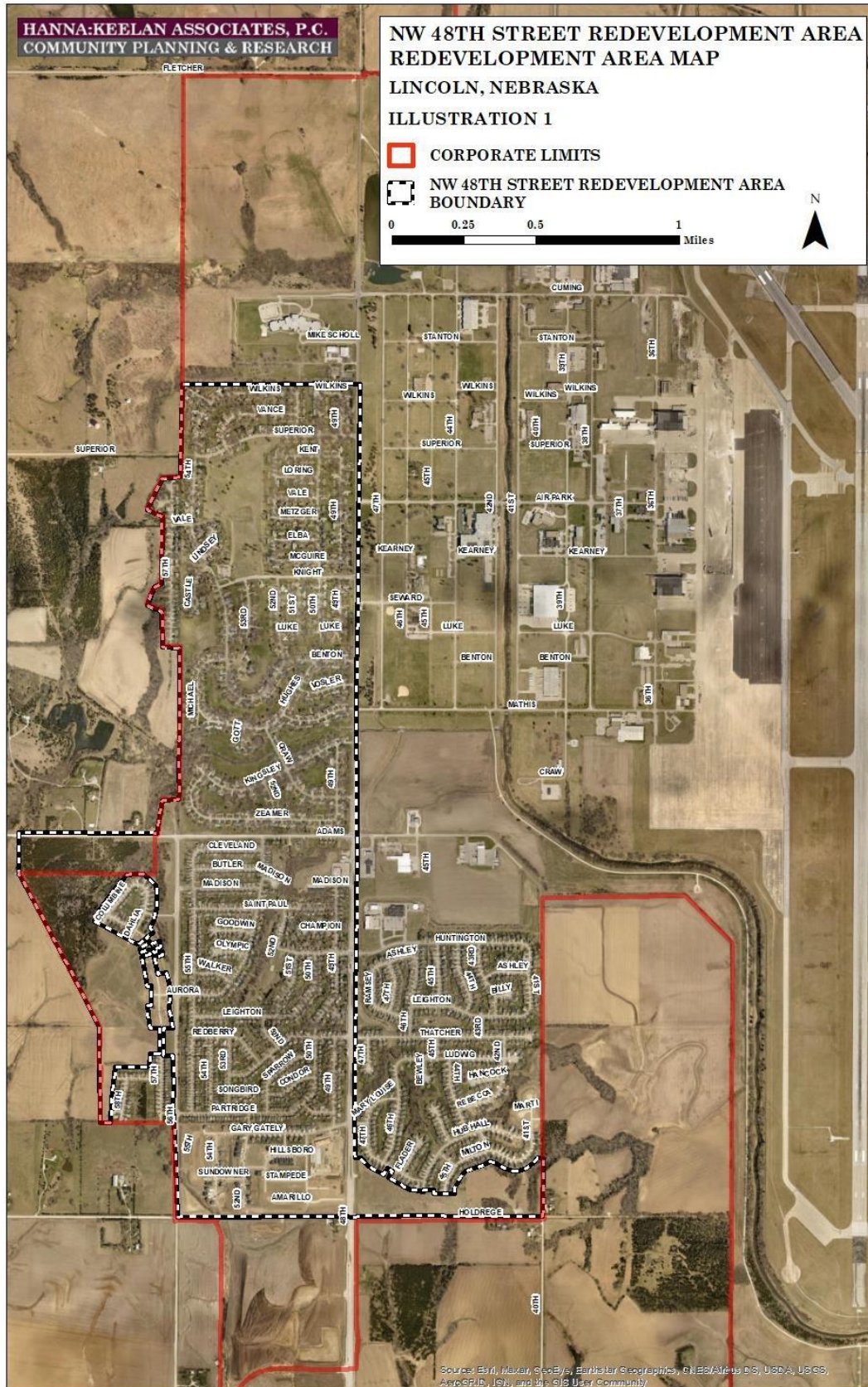
INTRODUCTION.

This **Redevelopment Plan** serves as a guide for both development and redevelopment activities within the **NW 48th Street Redevelopment Area. Illustration 1, Page 2,** identifies the location of the **Redevelopment Area** within the context of the City of Lincoln. The **Area** comprises approximately **815 acres**. The largest percentage of the **Area** consists of undeveloped land (25.7%), followed by single family (24.5%) and duplex residential (23.2%) and public streets/alleys (20.9%), land uses. A complete list of all parcels within the **Area** is included in the **Appendix**.

The **Redevelopment Area** includes the subdivisions of Arnold Heights, Green Prairie Heights, Olympic Heights, Oak Hills and Hartland View Pointe West. A major portion of the **Area** includes housing constructed for the former Lincoln Army Air Field base.

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 October of 2021.

The continuation of blight and deterioration is a threat to the stability and vitality of the **NW 48th Street Redevelopment Area**. Revitalization efforts are not likely to occur without both private and public action. This **Redevelopment Plan** provides a guide for public and private partners as redevelopment efforts move forward in the **Area**.



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 of Lincoln has authorized the Urban Development Department to act as the Community Redevelopment Authority under the Act. Urban Development has contracted with Hanna:Keelan Associates P.C. to develop a Plan for guiding 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 in the **Redevelopment 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 in the **Area**;
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 making the recommendation to approve this **Redevelopment Plan**, the planning consultant has considered the land uses and building requirements of the **NW 48th Street 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 or unsafe dwelling accommodations or conditions blight.

EXISTING CONDITIONS.

Land Use.

The **NW 48th Street Redevelopment Area** consists of approximately 815 acres. The **Area** includes a variety of land uses with the largest portion of land being undeveloped, which is **25.7 percent** of the **Area**.

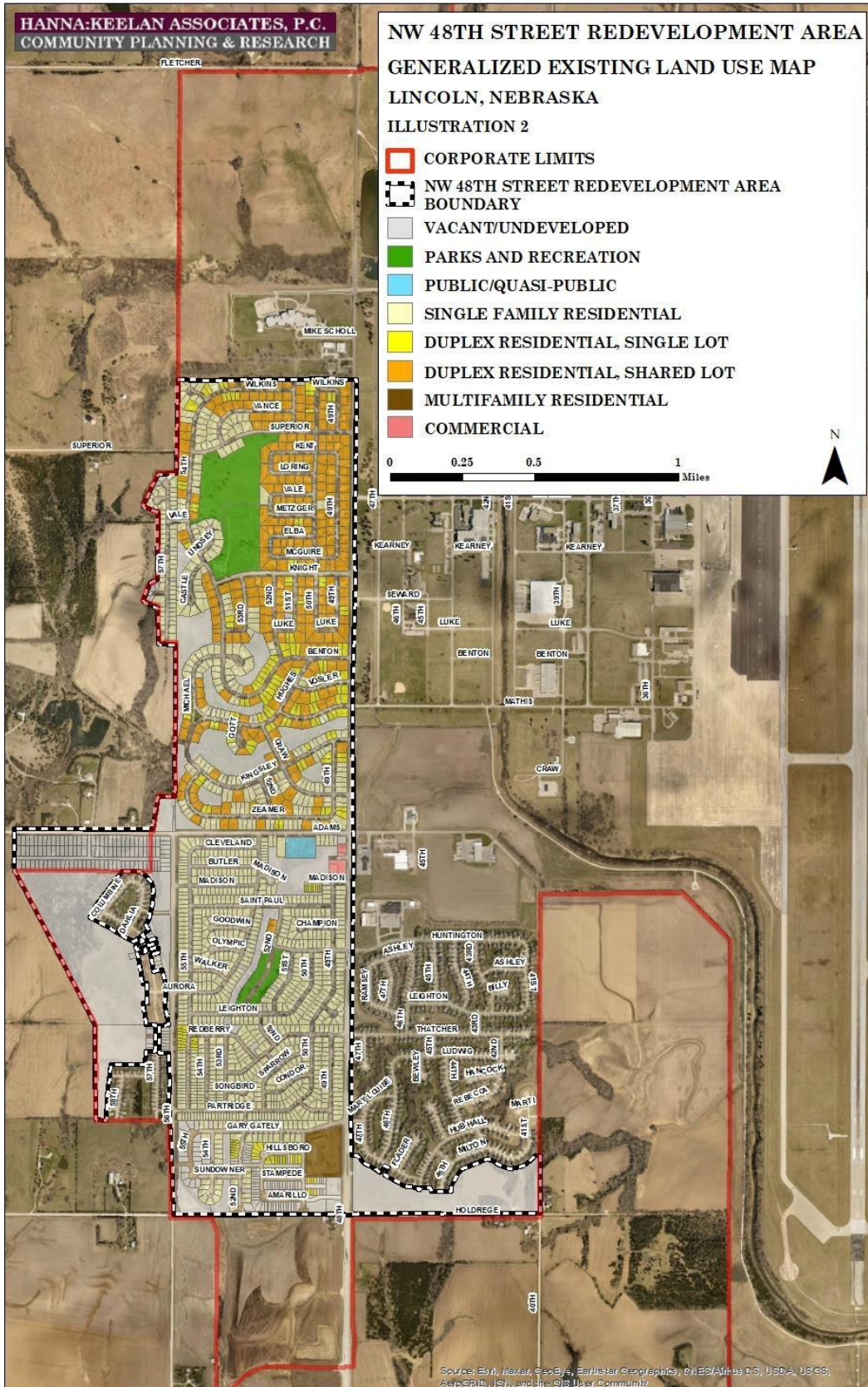
The primary uses of developed land are Single Family and Duplex Residential, which occupy an estimated 200 and 190 acres, or **24.5 and 23.2 percent** of the **Redevelopment Area**, respectively. Streets and alleys comprise an estimated 170 acres, or **20.9 percent** of the **Area**. Parks and recreational uses occupy an estimated 33 acres, or **4.1 percent** of the **Area**. Multifamily Residential uses comprise an estimated 8 acres, or **1.0 percent** of the **Area**, and Public/Quasi-Public uses comprise an estimated 3 acres, **0.3 percent** of the **Area**. An estimated two acres, or **0.3 percent** of the **Area** includes Commercial uses.

**TABLE 1
EXISTING LAND USE
NW 48TH STREET
REDEVELOPMENT AREA**

| <u>Land Use</u> | <u>Acres</u> | <u>Percent</u> |
|------------------------------|---------------------|-----------------------|
| Single Family | 199.8 | 24.5% |
| Duplex | 189.5 | 23.2% |
| Multifamily | 7.8 | 1.0% |
| Public/Quasi-Public | 2.7 | 0.3% |
| Undeveloped | 209.9 | 25.7% |
| Industrial | 0.0 | 0.0% |
| Commercial | 2.1 | 0.3% |
| Parks/Recreation | 33.4 | 4.1% |
| <u>Public Streets/Alleys</u> | <u>170.2</u> | <u>20.9%</u> |
| Totals | 815.4 | 100.0% |

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

Illustration 2, Page 6, identifies the **Generalized Existing Land Use Map** of the **NW 48th Street Redevelopment Area**.

