



UNIVERSITY PLACE NEIGHBORHOOD REDEVELOPMENT PLAN

Prepared By:
City of Lincoln, Nebraska
Leirion Gaylor Baird, Mayor

Approved By:
Planning Commission xx/xx/xxxx
City Council xx/xx/xxxx

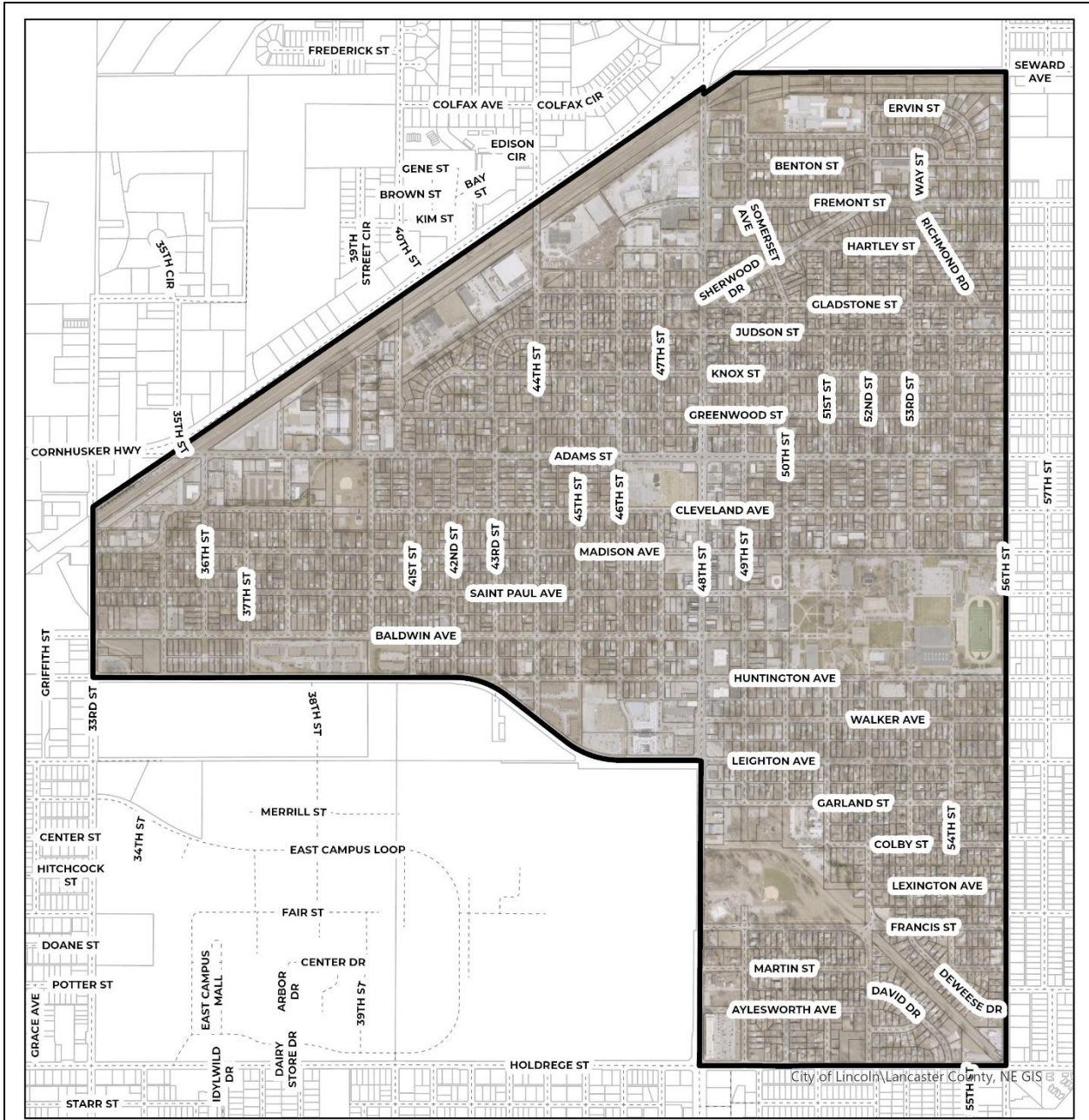
University Place Neighborhood Redevelopment Plan

INTRODUCT

The University Place Neighborhood Redevelopment Plan (“Redevelopment Plan”) is a guide for redevelopment activities within the University Place Redevelopment Area (“Redevelopment Area”). The Redevelopment Area is one of the City of Lincoln’s (the “City”) historic neighborhoods and encompasses the entire University Place Subarea Plan (“Subarea Plan”) of *PlanForward, the Lincoln-Lancaster County 2050 Comprehensive Plan* (“Comprehensive Plan”) and is bounded by North 33rd Street and Cornhusker Highway on the west, North 56th Street on the east, Holdrege Street on the south and the David Murdock Trail on the north. The University Place Redevelopment Area Map, below, illustrates the location of the Redevelopment Area within the broader context of the City. The Redevelopment Area includes 2,584 parcels, which are identified in Appendix A, and contains approximately 950 acres. Parcel Identification Numbers (“PIDs”) are subject to change.

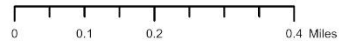
Although there have been successful redevelopment activities in the Redevelopment Area, it has shown signs of decline over the past several years. Some of the existing development, structures, and public utilities are old and in need of updating. As a result of these conditions, Marving Planning Consultants (the “Consultant”) completed a Blight and Substandard Determination Study in May 2025 (the “Blight Study”). The Blight Study concluded that the number, degree, and distribution of blight and substandard factors warranted designating the Redevelopment Area blighted and substandard. The Lincoln City Council (“City Council”) declared the Redevelopment Area blighted and substandard on November 17, 2025 via Resolution A-95455. Further, the City conducted an extreme blight study (“Extreme Blight Study”) and determined that the Redevelopment Area met the conditions of extreme blight as well via Resolution A-95456.

The City recognizes that continuing blight and deterioration is a threat to the stability and vitality of the Redevelopment Area and that revitalization efforts cannot reasonably occur without public action. This Redevelopment Plan represents the City’s efforts to guide public and private redevelopment of the area.



University Place Redevelopment: Redevelopment Area

 Redevelopment Area



PLAN REQUIREMENTS

Redevelopment activities are guided by the Nebraska Community Development Law, Nebraska Revised Statutes sections 18-2101 through 18-2158, as amended (the "Act"). The Act indicates the governing body must first declare the project area substandard and blighted to prepare a redevelopment plan for the designated redevelopment area.

The City authorized its Urban Development Department to act as the community redevelopment authority within the meaning of section 18-2101.01 of the Act. The Urban Development Department formulated for the City a workable program utilizing appropriate private and public resources to:

- Eliminate or prevent the development or spread of urban blight;
- Encourage needed urban rehabilitation;
- Provide for the redevelopment of substandard and blighted areas, including provisions 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;
- Rehabilitate or conserve 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 portions thereof.

The Act defines a "redevelopment plan" as "a plan, as it exists from time to time for one or more community redevelopment areas, or for a Project, which (a) conforms to the general plan for the municipality as a whole and (b) is sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvements, and rehabilitation as may be proposed to be carried out in the community redevelopment area, zoning and planning changes, if any, land uses, maximum densities, and building requirements." Nebraska Revised Statutes section 18-2103(28).

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 Project area.

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

1. The boundaries of the Project area, with a map showing the existing uses and condition of the real property therein;
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; and,
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. Any redevelopment plan may include a proposal for the designation of an enhanced employment area.

In making its recommendation to approve this plan, the Urban Development Department considered the land uses and building requirements and determined that they are in accordance with the general plan for redevelopment of the City and 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, vehicular parking;
- The promotion of safety from fire, panic, and other dangers;
- Adequate provision for light and air;
- The promotion of the healthful and convenient distribution of population;
- The provision of adequate transportation, water, sewerage, and other public utilities;
- Schools, parks, recreational and community facilities, and other public requirements;
- The promotion of sound design and arrangement;
- The wise and efficient expenditure of public funds; and,

- The prevention of the recurrence of insanitary or unsafe dwelling accommodations or conditions of blight.

PREVIOUS REDEVELOPMENT EFFORTS

Portions of the Redevelopment Area have seen previous redevelopment efforts. The City's University Place Redevelopment Plan was first prepared at the direction of Mayor Mike Johanns and approved by the City Council on December 7, 1998.

Redevelopment projects either completed or underway under this plan include the North 48th Street streetscape enhancements, 48th and Leighton Mixed Use Redevelopment Project and the 48th and Madison Mixed Use Redevelopment Project. Major goals from this plan include:

- Improve the North 48th Street commercial corridor
- Utilize historic designation rehabilitation standards when warranted
- Enhance open spaces and pedestrian ways
- Enhance the streetscape and create entryway features

In 2016, under the direction of Mayor Chris Beutler, the City created the University Place South Redevelopment Plan, which was adopted by the City Council on May 11, 2016. This redevelopment plan includes the 48th and Holdrege Redevelopment Project and the 48th and Aylesworth Redevelopment Project. Major goals from this plan include:

- Replace aging public infrastructure
- Resurfacing and paving substandard public sidewalks
- Complete improvements at University Place Park

The City acknowledges that these redevelopment projects are valuable additions to the Redevelopment Area and are important steps toward the amelioration of blighted and substandard conditions in the Redevelopment Area. These projects were catalysts for considering further public investment in this area. The division of taxes and specific requirements for each of these redevelopment projects shall continue to meet the provisions of their unique redevelopment agreements. Nothing in this Redevelopment Plan shall impact existing projects in the Redevelopment Area.

From the time of the adoption of this University Place Neighborhood Redevelopment Plan forward, it is the City's intent that planning efforts be based on the goals and priorities identified in this Redevelopment Plan. To the extent that the goals and priorities of the University Place Redevelopment Plan and the University Place South Redevelopment Plan are similar to this Redevelopment Plan, they are

now incorporated into this Redevelopment Plan. This Redevelopment Plan supersedes any goals or priorities that are different or may contradict this Redevelopment Plan.

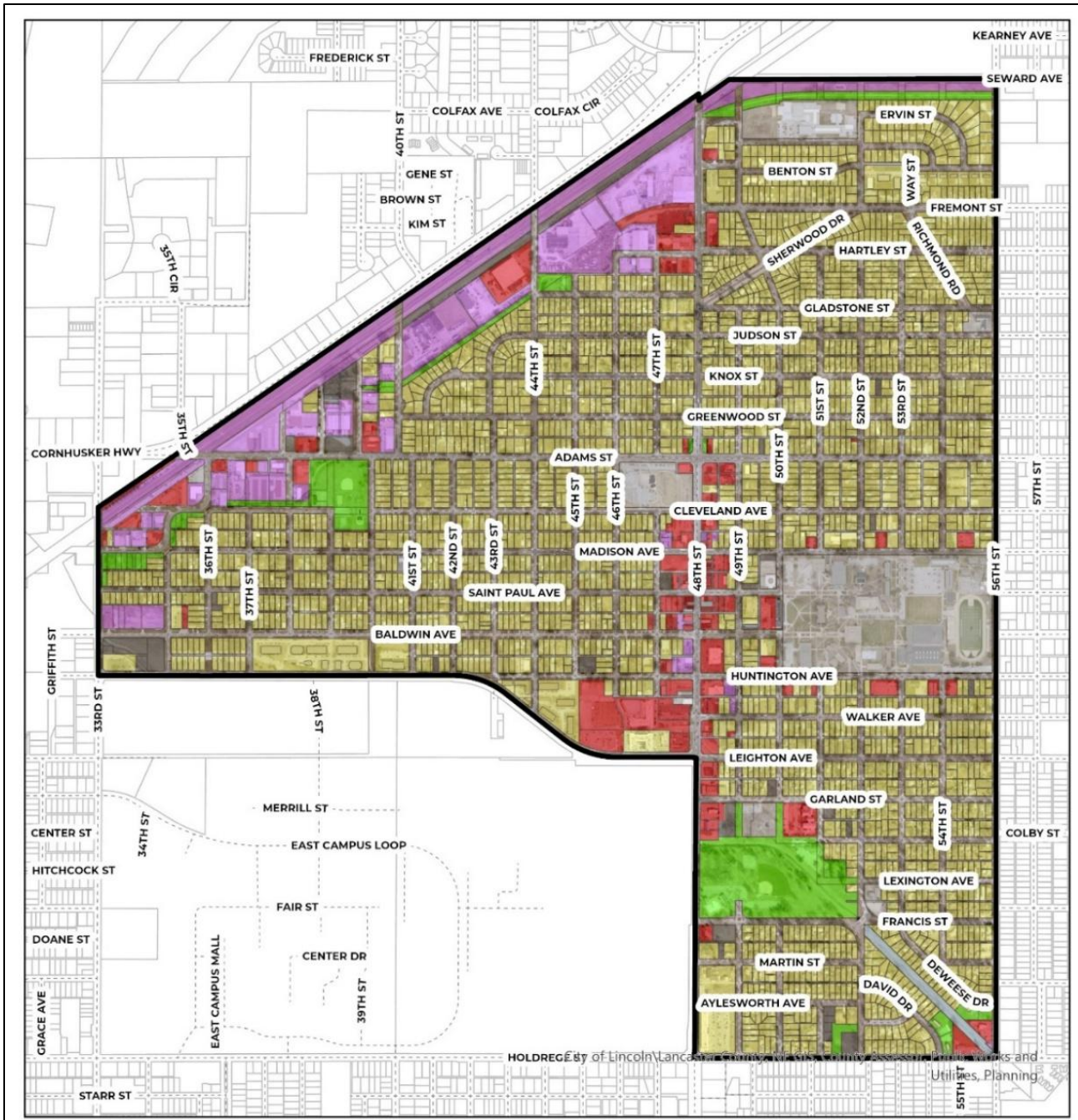
The University Place Redevelopment Plan is incorporated into this Redevelopment Plan as Appendix B. The University Place South Redevelopment Plan is incorporated into this Redevelopment Plan as Appendix C.

EXISTING CONDITIONS

Land Use

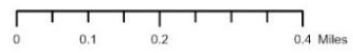
The Redevelopment Area consists of approximately 950 acres, a majority of which is developed. The primary existing land uses are commercial and residential (including single-family, duplex, and multi-family) as well as public uses, public streets, and vacant/underdeveloped tracts of land.

The Redevelopment Area is in one of the City's oldest neighborhoods. Approximately 96% of the 2,092 residential structures in the Redevelopment Area are over 40 years old. This includes 585 structures that were identified as being 100+ years of age. The overall median estimated year of construction of the single-family residential structures is 1952. The Current Land Use Map is shown below.



University Place Redevelopment: Current Land Use

- Redevelopment Area
- Residential
- Commercial
- Industrial
- Public / Semi-Public
- Parks / Open Space
- Environmental / Natural Areas
- Right-Of-Way
- Agricultural
- Mining / Extraction
- Pasture / Grassland
- Vacant / Undeveloped Land



HOLDREG by Lincoln Lancaster County for the Community Assessment, Planning, Parks and Utilities, Planning

Zoning

There are ten zoning districts in the Redevelopment Area. The Zoning Map is shown below.

R-2 Residential: This district is intended to provide a generally stable residential use in areas of the city that are largely developed. With a gross density of generally three to five dwelling units per acre, this district permits single- and two-family dwellings and supportive community services, such as parks, playgrounds, schools, libraries, and places of religious assembly. It is intended that this district be limited to previously platted portions of the city already undergoing substantial development, thereby preserving existing low-density residential development.

R-4 Residential: This district is intended to provide a stable area of residential use at a gross density in the range of three to five dwelling units per acre. It is anticipated that some redevelopment will occur in this district. The use of the district includes single- and two-family dwellings, plus support facilities, such as schools, parks, community buildings, and places of religious assembly.

R-5 Residential: This district is intended to provide a redeveloping area of moderate residential density of between six and ten dwelling units per acre. This district provides for single-family, two-family, and multiple and townhouse residential uses, plus support facilities, such as schools, parks, community buildings, and places of religious assembly.

R-6 Residential: This district is intended to provide a generally redeveloping area of moderately high residential density between eleven and fourteen dwelling units per acre. This district provides for single-family, two-family, multiple and townhouse residential uses, private clubs, fraternities and sororities, and support facilities, such as schools, parks, community buildings, and places of religious assembly.

B-1 Local Business: This district is intended to provide a stable area of local retail relating to existing communities and existing neighborhoods. It provides for functional business uses to serve those communities and neighborhoods. Dwellings are permitted only above the first floor.

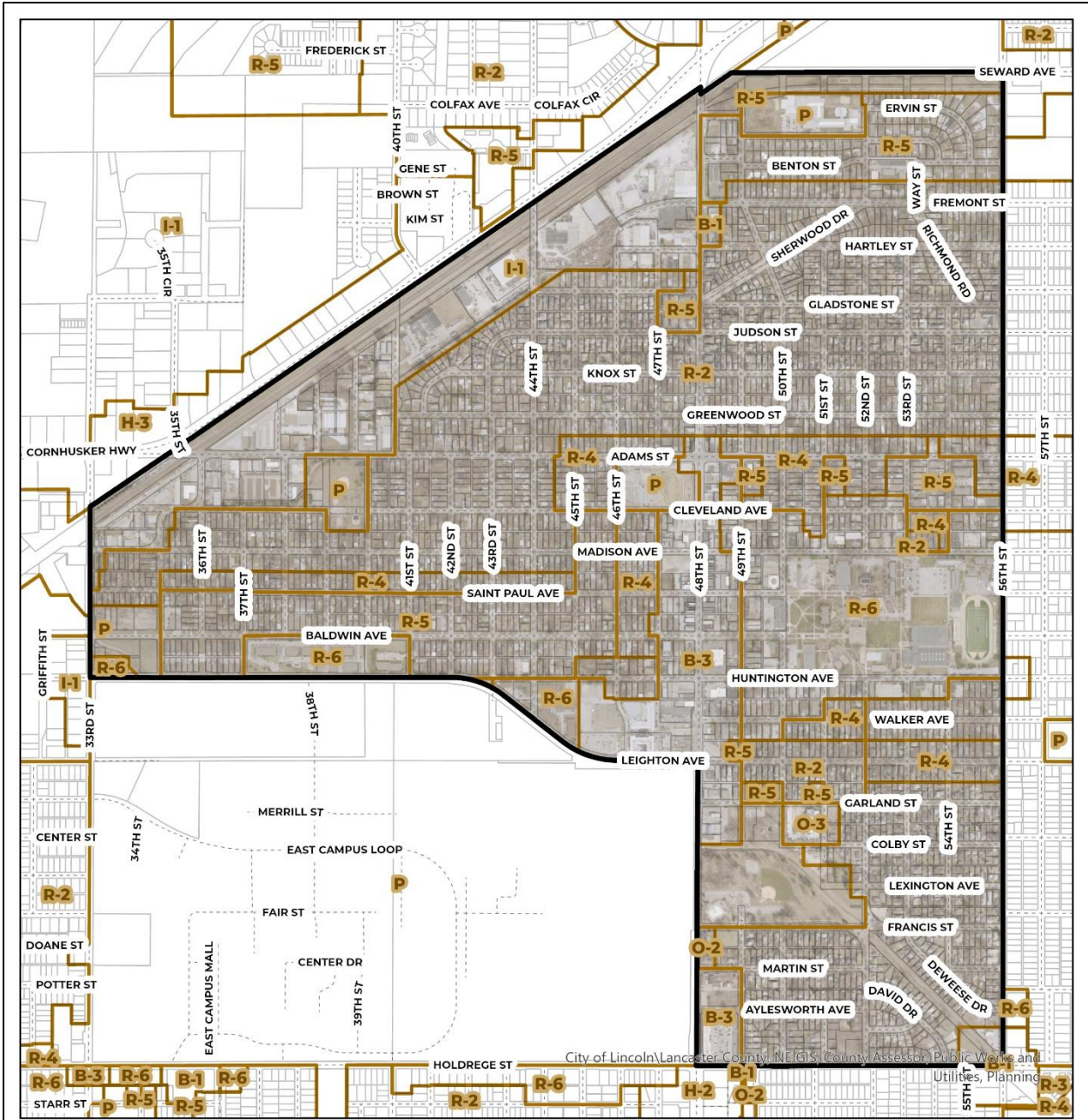
B-3 Commercial: This is a district providing for local commercial uses in a redeveloping neighborhood generally located in established retail centers of those neighborhoods. The uses permitted generally are those for neighborhood uses, plus additional limited manufacturing uses that reflect the character of that commercial area.

O-2 Suburban Office District: This district is intended to provide a redeveloping area, primarily of office uses in those suburban areas previously zoned O-1 Office District and those fronting on the same street, with the same side lot lines and within 150 feet of the following districts: B-1, B-3, B-4, H-2, H-3, and I-1. This district is intended as a transition zone where it abuts the previously mentioned districts.

O-3 Office Park District: This district is intended to provide a developing or redeveloping area primarily consisting of a mixture of office and other types of compatible and complementary commercial uses, and residential uses in suburban areas. This district is intended to be located on arterial streets in close proximity to commercial uses. This district is intended to provide an appealing atmosphere, stressing the quality of the environment.

I-1 Industrial District: This district is for a developing stable or redeveloping area representing light and heavy industrial uses and having a relatively high intensity of use and land coverage.

P Public Use District: This district is intended to provide a district essentially for mapping purposes which will identify real property presently owned and used by any governmental entity, including local, state, or federal governmental units, and put to some form of public use. This district is not intended to be applied to land that is used by governmental entities on an easement or leased basis if title to the land is in private ownership.



University Place Redevelopment: Current Zoning

Redevelopment Area Zoning

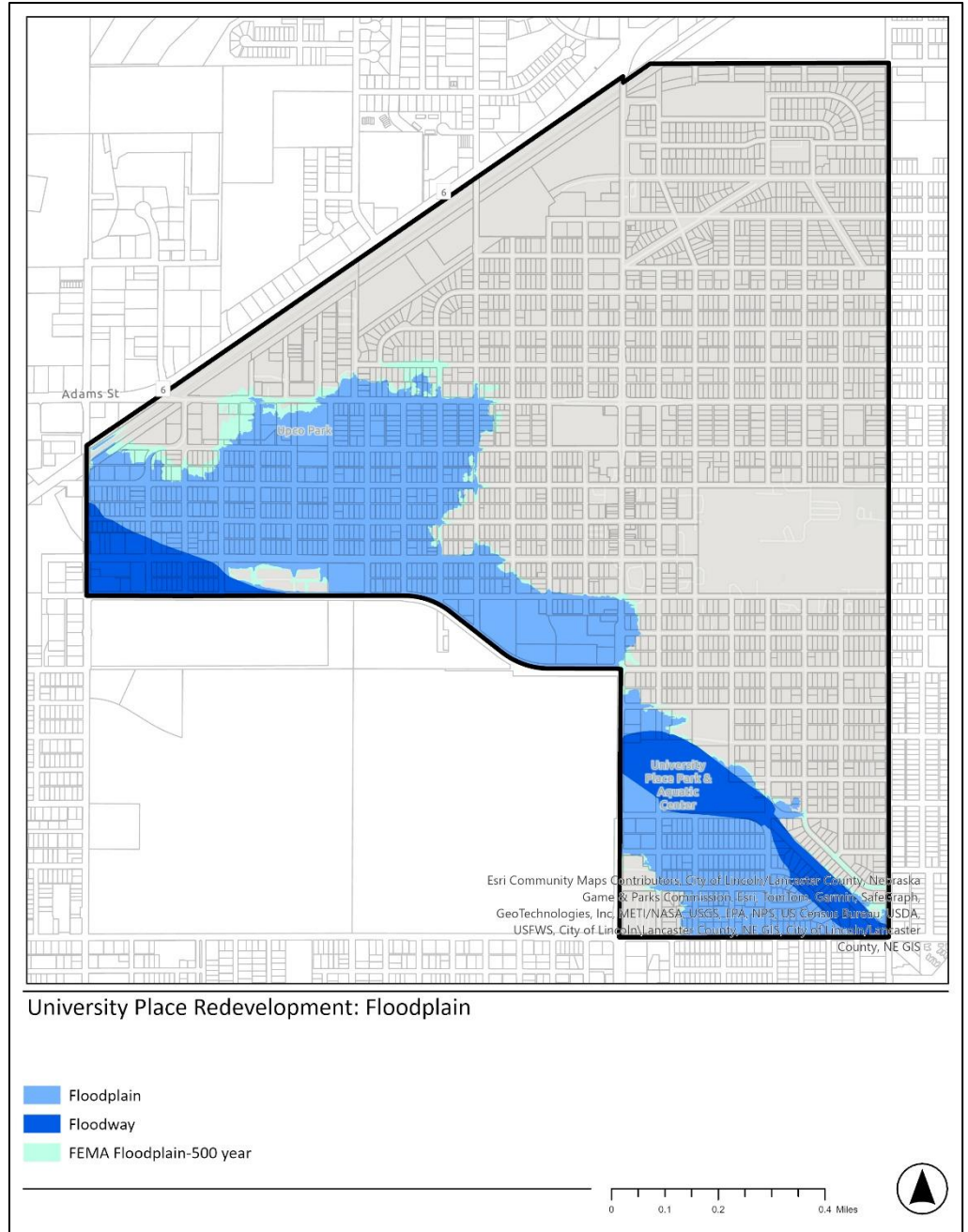
0 0.1 0.2 0.4 Miles



Floodplain

A portion of the Redevelopment Area is in the Deadmans Run Creek's 100-year and 500-year floodplain. The current Floodplain Map is shown to the right.

The City has taken action to begin mitigating the flooding hazards in this area. The Deadmans Run Flood Reduction Project is expected to provide flood protection for residences and commercial areas near North 33^d Street, North 48th Street, Leighton Avenue, and Huntington Avenue. This project will assist in maintaining a safe environment by removing an estimated 480 homes, businesses, and other structures out of the floodplain by reducing the floodplain impacted area. Floodplain mitigation measures should be taken whenever possible to alleviate this burden on the area.



Parks and Recreation Facilities and Trails

Parks

There are five parks located within the Redevelopment Area. Parks provide a sense of place and community for the Redevelopment Area. The City should continuously consider what park improvements could enhance resident experience.

Seng Park at University Place: Located off North 49th and Francis Streets, this park is a popular spot for activities including horseshoes, volleyball, picnics, and swimming at the nearby pool. Parking lot access is available on north and south points of the park. Deadmans Run creek flows through the middle of the park. In 2018, University Place Park was renamed to Seng Park at University Place to honor the decades of civic and public service of the Seng family including the former Mayor Collen Seng. Former Mayor Seng represented northeast Lincoln on the City Council from 1987 through 2003. She was elected Lincoln's 50th mayor in 2003 and served one four-year term. She was very active in the University Place Community Organization ("UPCO") and worked for the Girl Scouts and First United Methodist Church. The Seng family was a developer in the University Place area.

UPCO Park: Located at North 40th and Adams Streets, UPCO is a neighborhood park. This park includes rentable ballfields and shelters. Originally a half-acre park with a swing and a slide, UPCO Park was transformed into a six-acre green space to help meet recreation needs of the developing community. The City's Parks and Recreation Department worked closely with the University Place Community Organization to design the park plan. The original plan was complimented by a tree planting effort led by the University Place Community Organization. In 2024, with Partnership for a Healthy Lincoln (PHL), a brand-new fitness station was added to UPCO Park. The project was sponsored by Nebraska Presbyterian Foundation, Ameritas, Bison Incorporated, and Black Hills Energy.

34th and Baldwin Avenue: Located in Northeast Lincoln off 33rd Street and Madison Avenue, just south of Cornhusker Highway. The John Dietrich Trail passes through the park.

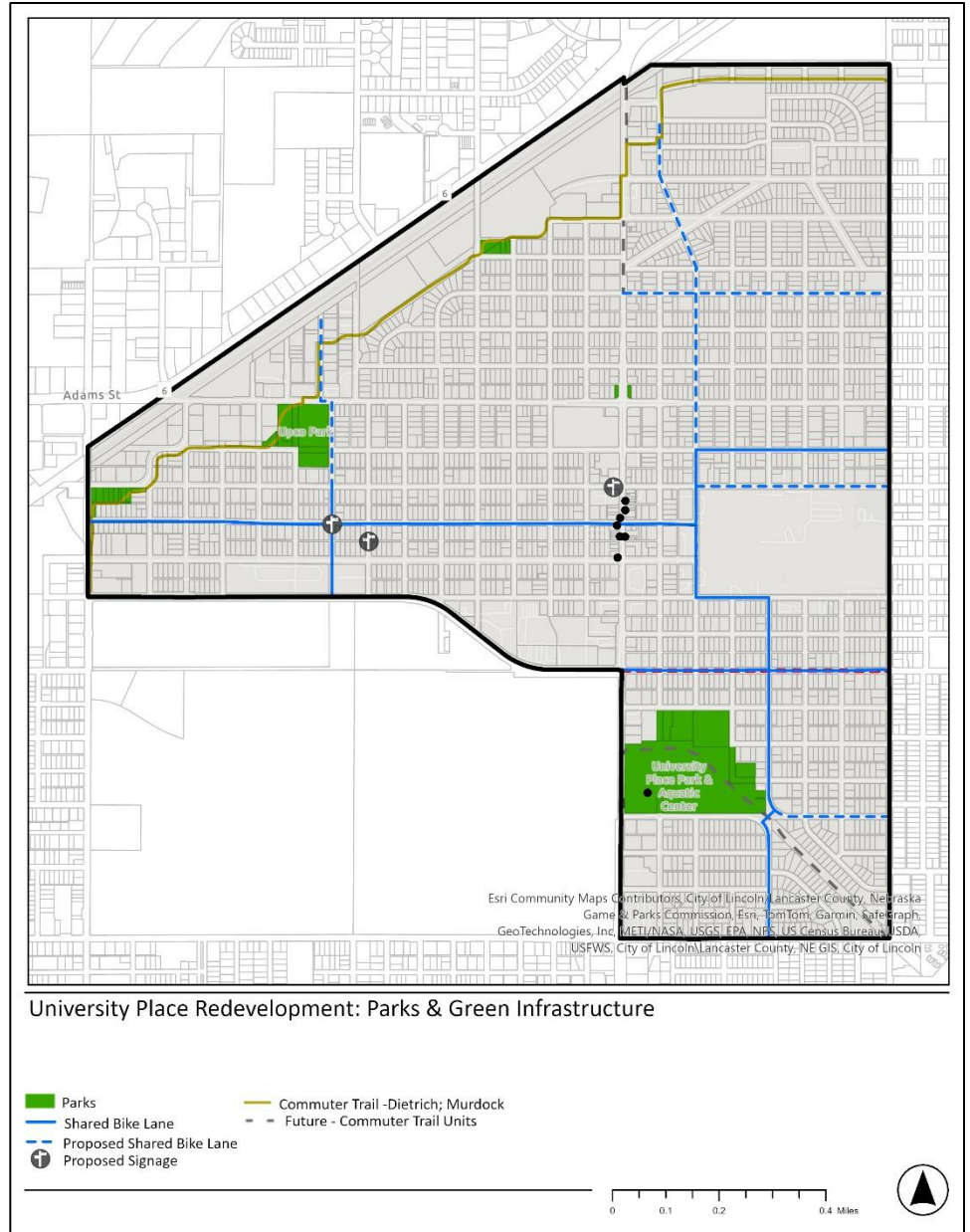
45th and Gladstone Playground: Located off North 45th and Gladstone Street intersection, a few blocks south of Cornhusker Highway. The John Dietrich Trail passes through the park.

48th and Adams Park: This set of pocket parks are on the northeast and northwest corners of North 48th Street and Adams Street intersection.

Trails

There is only one major trail that runs through the Redevelopment Area. However, there are shared lanes bike routes along St. Paul Street, Leighton Street, Cleveland Street, North 40th Street, North 50th Street, and North 52nd Street. Trail connection is an important part of a multi-modal transportation network. All due consideration should be given to how trails can connect the Redevelopment Area to other major hubs within the City and beyond.

John Dietrich Trail: This trail is the result of the NE Radial Reuse Project. It was named after a long-time trails advocate and bicycle shop owner in NE Lincoln. This trail connects with the Billy Wolff Trail near 17th Street and Holdrege Street as well as the Murdock Trail near 48th Street and Freemont Street.



Transportation

Traffic Circulation

The Redevelopment Area includes four minor arterials – North 48th Street, Holdrege Street, and North 56th Street, and Adams Street. The Redevelopment Area is bounded on the West by Cornhusker Highway, which is a principal arterial per the City of Lincoln Access Management Policy.

North 48th Street is the primary thoroughfare through the Redevelopment Area. The Average Daily Traffic Volume (“ADT”) count on North 48th Street from Holdrege Street to Leighton Avenue is 19,660 and from Leighton Avenue to Adams Street is 14,870 according to the Lincoln Transportation and Utilities Department (“LTU”). You can find all ADT counts on [LTU's website](#).

This is a high volume of traffic traveling through the heart of the Redevelopment Area every day. Throughout the subarea planning process, this was mentioned multiple times as a burden on the neighborhood, especially the commercial district. The City's 33rd and Cornhusker Intersection Improvement Project is anticipated to help alleviate this traffic burden.

Street Layout

The street layout in the Redevelopment Area is adequate and effective. Streets and roads within the Redevelopment Area are primarily situated in north/south and east/west grid pattern alignments and consist of a mix of commercial and residential roads and alleys.

Street Conditions

Overall, street conditions in the Redevelopment Area are in fair condition. LTU recently completed improvements to North 48th Street, Huntington Avenue, and Leighton Avenue. The City's Transportation Improvement Program ("TIP") identifies a pavement repair project generally located on Adams Street from North 39th Street to North 49th Street.

Access and Parking

The grid pattern alignment provides adequate access within the Redevelopment Area. There is also adequate on-street parking within some areas of the Redevelopment Area. Currently, there is no parking on the arterials throughout the Redevelopment Area. There are two City-owned and managed parking lots – the 48th and Madison lot and the 47th and St. Paul lot. Enhancements to these publicly owned parking lots as well as better signage indicating to the public where these lots are would enhance the area and potentially increase both the utilization of the lots as well as the benefits they provide to the Redevelopment Area.

The Subarea Plan proposes a lane reconfiguration of North 48th Street that would provide on-street parking along the commercial corridor. Some of the commercial properties within the Redevelopment Area also have private parking lots to help alleviate demand for on-street parking.

Sidewalk and Pedestrian Activity

There are approximately 68 miles of existing sidewalks within the Redevelopment Area. However, there are also approximately 10 miles of missing sidewalk segments, typically located along local streets. Approximately 2 miles of streets in the Redevelopment Area lack a sidewalk on both sides. A lack of high-quality sidewalks creates a threat to pedestrian safety and can make it almost impossible for persons with mobility challenges to move throughout the Redevelopment Area. Any redevelopment that occurs in the Redevelopment Area will comply with all federal regulations to ensure connectivity throughout the Redevelopment Area. Further, priority consideration should be given to sidewalk infill in the areas that are lacking sidewalks.

Public Transportation

StarTran provides public transportation services in the Redevelopment Area via the #41-Havelock and #42-Bethany routes for east/west service and #48-Veteran's Hospital and #49-University Place routes for north/south service.

StarTran's VANLNK provides on-demand door-to-door transportation services anywhere within City limits, including the Redevelopment Area. VANLNK is a shared ride service that uses software to optimize the route for all users who schedule a ride using a smartphone app. All VANLNK vehicles are lift or ramp accessible.

Being able to utilize public transportation with dignity is a vital component for ridership. The bus stops in the Redevelopment Area lack the infrastructure needed to create enhanced mobility nodes allowing individuals to wait for the bus with dignity. As redevelopment occurs in the Redevelopment Area, complete bus stop buildouts, including benches and shelters, should be constructed to provide a pleasant and safe waiting area for riders.

Streetscape

Streetscapes will include amenities for visual interest and safety, including seating, green buffers, and other design elements as identified during the development process for any potential streetscape project. One of the major concerns raised in the Subarea Plan planning process is the pedestrian experience on the commercial corridor of North 48th Street and the lack of a sense of safety for both businesses and pedestrians as they traverse this area. Actions should be taken to reduce the actual and perceived safety issues along this streetscape corridor.

Public Utilities

Water Systems

The water distribution mains in the Redevelopment Area are in mixed condition according to the City's Water Division staff. The water mains range in age from 5 to 120 years. The mains are constructed from a variety of materials, including Cast Iron Pipe ("CIP"), Ductile Iron Pipe ("DIP"), and PVC. Some sections of newer mains are in excellent condition, but the Water Division staff identified most of the mains in the Redevelopment Area being in "replace" to "good" condition. The installation of new water mains may be required in connection with some redevelopment activities in the Redevelopment Area.

Sanitary Sewer Systems

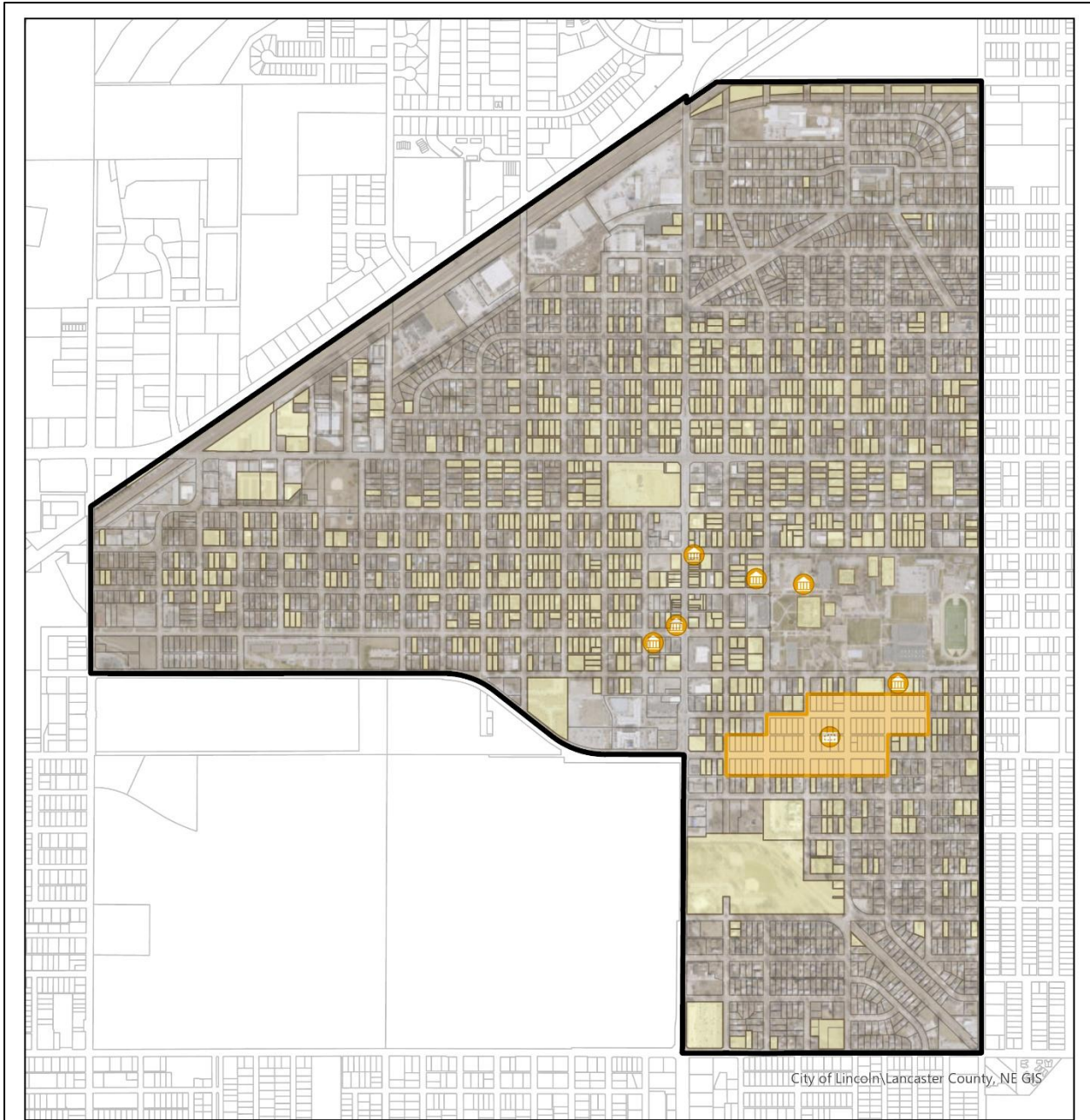
The sewer mains in the Redevelopment Area are also aging, with an estimated age range of 50 to 80 years. The sewer mains are constructed of Vitrified Clay Pipe ("VCP"), which is an outmoded material. Wastewater Division staff describes the mains as being in "poor" to "good" condition. As the sanitary sewer mains in the Redevelopment Area continue to age, breakage and repeated maintenance become more likely. To support future development in the Redevelopment Area, rehabilitation of the existing sanitary sewer mains or installation of new sanitary sewer mains may be required.

Street Lighting


Decorative street lighting exists along the North 48th Street commercial district and the commercial areas are generally well lit. New or additional lighting would be beneficial in the residential areas of the Redevelopment Area to improve visibility and safety for pedestrians and cyclists and should also be utilized to create a sense of place whenever feasible and may be useful for placemaking activities within the Redevelopment Area.

HISTORICAL SIGNIFICANCE

University Place was established as a "College Town" in 1887 and supported the newly established Nebraska Wesleyan University. It was an independent community until Lincoln annexed it in 1926. According to the Comprehensive Plan, there is one locally landmarked and National register listed residential district and five properties that are either locally landmarked or listed in the National Register of Historic Places.



University Place Redevelopment: Historic Facets

-  Historic Site Surveys
-  Historic Districts
-  Historic Surveys

0 0.1 0.2 0.4 Miles



University Place Residential Historic District: Local Landmark/National Register. In the late 1880s and early 1890s, six institutions of higher learning were established on the outskirts of Lincoln, with residential land platted around the campuses in hopes of establishing independent “college towns.” Nebraska Wesleyan University and its surrounding University Place along with Union College and College View are Lincoln’s most successful examples of this form of development. The University Place District demonstrates the residential component of this phenomenon and displays a range of homes including Prairie Boxes, bungalows, and a few modest Period Revival houses.

Phi Kappa Tau Fraternity (NWU): National Register. The Phi Kappa Tau fraternity house of Nebraska Wesleyan University is a two-and-one-half story, red brick Period Revival structure designed by architects Meginnis & Schaumberg, with Frank Robey serving as contractor. The “Greek system” was formally recognized at Wesleyan in 1920, and the Phi Kappa Tau house was constructed in 1928. While several of Wesleyan’s fraternities and sororities were short-lived or experienced difficulty acquiring a permanent residence, Phi Kappa Tau persevered and managed to remain in their original chapter house. The Phi Kappa Tau house is the only original Greek chapter house at Nebraska Wesleyan University that retains historic integrity.

Old Main at Nebraska Wesleyan University: National Register. Nebraska Wesleyan University was founded in the town of University Place in 1887. To house the new university this three-story Richardsonian Romanesque structure was constructed in 1887-88, designed by architects Gibbs & Parker of Kansas City. Wesleyan’s “Old Main” is more than a campus landmark, because Wesleyan was one of half a dozen colleges established on the outskirts of Lincoln in the 1880s and 1890s. Only Nebraska Wesleyan and Union College remain of those institutions and only Old Main recalls the grand structures that housed each of them.

First United Methodist Church: National Register. The First United Methodist Church, located to the northwest of the Nebraska Wesleyan University campus, is a 1909 Neo-Classical Revival building formed by a dome on top of a two-story-tall cube. On the interior, the dome over the sanctuary contains over 1,000 pieces of stained and painted glass and features a portrait of President Abraham Lincoln. The building is locally significant under Criterion C for its Neo-Classical Revival style of architecture and Byzantine-inspired auditorium-style sanctuary on the interior. The building was largely completed by Alfred W. Woods, but was completed during the Woods-Cordner partnership that lasted from 1906 to 1912.

Wesleyan Hospital: Local Landmark/National Register. When built in 1906 the east portion of this building was a small hotel, Hotel Cecil, and the west front was Dr.

Coffin's private hospital called Wesleyan Hospital and Nurses Training School. The hospital and school quickly expanded into the hotel, but the school only operated until 1912. Its uses alternated in the 1910s between a boarding house and hospital, then was converted into apartments in the 1920s. In 2016-17 it was rehabbed for a dozen apartments.

University Place City Hall: Local Landmark. University Place City Hall is the premier architectural representation of the City of University Place during its autonomous period from incorporation in 1889 to annexation by Lincoln in 1926. Built in 1914 in the Neo-Classical Revival style, it embodies the growth of University Place to a community of approximately 5,000 by the time of annexation. Designed to house the fire station, police station, water & light departments, city council, and mayor, it embodies the full range of civic services offered by the community during that period. It is also a major work in the career of John R. Smith, University Place's leading architect of the independent period.

Saint Charles Apartments: National Register. When Saint Charles Apartments were built in 1923-24, University Place was an incorporated town with a population of about 5,000. University Place was annexed by Lincoln in 1926. Saint Charles was designed to provide sixteen apartments and was the only brick apartment house built in University Place before annexation. The building, which incorporates Neo-Classical Revival motifs, was constructed by William Henry Seng, a major contractor in the University Place area during the 1920s and 1930s.

Whenever possible, action should be taken to preserve the historic character of the Redevelopment Area via preserving the downtown feel of the commercial corridor, historic residential restoration, and maintaining the significant connection to Nebraska Wesleyan University.

CREATIVE DISTRICT DESIGNATION

In 2023, the Nebraska Arts Council designated the University Place neighborhood as a Creative District. The Creative District is located in the heart of historic University Place along North 48th Street between North 46th Street and North 56th Street. It is the first, and to date only, Creative District designation in the City. The Creative District designation is the culmination of many great arts initiatives happening in the neighborhood, and it creates the opportunity to build on that success in the future. Because of this unique designation, the opportunity to create and provide public art in the Redevelopment Area should be given consideration throughout all development and redevelopment efforts in the Redevelopment Area.

BLIGHT AND SUBSTANDARD DETERMINATION

Finding of Blight and Substandard Conditions

For a redevelopment project in the City to be eligible for tax increment financing (“TIF”) resources under the Act, the project must be in an area that has been designated as “blighted” and “substandard,” as those terms are defined in the Act.

The City, through its Urban Development Department, contracted with the Consultant to conduct the Blight Study. The Blight Study was completed in May 2025. This section of the Redevelopment Plan is taken directly from the Blight Study.

“The Cornhusker Highway area has several items contributing to the Blight and Substandard conditions. These conditions include:

Blighted Conditions

- Substantial number of deteriorated or deteriorating structures
- Deterioration of site or other improvements
- Insanitary and unsafe conditions
- Diversity of Ownership
- Dangerous conditions to life or property due to fire or other causes
- Combination of factors which are impairing and/or arresting sound growth
- Average age of structures is over 40 years of age

Substandard Conditions

- Predominance of structures meeting the dilapidation or deteriorating criteria
- Average age of the structures in the area is at least 40 years”

The Consultants concluded that the number, degree, and distribution of blight and substandard factors in the Redevelopment Area, as documented in the Blight Study, 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 aid provided in the Act. Further, the Consultant opined that the findings in the Blight Study warrant designating the Redevelopment Area as blighted and Substandard. The City Council concurred and adopted Resolution A-95455 declaring the Redevelopment Area blighted and substandard on November 17, 2025.

Finding of Extreme Blight Conditions

The City, through its Urban Development Department, completed the Extremely Blighted Determination Study for the Lincoln Cornhusker Area Blight Area study (“Extreme Blight Study”) in March 2025 to determine if the Redevelopment Area met the legislative requirements to be declared extremely blighted for the purposes of receiving an additional five years of TIF as well as other tax benefits. The Extreme Blight Study determined that the Redevelopment Area did meet the requirements for an extremely blighted designation. The City Council adopted the Extreme Blight Study on November 17, 2025 via Resolution A-95456.

REDEVELOPMENT PLAN GUIDING PRINCIPLES

The Comprehensive Plan identifies several policies for mixed use areas. The following guiding principles are taken directly from the Comprehensive Plan and should be used as a guide for redevelopment activities.

E1: Complete Neighborhoods and Housing

Existing Neighborhoods

For existing neighborhoods, housing diversity is often already in place, and efforts must focus on maintaining this balance and variety. The diversity of architecture, housing types, and sizes are central to what make existing neighborhoods great places to live. New construction should continue the architectural variety, but in a manner that is sensitive to the existing neighborhoods. Preservation, maintenance, and rehabilitation of existing housing should continue to be the focus. Preserving existing housing for owners and renters and a mix of supporting uses should remain the focus in established neighborhoods, with modest opportunities for infill and redevelopment.