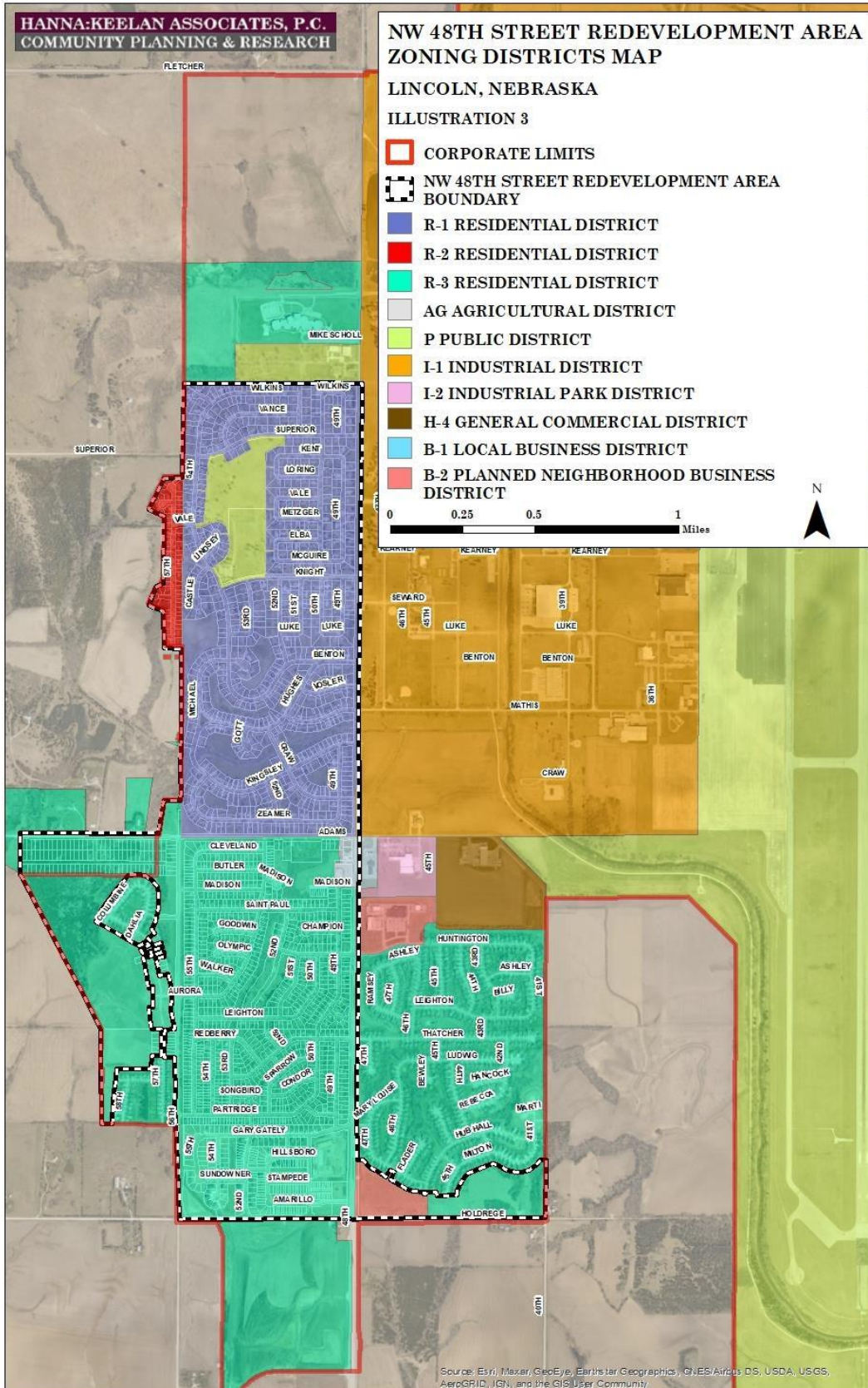


Zoning.

A total of six Zoning Districts are present within the **Redevelopment Area**: “Residential (R-1),” “Residential (R-2),” “Residential (R-3),” “Local Business District (B-1),” and “Public (P).” The majority of the **Area** is zoned R-1 and R-3, followed by P, R-2, and B-1. These Districts are described as:

- **R-1 and R-2 Residential:** These Districts are intended to provide stable residential uses in areas of the City that are largely developed. With a gross density of generally three to five dwelling units per acre, these Districts permit single and two-family dwellings and such supportive community facilities as parks, playgrounds, schools, libraries, and places of religious assembly. It is intended that these District be limited to previously platted portions of the City already undergoing substantial development, thereby preserving existing low- density residential development.
- **R-3 Residential:** This District is intended to provide for developing areas of residential use with a gross density of three to five dwelling units per acre, with strong encouragement for the general use of a Community Unit Plan to foster improved and innovative design, a mix of housing types and socio- economic groups, and improved energy and resource conservation.
- **P Public Use:** This District is intended to provide a district essentially for mapping purposes which will identify real property presently owned and used by governmental entities, including local, state, or federal governmental units, which is put to some form of public use.
- **B-1 Local Business District:** This District is for a redeveloping area, and is intended to provide for low-density commercial uses requiring high visibility and/or access from major highways. The permitted uses generally include those of the neighborhood and highway business areas.

Illustration 3, Page 8, is a Map depicting the **Existing Zoning Districts** in the **NW 48th Street Redevelopment Area**.



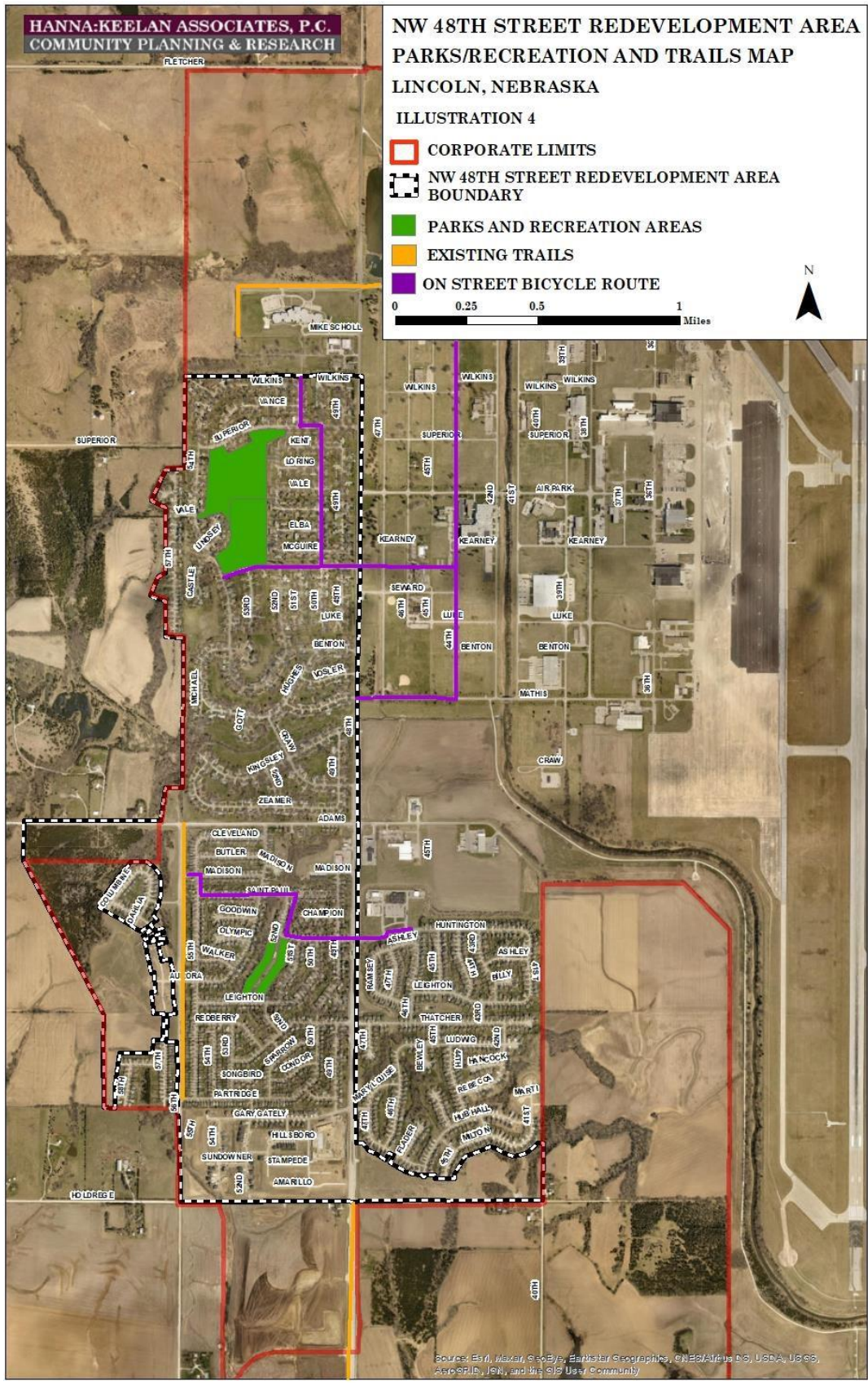
Parks and Recreational Facilities and Trails.

- **Parks and Recreational Facilities:** Parks and Recreational Facilities: Arnold Heights Park is the largest public recreational open space in the NW 48th Street Redevelopment Area at approximately 17.6 acres. Park amenities include walking paths, open play field space, and Tanker Hill, a popular sledding spot. Per a cooperative agreement with Lincoln Public Schools (LPS), a ½ basketball court, soccer field and picnic shelter are located on property owned by LPS that is located immediately adjacent to and contiguous with the park. Eagles' View Park is located on the south side of W Knight Drive just south of Arnold Heights Park. This 0.3-acres mini park provides the surrounding neighborhood with a public playground. Located north W of Leighton Avenue, the 15.8-acre Olympic Heights Park provides nearby residences with a playground, walking paths and a full basketball court.
- A replacement building for the Air Park Recreation Center is under construction and scheduled for completion in the summer of 2023. While the old recreation center was located on the east side of NW 48th Street, the new facility will be located on the west side of NW 48th Street at 4900 Mike Scholl Street (between NW 48th Street and Arnold Elementary School). The building will house both the Air Park Community Center and the Williams Branch Library. The long-term vision for this location includes space for a future/potential replacement of the Arnold Heights Swimming Pool.
- **Trails:** The Redevelopment Area is served primarily by Shared Lane bicycle facilities and some existing Commuter Trail segments. There are additional Commuter Trail connections planned, some of which are planned for near term construction. Connection to the greater Lincoln Commuter Trail System can currently be made by utilizing Shared Lanes on W. Cumming St., NW 38th St., Airport Road, and North Park Road to connect to the Commuter Trail along N 1st St. Near term Commuter Trail improvements would connect along W. O St to the Salt Creek Levee Trail and along SW 40th St. to connect to W. A St.