Infill and redevelopment are supported and must respect the street pattern, block sizes, and development standards of the area, such as parking at the rear and porches, windows, and doors on the front street side. Neighborhood Design Standards apply within Lincoln’s 1950 corporate limits and will continue to be a useful tool to ensure compatibility of new construction.

Existing neighborhoods often contain a mix of uses including neighborhood commercial uses, parks, and schools. The patterns of land use in existing neighborhoods support walkability and already achieve many of the Complete Neighborhoods recommendations. Neighborhood commercial centers provide goods and services closer to where people live and can increase desirability to live in

the surrounding neighborhoods. Examples in Lincoln include Havelock, University Place, College View, and others. Efforts should be taken to preserve existing neighborhood commercial centers as a vital component in existing neighborhoods. Integration of the neighborhood commercial areas within existing neighborhoods is supported and can be viewed as a model for developing neighborhoods.

Affordable Housing

The Plan recognizes that preserving our existing housing stock is one of the best ways to provide for affordable housing in our community. The Lincoln City Council adopted the Lincoln Affordable Housing Coordinated Action Plan in December 2020. The Affordable Housing Coordinated Action Plan recognizes that the City alone cannot address the affordable housing needs. Many community partners are identified to help implement the plan recommendations. The Affordable Housing Coordinated Action Plan also acknowledges the gap in “missing middle” housing unit types. Whereas single-family detached and multi-family units are the predominant housing type developed in Lincoln, missing middle includes the units between such as duplex, triplex, quadplex, cottage clusters, and townhouses. Missing middle housing was more prominent in the 20th century. An important element to affordable housing and complete neighborhoods overall includes development of missing middle housing.

E2: Infill and Redevelopment

Infill and Redevelopment Approach

The Infill and Redevelopment Approach seeks to fulfill the following objectives:

- To provide flexibility to the marketplace in siting future redevelopment locations;
- To offer existing neighborhoods, present and future residents, developers, other businesses, and infrastructure providers a level of predictability as to where such redevelopment concentrations might be located;
- To promote high-quality, durable design for Projects, including TIF projects, that enhance the surrounding neighborhood; and,
- To encourage and provide incentives for residential mixed use in redeveloping commercial and industrial areas.

Infill Districts: Mixed Use Redevelopment Nodes

The City's primary strategy for residential infill and redevelopment outside of the Greater Downtown is to encourage the redevelopment and reuse of sites and buildings in underutilized commercial and industrial areas. Redevelopment nodes should have access to arterial streets, public transportation, and proximity to community facilities such as parks and schools. Nodes should provide services and retail goods oriented to the residents in and adjacent to the development, with significant pedestrian orientation and access. The adaptive reuse of historic or other existing structures into mixed uses is encouraged.

Nodes should provide adequate facilities for multi-modal transportation including a complete sidewalk network, transit stops, automobile parking and circulation, and storage of bicycles. This concept is designed and intended to be mutually beneficial for existing adjacent neighborhoods and the new mixed-use neighborhood created by the redeveloped center. Newer commercial centers that are not yet fully developed are encouraged to utilize this concept as a guide for amending their approved plans to develop as mixed-use centers.

Infill Districts: Neighborhood Edges

Neighborhood edges present an opportunity for missing middle housing, which can help expand affordable housing options and overall housing choice in the community. Missing middle housing includes "house-scale" buildings that provide typically 3 to 12 units and fit in with the character of single-family neighborhoods. Neighborhood edges exist across the community, both in older and newer neighborhoods. They typically are found adjacent to lower density residential areas and are near or have access to an arterial street. Edges may filter or buffer the neighborhoods from commercial or industrial uses or they may act as a seam to adjoining neighborhoods.

PLAN CONFORMANCE

PlanForward, the City's 2050 Comprehensive Plan, adopted November 22, 2021, as amended, represents the local goals, objectives, and policies of the City. The Redevelopment Plan was developed in accordance with, and is consistent with, the Comprehensive Plan. All opportunities for redevelopment of the Redevelopment Area shall be considered and implemented in conformity with the Comprehensive Plan. This Redevelopment Plan contemplates the ability to include residential, commercial, industrial, and greens space redevelopment activities within the Redevelopment Area as the opportunity arises and follows the guiding principles laid out in the Comprehensive Plan.

The University Place Subarea Plan, adopted as part of the Comprehensive Plan on May 5, 2025, identifies the community's goals and priorities for the University Place neighborhood. This Redevelopment Plan strives to implement many of the public infrastructure goals identified in the University Place Subarea Plan. Any projects identified in this Redevelopment Plan will be considered and implemented in conformity with the University Place Subarea Plan.

The City's 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 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 City's 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 Credits ("LIHTC") funding product, and encouraging infill redevelopment in existing neighborhoods. Projects formed by these strategies are more 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.

All development or projects in the Redevelopment Area should be consistent with the goals set forth in the Comprehensive Plan, Climate Action Plan, and Affordable Housing Coordinated Action Plan, and all other plans adopted by the City.

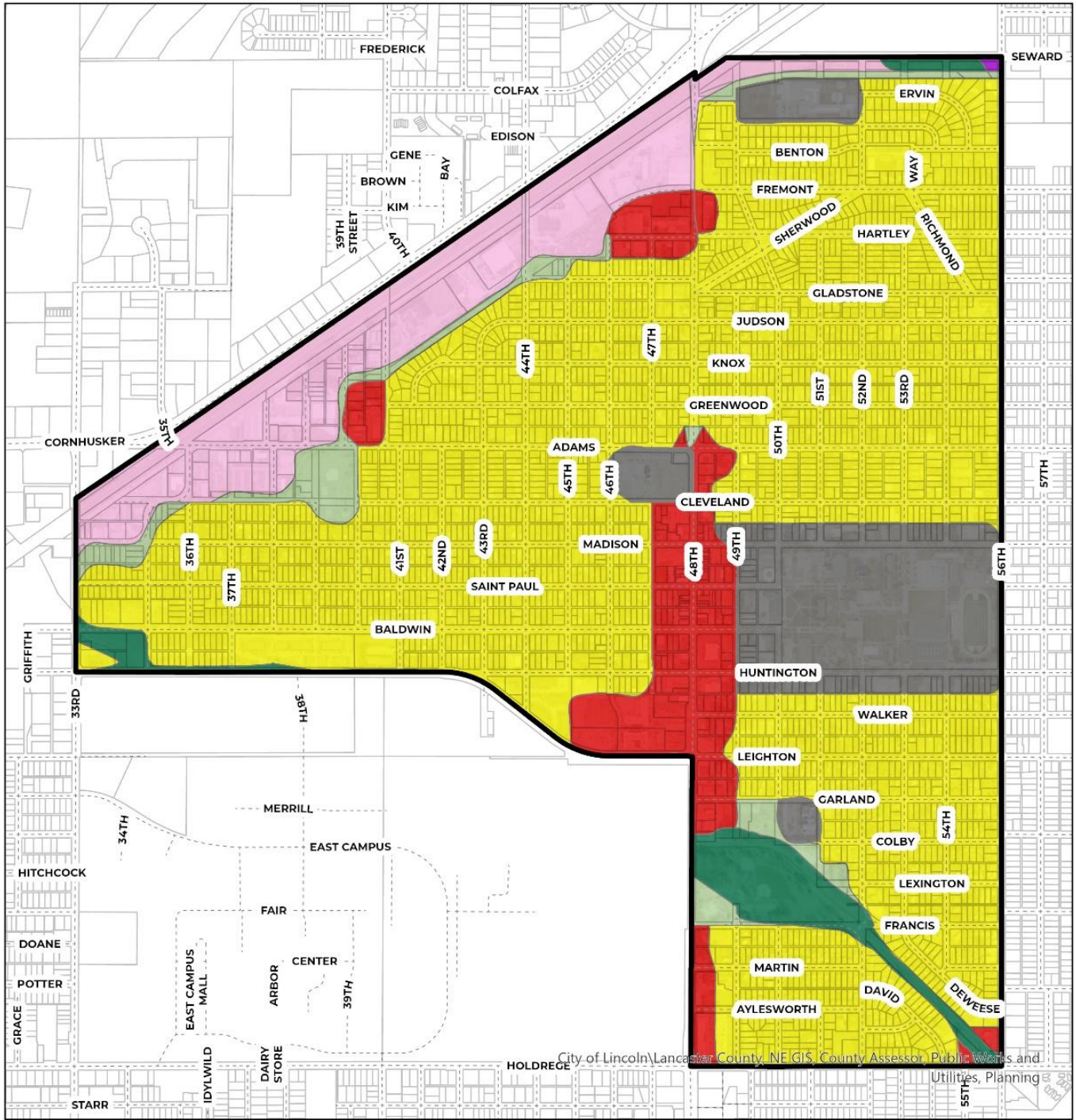
REDEVELOPMENT ACTIVITIES

The private redevelopment activities to be undertaken in the Redevelopment Area will be identified as redevelopment projects occur. Public investment in this area should include:

- Restoring and enhancing the commercial facades along the North 48th Street commercial corridor, utilizing historic preservation standards whenever possible;
- Streetscape enhancement activities along North 48th Street, St. Paul Avenue, and Baldwin Avenue;
- Creation of a public festival and activities space, including safety features such as street bollards and placemaking enhancements such as street art and signage;
- Improvements to public parking lots;
- Increased public lighting;
- Placemaking activities including entryway features, public art and supporting structures, and signage;
- Park enhancements;
- Sidewalk repair; and
- Existing residential support.

FUTURE LAND USE

The Future Land Use Map lays out the intended future land uses within the Redevelopment Area. The future land uses of the Redevelopment Area, as set forth in the Comprehensive Plan, is primarily residential with a small portion of the Redevelopment Area identified for commercial uses and is adjacent to public uses.



University Place Redevelopment: Future Land Use

- | | |
|---|---|
|  Redevelopment Area |  Environmental Resources |
|  Public & Semi-Public |  Green Space |
|  Residential - Urban Density |  Industrial |
|  Commercial |  Light Industrial |

0 0.1 0.2 0.4 Miles



REDEVELOPMENT PROCESS

The City anticipates construction of public improvements and other redevelopment activities in the Redevelopment Area could require construction easements and site preparation (including rerouting/upgrading of underground utilities, as needed). If any acquisition, relocation, demolition, or disposal of property is needed, the process for these redevelopment activities are as follows:

- **Property Acquisition.** The City may acquire the necessary fees, easements, property, and covenants through voluntary negotiations. The City of Lincoln Land Acquisition Policy Statement is on file at the Urban Development Department, 555 S. 10th Street, Suite 205, Lincoln, NE 68508. However, if voluntary agreement is not possible, the City must follow procedures to institute eminent domain proceedings.
- **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, 555 south 10th Street, Suite 205, Lincoln, NE 68508).
- **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 –** 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 the Land Disposition Procedures on file at the Urban Development Department, 555 south 10th Street, Suite 205, Lincoln, NE 68058). All public property to be sold must follow surplus procedures.
- **Requests for Proposals.** The City will follow the standard selection process to hire architects and engineers to design the public facilities and improvements. Primary contractors will also be competitively selected.

ESTIMATED EXPENDITURES

Estimates of the costs associated with each Project will be determined as projects occur, and a cost-benefit analysis for each Project will be conducted to determine the costs and the benefits of the proposed project prior to implementation.

Necessary public improvements will be prioritized and constructed as TIF dollars are generated.

FINANCING

The private sector will provide primary financing for revitalization of the Redevelopment Area. The City shall participate where necessary in the redevelopment process, including providing public services and public improvements. However, the scope of the work necessary to eliminate blight and substandard conditions in the Redevelopment Area is beyond the City's capacity to accomplish alone. Financing of proposed improvements will require participation by both the private and the public sectors.

Projects undertaken in the Redevelopment Area will be subject to the limits and sources of funding authorized and approved by the Mayor and the City Council. Where appropriate, the City may participate by providing financial assistance for the rehabilitation of structures.

Sources of funding may include:

1. Special Assessments – Business Improvement Districts.
2. Private Contributions.
3. Municipal Infrastructure Redevelopment Fund (MIRF).
4. Community Development Block Grant (CDBG) Funds.
5. Home Investment Partnership Act (HOME).
6. HUD Section 108 Loan Program.
7. Community Improvement (Tax Increment) Financing (Ad Valorem Tax).
8. Capital Improvements Program Budget.
9. Federal and State Grants.
10. Interest Income.
11. Advance Land Acquisition Fund – property rights/easements, public facility site acquisition.
12. Other tax credit programs as available.

According to the Act, any ad valorem tax levied upon real property, or any portion thereof, in a Project shall be divided for a period not to exceed the statutorily

permitted period after the effective date as identified in the project redevelopment contract or in the resolution of the authority authorizing the issuance of bonds pursuant to the Act, 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 public body upon the 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 ("Base Tax Amount"); and
- That portion of the ad valorem tax on real property, as provided in the redevelopment contract or bond resolution, in the Project in excess of the Base Tax 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, loans, notes, or advances of money to, or indebtedness incurred by, whether funded, refunded, assumed, or otherwise, such authority for financing or refinancing, in whole or in part, the Project. When such bonds, loans, notes, advances of money, or indebtedness, including interest and premiums due, have been paid, the authority shall so notify the county assessor and county treasurer and all ad valorem taxes upon taxable real property in such Project shall be paid into the funds of the respective public bodies.

The effective date for the Community Improvement Financing provisions of the Redevelopment Plan for each sub-project shall be identified in the project redevelopment contract. Bond repayments periods are subject to the City's TIF Policy but are generally 15 or 20 year terms.

Appendix A: Redevelopment Area PIDS

Parcel Identification Number

1717407999000
1718230998000
1718200997000
1718205998000
1708435998000
1708100997000
1708316999000
1717417998000
1717432996000
1708300997000
1708325998000
1718205999000
1718207999000
1718206998000
1718214999000
1717206014000
1717450001000
1717221009000
1717216001000
1718222001000
1717439022000
1717425006000
1717215011000
1708421006000
1708408009000
1708404024000
1717113008000
1717400007000
1707407011000
1717110002000
1717119001000
1717125011000
1717104002000
1708321003000
1717103011000
1717203001000
1717232008000
1717109014000
1717207001000
1717202002000
1717126005000
1708315011000
1717204008000

1717219010000
1708439017000
1717153001000
1717220004000
1717224010000
1717202008000
1708427008000
1708438009000
1718220011000
1717202019000
1717202018000
1708322012000
1717208010000
1717220002000
1717132004000
1717228001000
1717232005000
1717222001000
1717230004000
1708215001000
1717111008000
1717209001000
1708422006000
1717208012000
1717226008000
1717132007000
1717208009000
1708329009000
1717230001000
1708343001000
1708313004000
1717214016000
1708441010000
1717124013000
1717119007000
1717225006000
1717112008000
1717233007000
1717230007000
1717124010000
1708428018000
1717124012000
1717224006000
1717133001000

1717209008000
1717125006000
1717112006000
1717232004000
1708422009000
1717202015000
1717201009000
1717208002000
1708317001000
1717231004000
1708317009000
1717209007000
1717119009000
1717208001000
1717125009000
1717224009000
1717231005000
1708330001000
1717111011000
1717208011000
1717123005000
1717203004000
1717233009000
1708214001000
1708216001000
1717223006000
1717123009000
1717201012000
1717203006000
1717212005000
1708339006000
1708408010000
1717208005000
1717125005000
1708214002000
1717208006000
1708330006000
1717405004000
1717406004000
1717447002000
1708408007000
1717112010000
1708210007000
1717229005000

1717123002000
1717205010000
1717401001000
1717118012000
1717209002000
1717104017000
1708210006000
1708406002000
1717114012000
1708212009000
1717122001000
1717151001000
1718227008000
1717112005000
1717440009000
1708213007000
1717203002000
1708312001000
1717210006000
1717203008000
1717202003000
1717152003000
1717403011000
1708216002000
1708329013000
1717205002000
1717205007000
1718227006000
1718227007000
1717202007000
1717200011000
1718227005000
1718227004000
1717152002000
1708437011000
1718218010000
1717118009000
1708446002000
1708208002000
1708408008000
1717124015000
1708437010000
1718218013000
1718217012000

1718217010000
1717201001000
1717206008000
1708215019000
1708316010000
1708217003000
1708217004000
1708209008000
1708212001000
1708215018000
1708217002000
1708209005000
1708217001000
1717104008000
1717121004000
1717111003000
1718229012000
1708436012000
1708330007000
1717100017000
1717453002000
1717453003000
1717453004000
1717453005000
1708442014000
1708442017000
1717111004000
1717104014000
1717407002000
1717432027000
1717400006000
1717228004000
1708304004000
1708303006000
1707405014000
1708344002000
1708344001000
1708304009000
1707406028000
1717213014000
1717234012000
1708221001000
1708221003000
1708221002000

1708221004000
1708221005000
1708221006000
1708214011000
1708214010000
1708214009000
1708214008000
1708221007000
1708221008000
1718227011000
1717224003000
1718230003000
1718232001000
1718232002000
1717134005000
1717113004000
1708210003000
1708437003000
1718232003000
1718232009000
1718232012000
1718234005000
1718232011000
1718227002000
1718228011000
1717210004000
1718231009000
1718231008000
1717220006000
1717137005000
1718224006000
1718232006000
1718232005000
1718232008000
1718232007000
1708210009000
1708208004000
1708208005000
1718228010000
1708210011000
1708210005000
1708445011000
1717206005000
1718231005000

1718231011000
1717127005000
1717134004000
1718232004000
1718231007000
1717121010000
1717129011000
1718228003000
1717219011000
1717128011000
1717121007000
1717215002000
1718231004000
1718227010000
1717206004000
1717222004000
1717205014000
1717128006000
1717203010000
1717400010000
1718231010000
1717223011000
1717133002000
1717204012000
1717401010000
1717128008000
1717206002000
1717125010000
1717236001000
1718236001000
1707407029000
1717130003000
1708400015000
1717204013000
1718229004000
1708210008000
1708208003000
1708209006000
1708209007000
1708208001000
1717124011000
1717401007000
1717131009000
1717234010000

1717201013000
1717401011000
1717232010000
1717130009000
1717143001000
1717209003000
1718226007000
1717220003000
1717220009000
1717205006000
1717234015000
1717446016000
1717439020000
1717446017000
1717439017000
1717201003000
1717451001000
1717213009000
1717137003000
1717129010000
1717129009000
1717129013000
1717142004000
1717432019000
1717233010000
1717228002000
1717129014000
1717121012000
1717121009000
1717207009000
1717211003000
1708313001000
1717210013000
1717203005000
1708213001000
1708215008000
1717222010000
1717223010000
1717134003000
1718231013000
1717144001000
1717144002000
1708217005000
1717224005000

1717137001000
1708313002000
1717208004000
1717204004000
1717118005000
1718228001000
1717217001000
1717121006000
1717126011000
1708215007000
1717133006000
1717119004000
1717204017000
1717204009000
1717210002000
1717222007000
1717402013000
1717400008000
1708313003000
1717402012000
1717121011000
1717133010000
1717225005000
1717215004000
1717210003000
1717229004000
1718232010000
1717224002000
1717432022000
1717222008000
1718231003000
1717211010000
1717204005000
1717400002000
1717202011000
1717214004000
1717221008000
1717112001000
1717226012000
1717211006000
1717229003000
1717128012000
1717232011000
1717211001000

1708402009000
1717229001000
1717130010000
1717128013000
1717228009000
1717200008000
1708209001000
1717229002000
1717231002000
1717126004000
1717202009000
1717222009000
1717211002000
1718231002000
1718226012000
1717209010000
1718231012000
1717223004000
1717144004000
1708210010000
1717129003000
1717201018000
1717208008000
1717123011000
1717222011000
1717118003000
1717118006000
1717201008000
1717128005000
1718231001000
1717231009000
1717129012000
1717126012000
1717154002000
1717154003000
1707407024000
1707405015000
1717214001000
1717214015000
1718251012000
1717207004000
1717221010000
1717221001000
1717410013000

1717216007000
1717146002000
1717138003000
1708436009000
1717400004000
1708330010000
1708436008000
1717134007000
1717216006000
1717428002000
1717134006000
1717214008000
1707406006000
1717120005000
1717155001000
1717453001000
1717407003000
1717127007000
1717228010000
1718252005000
1718230006000
1708306001000
1718254014000
1718204004000
1717138001000
1717102005000
1718216010000
1717127004000
1708317011000
1717127002000
1718216012000
1718230001000
1718230007000
1717416005000
1718216026000
1717438005000
1718230002000
1718223001000
1718210007000
1718216005000
1718256004000
1717121005000
1718223005000
1718223002000

1718216011000
1707407033000
1718203005000
1708306005000
1717409001000
1708306002000
1708303005000
1708327005000
1718206009000
1718214001000
1718206007000
1718206008000
1718207001000
1707407026000
1717214017000
1718210006000
1718210005000
1718210004000
1708436007000
1718223006000
1708201002000
1718223004000
1708435013000
1717108007000
1717127001000
1718216007000
1718216006000
1718216024000
1717216017000
1718223003000
1717408002000
1717127003000
1708312008000
1718222010000
1718216009000
1718206006000
1717106013000
1718205020000
1708330011000
1718216008000
1717407004000
1708424004000
1717408001000
1708432011000

1718229002000
1718205016000
1717127011000
1717200003000
1717228005000
1717138002000
1717200006000
1717154005000
1717154001000
1717219004000
1717235001000
1708218003000
1717106015000
1717213018000
1717237001000
1717216003000
1717225012000
1717209006000
1717218001000
1708309002000
1717138004000
1708342002000
1708308002000
1717113006000
1708308001000
1717207005000
1717221005000
1718257002000
1708210004000
1708305013000
1718224005000
1718203006000
1718206013000
1707407025000
1718206010000
1717200007000
1717200015000
1717153002000
1718205025000
1718209005000
1718203007000
1707404012000
1707407032000
1718200004000

1718251010000
1718204005000
1718205024000
1718209004000
1718209006000
1707407013000
1707407030000
1718205021000
1707407008000
1718204001000
1717200001000
1718251014000
1718257001000
1718204003000
1718251016000
1707407031000
1717134012000
1717134002000
1717200005000
1708309003000
1708410018000
1708411010000
1708426010000
1708410006000
1708338006000
1708415008000
1708414004000
1708318008000
1708404001000
1708423005000
1708211029000
1708211001000
1708209002000
1708425009000
1708421004000
1708410005000
1708408016000
1708212002000
1708211007000
1708408023000
1708408006000
1708413018000
1708420007000
1708211005000

1708413012000
1708404012000
1708404005000
1708407012000
1708408003000
1708446010000
1708446006000
1708426009000
1708443004000
1708404015000
1708411008000
1708312010000
1708215009000
1708211011000
1708417001000
1708427006000
1708406029000
1708448002000
1708404023000
1708212006000
1708408005000
1708214007000
1708215011000
1708406010000
1708415006000
1708312004000
1708422013000
1708411007000
1708312006000
1708408004000
1708425005000
1708211008000
1708417002000
1708408018000
1708428008000
1708405015000
1708401015000
1708426001000
1708425013000
1708408019000
1708211003000
1708406011000
1708407022000
1708428001000

1708402007000
1718208010000
1717144003000
1717212003000
1717410002000
1717132011000
1717228008000
1717431009000
1717116007000
1718221013000
1717225011000
1717413001000
1717434010000
1717440003000
1717119012000
1718252001000
1717133005000
1717402007000
1708326002000
1718228008000
1717117006000
1717405008000
1717132001000
1717224001000
1717446007000
1717436008000
1717437001000
1717406003000
1717206007000
1717126006000
1718229011000
1717224007000
1717229006000
1717446012000
1717123001000
1708314012000
1718219005000
1718215013000
1717417004000
1717128001000
1717403008000
1717124008000
1717434003000
1718211004000

1718216025000
1717411011000
1717440002000
1717440010000
1708436006000
1717419002000
1717430002000
1717431008000
1708323006000
1717115004000
1717233006000
1717410003000
1717439012000
1708415002000
1708440010000
1717126008000
1717406008000
1717233001000
1717410006000
1717212006000
1718228012000
1708307001000
1718221009000
1718213006000
1717201010000
1717227011000
1717406009000
1718226006000
1718228009000
1717124005000
1708317008000
1717230010000
1717402003000
1708332002000
1718213002000
1718255001000
1717419003000
1717427006000
1718226010000
1717404009000
1717430005000
1717410012000
1717446006000
1717208007000

1717202005000
1717122011000
1717102010000
1717115003000
1717116008000
1717227002000
1717404004000
1717434002000
1708300010000
1717133007000
1717104010000
1718229007000
1717132006000
1718224003000
1717115005000
1717208003000
1718229010000
1717130002000
1717204006000
1717229010000
1718216016000
1718208003000
1717405007000
1717443016000
1717412014000
1717412013000
1717124002000
1717420001000
1718220010000
1717108006000
1718225001000
1718228006000
1718221005000
1717434007000
1717426003000
1717400001000
1717227004000
1717446008000
1717446015000
1708307005000
1708434003000
1718218007000
1718226008000
1717205013000

1717227006000
1708322001000
1718252004000
1717115006000
1718211001000
1718229001000
1718220012000
1717128003000
1717405006000
1717438010000
1717233005000
1717419012000
1717227003000
1717413013000
1717430006000
1717107010000
1717127006000
1717101011000
1717107006000
1717449001000
1717429004000
1708310007000
1717440012000
1717437005000
1708411003000
1708317003000
1717216015000
1717103003000
1718216027000
1717129005000
1717417003000
1718212006000
1718214002000
1718221010000
1718255006000
1718255002000
1718224001000
1718216017000
1718254008000
1718254006000
1717406011000
1718218008000
1718217001000
1718253001000

1718212007000
1718222006000
1718255005000
1718217007000
1718217008000
1718216028000
1718254010000
1718254007000
1718255007000
1718256005000
1718225002000
1718224004000
1708427007000
1708434006000
1708410017000
1708413010000
1708414007000
1708405022000
1708310011000
1708326004000
1717216014000
1717213017000
1717404005000
1717206001000
1717203015000
1717418002000
1717419001000
1717420002000
1717432016000
1708317006000
1708318004000
1708410004000
1708404004000
1708405010000
1708405002000
1708406003000
1718228007000
1717126003000
1717109001000
1718256003000
1718256006000
1718225008000
1718218014000
1708436011000

1717111010000
1717122013000
1718253008000
1718253003000
1718253002000
1717402006000
1717438003000
1718217005000
1718217004000
1718217003000
1718217002000
1718216019000
1718216020000
1718216023000
1718216021000
1718254013000
1717234013000
1717404002000
1717433005000
1708442004000
1708423009000
1708424009000
1708412015000
1708414013000
1708406026000
1708312011000
1717225007000
1717133004000
1717401008000
1717233004000
1717412001000
1717420013000
1717112002000
1708438003000
1708326005000
1708436001000
1708440007000
1708441009000
1718222004000
1717430007000
1717426011000
1717412010000
1717403002000
1708401006000

1708424007000
1708410016000
1708407008000
1708410010000
1708406031000
1718213001000
1717107001000
1718254003000
1717204015000
1718213011000
1717109013000
1718228005000
1717206003000
1708435009000
1708435008000
1708442007000
1708431005000
1708431006000
1708437004000
1708437001000
1708437005000
1708416002000
1708417004000
1708424013000
1708435003000
1708435010000
1708435007000
1708442008000
1708431004000
1708438006000
1708333007000
1708416001000
1708416003000
1708417003000
1708417005000
1708423004000
1708435004000
1718214003000
1718219001000
1718220013000
1718219012000
1718251009000
1718219013000
1718218005000

1718218003000
1718217009000
1717224004000
1717434001000
1717437010000
1718254015000
1718254001000
1718217011000
1718227001000
1708435006000
1708435005000
1708442001000
1708431013000
1708430012000
1708430013000
1707407015000
1707407014000
1708323007000
1708323014000
1708416004000
1708416006000
1708416005000
1708418001000
1708418004000
1708418005000
1708412018000
1707405010000
1707407027000
1708404021000
1708319010000
1708432013000
1708431003000
1708439002000
1708439001000
1708438014000
1708437002000
1708417007000
1708417006000
1708418002000
1708307007000
1708423011000
1717107013000
1717107012000
1707407035000

1717234003000
1717234002000
1717234014000
1717234001000
1708428020000
1708428019000
1717442017000
1717445005000
1717234009000
1717234006000
1717234005000
1717234011000
1708420001000
1708420008000
1708420006000
1708420005000
1708420009000
1717443006000
1717443012000
1717443018000
1717443005000
1718217006000
1718211006000
1717445011000
1717431010000
1717431001000
1717431015000
1717431004000
1718221001000
1718221002000
1718221003000
1708329012000
1708429007000
1708329008000
1708436005000
1708330002000
1708324010000
1708437006000
1717442018000
1717442006000
1717432018000
1717440008000
1717440007000
1717446001000

1717446021000
1717445007000
1717445010000
1717439009000
1717439008000
1717439005000
1717439007000
1717439006000
1717440004000
1717433008000
1717432005000
1717432004000
1717433004000
1717433003000
1717432001000
1717406010000
1717231001000
1717413006000
1717232013000
1717430009000
1708433002000
1717229008000
1718215005000
1717130004000
1718229003000
1717438008000
1717445003000
1708438001000
1708438011000
1717403006000
1708433003000
1718215011000
1708430001000
1717124007000
1717440001000
1717213005000
1718212005000
1717104007000
1717132003000
1717427011000
1717124009000
1717443013000
1717442005000
1708429005000

1717104016000
1717419004000
1717129001000
1717130007000
1717443015000
1717130001000
1717227001000
1717438004000
1708442003000
1708441001000
1717132005000
1717432017000
1717117007000
1718212008000
1717133008000
1717426004000
1717404003000
1717434009000
1717432015000
1708324003000
1717125003000
1717116004000
1717439016000
1708328002000
1708334010000
1717118004000
1717131010000
1708327006000
1717431012000
1717439013000
1708434005000
1717109007000
1717442014000
1717112009000
1717412011000
1717114009000
1717128004000
1717440013000
1708434004000
1708434008000
1708326001000
1717419007000
1717426012000
1717116003000

1717204016000
1717133003000
1717432014000
1708433011000
1708334001000
1718226011000
1717418008000
1717439011000
1717118002000
1717212001000
1717403004000
1717428003000
1708432012000
1717202006000
1717403010000
1717230006000
1708434010000
1708441002000
1708320005000
1717118011000
1717413005000
1708315010000
1717213002000
1717430011000
1717436001000
1708432005000
1718216014000
1717123003000
1717403009000
1717429008000
1717437014000
1717436006000
1718220009000
1717116009000
1708329002000
1718216022000
1718226009000
1708433007000
1708439005000
1717427003000
1717129006000
1717402001000
1717425003000
1717402009000

1717220005000
1717401002000
1717429007000
1708324006000
1717210001000
1717117008000
1708208006000
1708209003000
1708411017000
1708423006000
1708401001000
1708211030000
1708209004000
1708316001000
1708315003000
1708311003000
1708315001000
1708307004000
1708311002000
1708316002000
1708215015000
1708311009000
1708311001000
1708311006000
1708311012000
1708316003000
1717417001000
1717427007000
1717427001000
1717442011000
1717439010000
1708315007000
1708434011000
1717117009000
1717201016000
1717216016000
1717122004000
1717439015000
1717437011000
1708320006000
1708441006000
1717103015000
1717420011000
1717417006000

1717420009000
1717107005000
1708435002000
1717110001000
1708430004000
1708432010000
1717126009000
1717121003000
1718208008000
1717227015000
1717102015000
1717103004000
1708328006000
1717102008000
1708325003000
1717102001000
1708320001000
1717102009000
1717100009000
1717104001000
1708314005000
1708314004000
1708314001000
1708314003000
1708314002000
1708335014000
1708337003000
1708334009000
1708334003000
1708334013000
1708334006000
1708325001000
1708334014000
1708336005000
1708300007000
1708325006000
1708334012000
1708334007000
1708333005000
1708319002000
1708337001000
1718208007000
1717100010000
1708336001000

1718208013000
1717103012000
1718208009000
1717103017000
1708300008000
1708326006000
1708328008000
1718208006000
1708321001000
1708314007000
1708321004000
1708336004000
1708336002000
1708316006000
1708320004000
1708326009000
1717100003000
1718215002000
1717102007000
1708334008000
1717100002000
1717104003000
1708316009000
1708320002000
1708322004000
1708316007000
1717110004000
1708325004000
1708327008000
1708328007000
1717109006000
1708300011000
1717103008000
1717103001000
1708327002000
1717103006000
1708320008000
1708300009000
1717107002000
1717101004000
1718215001000
1708337002000
1708319007000
1708333011000

1708319006000
1708333016000
1708335012000
1708335011000
1707407036000
1717436007000
1717436004000
1717436010000
1717436005000
1708333009000
1708333001000
1708333013000
1708333010000
1708333008000
1708333004000
1708335013000
1708335010000
1708333003000
1708333002000
1708319004000
1708319003000
1708319009000
1708334002000
1708336007000
1707405011000
1707407028000
1717428008000
1708442013000
1717206013000
1717126007000
1717453006000
1717125004000
1717444012000
1717125014000
1708310013000
1708315004000
1708310008000
1708310004000
1708310003000
1708315005000
1708335001000
1708335004000
1708315002000
1708442015000

1708442011000
1708442010000
1708401003000
1708401002000
1708215017000
1708215016000
1717156001000
1718222002000
1717114006000
1718222011000
1708409007000
1708409006000
1708409008000
1708416007000
1717445002000
1717446005000
1717443017000
1717443002000
1717446011000
1717444004000
1717443014000
1717446010000
1717443003000
1717445006000
1717445009000
1717446003000
1717446002000
1717443001000
1717452001000
1708321006000
1718213012000
1708326003000
1708327004000
1718208012000
1708315006000
1708321007000
1717102014000
1717101010000
1717101008000
1717100004000
1708314013000
1708321005000
1717102012000
1717102011000

1708333012000
1717109003000
1717101013000
1717101003000
1718213010000
1718208015000
1708322006000
1708327003000
1717100001000
1708321002000
1717108005000
1718208014000
1708325005000
1718208005000
1717103005000
1717101009000
1708316004000
1708325002000
1717100013000
1708333006000
1708321010000
1708335008000
1708335007000
1708335006000
1708335005000
1717103009000
1708314011000
1718213009000
1708335002000
1708310009000
1708335003000
1708335009000
1708310010000
1708310002000
1708316005000
1708314009000
1708319005000
1708314006000
1708321009000
1718213005000
1708315009000
1717101014000
1717101012000
1708332003000

1717111005000
1718212010000
1717102004000
1718214004000
1717103007000
1717103010000
1717108001000
1708327001000
1708328005000
1708328003000
1718208018000
1717104006000
1718208011000
1717102016000
1717103018000
1717215005000
1717442008000
1717115011000
1717206006000
1717119005000
1717225010000
1717225008000
1717227016000
1717425002000
1717426002000
1717419011000
1717438006000
1708435011000
1708318001000
1708408021000
1708317007000
1708409011000
1708401010000
1708425002000
1708446012000
1708445006000
1708425003000
1708428011000
1708402005000
1708410007000
1708211023000
1708410015000
1708405013000
1708405021000

1708431012000
1708434007000
1718211002000
1718225011000
1708432009000
1717215003000
1717429009000
1717432011000
1708400010000
1708443002000
1708446009000
1708444005000
1708318010000
1708422011000
1708425012000
1708405003000
1708406004000
1708323001000
1708324002000
1708419006000
1717212008000
1717109008000
1717122002000
1717206012000
1717428007000
1717413008000
1717405005000
1718221011000
1717207002000
1717101002000
1717102003000
1708438013000
1717232009000
1717210007000
1717114011000
1708436004000
1717100018000
1717412012000
1717405002000
1717446020000
1717437009000
1708339004000
1708406022000
1708440005000

1717205012000
1708329011000
1708442016000
1717404011000
1717123008000
1718220002000
1718221014000
1717103016000
1717205001000
1717420004000
1708410001000
1708402003000
1708211025000
1708401014000
1717126002000
1708419003000
1708446005000
1708412013000
1708413006000
1708211018000
1708211024000
1708211027000
1708323013000
1708412008000
1708406014000
1717205008000
1717405010000
1717417002000
1717403007000
1717402008000
1717426010000
1717233008000
1717442010000
1717432009000
1708418003000
1708428003000
1708405023000
1708405020000
1708422007000
1708406017000
1718219006000
1717114007000
1708329006000
1717410009000

1717400003000
1717442015000
1708406001000
1708314010000
1708311011000
1718220006000
1718220008000
1718215006000
1717109004000
1708439009000
1718225005000
1718225003000
1708428015000
1708405011000
1708413015000
1708324005000
1708429002000
1708413013000
1708321008000
1718221007000
1717229007000
1717401006000
1717401005000
1717401003000
1717402004000
1717432008000
1708401013000
1708322011000
1708434009000
1717125013000
1708212008000
1708212004000
1708406007000
1708410014000
1708434001000
1708404003000
1708407007000
1708414008000
1708406013000
1717413004000
1717229009000
1717110009000
1718229005000
1718229006000

1717226011000
1717220001000
1708215013000
1708428006000
1708449001000
1708211016000
1708211013000
1708211010000
1708212003000
1708211021000
1708310012000
1717437012000
1717437002000
1717437013000
1717429005000
1717227007000
1717131001000
1717203013000
1718229009000
1718208001000
1717112007000
1717446004000
1717108011000
1717205011000
1717104004000
1717100012000
1717108008000
1718215012000
1717431007000
1717440011000
1708435012000
1708435001000
1708400014000
1708443005000
1708411014000
1708414014000
1708407002000
1708405024000
1708429001000
1708430006000
1708407016000
1708323008000
1708440002000
1708441004000

1718214005000
1717430003000
1717429001000
1717404001000
1717205005000
1717123007000
1717122006000
1717201011000
1717213004000
1708327009000
1717111007000
1717117010000
1717204002000
1718208004000
1708439010000
1708317005000
1708422010000
1708423008000
1708402006000
1708411015000
1708404018000
1708406025000
1708406027000
1708323009000
1708324008000
1708431011000
1708406018000
1708314008000
1718222003000
1717114005000
1718208016000
1717131004000
1717433001000
1717420010000
1717412008000
1717234008000
1717228003000
1717445004000
1717233011000
1708411002000
1708410003000
1708410019000
1708428016000
1708422012000

1708322009000
1708431007000
1708329001000
1718227009000
1708404002000
1708405009000
1708407001000
1708211020000
1708324004000
1717405011000
1717405009000
1717232003000
1717434004000
1717229011000
1717439014000
1708213006000
1708209009000
1708446001000
1708307006000
1708413014000
1708319011000
1708323004000
1717432003000
1717427014000
1717232012000
1717411008000
1717413010000
1717429006000
1717437004000
1708425004000
1708425001000
1708414003000
1708211004000
1708407024000
1717201007000
1717410001000
1717411002000
1717114004000
1717429002000
1717448002000
1717426008000
1708215006000
1708410020000
1708422002000

1708405007000
1708323005000
1708432004000
1708311004000
1708311008000
1708336006000
1717115001000
1717202016000
1717210005000
1717109005000
1708329007000
1717213008000
1717427005000
1708214004000
1708415003000
1708317004000
1708428007000
1708428002000
1708422004000
1708411016000
1708412014000
1708409003000
1708405016000
1708405018000
1708406021000
1708406020000
1708433008000
1717111002000
1708329010000
1708437009000
1717207010000
1717432007000
1708419004000
1708408024000
1717205009000
1717116001000
1717115002000
1708409001000
1708409002000
1708429010000
1718215003000
1717118010000
1718226003000
1717203014000

1717201015000
1708438008000
1718252002000
1717110010000
1718228002000
1717438011000
1717438007000
1708445003000
1717418001000
1717232006000
1717413003000
1717231010000
1717230009000
1717222003000
1717413012000
1717132009000
1717411014000
1717418010000
1717419010000
1717413009000
1717410014000
1717203003000
1718225009000
1717442002000
1717406002000
1708442006000
1708424005000
1708317010000
1708318009000
1708211017000
1708322008000
1717204014000
1717212011000
1717100011000
1717419005000
1717419009000
1717420008000
1717420012000
1718220001000
1718221004000
1717204001000
1717418006000
1717430004000
1717432006000

1717232007000
1717446013000
1708413002000
1708408012000
1708430003000
1708406015000
1718216018000
1717112004000
1717108003000
1717108004000
1717107003000
1718226004000
1718226001000
1718225007000
1708214003000
1708318011000
1708211002000
1708412005000
1708407003000
1717118001000
1718216015000
1717110006000
1708329003000
1708440003000
1708326007000
1717207011000
1718218006000
1717117004000
1717234007000
1717131008000
1717448001000
1718222005000
1717122008000
1708441011000
1717223003000
1717107011000
1717406007000
1717124006000
1708409005000
1708412011000
1708324001000
1708421003000
1708323010000
1717412009000

1717411007000
1717433007000
1717446009000
1717437008000
1708410002000
1708414016000
1708424003000
1708424010000
1717436003000
1708442012000
1708423003000
1708427004000
1708405006000
1717204007000
1708407010000
1708211026000
1708429003000
1708406023000
1708407013000
1708406019000
1708407015000
1718212003000
1718213003000
1718224002000
1717124001000
1717227005000
1717222002000
1717440005000
1708214005000
1708411001000
1708425011000
1708412009000
1708407017000
1708415001000
1708321011000
1708324012000
1717111006000
1717123004000
1717102006000
1708334011000
1718218004000
1717144005000
1717429010000
1717434008000

1717401009000
1717231006000
1708401008000
1708401005000
1708443003000
1708425008000
1708212005000
1718219007000
1717411013000
1717212004000
1717130005000
1717128002000
1717231007000
1708419002000
1708317002000
1708424006000
1708414006000
1708430002000
1708434002000
1708434012000
1718212001000
1717118007000
1708327011000
1708439007000
1717431006000
1717431016000
1717429003000
1717110005000
1708437007000
1717152001000
1717438009000
1708401011000
1708414019000
1708428005000
1708427002000
1708446008000
1708412004000
1708411012000
1708409010000
1708432003000
1708405014000
1717411001000
1708429008000
1718221008000

1717151002000
1717427012000
1708215005000
1708443001000
1708443006000
1708446003000
1717420005000
1718222007000
1708410011000
1708406012000
1708311010000
1708418006000
1718254009000
1717406006000
1717230003000
1708425006000
1708400011000
1708444002000
1708445005000
1708446004000
1708428012000
1708422008000
1708423007000
1708412003000
1708413003000
1708412016000
1708215010000
1708215012000
1708215014000
1708215004000
1708215003000
1708421002000
1708415005000
1708409014000
1708318005000
1708422001000
1708406028000
1708406030000
1708407014000
1708312009000
1708315008000
1708401007000
1708324007000
1708338004000

1708338005000
1708339002000
1708339005000
1708410008000
1708429006000
1708406008000
1708410009000
1708323002000
1708214006000
1708433001000
1708338001000
1708338003000
1708414005000
1708320003000
1708323003000
1708429004000
1718212011000
1718212004000
1718213004000
1717104005000
1717109010000
1717108009000
1717212002000
1717116011000
1717116010000
1717115012000
1717115009000
1708428004000
1708444004000
1708412017000
1708424012000
1708425010000
1718226002000
1718227003000
1708439004000
1708439003000
1708440004000
1717125012000
1717122012000
1717102002000
1708327007000
1708328009000
1708328010000
1708330008000

1708437008000
1708438012000
1708334004000
1708436002000
1708440001000
1708441003000
1717125008000
1718229008000
1717119003000
1717117003000
1717121001000
1717413002000
1717418007000
1717219009000
1717426007000
1717426009000
1717427013000
1717431005000
1717404006000
1717425001000
1717426001000
1717231003000
1717230002000
1717131007000
1717130008000
1717131014000
1717230005000
1708405019000
1708407023000
1708427001000
1708400012000
1708332004000
1708429011000
1718220007000
1718221012000
1717211005000
1717213007000
1717207008000
1717118008000
1717115008000
1718222009000
1717122005000
1717200010000
1717202010000

1717203007000
1718220003000
1717114002000
1717114003000
1708439008000
1717103013000
1718219011000
1717110008000
1717107009000
1717419006000
1717418003000
1717418004000
1717418005000
1717226010000
1717226009000
1717227010000
1717225009000
1717111009000
1717123010000
1717117001000
1717203009000
1718208017000
1717101015000
1717122010000
1717122007000
1717100016000
1717231008000
1717427010000
1718215004000
1717109002000
1708328001000
1708329005000
1708442002000
1717207003000
1708439006000
1718213008000
1708441007000
1708405017000
1708406024000
1708407020000
1708407021000
1708415007000
1708336003000
1708320007000

1708320009000
1708433006000
1708433009000
1717202001000
1717410015000
1717413015000
1717401004000
1717402002000
1717430012000
1717434016000
1717432013000
1717443010000
1717438012000
1717440006000
1717445001000
1717445008000
1708412001000
1708426007000
1708426008000
1708426011000
1708408020000
1708402002000
1708408011000
1708413004000
1708413017000
1708405012000
1708405005000
1708407025000
1708412010000
1708413007000
1708413009000
1708413011000
1708414010000
1708431002000
1708432006000
1708311005000
1717420015000
1717412006000
1717222012000
1717206011000
1718210009000
1717221007000
1717132002000
1717233002000

1717234004000
1717232001000
1708326008000
1708436010000
1717212007000
1717104011000
1717102013000
1718219010000
1717110007000
1717203016000
1718215008000
1717116005000
1717121002000
1717132013000
1717449002000
1717224011000
1717224008000
1717131006000
1717417007000
1717426006000
1717403003000
1717403001000
1717442013000
1717442001000
1717430010000
1717431013000
1717431014000
1717436002000
1717438002000
1717436011000
1708215002000
1708419005000
1708401009000
1708401004000
1708318003000
1708318002000
1708446011000
1708449002000
1708412002000
1708414002000
1708424008000
1708211009000
1708338002000
1708413016000

1708407004000
1708414012000
1708411011000
1708211028000
1708322003000
1708430005000
1708413008000
1708310005000
1708409012000
1708316008000
1708429009000
1708430007000
1717201017000
1718211003000
1718218015000
1718219008000
1717211004000
1717111001000
1717119010000
1717119008000
1717115007000
1717114010000
1718254002000
1708334005000
1708330004000
1708436003000
1718219009000
1717117002000
1718256008000
1708429012000
1708432008000
1708441008000
1717108010000
1717117012000
1717104009000
1717129004000
1717204003000
1708327010000
1708440009000
1717411006000
1717405001000
1717212009000
1717418011000
1717419008000

1717420003000
1717233003000
1717103014000
1708330009000
1717202004000
1717447001000
1717434012000
1717439002000
1708408017000
1708339003000
1708414001000
1717442016000
1717231011000
1717434013000
1717413011000
1717442003000
1717405003000
1717437003000
1717437007000
1708413019000
1717424002000
1717426005000
1717427004000
1717427002000
1717427015000
1708211015000
1708211014000
1708411013000
1708405004000
1708211022000
1708312003000
1708418007000
1708413020000
1708211006000
1708339001000
1708406006000
1708407006000
1708322002000
1708431001000
1708433010000
1708446007000
1708408013000
1708305002000
1708420003000

1717114001000
1717110003000
1718222008000
1708440006000
1718256007000
1708445004000
1708424011000
1708212007000
1708435014000
1708414018000
1717433002000
1717434006000
1717413014000
1717402005000
1708442005000
1708414015000
1708445007000
1708402004000
1708411009000
1708410013000
1717433006000
1717442012000
1717434011000
1717443004000
1717442007000
1717443011000
1717437006000
1718212009000
1708440008000
1718228004000
1717122003000
1718213007000
1717112011000
1717110011000
1717126010000
1717125007000
1717119002000
1717132012000
1717436009000
1717226006000
1717430001000
1717427008000
1717230011000
1717412007000

1717420014000
1708407005000
1708322005000
1718211005000
1708329004000
1708330005000
1708438002000
1708439013000
1708441005000
1708412007000
1708426005000
1708312007000
1708410012000
1708412012000
1708211019000
1708312002000
1708407018000
1708406016000
1708419001000
1708419007000
1708420002000
1708324011000
1708432007000
1708433005000
1708328004000
1717209004000
1717439003000
1717438001000
1717406001000
1708444001000
1708444003000
1708423010000
1708411004000
1708211012000
1708409013000
1708414011000
1718208002000
1717227013000
1717119006000
1717117005000
1717131005000
1717232002000
1717230008000
1717411009000

1708430008000
1717117013000
1708330003000
1708312005000
1708430009000
1717209009000
1708440011000
1717202012000
1717103002000
1717100008000
1717420007000
1717420006000
1717223013000
1717133009000
1717430008000
1717432002000
1717418009000
1717446014000
1708310006000
1708401012000
1718212002000
1717212010000
1717119011000
1708407019000
1708312012000
1708427003000
1708427010000
1708406005000
1708413001000
1717206010000
1708438010000
1717213015000
1708426003000
1708448001000
1708426006000
1708427009000
1708411005000
1708413005000
1708405001000
1708409004000
1708324009000
1708431008000
1717115010000
1717114008000