Illustration 4, Page 10, identifies the locations of parks, recreational facilities and trails in the Area.

Air Park Recreation Center





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Transportation.

- **Traffic:** The streets bordering the **NW 48th Street Redevelopment Area** include NW 48th Street to the east, generally W 56th Street, to the west, and W Adams Street, to the south. The northern boundary aligns with the northern parcels in Arnold Heights. NW 48th Street is somewhat high in traffic and offers the **Area** connectivity with other parts of Lincoln.
- **Access and Parking Issues:** The section of the **Redevelopment Area** north of W Adams Street is only accessible from NW 48th Street on the east. The section south of W Adams Street has sufficient access points to major streets, including four access points to NW 48th Street, three to NW 56th Street and one access point to W Adams Street. Approximately 8 percent of selected, privately owned parking areas and driveways in the **Area** are in fair or poor condition.
- **Public Transportation:** Star Tran, Lincoln's public bus system, has one route which services the **Redevelopment Area**, the Arnold Heights Route. The route connects the **Area** with Downtown Lincoln and provides connections to Schmick's Market and to IGA Marketplace, locally.
- **Street Conditions:** The majority of streets in the **Redevelopment Area** are in good or excellent condition. Approximately six percent, or 115 of the 2,000 parcels are adjacent streets in fair or poor condition. An estimated 54 percent of all parcels are adjacent asphalt streets, 41 percent are adjacent concrete streets and four percent are adjacent gravel roads.
- **Sidewalk and Pedestrian Activity:** Approximately one percent, or 17 of the 2,000 parcels were identified as having sidewalks in fair or poor condition. A total of 383 parcels, or approximately 19 percent of all parcels lack sidewalks.
- **Street Layout:** Residential streets within the **Redevelopment Area** comprise a curvilinear layout, which prioritizes residential seclusion and minimizes intersections through curved drives and cul-de-sacs, as opposed to a traditional grid layout. South of W Knight Drive, a majority of the streets within the **Area** were built after 1975.

Public Utilities.

- **Water Sanitary Sewer Systems:** Lincoln Transportation and Utilities Staff described the municipal water mains and sanitary sewers serving the **Redevelopment Area** in mixed conditions. North of W Adams Street, approximately 50 percent of the **Redevelopment Area**, the water main infrastructure was constructed in the 1940s, at the time Lincoln Army Airfield was being constructed.

Most water mains were constructed of Asbestos Cement Pipe (ACP) material. Tap saddle failures have been the primary issue for the ACP system, as the customer service taps to the water mains have had numerous failures due to corrosion of the tap saddle bolts. As the tap saddle bolts are part of the customer service line, private customers are responsible for associated repairs. South of W Adams Street, other water mains within the **Redevelopment Area** have all been evaluated as being in good condition, having been constructed after the late 1970s.

The far western portion of the **Redevelopment Area** has recent, newer water and sewer infrastructure.

- **Watershed Management:** The majority of the **Redevelopment Area** does not have a significant flood risk. Oak Creek, the nearest creek to the **Area**, is managed and leveed to keep most flood events within the floodway. A minor tributary to Oak Creek also runs through the Area, with the 100-year floodplain running east to west just north of west Kingsley Street. Only in the case of a 500-year flood event does the **Redevelopment Area** run a small risk of being impacted. Three structures along NW 48th Street are within the 500-year floodplain. No structures are located in the east to west tributary 100-year floodplain.
- **Electrical/Street Lighting:** Overhead electrical lines along NW 48th Street and W Adams connect the northern half of the **Redevelopment Area** to the electrical grid. North of W Adams Street, the **Area** is served primarily through overhead wiring. South of W Adams Street, electrical lines are buried. All streetlights within the **Redevelopment Area** have been converted to LED fixtures.

Historical Significance.

No structures of historical significance are located within the **Redevelopment Area**. The **Greater Arnold Heights Area Neighborhood Plan** (1999) and City of Lincoln historic documents provide detail on the historical significance of the **Area** as a whole.

Blight and Substandard Determination Study.

For a 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 **NW 48th Street 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 October of 2021, by Hanna:Keelan Associates, P.C.

- **The Blight and Substandard Determination Study Research Process:** The evaluation included a detailed exterior structural survey of 239 selected structures, selected based on a statistically significant random sample of all structures within the **Redevelopment Area**. The **Study** also included a field inventory of all 2,000 parcels within the **Area**, as well as 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.

Of the **Four Substandard Factors** set forth in the **Nebraska Community Development Law**, **one Factor** represents a “strong presence,” while **three Factors** represent “reasonable presence” within **Redevelopment Area**. The **Substandard Factors** are described in detail, below.

TABLE 2

**SUBSTANDARD FACTORS
NW 48th STREET 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.

Through a random sample of **239 structures**, the results of the **Structural/Site Conditions Survey** identified **50 structures** in the **Redevelopment Area** as being in a **deteriorating** condition with minor defects. **One structure** was observed as being in a **deteriorating** condition with major defects. Thus, a combined total of **51 structures**, or approximately **21 percent** of the **239 total evaluated structures** were observed to be in a **deteriorating** condition with minor or major defects. This **Factor** is a **reasonable presence** throughout the **Area**.

According to information obtained from the Lancaster County Assessor's Office and based on the results of a **Structural/Site Conditions Survey**, a total of **798 structures**, or approximately **47 percent** of all 1,701 structures are of 40+ years of age. The **average age** of residential structures in the **Redevelopment Area** is an estimated **40 years**. The average age of commercial structures is **51 years**. A total of **135 buildings** in the **Area** were constructed within the last five years. The **Factor of Age or Obsolescence** is a **strong presence** throughout the **Area**.

The conditions which result in the **Inadequate Provision for Ventilation, Light, Air, Sanitation or Open Space** are a **reasonable presence** throughout the **Redevelopment Area**. A primary concern for the **Redevelopment Area** is the risk to sanitation, due to aging water and sewer infrastructure. City of Lincoln Staff described the municipal water mains and sanitary sewers serving the **Area** in mixed conditions, with an estimated 50 percent of the **Area** comprised of original water and sewer infrastructure from the 1940s, when the Air Base was originally constructed. The aging and outmoded materials have experienced some breaks and tap saddle failures, which could create sanitation risks if left unaddressed.

The **Substandard Factor Any Combination of Factors that are Detrimental to the Public Health, Safety, Morals, or Welfare** is a **reasonable presence** throughout the **Redevelopment Area**. The **Structural/Site Conditions Survey** determined primary contributing elements, including aging, deteriorating and vacated buildings that will require rehabilitation for future use and occupation, as well as underutilized tracts of land. Additionally, portions of the water and sanitary sewer system within the **Area** are constructed of outmoded material and aging.

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

1. Advanced age of structures, including an average age of **40 years** for residential structures and **51 years** for commercial structures;
2. **Deteriorating structures** with minor or major defects;
3. Approximately **seven percent** of parcels in the **Area** were recorded as maintaining “fair” to “poor” overall site conditions;
4. The **Area** is serviced by water and sanitary sewer mains, constructed of outmoded materials and aging.

Aging Arnold Heights Duplex.



Major Roof Deterioration.



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BLIGHT FACTORS.

Of the **12 Blight Factors** set forth in the **Nebraska Community Development Law**, throughout the **NW 48th Street Redevelopment Area**, **two** represent a “**strong presence**,” **seven** 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
NW 48th STREET 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.

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Deteriorated or Dilapidated Structures are a **reasonable presence** throughout the **Redevelopment Area**. A total of 51 structures, approximately **21 percent** of the 239 selected structures, were documented as deteriorating with minor or major defects.

Existence of Defective or Inadequate Street Layout has a **reasonable presence** throughout the **Redevelopment Area**. A curvilinear residential street pattern is present in the **Redevelopment Area**. Street conditions throughout the **Area** were generally found to be in “good” to “excellent” condition, with exception of some gravel- surfaced street segments, or deteriorating asphalt or concrete rated as “fair” or “poor”. A total of 115 of the 2,000 parcels (approximately 6%) were adjacent streets in “fair” or “poor” condition. Approximately 20 of the 239 sampled structures in the **Area**, or approximately eight percent, had deteriorating driveways/parking lots. The majority of streets in the **Redevelopment Area** were constructed after 1975, according to City of Lincoln staff.

Faulty Lot Layout has **little or no presence** throughout the **Redevelopment Area**. The **Area** primarily consists of single family and duplex residential land uses and lots that are generally accessible and functional for those land types. Though the curvilinear residential street pattern results in a variety of lot sizes, many are approximately 115’ x 100’. Lot sizes are adequate for the single family and duplex residences. Additionally, structures are observed to generally be in conformance with necessary setbacks.

Insanitary or Unsafe Conditions are a **reasonable presence** throughout the **Redevelopment Area**. Conditions contributing to this **Factor** include the presence of **21 percent** of selected buildings being in a state of deterioration and **798 structures** being **40+ years of age**. Additionally, a majority of the water and sanitary sewer mains in the **Area** are **60+ years of age** and constructed of outmoded materials, with the exception of the far western area, which has recent infrastructure.

Deterioration of Site or Other Improvements is a **reasonable presence** throughout the **Redevelopment Area**. An estimated **145 parcels**, or **seven percent** of the 2,000 total parcels were observed to have “fair” or “poor” overall site conditions, including **five percent** containing minor to major debris. Additionally, **51 structures**, or **21 percent** of the 239 sampled structures were identified as deteriorating.

Diversity of Ownership is a **strong presence** throughout the **Redevelopment Area**. Research of public records from the Lancaster County Assessor’s Office indicated that approximately **1,359 individuals or ownership groups** own property within the **NW 48th Street Redevelopment Area**. Only **12 blocks** have less than five different ownership groups. Land assemblage of larger proportions is necessary for major developments to be economically feasible and attract financial support.

Tax or Special Assessment Delinquency Exceeding the Fair Value of Land is of a **reasonable presence** throughout the **Redevelopment Area**. Research of public records from the Lancaster County Treasurer’s Office concluded, of the 2,000 parcels within the **Area**, **26** were recorded as **property tax delinquent, to a total value of \$45,924.33**. No delinquencies exceeded the fair value of the property. A total of **314 parcels** within the **Area** are currently **property tax exempt**.

Improper Subdivision or Obsolete Platting has **little or no presence** throughout the **Redevelopment Area**. Given the curvilinear street pattern, the lots and parcels within **Area** have a range of sizes, but they are generally in conformance with modern planning standards. Parcels platted in the 1940s are a sufficient size for existing residential uses.

The ***Existence of Conditions Which Endanger Life or Property by Fire or Other Causes*** is a **reasonable presence** throughout the **Area**. Conditions associated with this factor include aging structures, as approximately **47 percent** of structures in the **Area** are **40+ years of age** and **51 buildings** were identified as deteriorating with minor or major defects. Further, a majority of water and sanitary sewer mains in the **Area** are constructed of outmoded materials and have experienced tap saddle failures.