1718226005000
1717413007000
1717403005000
1717429011000
1708412006000
1708407011000
1708414009000
1708421001000
1708311007000
1717434005000
1717427016000
1717108002000
1717107004000
1717209005000
1717212012000
1718215007000
1717110012000
1708322007000
1717213006000
1717213003000
1708414017000
1708422003000
1708426004000
1708426002000
1708420004000
1708444009000
1708405008000
1708411006000
1708319008000
1717112003000
1718252003000
1717201014000
1717123006000
1718219002000
1717104015000
1717226007000
1717227014000
1717404010000
1717429012000
1717432010000
1717130006000
1717129002000
1717427009000
1717432012000

1717439001000
1717439004000
1717117011000
1718210008000
1717116006000
1717101001000
1717227012000
1717122009000
1717201006000
1718225010000
1717215001000
1717116002000
1717126001000
1717216012000
1717207006000
1717214012000
1717127009000
1717216010000
1717127015000
1717127014000
1717216008000
1717216004000
1717120010000
1717127019000
1717216009000
1717214006000
1717120006000
1717214005000
1717214013000
1717214011000
1717214010000
1717214007000
1717214009000
1717120007000
1717127020000
1717127016000
1717127012000
1717120013000
1708408009001
1708408009002
1717220010000
1717226001000
1717128009000
1717223005000

1717210012000
1717227017000
1717217002000
1717217003000
1717407001000
1717226002000
1717128010000
1718204002000
1707407034000
1717154004000
1717120004000
1717454001000
1717454002000
1707406005000
1707406034000
1707406001000
1707406004000
1707406025000
1717127013000
1707402032000
1707406026000
1708300013000
1717150002000
1708343002000
1708300014000
1707406033000
1707405012000
1707406030000
1718251011000
1717221004000
1717134008000
1717149002000
1717207007000

Appendix B: 1998 University Place Redevelopment Plan

City of Lincoln

University Place Redevelopment Plan

Prepared by:

City of Lincoln – Mike Johanns, Mayor
Urban Development Department – Joan Modrell, Director

Approved:

December 7, 1998

Amended:

September 17, 2001

April 14, 2003

June 21, 2004

October 24, 2005

October 24, 2016

Table of Contents

I. INTRODUCTION	1
Plan Requirements	2
II. EXISTING CONDITIONS	3
A. Existing Land Use	3
B. Existing Zoning	5
C. Existing Public Facilities.....	5
D. Historic Significance	8
E. Blighting and Substandard Influences	9
III. REDEVELOPMENT PLAN	11
A. Redevelopment Standards	11
B. Public Improvements	11
C. Private Improvements.....	13
D. Commercial Redevelopment.....	18
E. Future Land Use	24
F. Redevelopment Process.....	25
G. Conformance with Comprehensive Plan.....	26
H. Relationship to Local Objectives	26
I. Procedure for Changes in the Approved Redevelopment Plan.....	26
IV. FINANCING AND IMPLEMENTATION	27

List of Exhibits

Exhibit I-1	Redevelopment Area Boundary / Plat	3a
Exhibit II-1	Redevelopment Area Existing Land Use	4
Exhibit II-2	Redevelopment Area Existing Zoning	5a
Exhibit II-3	Redevelopment Area Flood Plain	8a
Exhibit II-4	Blight and Substandard Determination Study Area / Deteriorating Structures	10a
Exhibit III-1	Proposed Public Improvements (Open Spaces/Streetscape)	16a
Exhibit III-2	Future Land Use	24a

List of Appendices

Appendix A:	Land Acquisition Policy Statement	A-1
Appendix B:	Land Disposition Policy	B-1
Appendix C:	Relocation Assistance	C-1
Appendix D:	City Council Resolutions Adopting and Amending the Plan	D-1

I. INTRODUCTION

Annexed by the City of Lincoln in 1926, the University Place is an integral part of the City of Lincoln, Nebraska, located in the northeast quadrant of the City. Within University Place lies the 20 square block University Place Business District, which is the primary focus of this Community Redevelopment Area Plan. The Community Redevelopment Area Plan is irregular in shape and primarily composed of the City blocks generally bounded on the east by 49th and 50th Streets, on the north by Adams Street, on the south by University Place Park and on the west by 45th and the half-block between 46th and 47th Streets (see Exhibit I-1).

The Redevelopment Plan outlined herein was influenced and directed by several forces: the University Place Development Corporation, the University Place Business Association, and the University Place Community Organization and the Urban Development Department of the City of Lincoln, in cooperation with other Lincoln City Departments. The primary goal of this redevelopment program is to maintain, revitalize, and expand the considerable private and public investment that exists in the area. The Redevelopment Plan/Project represents the optimum prioritization of development when time, cost, funding sources, aesthetics, growth, and practicality are considered.

University Place is a viable balanced community (within the larger urban setting) with ever-changing ownership and occupancy. The existing land uses in the University Place Business District are characteristic of a self-contained community and exemplified by a variety of land uses not commonly found in a typical neighborhood shopping area, and results from University Place's evolution as a separate community. Multiple land uses make University Place the viable community it is today and adds to its "small town" flavor. In 1980 the City, with a Business District Business Improvement Board, implemented a Community Development Block Grant (CDBG) and Business Improvement District (BID) project. Construction on the improvement project was implemented in 1981 and included 3 public parking lots, a pedestrian walkway and a three-block streetscape with planters. Although construction of the public improvements was undertaken, the BID was nullified in 1982 by the Nebraska State Supreme Court as the result of litigation brought by dissenting petitioners. Since that time, minimal development has occurred until this past year when Walgreen's and Norwest Bank constructed new buildings. With the implementation of this Plan/Project it is intended that the activities will be prioritized and oriented to accommodate the full potential of the business district and surrounding neighborhood. Much of the impetus for the implementation and success of the University Place Redevelopment Plan/Project will be the continuing efforts of the business district/neighborhood in cooperation with the City of Lincoln and the state and federal government.

The City of Lincoln recognizes that continuing blight, deterioration, dilapidation, and obsolescence is a threat to the stability and vitality of the University Place Business District and adjacent neighborhood. Therefore, plans are to initiate a 15-year, long-range program of revitalization within the business district and adjacent area. The goal of this long-range program is to continue to enhance University Place as a focal point within the City of Lincoln.

This requires the combined efforts of both the public and private sectors. The magnitude of the task exceeds the capacity of the private sector alone. This Community Redevelopment Area covers approximately a 20 block area (see Exhibit I-1) which was declared blighted by the Lincoln City Council in October, 1998, (*The University Place Blight and Substandard Study*). This area has been determined, through blight and substandard study and resolution, to be in need of revitalization, redevelopment, and strengthening to ensure that it will contribute to the economic and social well-being of the City. All available evidence suggests that the area has had limited

private investment necessary to contribute to the well-being of the community, and that the area could not reasonably continue efforts without public action/assistance.

To encourage private investment in the Community Redevelopment Area Redevelopment Plan/Project, the plan sets forth prioritized redevelopment activities for accomplishing the goal of revitalizing, redevelopment, and strengthening the area. The Redevelopment Plan/Project may be amended at a later date to reflect the needs and capabilities of the City, the business district, neighborhood and developers.

PLAN REQUIREMENTS

Redevelopment activities are guided by Community Development Law, Nebraska State Revised Statutes, Section 18-2101 through 18-2150 reissue 1991, 1997 Supp. The statutes clearly state that the governing body must have declared the project area substandard and blighted in order to prepare a redevelopment plan.

The Community Development Law Section 18.2111 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.

The statutes further identify six elements that, at a minimum, must be included in the redevelopment plan, they are:

1. The Boundaries of the redevelopment project area with a map showing the existing uses and condition of the real property within the boundaries;
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 development;
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.

II. EXISTING CONDITIONS

This section of the University Place Redevelopment Plan examines existing conditions within the designated University Place Community Redevelopment Area. The section is divided into the following five sub-sections.

- A. Existing Land Use
- B. Existing Zoning
- C. Existing Public Facilities
- D. Existing Historical Significance
- E. Existing Blighting and Substandard Building Conditions and Influences

A. EXISTING LAND USE

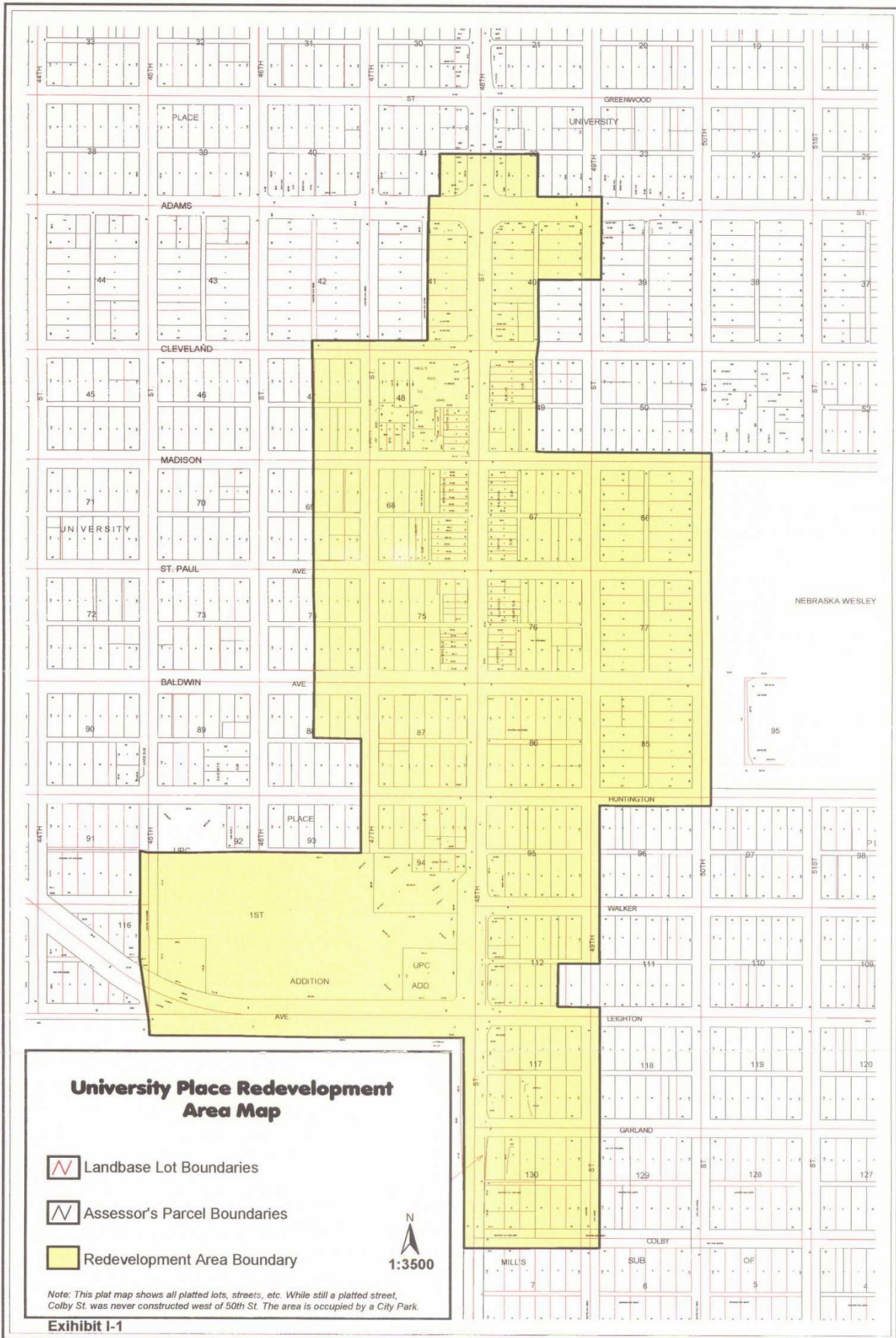
The 20 block University Place Community Redevelopment Area is located in the northeastern quadrant of the City of Lincoln covering approximately 74.57 acres. The area contains a wide variety of land uses including office, retail, service, public, residential, parking, and other use categories. The Functional Land Use groups for the University Place Redevelopment Area can be seen on Exhibit II-1.

The area is delineated in a large part by several notable facilities: Nebraska Wesleyan University is at the eastern edge of this area, with the newly rebuilt Huntington School at its northern edge, and within the area is the University Place Art Center, as well as the U.S. Post Office, and the University Place shopping mall which is located at the southwestern edge. In addition, the Redevelopment Area contains numerous historic buildings within its 20 block area.

The Redevelopment Area land use is primarily commercial with some residential, basically one and two story. Major land uses to the area, in addition to transportation corridors, include commercial, residential and public/quasi-public as shown on Exhibit II-1. The Redevelopment Area is comprised almost entirely of B-3 commercial zoned land. Two exceptions are the three-block area between 49th and 50th Streets which is R-6 residential, and two lots zoned R-5 residential, and two lots zoned R-5 residential at the northwest corner of 49th and Leighton Avenue. B-3 zoning allows multifamily dwelling units above the first floor as a conditional use. Huntington Elementary School has just been completely rebuilt on its same site and two new commercial structures have been added to the Community Redevelopment Area in the past year. Previously however, the last major revisions occurred in 1980/81 as part of the CDBG and BID project mentioned previously.

In the project area there are a substantial number of commercial and residential structures that have structural deficiencies, and functional and economic obsolescence, with difficult-to-correct problems related to current code requirements. An analysis of land uses reflect three basic situations that must be dealt with: dilapidate/deteriorated structures, age or obsolescence, and existence of conditions which endanger life or property by fire or other causes. Also, increasing through-traffic on N 48th Street will need to be addressed for this historic commercial area to survive.

The structures in the project area range in age from over 100 years old to less than one year; however, over 66% of the structures in the Redevelopment Area are over 40 years old, with the average age of the structures of 75.3 years old.





B. EXISTING ZONING

The 20-block Redevelopment Area is divided into three different zoning districts (see Exhibit II-2). These include:

1. Residential district, R-6;
2. Office/commercial district, B-3;
3. P-Public Use.

The majority of the area is zoned B-3. This B-3 zoning classification poses some restrictions on the type of permitted uses that may occur in this area. The adopted zoning ordinance states that B-3 University Place Business District is for:

“Providing for local commercial uses in a redeveloping neighborhood generally located in established retail centers of those neighborhoods. The uses permitted generally are those for neighborhood uses, plus additional limited manufacturing uses that reflect the character of that commercial area.”

The building or premises permitted uses of the B-3 section of the Zoning Ordinance is located under Chapter 27.33. The existing zoning may necessitate only slight modifications, if any.

C. EXISTING PUBLIC FACILITIES

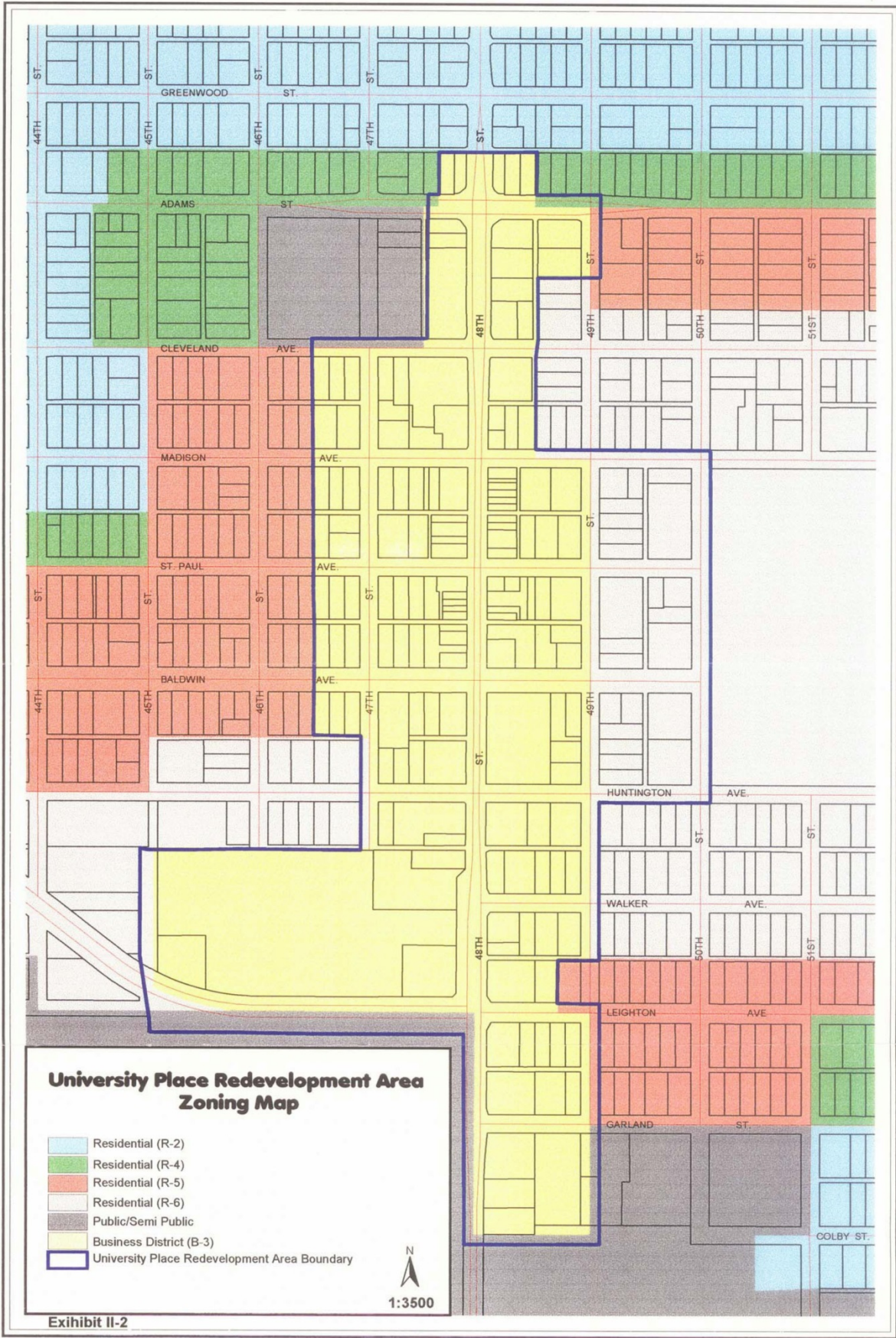
1. *Street System*

The Community Redevelopment Area is served by a standard rectilinear grid system. This system is generally complete but the recent Blight Study rated an estimated 25% of the streets as in fair to poor condition. All of the streets in the Community Redevelopment Area are two way.

The major street in the area is No. 48th Street, an arterial which carries a high volume of traffic; however, throughout this nine-plus block business district that fronts on this major arterial, there are four signalized intersections: Adams, St. Paul, and Leighton Avenues, with a pedestrian-actuated signal at 48th and Huntington Ave. While adequate and appropriate in terms of traffic planning, there is a local perception that the remaining unsignalized intersections present difficulty for the shopping activities of older adults, persons with a disability, as well as children. Vehicles on No. 48th St. tend to travel at speeds higher than the posted limit, contributing to the perception that crossing at unsignalized intersections is difficult and discourages pedestrian circulation throughout this neighborhood commercial district. Leighton and Adams are also arterial streets in the Area, both east- west corridors.

The present pavement right-of-way and street widths serving the Redevelopment Area are too narrow to accommodate the traffic using these streets.

A majority of the alleys in the Redevelopment Area are not hard surfaced and in fair to poor condition, according to the recent Blight Study.



2. *Underground / Overhead Utilities*

The entire Redevelopment Area is served by the following underground and/or overhead utilities:

- Sanitary Sewers
- Storm Sewers
- Water Lines
- Gas Lines
- Electrical Conduits
- Telephone Conduits
- Cable Conduits

Underground utilities in the Redevelopment Area are approximately 90 to 100 years old. Materials used in some of these original mains (clay pipe) are prone to deterioration and breakage and maintenance problems.

Recent sanitary sewer repair project have corrected the most serious deficiencies that have been identified in this study area. There are other sections of the sanitary sewer that may be candidates for future repairs or replacement but are not yet programmed into the City's capital improvement program for implementation.

Water mains are the same age and a few segments have been replaced, but overall the system meets current needs. The cost of replacing inadequate water mains requires the city to concentrate on repair and/or replacement as breaks occur. The water main in St. Paul Avenue from 47th to 48th has been abandoned due to its poor condition but could be replaced if redevelopment was to occur on adjacent property. The Water System has identified a need for a water main in Leighton Avenue, west of 47th St., however, such installations are normally the responsibility of the adjacent property owners, and there has been no request to date. A main could be installed within six months of such a request.

Some of the storm sewers in the Redevelopment Area are in the 90-year old age range also and made of clay tile which does not meet today's standards; however, the current system is sufficiently sized to meet the demands of the Area. Age and condition will result in drainage problems.

3. *Sidewalks and Streetscape Beautification*

The Redevelopment Area is fully served with sidewalks, however, nearly one-third of the sidewalks have been identified as being in either fair or poor condition. A street beautification project was completed approximately 17 years ago along No. 48th Street and time, weather and increased traffic have taken their toll. The planters need to be reviewed with regard to their design/size, as well as types of plant material appropriate for these areas.

Improved pedestrian access through pedestrian-vehicular routes would help facilitate circulation and might include an additional pedestrian way. The existing gateway/major entryway at Adams and No. 48th Street on the north includes two mini-parks on either side of 48th Street, but no similar defining element exists on the southern end of the Redevelopment Area at 48th Street, south of Garland. This area is in need of a unifying design.

4. *Parks and Open Spaces*

Public Open space developments within the Redevelopment Area include parking lots, street setbacks and a pedestrian way. University Place Park shares the southeast boundary of the redevelopment area. Containing 22 acres, it has served the Redevelopment Area, as well as the entire neighborhood, well and is slated for major improvements by the Lincoln Parks and Recreation Department in the year 2000-2001.

Abutting the eastern-most boundary of the Redevelopment Area is the Nebraska Wesleyan University campus which presents a beautifully landscaped edge to this Area.

5. *Street, Alley and Other Lighting*

Street lighting in the Redevelopment Area consists of high pressure sodium vapor lights. On No. 48th Street, these are arterial type (brighter, placed closer together) and are generally situated at each intersection and at mid-block points. Elsewhere in the Area the street lights are of the residential type and generally located at each intersection unless special requests have resulted in additional lights being added. Although these provide adequate lighting for the passing cars, a more ornamental design would make a considerable contribution to the business district and more clearly identify the Redevelopment Area as an inviting and friendly place to be.

To encourage pedestrian movement from public and private parking areas, usually found at the rear of buildings, additional lighting is needed in alleys both for safety as well as convenience. It may be appropriate to upgrade the lighting in the public parking lots as well.

6. *On-street and Off-street Parking*

There are on-street parking stalls in the Redevelopment Area as well as several off street parking lots, public and private and all are un-metered. The three public surface lots are located half-blocks east and west of No. 48th Street: at 47th and St. Paul (west of 48th); on Madison Avenue (east, between 48th and 49th St.); and on Baldwin Avenue (east, between 48th and 49th St.). These three lots contain a total of 116 parking stalls, which are un-metered.

A recent parking analysis of the eight-block core business area (Walker to Madison, 47th to 49th) reflected the peak parking use was at mid-day on Friday, during school hours. Approximately half of the available on- and off-street parking (private and public) was in use. Dependent upon new development, there may be a need for additional parking spaces within the next five years.

7. *Transportation Service*

Public transportation service in the Redevelopment Area consists of three StarTran bus routes. Those routes are: University Place #4; Crosstown #14, and Havelock #1.

8. *Prior Redevelopment Project*

The aging streetscape beautification project implemented in 1981 is a major concern of the businesses and neighborhood. Certain of these improvements may be in need of public assistance to meet future planning and economic development concepts for continuation of private investment and maintaining overall viability of the Redevelopment Area.

9. *Security*

The Lincoln Police Department opened a new substation at 48th St. and St. Paul in the summer, 1998, in space provided by area private property owners. Locating in the University Place business district is the result of LPD's analysis of calls for service in the northeast quadrant of the City and their need to find a site which is central to the entire quadrant with good access streets, as well as available space.