Other Environmental and Blighting Factors, economically and socially undesirable land uses, with **functional and economical obsolescence**, are a **reasonable presence** throughout the **NW 48th Street Redevelopment Area**. The **Area** includes buildings that are aging and deteriorating with minor and major defects and outmoded infrastructure. Undeveloped/underutilized lots and land parcels also exist in the **Area**. Several properties in the **Area** are aging without adequate maintenance and upkeep, leading to both deteriorated conditions and functional obsolescence. A majority of buildings throughout the **Area** are serviced by aging, outmoded water and sanitary sewer lines.

Two of the Required Five Additional Blight Factors has a **strong presence** throughout the **NW 48th Street Redevelopment Area**. Based on the **Structural/Site Conditions Survey** and records of the Lancaster County Assessor Office, the **estimated average age** of residential structures in the **Area** is **40 years** and **51 years** for commercial structures. Both residential and commercial structures meet or exceed the blight criteria of 40+ years of age. Also, the **per capita income** for the **Redevelopment Area** is lower than per capita income of the City of Lincoln.

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 **NW 48th Street Redevelopment Area** as "**substandard**" and "**blighted**."

REDEVELOPMENT PLAN.

PlanForward 2050: Guiding Principles.

PlanForward is the **Lincoln-Lancaster County 2050 Comprehensive Plan**. The Plan embodies the Lincoln and Lancaster County shared vision for the future, to the year 2050. It outlines where, how and when the Community intends to grow, how to preserve and enhance the things that make Lincoln special, and strategies for implementing the vision for how people will live, work, play and get around in the future.

The relevant principles listed below are taken directly from PlanForward 2050 and will be used as a guide for redevelopment activities in combination with the concerns 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 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.

Parks, Recreation and Open Space.

Parks and open space enhance the quality of life of the Community's residents and are central to the Community's economic development strategy: the community's ability to attract and retain viable businesses, industries and employees is directly linked to quality of life issues, including indoor and outdoor recreational opportunities. Public and private partnerships are important in the development of recreational opportunities and the preservation of environmental resources that bring a high quality of life to the City and County.

Identified Issues in the NW 48th Street Redevelopment Area.

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 (in the next section) to provide a framework for determining projects in the **Redevelopment Area**.

- Approximately 21 percent of the structures surveyed were documented as dilapidated or deteriorating with minor or major defects.
- Approximately 47 percent of structures are 40+ years of age.
- Approximately 19 percent of parcels in the **Redevelopment Area** lack sidewalks or have sidewalks in "fair" or "poor" condition.
- A total of seven percent of parcels within the **Redevelopment Area** have deteriorating site conditions, including minor to major debris present in five percent of all parcels.
- Some water and sewer mains in the **Redevelopment Area** are deteriorating and constructed of outmoded materials.
- Few businesses, community services, and restaurants exist in the **Area**, and the **Area** is relatively disconnected from the rest of Lincoln.
- A **Blight and Substandard Determination Study** determined that a sufficient number and prevalence of factors are present to warrant the blight and substandard designation.

NW 48th Street Redevelopment Activities.

- **Public Improvements.**

1. **Future public improvements** may include replacing aging public utilities and resurfacing and paving of substandard public streets and alleys.
2. **Public sidewalk improvements** may include resurfacing and paving the substandard public sidewalks.

- **Private Redevelopment Project Goals.**

Successful redevelopment projects should remove or lessen blighted and substandard conditions and should make positive contributions to the **Redevelopment Area**. Preferred projects should increase the security and safety of the **Redevelopment Area** through the removal and redevelopment of blighted and substandard conditions.

Proposed redevelopment/development projects should align with the **Guiding Principles of PlanForward 2050**, especially the principles identified in this **Plan**. With the creation of **Lincoln's Affordable Housing Coordinated Action Plan** and **Lincoln's Climate Action Plan**, there is an increased emphasis for redevelopment projects to help improve Lincoln's climate resiliency, minimize Lincoln's greenhouse gas emissions and increase the supply of housing at all income levels, especially affordable housing for households at or below 80 percent of the Area Median Income.

The **Climate Action Plan** prioritizes the continuation of mixed-use development, the adoption of pedestrian-oriented development and the adoption of transit-oriented development (TOD) policies with Lincoln's growth and redevelopment. The **Plan** also emphasizes the alignment of economic development goals with climate realities, through the growth of climate smart businesses and the development of a climate-ready workforce. Thus, ideal redevelopment projects will provide for walkable, mixed-use housing options and/or will incorporate businesses, institutions, or public services which further the goals of climate-smart innovation and economic development.

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. ***An estimated 46 percent of renters within the Redevelopment Area are cost-burdened, paying more than 30 percent of their gross incomes on housing costs.*** The **Action Plan** also identifies a shortage of varied housing types and a lack of affordable housing units for those making less than 80 percent of the Area Median Income.

The **Affordable Housing Coordinated Action Plan** identifies strategies which could influence the future land use and zoning within redevelopment areas, such as increasing the percentage of land zoned for multi-family and missing middle housing, expanding the number for affordable units through the Low-Income Housing Tax Credit (LIHTC) funding product, and encouraging infill redevelopment in existing neighborhoods. Redevelopment projects formed by these strategies are likely to increase the density of housing units and population within redevelopment areas. Effective redevelopment proposals will also aim to minimize any adverse effects on existing residents, which is evaluated in the **Statutory Elements** and **Cost Benefit Analysis components**, listed on **Pages 23 to 25** of this **Redevelopment Plan**.

All redevelopment/development projects in the **NW 48th Street Redevelopment Area** should be consistent with the goals of this **NW 48th Street Redevelopment Plan**, including the **Future Land Use** and **Zoning Districts Maps**. Potential project locations and concepts are included in this **Plan**, with consideration of future land uses and future zoning districts.

- **Statutory Elements:** Proposed projects in the **Redevelopment Area** will need to account for the following statutory elements:
 - **Property Acquisition, Demolition, and Disposal:** This element considers the ownership of land in the area to be redeveloped, the extent of demolitions required for the project and associated environmental remediation, including any necessary capping, removal or replacement of utilities and site preparation. Any disposition of public land should be noted.
 - **Population Density:** This element considers the impact of a redevelopment project on the population density in the **Redevelopment Area**. The number of residential units and associated total square footage of commercial or industrial uses should be reviewed.

- **Land Coverage:** This element considers the impact of a redevelopment project on the developed land coverage and building density in the **Redevelopment Area**. The number of buildings, living units and square footage of residential and commercial uses should be considered.
 - **Traffic Flow, Street Layouts & Street Grades:** This element considers the likelihood of any redevelopment project resulting in a significant increase in traffic. Any impacts on existing streets or public right-of-ways should be considered.
 - **Parking:** This element evaluates the impacts of a redevelopment project on parking in the **Redevelopment Area**. The number of parking spots, and whether that number meets parking requirements will be considered.
 - **Zoning, Building Codes & Ordinances:** This element evaluates the conformance of a redevelopment project to the existing zoning, building codes and associated ordinances which apply to the redevelopment project area. Any required rezoning will be considered. Any project must conform to building codes and ordinances.
- **Cost Benefit Analysis.**

As required by the **Nebraska Community Development Law (Neb. Rev. Stat. 18-2113)**, the City of Lincoln will analyze the **costs and benefits** of proposed projects, including the impacts on:

- **Public Tax Revenues:** Proposed projects will be reviewed for the impact on public tax revenues, via a Tax Increment Financing (TIF) analysis. This analysis considers the base assessed value of the site and compares this value to the estimated new assessed value. The increment value is determined via subtracting the base assessed from the estimated new assessed value. The annual TIF generated is determined by taking the increment value and multiplying it by the current tax rate. The use of TIF rests on the principle that public improvements and enhancements for proposed redevelopment projects would not occur **“but for”** the TIF generated by private redevelopment within the project area. Project improvements would not be achievable to the same extent without TIF.
- **Public Infrastructure and Community Public Service Needs Impacts:** Any anticipated adverse impacts from redevelopment projects on existing public infrastructure will be evaluated. Projects will capture the incremental tax revenues for eligible public purposes including, but not limited to, site acquisition, façade enhancements, streetscape, public area enhancements, and other eligible improvements.

Redevelopment projects should also encourage private investment in the **NW 48th Street Redevelopment Area** and once completed, should increase security and safety in the **Area**, by the removal of certain blighted and substandard conditions. Any anticipated adverse impacts on City services will be evaluated, as well as additional revenues which will provide support for those services.

- **Employment within the Redevelopment Project Area:** Adverse impacts, as well as positive effects on employment within a redevelopment project area will be evaluated on an individual project basis.
- **Employment in the City outside the Redevelopment Project Area:** Adverse impacts, as well as positive effects on employment for the City of Lincoln will be evaluated on an individual project basis.
- **Other Impacts:** Redevelopment projects should improve the **Redevelopment Area**, eliminating blighted and substandard conditions. Any other impacts, both negative and beneficial, should be evaluated. While the use of TIF will defer receipt of the incremental ad valorem real property taxes generated up to 20 years due to the extremely blighted designation discussed below, additional revenue will be generated, including the sales tax paid by businesses and/or residents of the project. Upon the completion of the 20-year collection period, projects should benefit the community through higher property tax payments.

All proposed redevelopment/development projects should be consistent with the goals of this **NW 48th Street Redevelopment Plan**, including the **Future Land Use and Zoning Districts**. Potential project concepts and locations are discussed in this **Plan**.

NW 48th and Holdrege Redevelopment Project.