10. *Flood Plain Impacts*

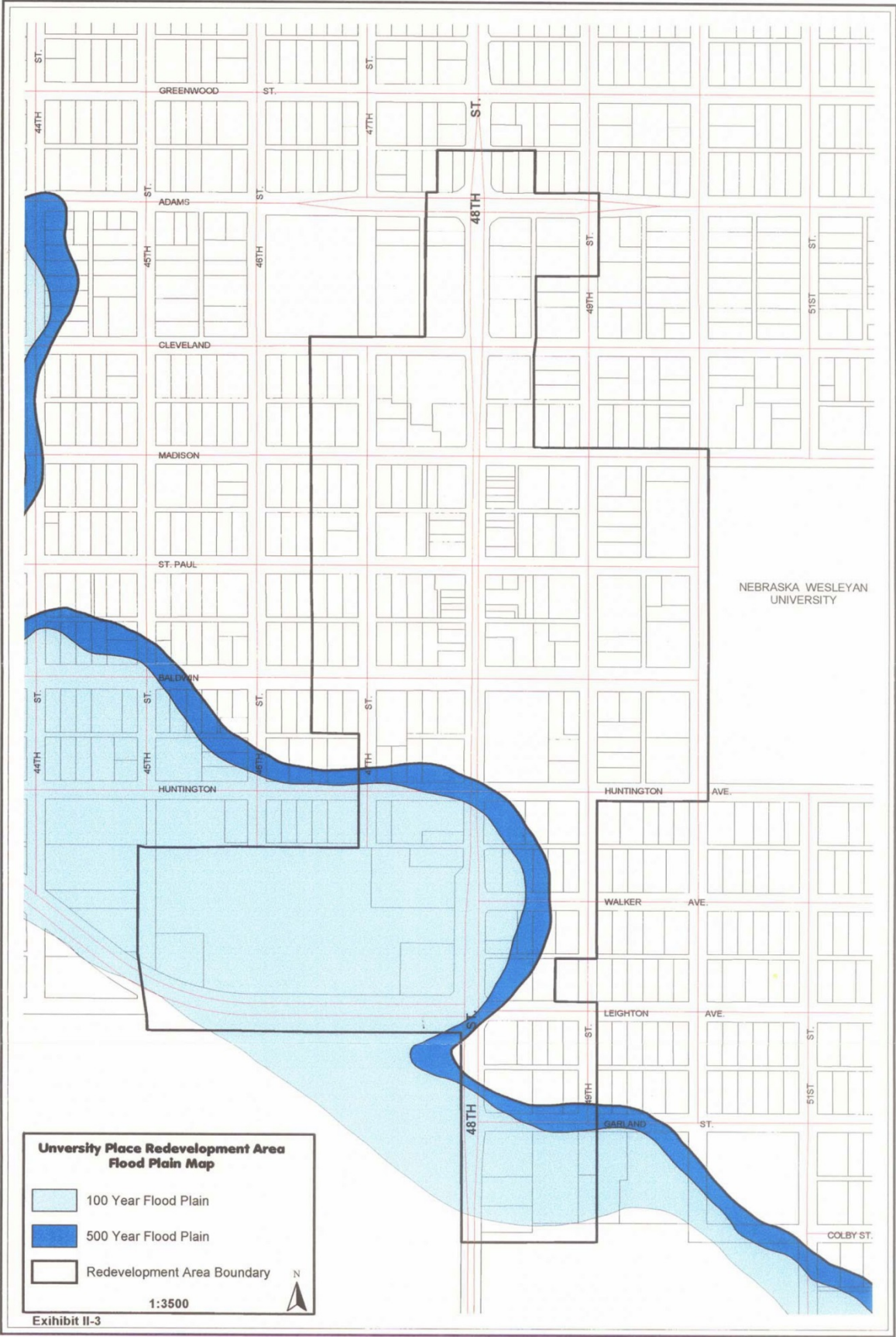
In 1997, the U.S. Corps of Engineers released new flood plain maps which increased the area of the 100-year flood plain in the Dead man's Run Watershed. This flood plain intersects the Redevelopment Area at the northern edge of University Place Park, 48th to 49th Streets, and again at Leighton and Huntington Avenues from 45th to the mid-block between 48th and 49th Streets. (See Exhibit II-3) The City of Lincoln, with the Lower Platte South Natural Resource District, have embarked upon master planning for all of the watersheds in the city and beyond.

Dead Man's Run Watershed will be studied in the next five-year phase of that master plan with a view to addressing future flood impacts and identifying strategies to reduce and/or eliminate those impacts. Within a shorter time frame, the NRD is involved in discussions with the University of Nebraska regarding Dead Man's Run and bank stabilization including the area of this Redevelopment project.

D. HISTORIC SIGNIFICANCE

While the University Place neighborhood contains several historic landmarks, only one is located within the boundary of the study area: The Charles Apartments at 4717 Baldwin Avenue. Immediately adjacent to the southeast boundary of the redevelopment area is the Charles F. Creighton Landmark District. There are, however, several structures of note that would be considered good candidates for historic designation: City Hall (Art Center); Citizen State Bank (Berry Law Office); printing plant, former dental office, Wesleyan Hospital (Madison Avenue Apartments); Carnegie Library (engineer's office) and First United Methodist Church as well as a house or two in the 48th to 50th Street area.

If a building is to be officially designated, preservation guidelines have to be established to govern such items as type of building materials, significant features and changes that can be made to the structures inside the redevelopment boundaries. Examples of local preservation guidelines can be found in City Ordinance 18982 (Havelock, 8/29/07) and Ordinance 18063 (East Campus, 9/11/02). Both refer to the U.S. Secretary of the Interior's "Standards for Rehabilitation" and "Guidelines for Rehabilitating Historic Buildings."



E. BLIGHTING AND SUBSTANDARD INFLUENCES

A "Blight and Substandard Determination Study" was conducted for the 20 block area by the consulting team of Hanna:Keelan Associates, The Architectural Partnership, Selection Research, Inc., Kevin Siebert, Attorney, and George Hancock, Economic Consultant. The study was conducted during the spring and summer of 1998 and completed in August, 1998. The evaluation included a detailed exterior/interior condition survey for 25 buildings and an exterior-only survey of 85 buildings. Also included in the evaluation were a parcel-by-parcel land-use inventory, a field reconnaissance of the entire area, meetings with city department staff members, and a review of pertinent reports and documents containing information which could substantiate the existence of "blight and substandard" conditions. The random sample survey included a 56.3% sample and has a confidence level of 90-95%. There are approximately 151 structures in the Community Redevelopment Area.

Their evaluation and subsequent findings were based on the criteria outlined in Nebraska's Community Development Law. Under this legislation, an area can be declared "blighted and substandard" if a majority of the 12 factors are present. Four were found to have a 'strong presence' and six are present to a reasonable extent.

BLIGHT FACTORS

Strong presence in the Redevelopment Area:

1. A substantial number of deteriorated or deteriorating structures (Exhibit II-4);
2. The existence of conditions which endanger life or property by fire or other causes;
3. One of the other five conditions; and
4. Other environmental and blighting factors.

Reasonable presence in the Redevelopment Area:

1. Existence of defective or inadequate street layout
2. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
3. Insanitary or unsafe conditions;
4. Deterioration of site or other improvements;
5. Diversity of ownership;
6. Improper subdivision or obsolete platting;

Little or no presence:

1. Tax or special assessment delinquency exceeding the fair value of the land;
2. Defective or unusual conditions of title.

SUBSTANDARD FACTORS

Of the four factors, three were determined to be present to a significant extent:

1. Deterioration/dilapidation;
2. Age or obsolescence;
3. The existence of conditions which endanger life or property by fire and other causes;

One was present to a reasonable, but more limited extent:

1. Inadequate provision for ventilation, light, air, sanitation, or open spaces.

The consultants concluded that the average age of the structures, insanitary and unsafe conditions, deterioration of site or other improvements, the existence of conditions which endanger life or property by fire or other causes and the (low) per capita income were beyond the remedy and regulatory control processes in the exercise of police power and cannot be dealt with effectively by the ordinary operations of private enterprise without the assistance provided under the Nebraska Community Development Law. It was also the opinion of the consultant that the area warrants designation as 'substandard' and 'blighted' based upon the findings of the Blight and Substandard Determination Study.

The Lincoln City Council, by resolution, declared the area blighted on October 26, 1998. The Consultants' "Blight and Substandard Determination Study" report is located in the City of Lincoln City Clerk's Office files.



III. UNIVERSITY PLACE REDEVELOPMENT PLAN

This section of the University Place Redevelopment Plan examines future projection/activities within the designated Redevelopment Area. The section has been divided into the following eight subsections:

- A. Redevelopment Standards
- B. Public Improvements
- C. Private Improvements
- D. Future Land Use
- E. Redevelopment Processes
- F. Conformance with Comprehensive Plan
- G. Relationship to Local Objectives
- H. Procedure for Changes in the Approved Redevelopment Plan

This section will also identify from a long-range (15-year phasing) perspective, how redevelopment, restoration, and rehabilitation in the University Place Community Redevelopment Area is planned to occur.

A. REDEVELOPMENT STANDARDS

The redevelopment of the Redevelopment Area should generally achieve the following requirements and standards.

General Environment

- Intensify and strengthen University Place's business district as a focal point for local development. Provide for compact and interrelated development in order to increase the amount and variety of activity in the core while increasing pedestrian convenience and visual interest.
- Provide for expansion and new development of office, retail, parking, residential and related service activities which will complement the existing activities in use, scale, and quality of materials and service.
- Encourage rehabilitation/renovation of existing structures throughout the wherever possible, including residential structures in the Redevelopment Area.
- Improve the attractiveness and convenience of the business core environment through development of conflict-free pedestrian connections between all commercial facilities, the major roadway (No. 48th Street) and parking areas.
- Provide an environment which emphasizes pedestrian conveniences, streetscape amenities, needs and desires; and which minimizes automobile-pedestrian conflicts.
- Assure that pedestrian way, lighting, signs, and communication devices are oriented to the human scale.

Pedestrian Ways/Open Spaces

- Provide a pedestrian circulation system to facilitate the movement of pedestrians to and within the development activities within the business core area.
- Assure that design treatment and development of pedestrian ways will unify the appearance of both existing and new buildings.

Building Heights and Massing

- Provide a maximum floor area ratio in accordance with applicable zoning district regulations in the redevelopment project area.

Use of Public Right-of-Way

- Where appropriate, encourage development/beautification to utilize portions of the existing right-of-way.

Circulation and Access

- Provide for the improvement of vehicular circulation through and access to the Redevelopment Area in a manner consistent with the expressed needs of the business core.

Parking

- Provide for an adequate supply of appropriately located public on-street and off-street parking spaces. Parking lots should be integrated with commercial and related development; access to such lots should not conflict with pedestrian movements and should be located to prevent conflicts with other vehicular movements.
- Develop procedures and policies that would acknowledge the unique parking issues associated with revitalization an older commercial area.

Off-Street Loading, Service, and Emergency Facilities

- Provide for off-street loading and service, with access to be provided (where feasible) from public service alleys and connected appropriately with the street system.
- Provide for emergency vehicle access in a manner compatible with established design and environmental objectives.
- Provide for the accommodation of service needs of businesses that are to remain during and following redevelopment.

The University Place Community Redevelopment Area is expected to continue to function as a mixed use urban area of diverse land use types. Within the business zoned district, development may be expanded through the removal of incompatible or obsolete uses. Redevelopment activities on the balance of the structures will come in the form of rehabilitation wherever possible.

To encourage these efforts in University Place, this plan will be directed at assisting investors through support facilities such as parking, open space, and promoting a unified theme with expanded streetscape design and improvements. The plan recommends that these objectives can be achieved by utilizing the provisions of the State Community Development Law, and other local, state, and federal funding sources. Revitalizing the district will require a wide variety of individual projects and improvements involving both the public and private sectors. The future of the area will depend on a number of key factors, including:

- the availability of entrepreneurs to undertake real estate development ventures both in the field of new construction and restoration of existing structures;

- the availability of existing vacant land and underutilized structures and sites provides the area with an opportunity for redevelopment or rehabilitation projects;
- the City's ability to use the land assembly provisions and Community Improvement Financing under the State Community Development Law, Community Development Block Grant Program, and special assessment district financing will be instrumental in the revitalization of the Community Redevelopment Area;
- linkages between functional areas and facilities are necessary for the economic vitality;
- the City's ability to provide incentives which make it attractive for businesses to locate and remain in University Place.

The Redevelopment Plan identifies a variety of desired improvements to be accomplished over 15 years. These activities/projects will be undertaken as funding and private development proceed.

B. PUBLIC IMPROVEMENTS

1. Street and Alley, and Traffic Systems

North 48th Street is identified by the Public Works/Traffic Engineering Office and the Comprehensive Plan as an arterial street in the Community Development/Redevelopment Project Area. It is projected to continue to be a four-lane urban street.

No major modifications in the existing street and alley system are contemplated at this time. Future street improvements may involve intersection improvements in conjunction with traffic, pedestrian movement and sidewalk and curb improvement activities.

Further, in order to accommodate future potential development in the business zoned area, it may be necessary to vacate all or a portion of a particular street or alley to promote desirable development. In these situations, the City will act upon the individual merits as presented with each development proposal.

Proposals and activities should be developed and implemented for the University Place Redevelopment Project:

- As warrants indicate, install a traffic signal at No. 48th and Madison Avenue to allow safer and easier access to either side of the street, particularly for the Huntington Elementary School students.
- As warrants indicate, upgrade the pedestrian-actuated traffic signal at 48th and Huntington to a fully signalized traffic signal to offer another opportunity for the general public to cross this major arterial street within the Redevelopment Area and to access businesses on both the east and west sides of 48th Street.
- Construction of alley paving to accommodate business development access.

As redevelopment takes place, additional street, alley and traffic improvements may be necessary.

2. Parking

The Public Works Department, through a joint effort parking analysis with the University Place Development Corp., Business and Neighborhood Associations, and the Urban Development Department, reflects there is no need for additional public parking at this time. The analysis concentrated on an 8-block core area, Madison to Walker, 47th to 49th Streets, and indicated less than 50% of the available spaces were in use at the peak time period of Friday, noon with school in session. In view of the number of unused available space, it could reasonably be assumed that there are currently sufficient parking spaces in the entire Redevelopment Area. The analysis included all three public lots also were underutilized at the peak time described. If parking is determined to be necessary at this time, the private business community will have to provide it.

As redevelopment occurs, additional off-street parking facilities may be necessary. This may require public participation through acquisition and construction financed by Community Improvement Financing, CDBG or other sources.

3. Zoning Ordinances and Building Code Changes

As redevelopment occurs, it may be necessary and appropriate to seek changes in the zoning ordinances and building codes. As rehabilitation is considered to be an important element of the revitalization of the area, the City should continue to give consideration to adopting standards for building rehabilitation which allow the upgrading and preservation of the building stock, while maintaining reasonable standards for protecting the health and safety of the occupants.

4. Historic Designation Rehabilitation Standards

The University Place Community Redevelopment Area contains unique buildings that have potential for historic designation. With this potential comes certain additional standards as outlined in Appendix D governing the manner in which development can occur.

5. Public and Semi Public Utilities and Infrastructure

Sanitary Sewer, Storm Sewer and Water Lines: Recent sewer repair projects have corrected the most serious deficiencies that have been identified in this study area. And there are other sections of the sanitary sewer that may be candidates for future repairs or replacement: 12" from 49th to 48th, between Colby and Garland; 8" main from 48th to 47th, between Baldwin and St. Paul; and the 6" main from 47th to 46th, between Madison and Cleveland. These potential repairs are not yet programmed into the capital improvement program for implementation.

Age of the storms sewers in the area is also an issue but the current system is sufficiently sized to meet the demands of the area, but age and condition will be continuing problems as time goes on.

Water mains are old and while the overall system meets current demands, the abandoned mains could be replaced if required for a redevelopment project. The City is targeting the oldest sections of each of these systems for replacement. Those experiencing severe problems will be addressed first.

Gas Lines: No new gas lines utility/infrastructure is expected to be needed to serve the project area. If street construction or leakage occurs, the gas line will be replaced. Otherwise, gas lines will be taken care of on an as needed basis.

Electric Conduits/Cable: The electric facilities in the area are in good condition and will not require major repairs in the near future. While Lincoln Electric System has no specific plans for system

improvements in the area, they will continue to improve the electric system to accommodate customer requirements.

Telephone Conduits: In 1998, the telephone service in the area was upgraded to provide access to fiber optic facilities and SONET ring capabilities. The system is capable of serving current needs in the Redevelopment Area. As a result, the telephone company has no plans for additional improvements in the Redevelopment Area at this time. With a distribution office in the Area, most types of service can be accommodated now and future needs can be addressed as development occurs.

Cable Television: Based on a discussion with a cable television representative, work is presently in the planning stage regarding the need to upgrade the cable system. Where upgrading is necessary, the schedule is to complete all work by the year 2001. For the future, only repair and maintenance will be undertaken, with major replacements as necessary or as development occurs.

6. Open Spaces and Pedestrian Ways

The streetscape amenities that were constructed on No. 48th St. in 1981, included a pedestrian walkway in the mid-block of No. 48th between Baldwin and St. Paul Avenues. It is beginning to show its age, with some deterioration and in need of renovation. New development should be more people-oriented and offer a more attractive environment to those walking.

To meet this objective, developers will be encouraged to incorporate aesthetically pleasing open space in the form of sidewalk and landscape treatments and setbacks. Other physical design changes for the pedestrian should include a public/private signage program.

Due to the high volume of traffic on No. 48th St. and the fact that no parking is allowed throughout its length in the Redevelopment Area, current business owners have expressed the desire to encourage the use of the backs of businesses as the primary entrance. Implementation of this idea would, in most cases, require the owners to upgrade and/or repair the backs of the buildings involved to make them attractive 'entrances.' In conjunction with this idea, the improvement of the adjacent public alleys as identified would support this approach.

Another major public open space is desired in the Project Area and would need to be identified and programmed into the Capital Improvement Program. This need has been identified for 'public gatherings, events, etc.' and could be met with a multiple use approach to one or more of the existing public parking lots. (See Exhibit III-1)

7. Streetscape and Vehicular / Pedestrian Environment / Entryway

As previously mentioned, in 1981 a streetscape amenities project was constructed within the Project Area. Renovation is needed to restore its former image. In addition, expansion is proposed for additional blocks east of No. 48th Street, on St. Paul Avenue and one additional block west of N. 48th Street on St. Paul to N. 47th Street. The streetscape should include: street lighting, street furniture (including, but not limited to: benches, trash receptacles, bike racks), a banner system, curb and ramp repair, signage, trees and landscaping. The streetscape increases safety, provides area identity and convenience. (See Exhibit III-1)

For security purposes, new or additional lights are needed in several of the alleys of the Redevelopment Area. Private developers should be encouraged to include aesthetically pleasing lighting, landscaping and other necessary amenities adjacent to the public right-of-way which is compatible with the Redevelopment Area.

The N. 48th Street entry in the commercial district from the south lacks clear identification as to its position in the Redevelopment Area. Since this area is bounded by the northern edge of University Place Park on the east and the northern edge of the University of Nebraska property on the west, this entry to the Redevelopment Area already has open/green space; however decorative entry signs could be erected at this point as well as at the Adams Avenue entry point at the north end of the district to achieve that identification.

Improvements should be designed to reduce blighting conditions while enhancing the pedestrian areas, buildings and historic significance of the Project Area. In this regard, traffic flow design improvements as well as extended landscaping improvements could be applied to the City parking lots to help encourage the local businesses to repair and/or rehabilitate the rear entrances to the buildings to attract customers, clients, etc. and provide a more inviting approach to their businesses. Private parking areas located at the rear of the District's businesses should also join this effort to create a friendlier, and perhaps safer, access to their buildings.

Any re-design of the public parking lots is dependent upon general agreement about the impacts such changes may require: relocation of the existing City Recycling Site, changes to points of egress and ingress, additional amenities to accommodate public gatherings, etc.

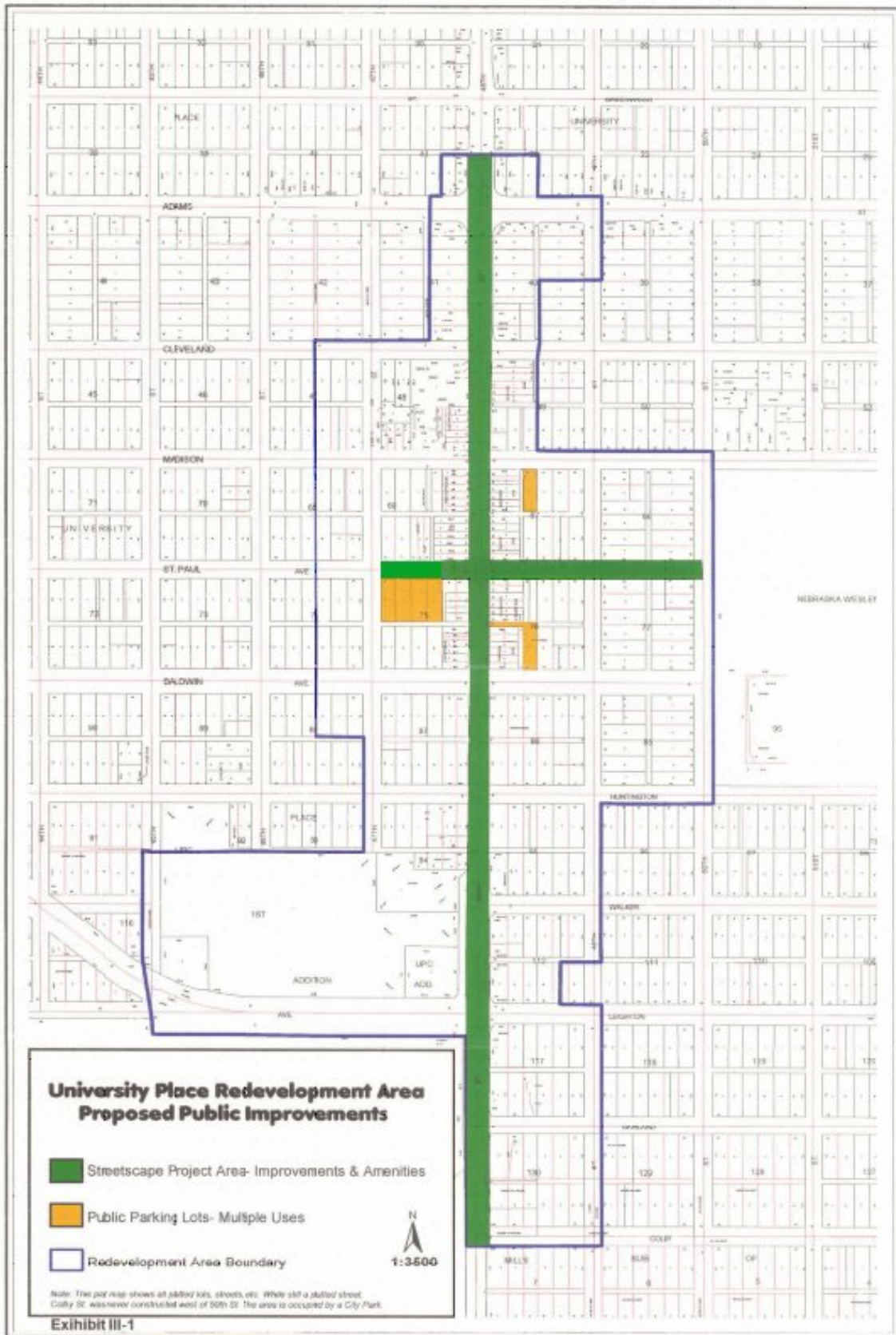
8. Parks and Recreation

The planned reconstruction of the swimming pool in University Place Park includes a redesign of other park facilities that will be available. The new pool will be located in the southwest area of the park. This project is scheduled for construction in 2000-2001.

9. Security

Construct a full service police station at 49th and Huntington. Adaptively reuse the existing building on the southwest corner (formerly known as the old Alltel switching building) with new construction to the lot west. An approximately 15,000 square foot multi-level structure is proposed. Design of the building should include space for a fully functioning police station as well as contribute to the existing character of the neighborhood. Project elements may include:

- Land acquisition of University Place Block 95, Lots 1,2, and 3 and E ½ Lot 4; more commonly known as 4843 and 4825 Huntington Avenue,
- Paving of off-street parking for a minimum of 40 cars,
- Building reconstruction,
- Landscaping,
- Utility relocation / upgrade, and
- Subdivision, re-platting and re-zoning as required.