Project Description

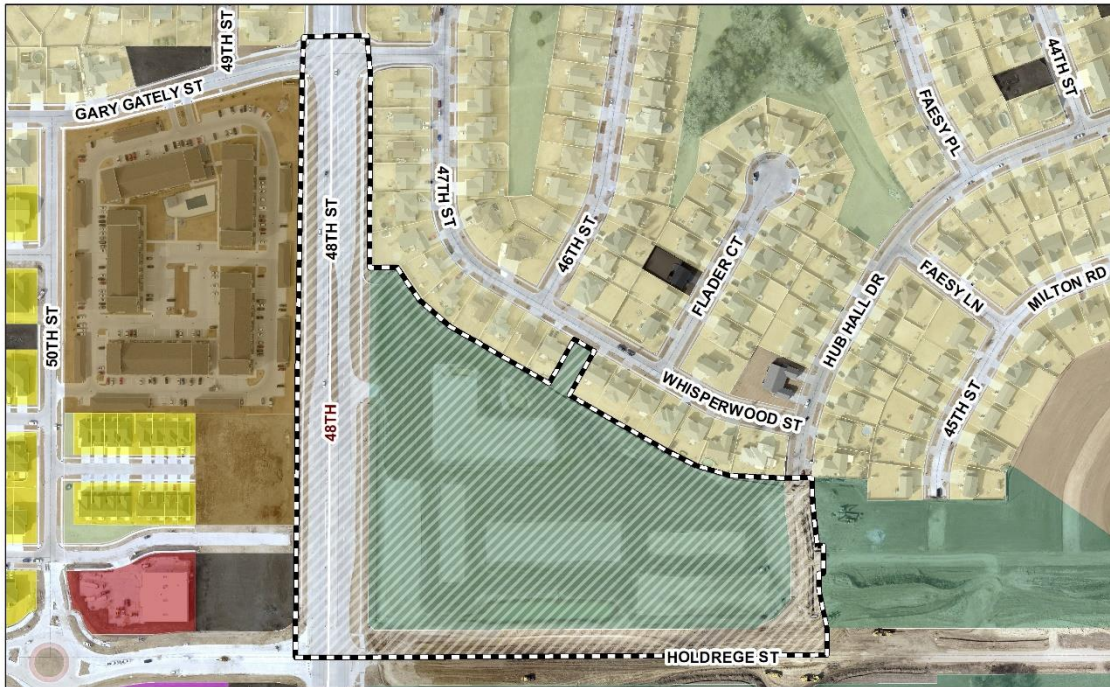
The NW48 Apartments Redevelopment Project (the “Project”) is generally located on the Northeast corner of NW 48th and W Holdrege Streets, consisting of the property legally described as: Lot 1, Hub Hall Heights 14th Addition, Lincoln, Lancaster County, Nebraska, and the adjacent public rights of way (the “Project Area”). The Project Area is depicted on the map, below:



The Project involves the construction of four (4) multifamily residential buildings consisting of approximately two hundred eighty-nine (289) apartment units, a clubhouse, seventy-two (72) detached garages, three hundred sixty three (363) surface parking stalls, and a commercial pad located in the northwestern corner of the property that is slated for future development. The apartment units will consist of approximately forty-one (41) studio units, one hundred sixty nine (169) 1 bedroom, 1 bath units, and seventy-nine (79) 2 bedroom, 2 bath units. The Project is intended to create additional housing in the City. The preliminary site plan for the Project, which is subject to change, is shown at the end of this section.

The goals of the Project are to expand affordable housing and facilitate development in the Redevelopment Area through development of an apartment complex on a vacant lot. The Project Site is located in a growing area of the City, adjacent to the new Lincoln Northwest High School. The Project will cause the removal of blight and substandard conditions on the Project Site and in the Redevelopment Area. Utilizing TIF, Redeveloper shall ensure that 20% of the units remain affordable to tenants earning approximately 60% of AMI in accordance with City policy.

The Project Site is currently zoned B-2 Planned Neighborhood Business District and located within the Woodside Village Planned Unit Development ("PUD"). Adjacent property is zoned primarily R-3, with AG zoning to the south. The Project's location at the corner of Northwest 48th and Holdrege streets makes the Project Area an ideal location for higher density multi-family housing. The location of the Project Site in an area near the new public high school makes additional housing on the Project Site desirable. See the Current Land Use Map and Future Land Use Map below.

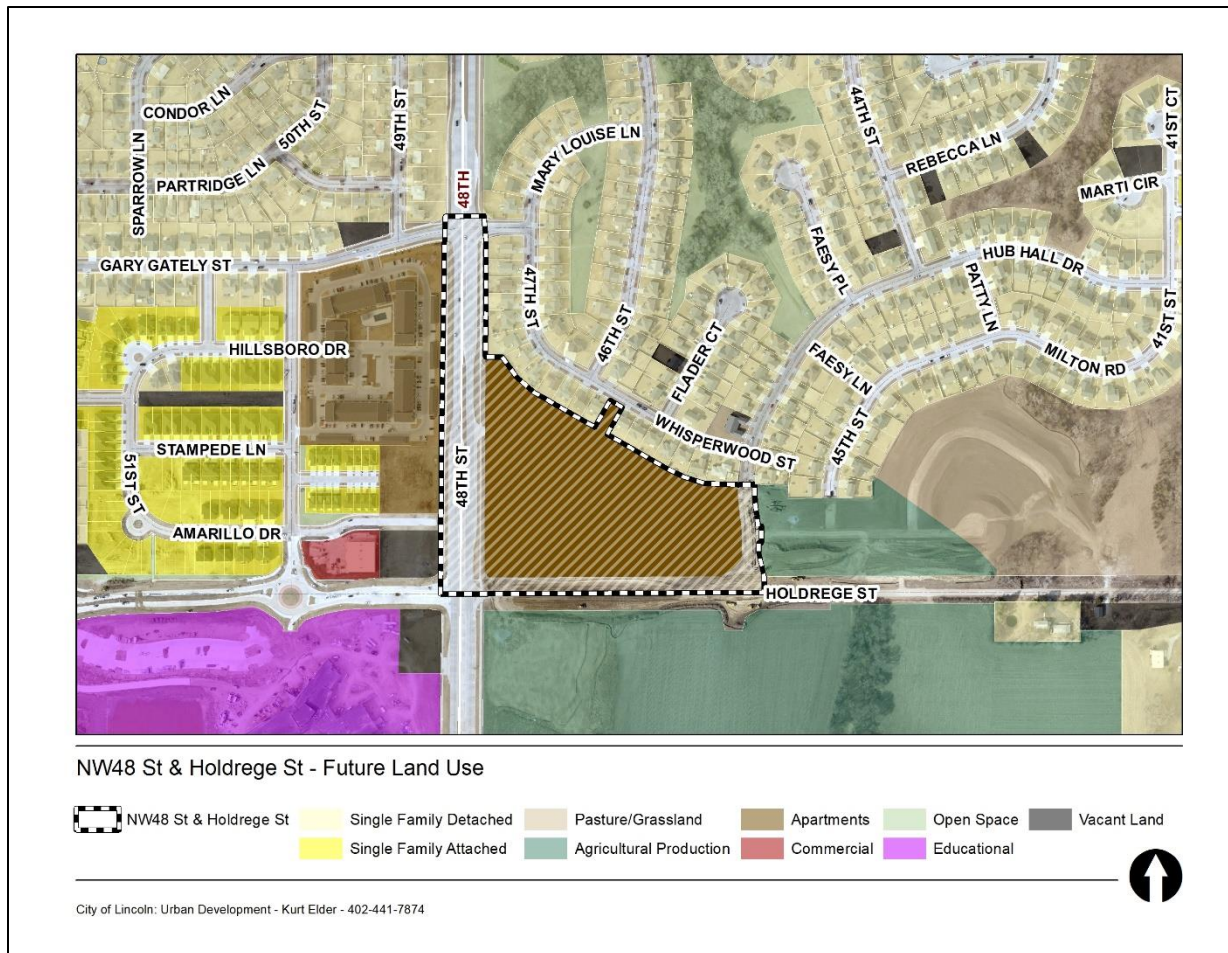


NW 48 St & Holdrege St - Current Land Use



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The proposed use of the Project Area is a permitted use under the exiting PUD. The Project will not require a change of zoning district.

The Project is consistent with the *Lincoln-Lancaster County 2050 Comprehensive Plan*:

Goals

- G1: Safe, Affordable, and Accessible Housing
 - Development of safe, affordable, and accessible quality housing that meets the diverse needs of the community.
- G2: Complete Neighborhoods
 - Development of complete neighborhoods with housing variety, specifically near public schools.

Policies

- P1: Housing Affordability
 - Availability of safe housing across all income levels.
- P3: Developing Neighborhoods
 - Encourage new development to achieve higher densities.

Elements

- E1: Complete Neighborhoods & Housing
 - Encourage a mix of compatible land uses to develop more complete neighborhoods, including a variety of housing types and sizes.
- E2: Infill and Redevelopment
 - Neighborhood edges present the opportunity for “missing middle” and other higher-density housing.

The Project is consistent with the *Lincoln Affordable Housing Coordinated Action Plan*:

- Address housing needs for the City’s residents earning less than 60% Area Median Income (AMI).
- Over the next decade, Lincoln will need an additional 17,000 units to support projected population growth.
- By 2030, Lincoln will need nearly 5,000 rental units affordable to the lowest-income households (< \$1,000/month).

The Project is consistent with the City’s Climate Action Plan. The Climate Action Plan prioritizes the continuation of mixed-use development, the adoption of pedestrian-oriented development, and the adoption of transit-oriented development (“TOD”) policies regarding the City’s growth and redevelopment. The Climate Action Plan also emphasizes the alignment of economic development goals with climate realities, through the growth of climate smart businesses and the development of a climate-ready workforce. Thus, ideal redevelopment projects will provide for walkable, mixed-use housing options and/or will incorporate businesses, institutions, or public services which further the goals of climate-smart innovation and economic development.

The Project represents a significant private investment in the Redevelopment Area. Publicly funded redevelopment activities may include: site acquisition, site preparation, utility improvements, street and sidewalk improvements, façade enhancements, energy efficiency improvements, and other public improvements and enhancements permitted under the Community Development Law in the Redevelopment Area.

Statutory Elements

Property Acquisition, Demolition, and Disposal: The redeveloper purchased the Project Site in 2021 for the Project. No public acquisition of private property, relocation of families or businesses, or the sale of property is necessary to accomplish the Project.

Population Density: Upon completion of the Project, the primary use of the Project Site will be multi-family residential, so it will inherently increase population density in the Redevelopment Area. Nonetheless, the increase in population density is consistent with and will achieve the goals of the Comprehensive Plan by providing additional affordable housing in the City.