10. Public Civic / Social Services

Events, the arts and public open spaces comprise the range of activities and spaces that make the urban experience and are desired within the University Place Business District. In addition, its historic buildings, streetscape, open space, etc., presently integrated into the project area should add to and help create a dynamic mix of movement and activities, offering an enjoyable atmosphere to the artistic environment of the Project Area.

The Lincoln Area Agency on Aging's Senior Center, located in the basement of the First United Methodist Church at 50th Street and St. Paul Avenue, is within the University Place Project Area and serves the University Place area. While there are no plans at this time to enlarge or move, the staff of the Lincoln Area Agency on Aging has indicated an interest in moving into new space if provided in the redevelopment project area.

11. Rehabilitation (Residential / Business)

The rehabilitation of structures (commercial and residential) is of extreme importance to the revitalization and success of the overall University Place Project Area, but more particularly on No. 48th Street. It is anticipated that rehabilitation will be carried out voluntarily by property owners and/or shop tenants. As an incentive for private rehabilitation, interest write downs should be made available for residential owners.

Rehabilitation loans by the City may be provided through its Urban Development through the following programs: *[Note updates -- some programs are no longer offered. 12-09-2016]*

Residential

- ~~1. Home Improvement Loan Program - 0% to owner occupants for improvements~~
- ~~2. Deferred Payment Loan - deferred payment loan for owner-occupied repairs~~
- ~~3. Direct Payment Loan - low-interest loan for owner-occupied housing~~
- ~~4. Investor/Owner Loan - rental unit improvements~~
- ~~5. Housing Development Loan Program - for investor projects with 8 or more units~~

Business

- ~~1. Facade Improvement - \$25,000 for the primary facade; maximum of \$50,000 for corner buildings; with 50% match and 0% for up to ten years.~~
- ~~2. Business Loan - Job Creation~~

NOTE: All improvement must be done to City Building Department Codes.

12. Acquisition of Substandard Commercial / Industrial Properties for Redevelopment

Substandard commercial/industrial structures contributing to substandard and blighting influences in the Redevelopment Area will be acquired and parcels made available for redevelopment. In some cases, parcels may be assembled for disposition. By acquiring and assembling parcels of land, the City can create marketable parcels which are of sufficient size to attract the interest of the private sector. Sale of these assembled parcels will assist the private sector in realizing economies of scale on a project while making it possible to improve design through planned, integrated development. The initial impact will be to eliminate blighting influences caused by substandard structures that are inconsistent and incompatible with surrounding land uses.

Acquisition and site preparation, including demolition of the following properties:

- University Place Block 68, Lot 4, commonly known as 4719 Madison Ave.
- University Place Block 68, Lot 5, commonly known as 4707 Madison Ave.

- University Place Block 68, Lot 6, commonly known as 4701 Madison Ave.
- Beecher's Sub Lots 1-6, commonly known as 2747 N. 48th Street
- University Place Block 68, Lot 3, commonly known as 4725 Madison Ave.
- Halls Addition to University Place, Lot 2
- University Place Block 95, the west ½ of Lot 4, and all of Lots 5 and 6

C. PRIVATE IMPROVEMENTS

The primary burden for revitalization of the Community Redevelopment area must be on the private sector. The City must provide public services, perform public improvements and participate where necessary in the redevelopment process, but the needs of the area are beyond the City's capacity to do the job alone. Financing of proposed improvements will require participation by both the private and public sectors. To the extent that other funding sources can be identified, the plan attempts to reduce the private sector's costs for public improvements. Where appropriate, in designated areas, the City may participate through authorized legal mechanisms by providing financial assistance for the rehabilitation of structures. The development of new complexes and the reuse of existing structures will be the responsibility of private entrepreneurs.

D. COMMERCIAL DEVELOPMENT

Several locations have been identified as essential to redevelopment of N. 48th Street. These are areas where redevelopment activities will be highly visible and likely to stimulate additional redevelopment in the redevelopment area. Key locations for commercial redevelopment include:

2436 N. 48th St. (Northeast Printers Building)

Deteriorated commercial building to be demolished and replaced with mixed-use development. Project elements may include:

- Acquisition of 2436 N. 48th St: University Place Block 95, W ½ Lot 4 & all of Lots 5 and 6,
- Demolition of existing structure,
- Secure easements as needed,
- Relocate / upgrade utilities as needed,
- Pave and landscape driveways, approaches, and sidewalks outside property line and any off-street parking, and
- Re-plat and re-zone if required.

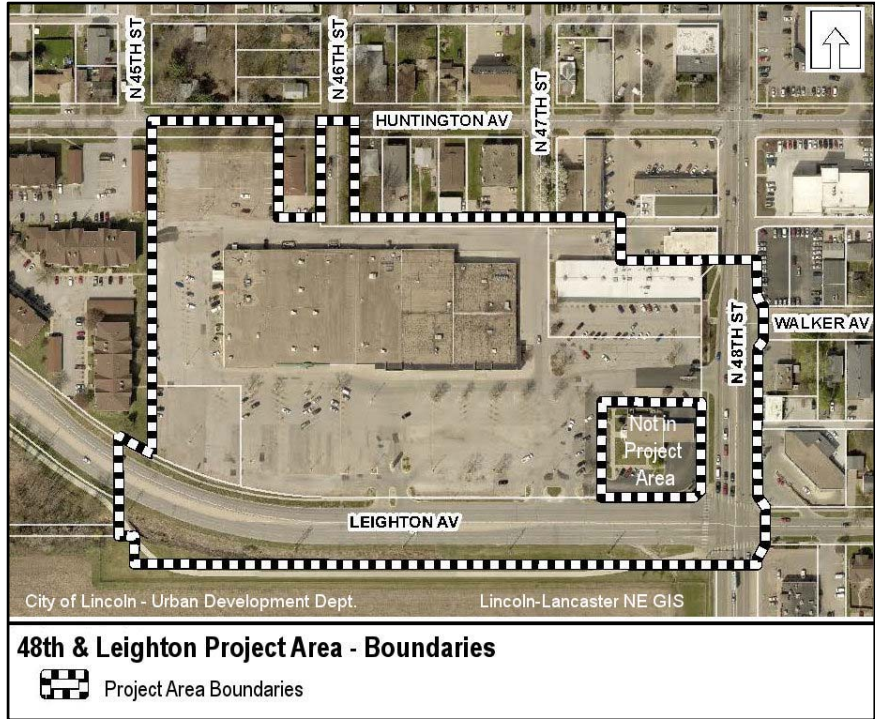
48th & Leighton Mixed-Use Redevelopment Project

1. Project Description

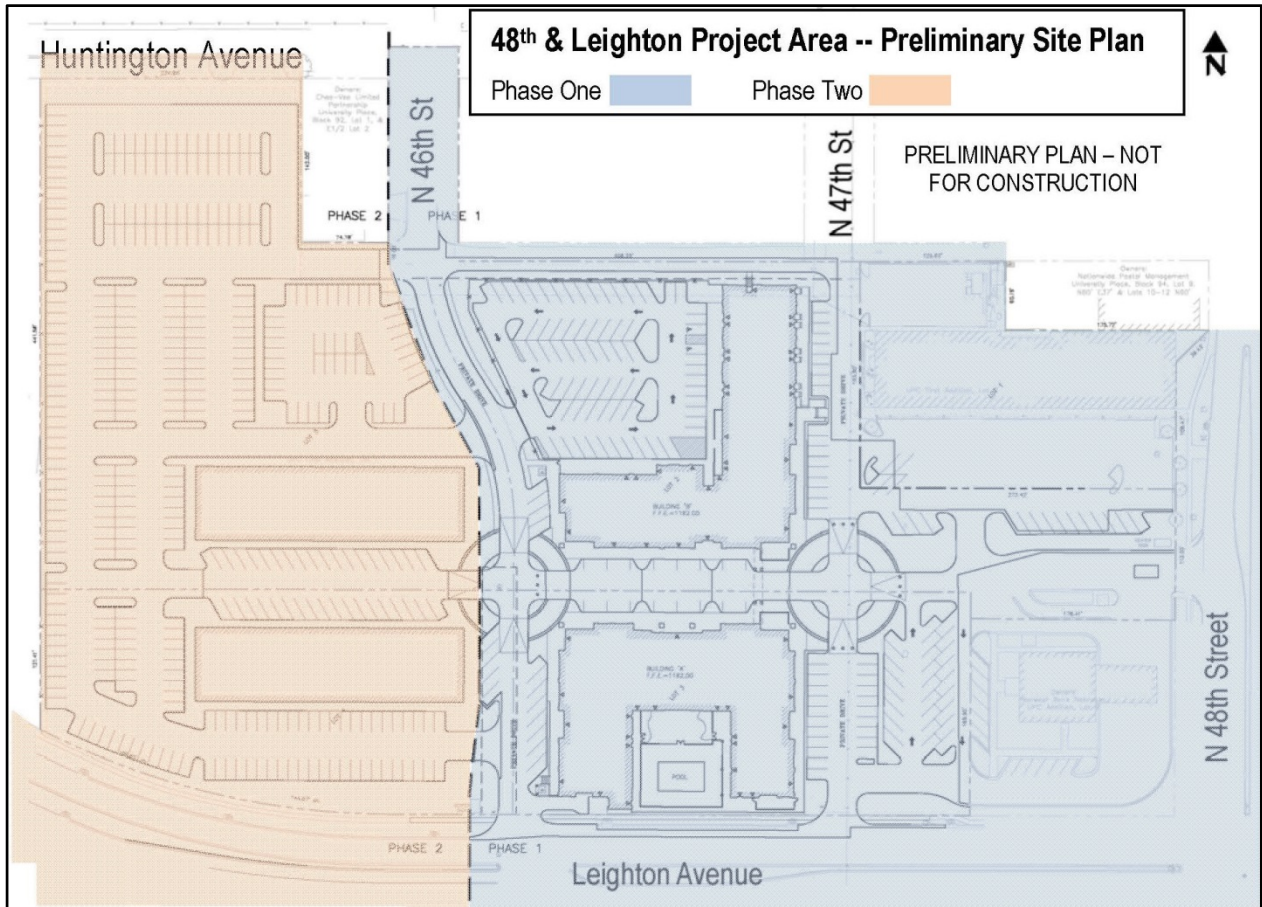
The 48th & Leighton Mixed-Use Redevelopment Project (the "Project") includes the redevelopment and rehabilitation of three underutilized parcels with existing surface parking lots and deteriorating structures into a mixed-use development including market-rate residential units and first floor commercial space. The project area is generally located between Huntington Avenue on the north, Leighton Avenue on the south, N. 44th Street on the west and N. 48th Street on the east.

More specifically, the project area includes Lots 1, 2, and 3, UPC First Addition, Lincoln, Lancaster County, Nebraska. The Project area covers approximately 10.56 acres.

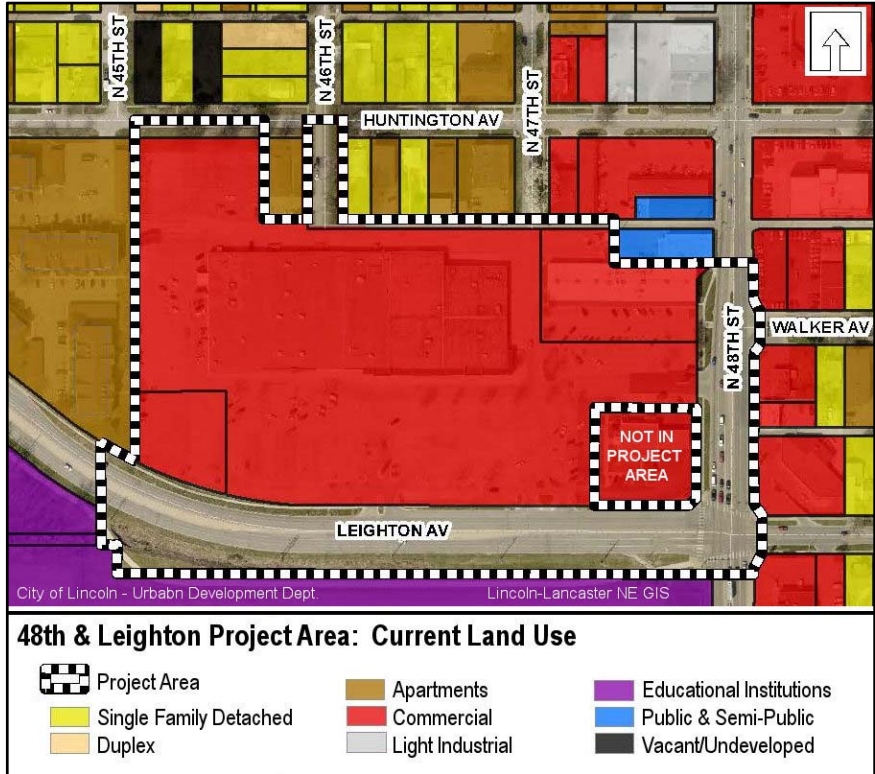
The Project consists of at least two phases. Phase One will consist of one (1) new five-story building and one (1) new four-story building, which will collectively contain approximately 184 market-rate residential units. The buildings will contain approximately 28,000 square feet of first floor commercial uses which may be retail and/or office. Phase One may also include the exterior renovation of an existing commercial building. Phase Two will likely consist of additional mixed-use buildings containing first floor commercial uses and market rate residential dwelling units. Dependent on parking requirements, Phase Two may also contain a parking structure.



Dependent on parking requirements, Phase Two may also contain a parking structure.

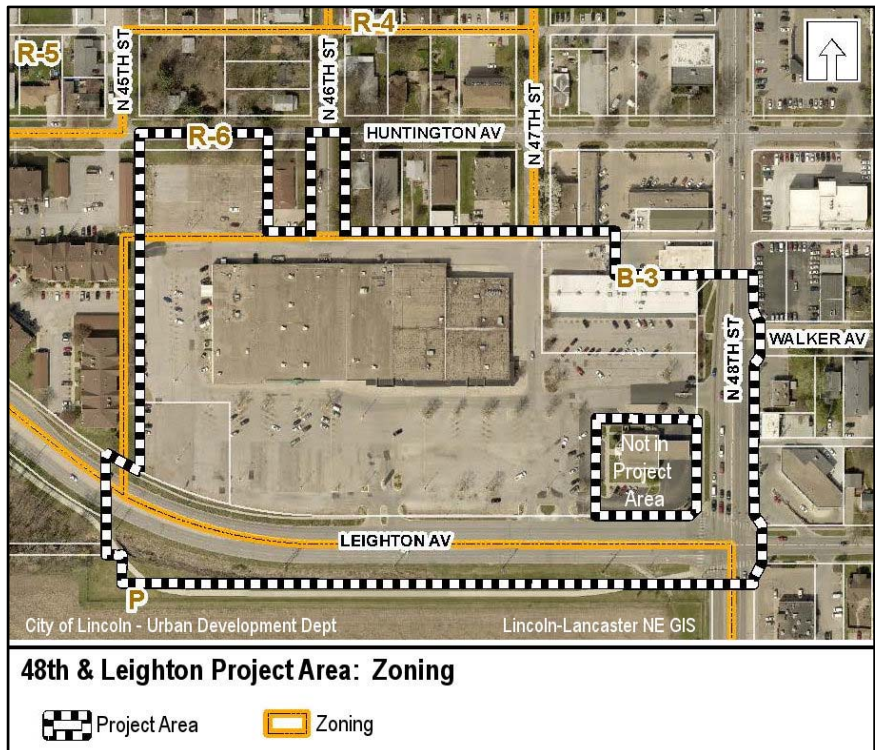


The goal of this Project is to strengthen the Lincoln community by providing in-fill residential dwelling units and commercial spaces through the redevelopment of existing underutilized and deteriorating real property in northeast Lincoln. The Project will remove blighted and substandard conditions and will make positive contributions to the continued revitalization of Lincoln's University Place neighborhood. The Project will increase the security and safety in the Redevelopment Area through the removal and redevelopment of certain blighted and substandard conditions.



Existing land uses are commercial and vacant commercial. Surrounding land uses include residential, primarily multi-family west and north, and commercial to the east. The University of Nebraska East Campus is located to the south with their farm fields adjacent to Leighton. Nebraska Wesleyan University is located approximately three blocks northeast.

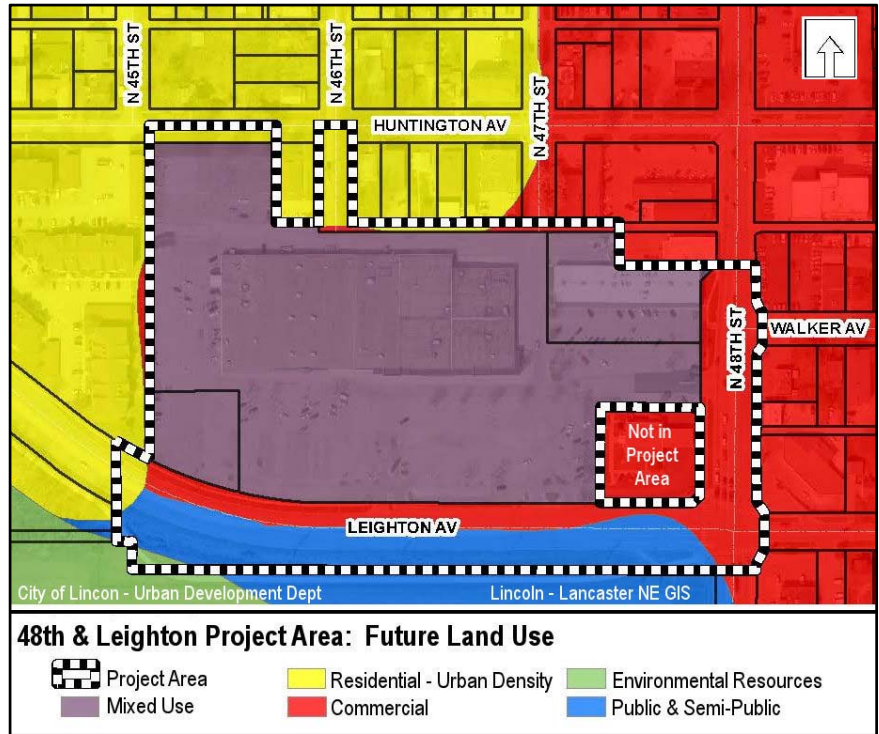
The entire project site is currently zoned B-3 Commercial District. This district provides for local commercial uses in a redeveloping neighborhood generally located in established retail centers of those neighborhoods. Surrounding the Project site is R-6 Residential District to the west and north which is intended to provide moderately high residential density between 11 and 14 dwelling units per acre. Zoning to the east and northeast B-3, and the University of Lincoln East Campus is zoned Public.



The Project is consistent with the goals of the *University Place Redevelopment Plan* and is intended to support private sector residential and commercial development in this redevelopment area. The Project is also consistent with *LPlan 2040*, the *Lincoln-Lancaster County 2040 Comprehensive Plan*. Guiding principles in Chapter 6, Mixed Use Redevelopment, include targeting existing underdeveloped or redeveloping commercial and industrial areas in order to remove blighted conditions and more efficiently utilizing existing infrastructure; and encouraging residential mixed

use for identified corridors and redeveloping Regional, Community, Neighborhood, and Mixed Use Office Centers identified as nodes. Further, the Project will increase residential density, an additional goal of *LPlan 2040*. *LPlan 2040* identifies the Project area as a node.

The Project represents significant private investment in the University Place Redevelopment Area. Publicly funded redevelopment activities may include site acquisition, site preparation, streetscape and other public area enhancements, energy efficiency improvements, façade enhancements, and other public improvements in the project area.



2. *Statutory Elements*

- ***Property Acquisition, Demolition, and Disposal:*** The proposed redeveloper currently controls the entire project area. Demolition will include clearing structures on the property, including any required environmental remediation and any necessary capping, removal or replacement of utilities and site preparation. The Site will involve significant preparation costs to comply with existing floodplain management issues.
- ***Population Density:*** The Project will have an impact on and will increase the project area's population density, as Phase One alone will likely replace the existing commercial uses with approximately 184 market rate residential dwelling units and 28,000 square feet of commercial/office uses.
- ***Land Coverage:*** Land coverage and building density will be altered with construction of the Project. Phase One will construct two (2) buildings holding approximately 28,000 square feet of commercial and/or office uses and approximately 184 market rate residential dwelling units. Additionally, Phase Two will likely construct additional mixed-use buildings. However, the Project's overall land coverage will decrease from approximately 96% impervious to 87% impervious surface. The project site will be re-platted based on the design and phasing of the Project.
- ***Traffic Flow, Street Layouts, and Street Grades:*** The Project is not likely to result in a significant increase in traffic and does not include vacating any streets or alleys. However, the Project does include the construction of a private drive running north from Leighton Avenue to the existing N. 46th Street.
- ***Parking:*** The Project will meet the requirements for parking as each phase is developed.
- ***Zoning, Building Code, and Ordinances:*** As a part of the Project, the project area will be rezoned to a B-3 Commercial District with a Planned Unit Development overlay, which will allow for the proposed residential, first-floor commercial, and office uses. The Project will require that the project area be re-platted. All applicable building codes will be met.

3. *Financing and Cost Benefit Analysis*

The estimated total cost to implement Phase One of the Project is approximately \$35,000,000.00, which includes approximately \$4,200,000.00 in public financing. The project cost will be finalized as construction costs are firmed up. The source of the public funds for these improvements will be Community Improvement Financing (more commonly known as Tax Increment Financing) generated from the private developments within the project area.

Funding sources and uses will be negotiated as part of the redevelopment agreement, subject to approval by the Mayor and City Council.

As required by Nebraska Community Development Law ([Neb. Rev. Stat. §18-2113](#)), the City has analyzed the costs and benefits of the proposed Project including:

- *Public Tax Revenues*

Tax Increment Financing Analysis

48th & Leighton Mixed Use Redevelopment Project—Phase One		Amount
Base Value		\$3,550,000
Estimated New Assessed Value		\$23,700,000
Increment Value	<i>= New Assessed Value - Base Assessed Value</i>	\$20,150,000
Annual TIF Generated (Estimated)	<i>= Increment x 0.02027922 (2015 Tax Rate)</i>	\$408,626
Funds Available	<i>= Annual TIF Generated x 14 years @ 4.5%</i>	\$4,200,000

Upon completion of the Project's Phase One, the assessed value of the property within the Project Area will increase by an estimated \$20,150,000 as a result of the private investment. This will result in an estimated annual property tax collections increase during the fourteen (14) year TIF period of approximately \$408,626 that will be available for the construction of public improvements related to the Project. The public investment of a currently projected \$4,200,000 in TIF funds for TIF Bond "A" and \$800,000 for TIF Bond "B" for Phase One, which is less than the projected total available TIF Funds, will leverage approximately \$30,800,000 in private sector financing for Phase One, resulting in a private investment of approximately \$7.00 for every TIF dollar spent.

The Urban Development Department believes that the public improvements and enhancements proposed in this plan amendment would not occur "but for" the Tax Increment Financing generated by private redevelopment within the project area. Project improvements would not be achievable to the extent shown without TIF, as the site conditions constitute barriers which could not be remedied without the use of tax increment financing.

Public investment may assist in site acquisition, demolition, and site preparation; design and construction of utility improvements; design and construction of streetscape and right-of-way improvements; façade enhancements; energy enhancements; and other public improvements and enhancements allowed under the Community Development Law.

- ***Public Infrastructure and Community Public Service Needs Impacts:*** It is not anticipated that the Project will have an adverse impact on existing public infrastructure. The Project entails the capture of the incremental tax revenues for eligible public purposes including, but not limited to site acquisition, site preparation, façade enhancements, streetscape and public area enhancements, and other eligible improvements. The Project will also encourage private investment in the University Place Redevelopment Area and will increase security and safety in the area by the removal of certain blighted and substandard areas that are conducive to such problems.

It is not anticipated that the Project will have any adverse impact 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 employers and employees of firms locating or expanding within the boundaries of the area of the redevelopment project. The Project will add mixed uses to a site that previously held existing and vacated commercial uses. Additionally the proposed commercial spaces are a positive benefit for firms locating or expanding in the area. Further, additional housing opportunities should positively affect employers and employees in the area.

- ***Employment in the City outside the Project Area:*** Approximately 142,161 persons living in the City of Lincoln are employed, according to the 2010-2014 American Community Survey. The median household income for the City between 2010 and 2014 was \$49,794. While the impact of this project on city-wide employment would be minimal, a strong residential presence and available commercial spaces are essential to the attraction, retention, and expansion of retail and commercial services and employment. The Project should increase the need for services and products from existing businesses in and around the Redevelopment Area.