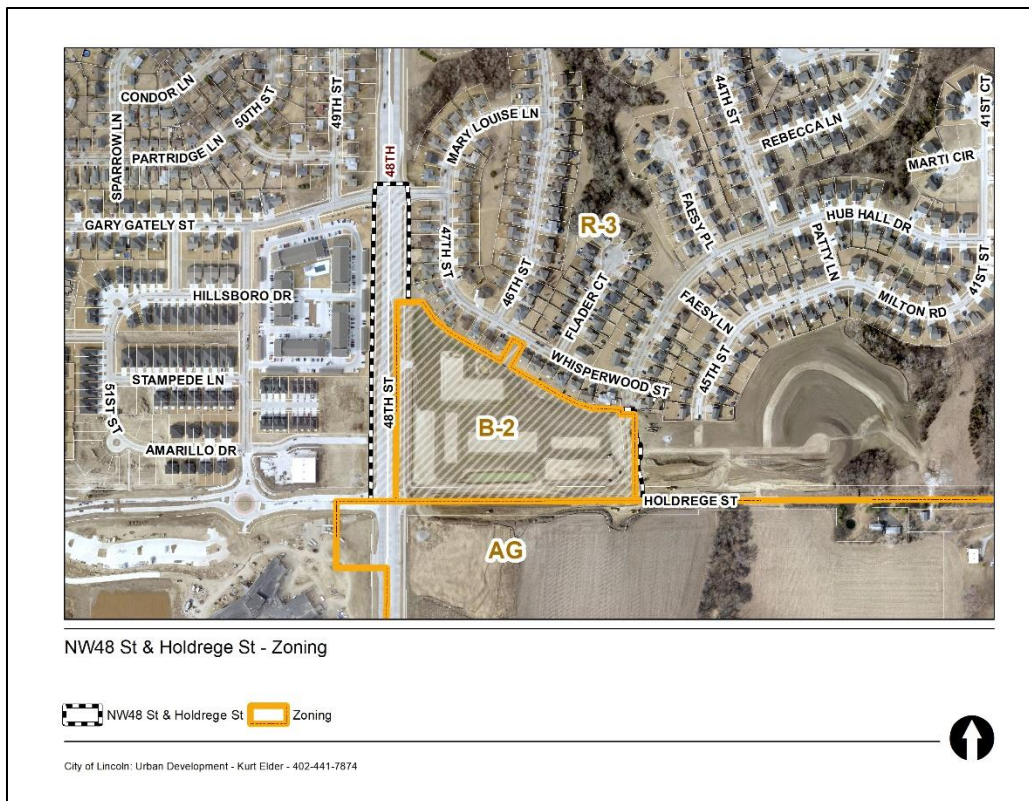
Land Coverage: Land coverage will increase as the Project Site is currently vacant. The Project will include the construction of four (4) residential buildings on an approximately 10.75 acre lot. The Project will comply with the applicable land-coverage ratios and zoning requirements of the City of Lincoln. The site plan has been approved by the Planning Commission and is part of the PUD.

Traffic Flow, Street Layouts, and Street Grades: By creating additional housing, the Project will likely increase traffic flow to and from the Project Site and the Redevelopment Area. NW 48th and W Holdrege Streets are classified as minor arterials. NW 48th Street is improved to four paved lanes plus turn lanes. West Holdrege Street is paved from NW 48th Street to the edge of the Project Area. The Project will include certain public paving and street improvements adjacent to the Project Site. The Project does not include vacating any streets or alleys.

Parking: Private parking will be developed as part of the Project. The Project will include four hundred thirty-five (435) new parking spaces. The new parking will consist of seventy-two (72) detaches garages and sixty-three (363) surface parking stalls. The Project will comply with the parking requirements set forth in the applicable zoning district.

Public Facilities and Utilities: Public infrastructure improvements will be required to implement this project, including improvements to Lincoln Electric System transformers and/or other equipment. Additional improvements may be required to implement this project, including but not limited to improvements to the water, sanitary sewer, storm sewer, and rights of way including alleys and streets. As the project is further developed, the Lincoln Transportation and Utilities Department will work with the Developer ensure that the systems can support the additional capacity requirements of the project.

Zoning, Building Code, and Ordinances: The Project Site is currently zoned B-2 Planned Neighborhood Business District and located within the Woodside Village Planned Unit Development ("PUD"). The Project is permitted under the PUD. No subdivision or rezoning of the Project Site will be required as part of the Project. All applicable building code requirements and ordinances will be satisfied.



Proposed Cost and Financing

The estimated total cost to implement the Project is approximately \$46,000,000 which includes approximately \$9,612,000 in public financing. The project cost will be finalized as construction costs are determined. The source of public funds for these improvements will be the tax increment generated from the private developments on the Project Site. Funding sources and uses will be negotiated and identified in the redevelopment agreement, subject to approval by the Mayor and the City Council.

The City of Lincoln designated portions of the Redevelopment Area, including the Project Area, extremely blighted and substandard. This designation allows the division of taxes for up to 20 years for TIF purposes. The City intends to use 20-year TIF to the extent feasible to facilitate the Project, and this Plan Amendment authorizes the City to do so in accordance with the Community Redevelopment Law.

The Project seeks to satisfy the goals established by the City for the use of TIF in extremely blighted areas, in meeting both housing affordability and energy efficiency goals.

COST BENEFIT ANALYSIS

Housing at the price points intended for workforce and lower-income occupants cannot be built without additional financial assistance provided by the use of tax increment financing. As required by Section 18-2113 of the Community Development Law, the City has analyzed the costs and benefits of the proposed Project, as follows:

Public Tax Revenues

| NW48 Apartments Redevelopment Project | Amount |
|--|---------------|
| (a) Base Value | \$1,350,000 |
| (b) Estimated New Assessed Value | \$41,503,638 |
| (c) Increment Value = (b) - (a) | \$40,153,638 |
| (d) Annual TIF Generated (Estimated) = (c) * 1.988570% | \$798,483 |
| Funds Available = (d) x 20 years @ 5.5% | \$9,612,000 |

The 2023 preliminary assessed value of the Project Site is \$1,350,000. Upon completion of the Project, the assessed value of the Project Site will increase by an estimated \$40,153,638 as a result of the private investment for the Project. This will result in an increase in estimated annual property tax collections during the 20-year TIF period of approximately \$798,483, which will be available to finance the costs of construction of the public improvements related to the Project.

Public Infrastructure and Community Public Service Needs Impacts

It is not anticipated that the Project will have an adverse impact on existing public infrastructure. In fact, the Project involves the capture of the incremental tax revenues for installation of streets, sidewalks, and other public infrastructure in the Redevelopment Area. It is not anticipated that the Project will have an adverse impact on City services, but instead will generate additional revenue providing support for those services.

Employment within the Project Area

City of Lincoln, Nebraska
NW 48th Street Redevelopment Area
Redevelopment Plan

It is not anticipated that the Project will have an adverse impact on employers and employees of firms locating or expanding within the boundaries of the area of the Project. Instead, it is anticipated that the construction of two hundred eighty-nine (289) multi-family dwelling units as part of the Project will create additional housing for the workforce population in the area of the Project. Additionally, the Project will support temporary construction jobs during the redevelopment of the Project Site.

Employment in the City outside the Project Area

There are approximately 146,580 persons employed in 8,721 total establishments in Lancaster County according to the United States Census Bureau's County Business Patterns 2020 data. The median household income for the City was \$60,063 according to the 2016 – 2020 American Community Survey 5-Year estimates. The anticipated job creation resulting from the construction of the Project is not expected to adversely affect employment in the City outside the area of the Project. The Project should increase the need for services and products from existing business in and around the Redevelopment Area. The Project will help to meet the affordable housing goals of the City of Lincoln as a whole.

Impacts on Student Populations of School District

It is anticipated that the Project will increase the student population of Lincoln Public Schools. However, the Project will meet the demand for additional housing in the City.

Arnold Elementary School is located north of the Project Area. Arnold Elementary School opened in 2009 and serves 750 K-4 students. Arnold Elementary School should have the capacity to handle any population increase from the Project.

There is no middle school in or near the Project Area. Currently, students in this area of the City attend either Park Middle School, Goodrich Middle School, or School Middle School. As the population of this area continues to increase, Lincoln Public Schools may want to consider building a middle school in the area.

The new Lincoln Northwest High School is adjacent to the project and should have the capacity to handle any population increase from the Project.

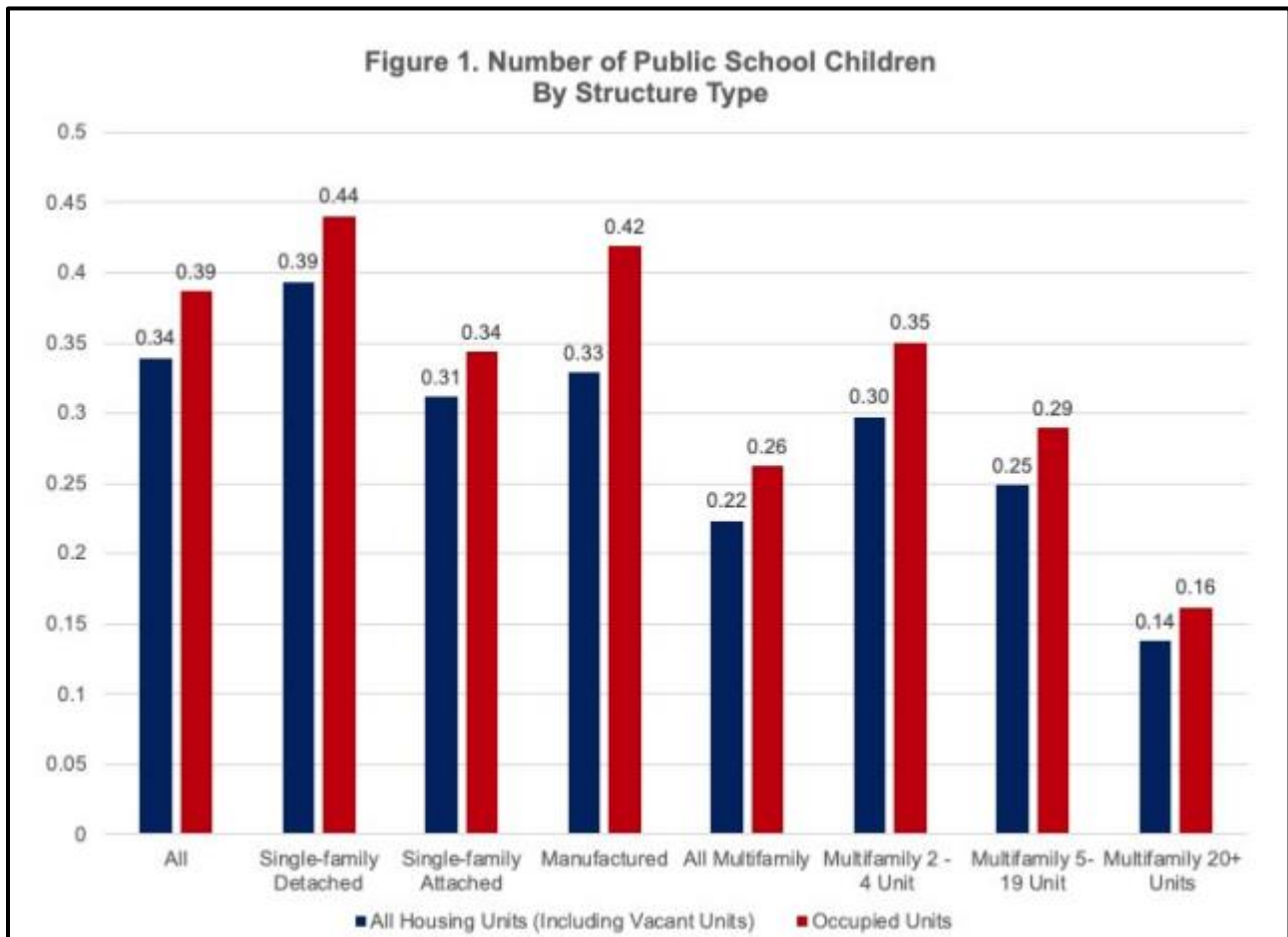
The Project will create two hundred eighty-nine (289) multi-family dwelling units. Certain assumptions can be made about the resulting increase in student population from this Project:

- According to statistics from the National Association of Home Builders, in Nebraska, the average number of public-school children in renter-occupied units for multifamily buildings with 20 or more units is 0.096.
- According to the most recent 2018 American Community Survey (ACS) data of national averages, the average number of public-school children in multifamily buildings with 20 or more units is 0.14.

NAHB – Nebraska data

| Nebraska | | | | | | | | |
|------------------------------|-------|---------------------------|---------------------------|-------------------|--------------------|-----------------------------|---------------------------------|--------------------------|
| | All | Single-family Detached | Single-family Attached | Manufac- tured | All Multifamily | Multifamily 2 to 4 Units | Multifamily 5 to 19 units | Multifamily 20+ Units |
| All Housing Units | 0.385 | 0.448 | 0.296 | 0.521 | 0.154 | 0.255 | 0.158 | 0.084 |
| New Construction | 0.290 | 0.458 | *** | *** | *** | *** | *** | *** |
| Existing Homes | 0.386 | 0.448 | 0.303 | 0.522 | 0.156 | 0.255 | 0.158 | 0.085 |
| All Occupied Units | 0.425 | 0.488 | 0.324 | 0.745 | 0.172 | 0.283 | 0.177 | 0.093 |
| Recent Movers | 0.365 | 0.562 | 0.576 | *** | 0.190 | 0.258 | 0.177 | 0.160 |
| Into New construction | 0.410 | 0.583 | *** | *** | *** | *** | *** | *** |
| Into Existing Homes | 0.364 | 0.561 | 0.611 | *** | 0.191 | 0.258 | 0.177 | 0.163 |
| Non-movers | 0.435 | 0.481 | 0.262 | 0.815 | 0.162 | 0.296 | 0.178 | 0.057 |
| Owner Occupied Units | 0.440 | 0.450 | 0.050 | 0.749 | 0.020 | 0.045 | *** | *** |
| Recent Movers | 0.492 | 0.560 | 0.109 | *** | 0.103 | 0.180 | *** | *** |
| Into New construction | 0.437 | 0.488 | *** | *** | *** | *** | *** | *** |
| Into Existing Homes | 0.440 | 0.449 | 0.051 | 0.750 | 0.020 | 0.045 | *** | *** |
| Non-movers | 0.437 | 0.443 | 0.043 | 0.803 | *** | *** | *** | *** |
| Renter Occupied Units | 0.401 | 0.757 | 0.628 | 0.778 | 0.179 | 0.303 | 0.184 | 0.096 |
| Recent Movers | 0.321 | 0.578 | 0.750 | *** | 0.194 | 0.267 | 0.183 | 0.161 |
| Into New construction | *** | *** | *** | *** | *** | *** | *** | *** |
| Into Existing Homes | 0.403 | 0.757 | 0.647 | 0.778 | 0.181 | 0.304 | 0.184 | 0.097 |
| Non-movers | 0.439 | 0.816 | 0.576 | 0.946 | 0.171 | 0.323 | 0.184 | 0.059 |

ACS national data



Based on the foregoing data, approximately 27 to 40 public school children can be anticipated living in an apartment complex like the Project. It is not anticipated that the Project will have an adverse impact on the middle or high school student population. The project could adversely impact the elementary student population in the area.

Other Impacts

The Project will create additional housing in the City. The Project is consistent with the policy of the *Lincoln-Lancaster County 2050 Comprehensive Plan* and the *Lincoln Affordable Housing Coordinated Action Plan* in that it provides safe housing for a variety of incomes and households with an emphasis on affordability for people in the 70% - 80% range of Area Median Income (AMI). Further, the Project provides appropriately placed density.

The development of the Project will eliminate the existence of blight and substandard conditions and will attract residents and businesses to the Redevelopment Area and the City of Lincoln.

The Project should have a positive impact on private sector businesses in the Redevelopment Area and in the City. It should attract additional private investment in and around the Redevelopment Area.

While the use of tax increment financing will defer receipt of a majority of the incremental ad valorem real property taxes generated by the Project for up to 20 years, there will be additional revenue generated by the Project from, for example, sales tax paid by the resident of the apartment complex. Upon completion of the TIF period, the Project will benefit the community through higher property tax revenue.

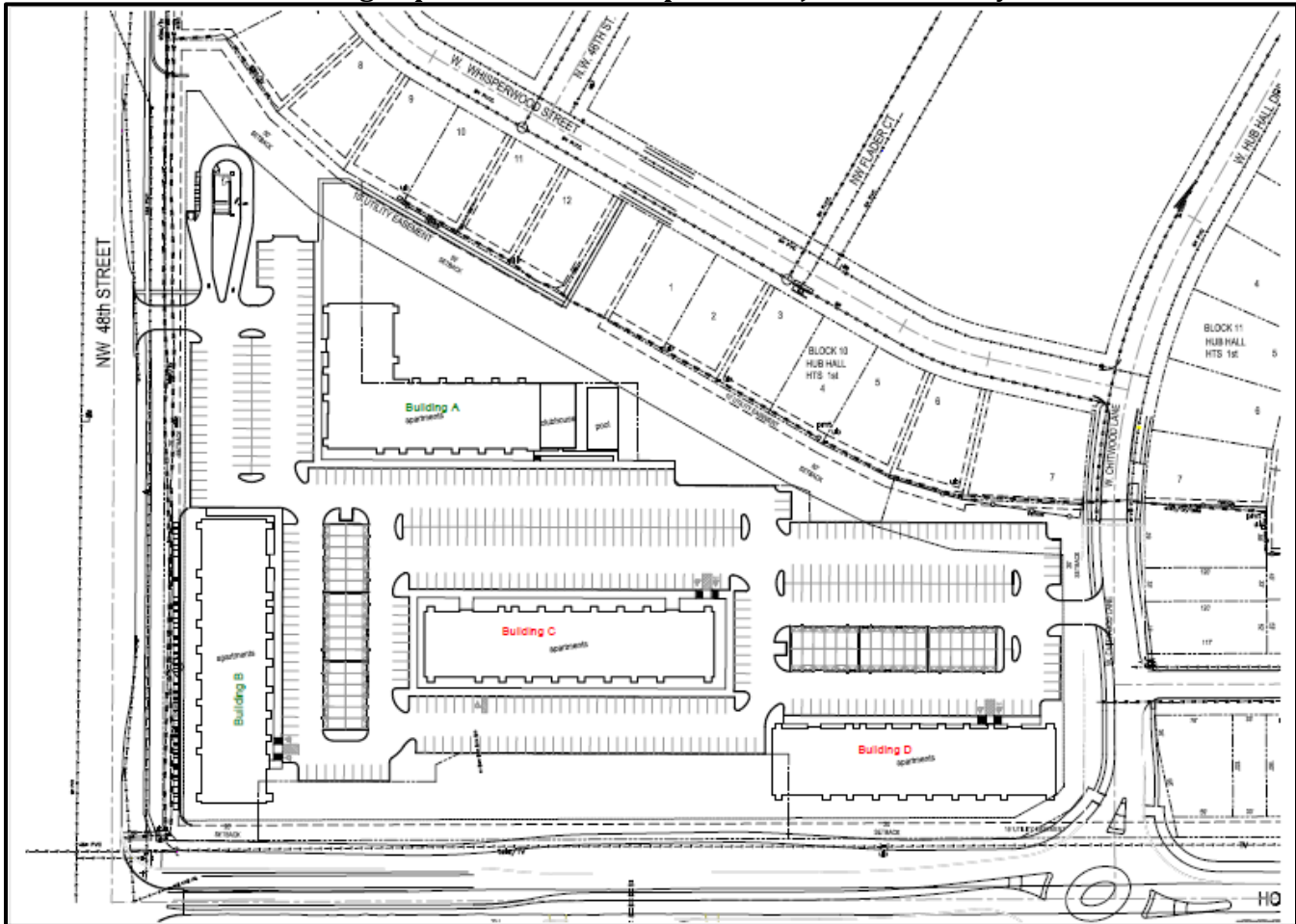
Finding the Need for TIF

Section 18-2116 of the Community Development Law requires the City Council to make the following findings before authorizing the use of tax increment financing:

- The redevelopment project as proposed would not be economically feasible without the use of tax increment financing; and
- The redevelopment project as proposed would not occur in the community redevelopment area without the use of tax increment financing.

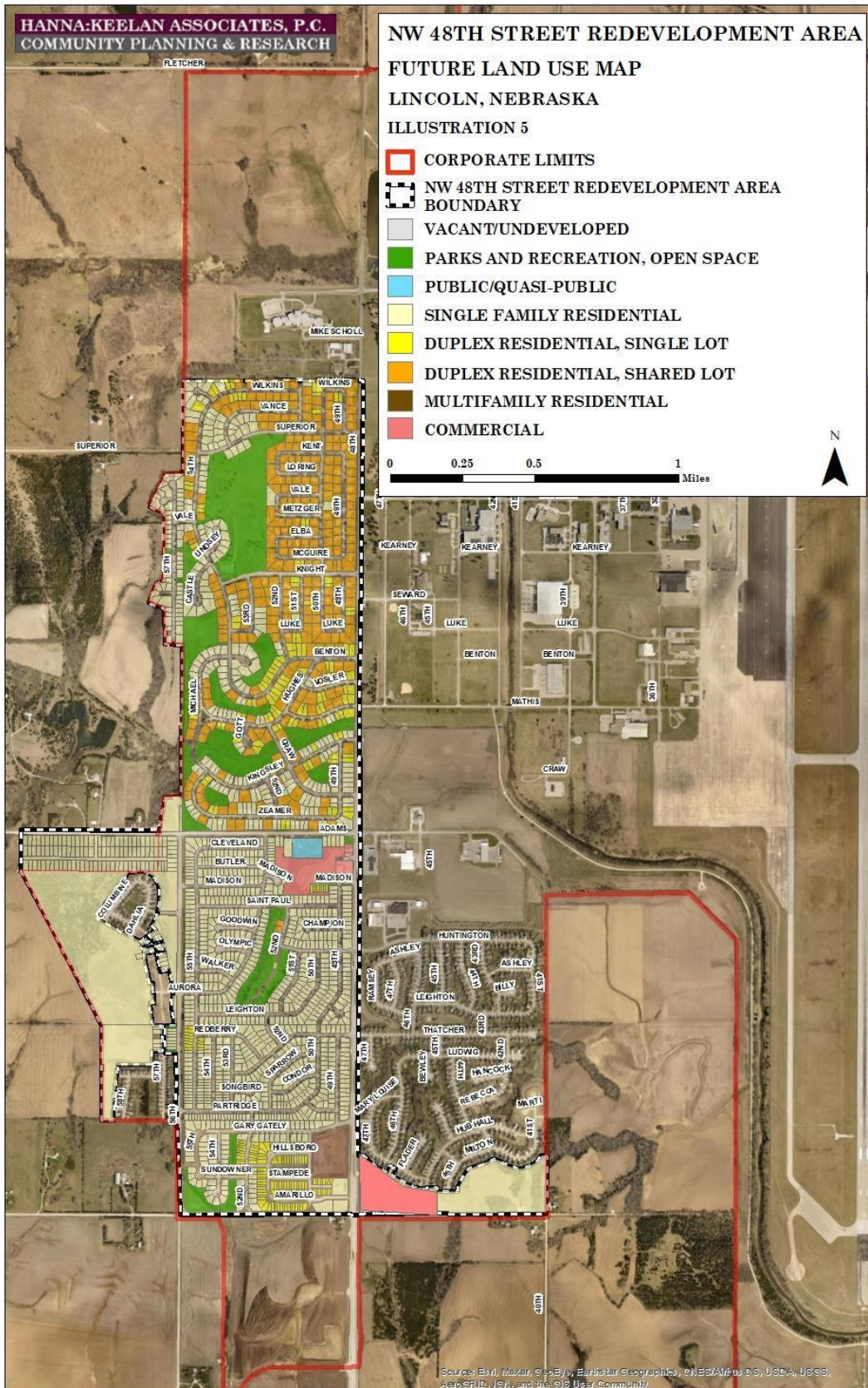
The Urban Development Department believes that the private and public improvements proposed in this [appendix] would not occur “but for” the utilization of tax increment financing in the Redevelopment Area. It would not be economically feasible for the Redeveloper to construct the Project improvements without tax increment financing because the existing site conditions constitute a barrier to development that cannot be adequately remedied without the use of tax increment financing. Additionally, it would not be financially feasible for the Redeveloper to ensure that at 20% of the units remain affordable to tenants earning approximately 60% of AMI without the use of TIF. The cost of construction is simply too high to create affordable housing in this Project without the use of TIF.

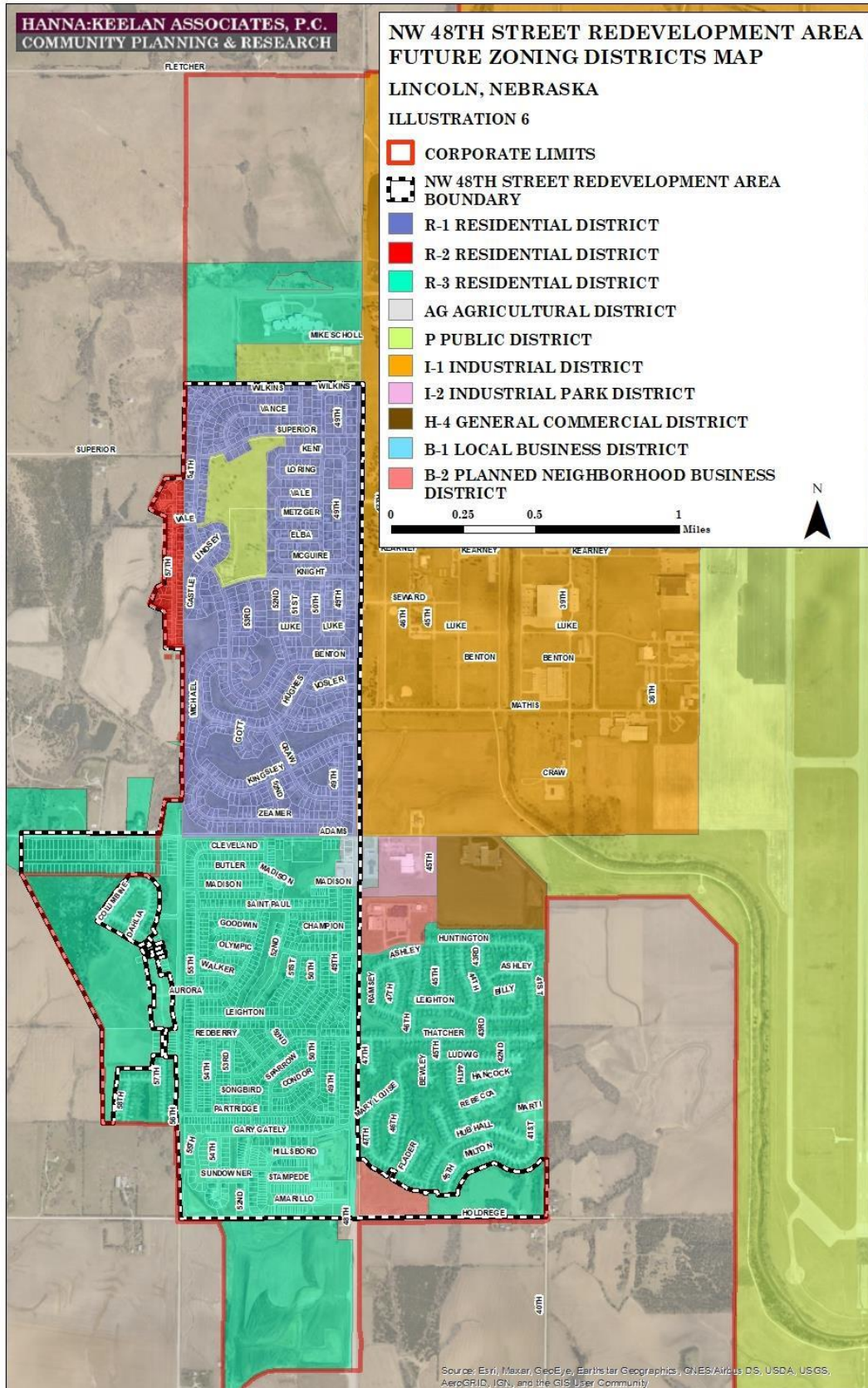
Woodside Village Apartment Redevelopment Project Preliminary Site Plan



Future Land Use and Zoning Districts.

Illustration 5 is a **Future Land Use Map** and **Illustration 6** is a **Future Zoning Districts Map** for the **NW 48th Street Redevelopment Area**. As the **Redevelopment Area** is a relatively stable, existing neighborhood, major zoning or land use changes are not envisioned for most of the **Area**.





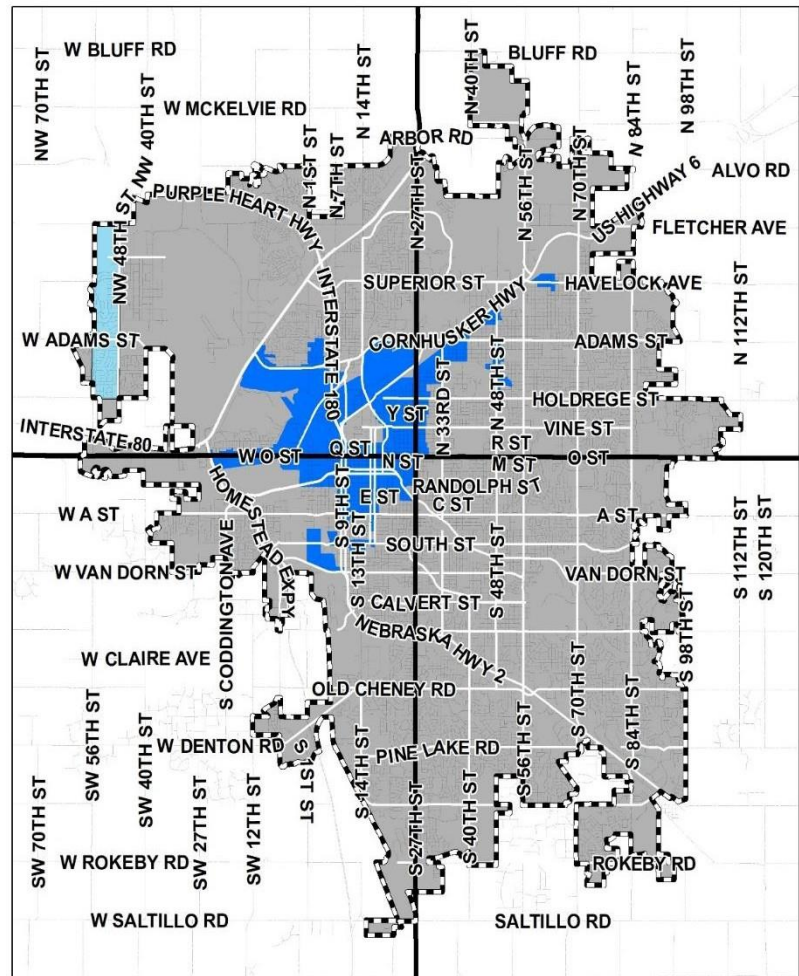
Extremely Blighted Determination.

Upon approval of the **NW 48th Street Extremely Blighted Determination Study**, the entirety of the **NW 48th Street Redevelopment Area** may be deemed **Extremely Blighted**, opening additional tools and funding mechanisms to support redevelopment efforts in the **Area**.

A \$5,000 State income tax credit is available for residents purchasing a home in an **Extremely Blighted Area**, provided the house is their primary residence. Through incentivizing homeownership, the tax credit will support stability and reinvestment in the **Redevelopment Area**.

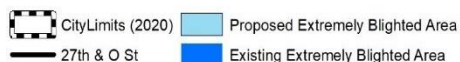
In the allocation of the Nebraska Affordable Housing Trust Fund, the Nebraska Department of Economic Development gives priority to projects located in **Extremely Blighted Areas**. Thus, Community Housing Development Organizations will be incentivized to target new construction and rehabilitation projects in the **Redevelopment Area**.

Extremely Blighted Areas may also serve as prioritized focus areas for new funding sources supporting the development of affordable and/or workforce housing. Redevelopment incentives such as density bonuses or extended TIF repayment periods may target **Extremely Blighted Areas**. Such policies could encourage increased redevelopment in the **NW 48th Street Redevelopment Area**.



Proposed Extremely Blighted Areas

Illustration 7



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Redevelopment Process.

Public improvements and redevelopment activities may require construction easements, vacating 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 redevelopment 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.

PlanForward, the Lincoln-Lancaster County Comprehensive Plan, adopted November 22, 2021, as amended, represents the local goals, objectives, and policies of the City of Lincoln and Lancaster County. **The NW 48th Street Redevelopment Plan** was developed to be consistent with the **PlanForward 2050**.

Financing.

The primary burden for revitalization of the **NW 48th Street Redevelopment Area** must be on the private sector. The City must provide public services and public improvements and participate where necessary in the redevelopment process, but the redevelopment 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:

- 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

Redevelopment project activities 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 project for the benefit of any public body shall be divided, for a period not to exceed 20 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.

City of Lincoln, Nebraska.

NW 48th Street Redevelopment Area.

Appendix.



November, 2023.



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

NW 48th Street Redevelopment Area Parcel IDs.

| | | | | | |
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Lincoln, Nebraska
NW 48th Street Redevelopment Area
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Lincoln, Nebraska
NW 48th Street Redevelopment Area
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Lincoln, Nebraska
NW 48th Street Redevelopment Area
Redevelopment Plan

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