E. FUTURE LAND USE

Exhibit III-2 is a proposed Land Use map for the redevelopment area. At this time there are no changes to the existing land use in the Redevelopment Area. As redevelopment occurs, this map will change accordingly. The overall population density of the redevelopment area will generally remain stable. However, if second story residential uses are developed over the commercial buildings, density could increase. Land coverage and building density will increase moderately.



F. REDEVELOPMENT PROCESSES

Public Improvements and redevelopment activities may require vacation of street and alley right-of-way; construction easements, temporary and permanent relocation of families, individuals and businesses; demolition, disposal/sale of property and site preparation (may include paving approaches and sidewalks outside property line; relocation of overhead utility lines; and rerouting underground utilities as needed). The processes for these activities include:

1. Property Acquisition

The City may acquire the necessary fees, easements, property and covenants through voluntary negotiations (see Land Acquisition Policy Statement, Appendix A). The City may move houses. However, if voluntary agreement is not possible, the City may institute eminent domain proceedings.

2. Relocation

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

3. 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.

4. Disposal/Disposition

Some project may include the sale of land to private developers for redevelopment purposes. Developers will be selected in an equitable, open and competitive process according to the Land disposition Procedures outlined in Appendix C.

5. Requests for Proposals

Architects and engineers will be competitively selected to design any public facilities and improvements. Primary contractors will also be competitively selected. The selection process involves issuing a Request for Proposals (RFP). Proposals received by the designate deadline are reviewed by a selection committee. Interviews may be scheduled by the selection committee. Standard City practices are used for the selection process.

6. Implementation Steps

- Select projects and activities for implementation
- Issue and sell Improvement Financing Bonds if and when necessary
- Acquire property rights and easements as necessary
- Relocate families and individuals as necessary
- Competitively select architects and engineers to design the public facilities and improvements, when necessary
- Approve the public facilities and improvements design
- Competitively select primary contractors to construct public facilities and improvements

- Construct public facilities and improvements
- Where necessary, competitively select developers and negotiate appropriate redevelopment agreements, if necessary
- Oversight of developer activity

NOTE: When possible, negotiate with City Departments to perform professional services relating to preparation of plans and specifications, bidding, contract execution and supervision of construction/demolition for projects/activities covered within the Redevelopment Plan.

G. CONFORMANCE WITH COMPREHENSIVE PLAN

In accordance with Nebraska State Law, the University Place Redevelopment Plan described in this document was designed to conform to the Lincoln-Lancaster County Comprehensive Plan adopted for the City of Lincoln on November 14, 1994 as amended.

H. RELATIONSHIP TO LOCAL OBJECTIVES

The University Place Community Redevelopment Area is located in the northeast quadrant of the City of Lincoln and primarily includes its business district. The Redevelopment Plan was developed so as to be consistent with the goals and policies of the November 1994, adopted Lincoln-Lancaster County Comprehensive Plan, as amended.

I. PROCEDURE FOR CHANGES IN THE APPROVED REDEVELOPMENT PLAN

If the City of Lincoln desires to modify/amend this Redevelopment Plan, it may do so after holding appropriate Planning Commission and City Council public hearings on the proposed change in accordance with applicable state and local laws.

IV. FINANCING AND IMPLEMENTATION

The primary burden for revitalization of the 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 needs of the area are beyond the City's capacity to do alone. Financing of the proposed improvements will require participation by both the private and public sectors. Where appropriate, the City may participate by providing financial assistance for the rehabilitation of structures. The development of new complexes and the reuse of existing structures will be the responsibility of the private sector.

Sources of funding may include:

1. Special Assessments - Business Improvement Districts
2. Private Contributions
3. Sale of Land Proceeds
4. Municipal Infrastructure Redevelopment Fund (MIRF)
5. Community Development Block Grant Funds
6. HOME
7. HUD Section 108 Loan Program
8. Community Improvement (Tax Increment) Financing (Ad Valorem Tax)
9. Capital Improvements Program Budget
10. Federal and State Grants
11. Interest Income
12. Advance Acquisition Fund - property rights/easements, public facility site acquisition

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 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 public body in the same proportion as are all other taxes collected by or for the body; and

That portion of the ad valorem tax on real property in the redevelopment project in excess of such amount, if any, shall be allocated to and, when collected, paid into a special fund of the authority to be used solely to pay the principal of, the interest on, and any premiums due in connection with the bonds of loans, notes, or advances of money to, or indebtedness incurred by, whether funded, refunded, assumed, or otherwise, such authority for financing or refinancing in whole or in part, the redevelopment project. When such bonds, loans, notes, advances of money, or indebtedness, including interest and premiums due, have been paid, the authority shall so notify the county assessor and county treasurer and all ad valorem taxes upon taxable real property in such a redevelopment shall be paid into the funds of the respective public bodies.

The effective date for the Community Improvement Financing provisions of the University Place Redevelopment Plan for each Project is declared to be the date rehabilitation, acquisition, or redevelopment of substandard and blighted property in the sub project area first commences.

**UNIVERSITY PLACE REDEVELOPMENT PROJECT
EXPENDITURE SUMMARY**

ACTIVITY	PRIVATE SECTOR EXPENDITURES	PUBLIC SECTOR EXPENDITURES*
Commercial Redevelopment	\$3,500,000	\$ 525,000
Infrastructure (sewer, water, streets, etc.)		\$ 150,000
Other Public Improvements (streetscape, parking lot improvements, etc. to extent funds are available.)		\$ 400,000
SUBTOTALS	\$3,500,000	\$1,075,000

TOTAL PRIVATE AND PUBLIC EXPENDITURES — – \$4,575,000

Public Sector Expenditures Detail:

- Commercial Redevelopment participation includes low- to no-interest loans of HOME and/or Community Development Block Grant (CDBG) funds for facade improvements, job-creation loans, owner-occupant residential rehabilitation as well as investor-owner residential rehabilitation and 2/3rd floor (over commercial uses) residential improvements. These funds are allocated to the City of Lincoln annually by the Federal Government. Federal eligibility requirements apply. The use of CDBG and HOME funds are evaluated annually and their availability is contingent upon review of each redevelopment project.
- Infrastructure expenditures includes Public Works identified sewer projects, water system projects, as well as street resurfacing projects.
- Other Public Improvements include the usual streetscape elements such as: ornamental lights, sidewalk furniture, etc., as well as traffic light/s, sidewalk repair, redesign/construction of public parking lots, area entryway signs. Funding sources include those listed in this plan, page 21.

APPENDIX A:

Land Acquisition Policy Statement

I. ADMINISTRATIVE ORGANIZATION FOR LAND ACQUISITION OPERATIONS

- A. All land acquisition functions, including negotiations and closings, will be performed by the City of Lincoln, or its agents. The conduction of condemnations will be performed by the Legal Counsel for the City. The staff is experienced and capable in the conduct of acquisition programs.
- B. The City of Lincoln approved land acquisition policies and procedures within the limits prescribed by the statutes of the State of Nebraska. Each individual property purchase, and the disbursement of payment, therefore, is approved by the Mayor. Condemnation proceedings are instituted by the City Law Department only after all efforts to reach a negotiated settlement have failed. Legal services will be performed by the Legal Counsel for the City.

II. POLICIES

- A. Real Estate appraisals are made by staff or selected fee appraisers. Second real estate appraisals, if required, may also be by fee appraisers.

The following are policies for Real Property Acquisition:

1. Every reasonable effort will be made to expeditiously acquire real property by negotiation.
2. Real property will have separate appraisals before initiation of negotiations and the owner, or his representative, will be given the opportunity to accompany the appraisers on their inspection tour of the property.
3. Before initiation of negotiations for real property, the City's Reviewing Appraiser will establish an amount considered to be just compensation and the City shall make prompt effort to acquire the property for that amount.
 - a. The established amount shall not be less than the approved appraisal of fair market value for the property.
 - b. Any decrease or increase in the fair market value of the property, prior to the date of valuation, caused by public improvement; by physical deterioration within reasonable control of the owner, has been disregarded by the City and by the Appraisers in making the determination of fair market value.
 - c. The City's negotiator shall provide the owner with a written statement summarizing the basis for the amount established as just compensation. Where appropriate, compensation for property acquired and for damages to any remaining real property shall be separately stated.
4. No owner shall be required to surrender possession until the City of Lincoln pays the agreed purchase price, or deposits with the Court the amount of award determined by the Condemnation Appraisers.
5. Improvements will be scheduled so the owner or tenant shall receive a minimum 90 days written notice before having to move. Every effort will be made by the City to provide such notice as is required without undue hardship to the owner or tenant. (This is applicable to total acquisition of property.)
6. If Owner or Tenant is permitted to rent property, the amount of rent shall not exceed fair rental value of subject property.
7. The City of Lincoln will not take any action coercive in nature to compel an agreement on price for property.
8. If acquisition must be by eminent domain, the City of Lincoln shall institute formal condemnation proceedings. The City shall not intentionally make it necessary for the owner to institute legal proceedings to

prove fact of taking of his real property.

9. If the owner feels the City of Lincoln's offer does not represent the true value of his property, he may refuse to accept it. He should then provide evidence concerning value, or damage, that warrants a change in the City's determination of just compensation. Should the City determine the additional information is valid, the price will be adjusted accordingly.
 10. If as a result of the real estate acquisition there is a portion of your property which is considered by the City of Lincoln to be an uneconomic remnant, you have the right to request an offer from the City of Lincoln to acquire the remnant.
- B. Owner will be reimbursed for the following expenses incidental to conveyance of real property:
1. Recording fee, transfer taxes and similar expenses.
 2. Penalty cost for repayment of any pre-existing recorded mortgage encumbering real property, provided the mortgage was entered into in good faith.
 3. Pro-rate portion of real property taxes paid which are allocable to a period subsequent to date of vesting title, or effective date of possession, whichever is earlier.
 4. The cost of abstract continuation and/or evidence of assurance of title.
 5. Litigation expenses such as legal, appraisal, engineering fees, etc., when:
 - a. Court determines that condemnation was unauthorized.
 - b. City of Lincoln abandons a condemnation.
 - c. Property owner brings inverse condemnation action and obtains award of compensation.
- C. If a separate fixture appraisal is obtained, it shall contain the following immovable fixtures and personal property:
1. Determination of division of appraisal coverage, enumerating and classifying improvements in-place.
 2. Appraisal of improvable fixtures, correlating their findings with both real estate appraisers.
- D. All appraisal contracts shall provide terms and conditions and fix the compensation for expert witnesses. These services will be utilized by the City of Lincoln to the extent necessary.
- E. Both real estate acquisition appraisals and immovable fixture appraisals will be reviewed by the City Appraisal Staff. All appraisals will be reasonable free of error and conferences with appraisers will ascertain that methods of approach and documentation are compatible, with no elements of value being omitted from consideration. City staff will conduct relocation interviews to verify ownership of certain fixtures and personal property claimed. Said claims will then be checked against existing leases and through interviews with fee owners.
- F. Preparation for acquisition includes:
1. Preliminary title information supplied by local abstract companies; contents reviewed and entered in individual parcel folios.
 2. Individual parcel folios prepared; chronological activity indexed and all pertinent historical information entered.
 3. Basic forms of Real Estate Agreement (real estate, personal property and fixtures) reflecting policy for negotiations to acquire all classifications of property.
 4. Closing methods and policy determined.
 5. Policy for possession, property management, salvage and demolition, timetable of activities prepared.
 6. Closing statement form prepared together with such internal administration forms for notice to various units of inspection, accounting, property management, finance and legal counsel as may be required.

7. Information letters prepared for distribution to all owners and tenants.
8. Deed forms for conveyance of real estate, bill of sale forms for personal property, and condemnation forms for eminent domain procedure prepared.

(NOTE: Paragraphs G, H, and portions of I cover items of notice, relocation assistance, etc., relating to total property acquisitions as well as general policies.)

- G. The "single offer" system for acquisition will be utilized in all negotiations. The City will establish fair market value and be prepared to justify and substantiate the determination in the event it is challenged. Staff will present and explain forms, terms and conditions of purchase in personal interviews with each property owner and tenants. The date of this interview will establish the beginning of negotiations which regulates many relocation payments.

For the purpose of all negotiated transactions, the City will require conveyance of real estate by Warranty Deed or deed instrument sufficient to place marketable title in the City of Lincoln. Standard forms of such instruments conforming to Nebraska Law are on hand and will be used in every case. Each owner executing a Real Estate Agreement should furnish a current abstract of title as specified in said offer. Legal Counsel for the City will render an opinion of the condition of said title, and upon determination that in his opinion said title appears merchantable, will assist with the closing process. Title to all property will be vested in the City of Lincoln on the date of closing, which will also be the date of payment of the purchase price and the date of conveyance instruments. The City of Lincoln shall have the right to possession within 90 days of closing date, (or 90 days from date of written notice if later than closing date), or as provided in the Real Estate Agreement. A statement by a responsible City Official, resulting from an inspection of the property acquired, will be contained in each acquisition folio. This statement will precede payment and closing and must determine that all property purchased is present and in place in substantially the condition as of the date appraised.

- H. Immovable items attached to the Real Property, that would incur substantial economic damage if removed, will be negotiated for and acquired at the appraised value-in-place for continued use in the present location. A "Single Offer" at the maximum price will be offered the owner of such property, but if the owner elects to move any such appraised item it will be relocated rather than acquired and the appraised amount deducted. Until the business to be displaced has definitely located a relocation site, it is almost impossible to determine whether certain process fixtures can be relocated or should be acquired by the City of Lincoln. When such fixtures have been acquired, paid for, and a bill of sale conveyed, and the seller then finds it would have been desirable to have relocated them, it shall be the City of Lincoln's policy to re-convey such items to the original owner in return for the exact amount of value-in-place price paid for them, and then pay for their relocation. Under no circumstances will fixtures sold back to the original owner by the City of Lincoln be at salvage value, or any amount less than that paid for them. Generally, the terms and conditions of existing leases and pre-acquisition conferences with owners and tenants by all appraisers and City Staff will have clarified ownership.

NOTE: Process utilities that are service entrances and concealed utilities are ineligible for compensation as relocation expenses and will be treated as immovable fixtures. The utilities listed by the fixture appraiser as "Eligible for Relocation" formerly would have been compensated in relocation for those items. Therefore, process utilities are appraised even though eligible for relocation compensation. However, the claimant may still enter a claim for payment for replacement of those eligible utilities at the new location providing the appraised value-in-place of the claimed utilities is deducted from the relocation claim.

Immovable fixtures and process utilities not appraised will be handled through the direct loss of property process. It is expected that claims for severance damages caused by partial taking will be minimal.

All fixtures and improvements appraised and acquired become the property of the City of Lincoln as clarified in the Real Estate Agreement and may not be removed by any other than authorized personnel or the demolition contractor.

- I. Upon thoroughly exhausting every avenue of negotiation available, the City of Lincoln will direct their Legal Counsel to prepare for the appropriation of all property to be acquired through eminent domain proceedings. Such petitions will be drafted by the Legal Counsel clearly defining the property to be acquired and the ownership

thereof, land, improvements, immovable and movable property (if any) located therein, with such particularity that the petitions and the resulting action of the condemnation appraisers, or district court appeals, will clearly establish such ownership and rights to compensation. Owner-Occupants of dwelling units that may be eligible for the Replacement Housing Payment will be made aware that the award received through eminent domain proceedings (excluding interest thereon, or consequential damages), determined by the condemnation appraisers, or by District Court will become the basis for any Replacement Housing Payment to be claimed. Immediately preceding preparation of petitions, preliminary title information will be updated. Fee appraisals and fixture appraisals will be reviewed.

To the extent necessary, a re-inspection of each property to be condemned will be conducted by the appraisers to determine that the property, on the date of taking, is in substantially the same condition as it was on the date of their original appraisal and that their opinions of value, therefore, hold true as of the date of taking. Each appraiser's testimony may then be presented to the condemnation appraisers and, in case an appeal is filed, to the District Court.

The City of Lincoln will not require any owner to surrender the right to possession of his property until the City pays or causes to be paid, to the Lancaster County Court the amount due each interest acquired for the taking thereof as determined by the condemnation. Immediately following the determination of the amount of the condemnation award for the property, or each separate interest therein taken, the City will direct that payment to be made in an amount equal to the City's offer by the issuance of warrants drawn in favor of those entitled thereto to the County Court of Lancaster County, Nebraska, for payment of the condemnation appraiser's fees connected with the taking. Upon approval of the City's Legal Counsel, such warrants shall be deposited with the County Court and will represent full compensation for the property taken, subject to appeal to District Court. In any event, title to the property rests with the City of Lincoln as of the date of payment of the condemnation award, as does the right to possession thereof within 90 days of said date, provided compensation due has been paid as prescribed and proper notice given.

Nebraska statutes provide a 30-day period from the award of condemnation during which an appeal can be filed by either party. Acceptance of the award deposited with the County Court extinguishes the right of appeal as to that particular party. In the event an award is not claimed and no appeal is filed during the statutory period, the right to appeal is barred and the County Judge immediately causes the condemnation papers to be recorded in the records and transfer books of Lancaster County, Nebraska.

In case an appeal is filed, the County Judge forwards copies of all pertinent papers to the Clerk of District Court for subsequent trial and determination of the damages in the condemnation appealed from. At that point, the City of Lincoln, with or without the consent of condemnee, may petition the District Court to order payment immediately of the award appealed from, thereby reducing interest costs on the award while the case is being prepared and subjected to trial.

Although title and right to possession is vested in the City of Lincoln as of the date of payment of the condemnation award, no lawful occupant of property taken will be required to surrender possession without at least 90 days written notice (a separate notice in addition to the notice of condemnation) from the City of Lincoln stating the date on which possession will be required. Terms and conditions for temporary rental of condemned property for owner-occupants and tenants are detailed in the project property management policy.

District Court trial of all condemnation awards appealed will be defended by the City of Lincoln's Legal Counsel utilizing the services of contract appraisers as expert witnesses for the City. Compensation for witness services is provided for in existing appraisal contracts. After condemnation suits, awards and appeals therefrom have been filed, agreements as to value may be entered into by stipulation. Appeal cases will be diligently prosecuted to bring the case to trial and judgment in the shortest time possible and necessary for the preparation of an adequate defense. In this manner, and with the court directed partial payments of awards outlined previously, interest and court costs will be held to a minimum level.

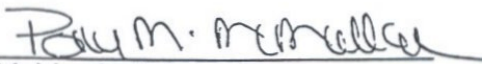
In most instances, the sale of privately-owned property to the City of Lincoln for public purposes is considered "involuntary conversion" by the Internal Revenue Service, and the owner may not have to pay capital gains tax

on any profit from the sale of the property to the City of Lincoln, if the money is reinvested in similar property within two years. Internal Revenue Service Publication 549, entitled "Condemnations of Private Property for Public Use", is available from the IRS. It explains how the federal income tax applies to gains or losses resulting from the condemnation of property, or its sale under the threat of condemnation, for public purposes. IRS Publication 17, "Your Federal Income Tax", available from the IRS contains similar guidance. The owner is advised to discuss his particular circumstances with his personal tax advisor or local IRS office. State income tax considerations should also be discussed as appropriate.

APPENDIX B: Land Disposition Policy

ADMINISTRATIVE REGULATION - LAND DISPOSITION		CITY OF LINCOLN
SUBJECT: Purchase, Dedication, Donation, or Sale of Real Property	EFFECTIVE DATE: August 15, 1994	A.R. NO.: 2A
APPLIES TO: All Departments	SUPERCEDES: Subsection G.2. of A.R. No. 2	PAGE <u>1</u> OF <u>2</u>
<p>Subsection G.2. of Administrative Regulation No. 2 is hereby amended to read as follows:</p> <p>2. The City of Lincoln also owns properties surplus to its need which are not public ways. Generally no action has been taken in the past as to their disposal until a request to purchase them is received. Those requests may be received by any operating department; however, it is believed most are received by the Real Estate Division. Once a request is received, verification of the City's ownership of the parcel is made. Once ownership is confirmed, contact is made to the Public Works, Planning and to the operating department utilizing the real estate to determine if it is surplus. If it is desirable to dispose of the property the reservations of easements of specified uses are sought. All reports are returned to the Real Estate Division. A presentation of the request to purchase and report is made by the operating department at Director's Meeting for a recommendation to or by the administration. In the event the administration may recommend that the property not be sold, the Real Estate Division is notified so that it can respond to the original request advising of the administration's decision. If the decision is to dispose of the real estate, the operating agency shall notify the Real Estate Division and which shall refer the request, recommendations, and all other reports to the Planning Department which will report on the conformity of the proposed action to the comprehensive plan in accordance with Article 9B Section 6 of the City Charter. The report of the Planning Department shall then be forwarded to the City Council, along with an ordinance to authorize the sale for its consideration. At that time, the Real Estate Division submits a appraisal of the property. The same process of developing an estimate of the value of the property is followed as in the case of vacated streets and alleys. The same number of copies of the appraisal report are delivered to the City Clerk for referral to the City Council and to the Mayor's Office. Once all reports have been received by the Council, the matter is placed on the agenda for consideration. If the property is to be disposed of, the Law Department is directed to prepare documents as are necessary to convey the property and upon the terms set by the City Council. Those documents are furnished to the Mayor's Office for execution. The Law Department delivers the executed deeds when the considerations as prescribed by the Council are received. Such monies are delivered to the Finance Department for deposit in the account of Advance Land Acquisition. It naturally follows that if the decision of the Council is to reject or disapprove the sale of surplus</p>		

Approved:


Administrative Assistant


Mayor

ADMINISTRATIVE REGULATION


CITY OF LINCOLN

<p>SUBJECT:</p> <p>Purchase, Dedication, Donation or Sale of Real Property</p>	<p>EFFECTIVE DATE:</p> <p>August 15, 1994</p>	<p>A.R. i\0.:</p> <p>2A</p>
<p>APPLIES TO:</p> <p>All Departments</p>	<p>SUPERCEDES:</p> <p>Subsection G.2. of A.R. No. 2</p>	<p>PAGE 2_</p> <p>OF 2_</p>

property, that decision is communicated to the Real Estate Division who notifies the original person, persons or businesses requesting its purchase. All purchase requests will ultimately be referred to the City Council for its approval or denial.

Approved:

 (Y) CIA.
 Administrative Assistant



 Mayor

APPENDIX C: Relocation Assistance

See the City website at: www.lincoln.ne.gov/city/urban/real-row/pdf/reloc.pdf.

APPENDIX D: City Council Resolutions Adopting and Amending the Plan

Resolution A-79200, 12/7/98: University Place Redevelopment Plan adopted by Lincoln City Council

Resolution A-81098, 9/17/01: Amended to include the N. 48th Street Streetscape

Resolution A-82040, 4/14/03: Amended to include the former Green's site

Resolution A-82825, 6/21/04: Amended to include the former Northeast Printers site

Resolution A-83606, 10/24/05: Amended to include the Old Telephone & Telegraph Bldg (NE Police Station)

To review these resolutions, go to the City Clerk's section of the City Web site and use resolution number, (including the A) in the Document Number Search field. The URL is :
<http://www.lincoln.ne.gov/asp/city/clerk/docman.aspx>.

Appendix C: 2016 University Place South Redevelopment Plan

UNIVERSITY PLACE SOUTH REDEVELOPMENT PLAN



Prepared by:

City of Lincoln, Nebraska
Chris Beutler, Mayor
Urban Development Department
David Landis, Director

Approved by:

Planning Commission: May 11, 2016
City Council: June 13, 2016

Table of Contents

- Introduction 1
- Plan Requirements..... 2
- Existing Conditions..... 3
 - o Land Use 3
 - o Zoning 4
 - o Parks & Recreational Facilities and Trails 5
 - o Transportation..... 6
 - o Public Utilities 6
 - o Historic Significance 7
 - o Blight & Substandard Determination Study 7
 - o Identified Issues 9
- Redevelopment Plan..... 11
 - o LPlan 2040: Guiding Principles..... 11
 - o University Place South Redevelopment Activities..... 12
 - o Statutory Elements..... 14
 - o Cost Benefit Analysis 14
 - o Future Land Use 16
 - o Redevelopment Process..... 16
 - o Conformance with Comprehensive Plan 17
 - o Financing..... 17
- Appendix A: Property ID's & Legal Descriptions..... 19

List of Exhibits

- Exhibit 1: University Place South Redevelopment Area..... 1
- Exhibit 2: Current Land Use 3
- Exhibit 3: Current Zoning 4
- Exhibit 4: Parks, Recreation Facilities & Trails 5
- Exhibit 5: 48th & Holdrege Project Area & Conceptual Site Plan 13
- Exhibit 6: Proposed Future Land Use 16

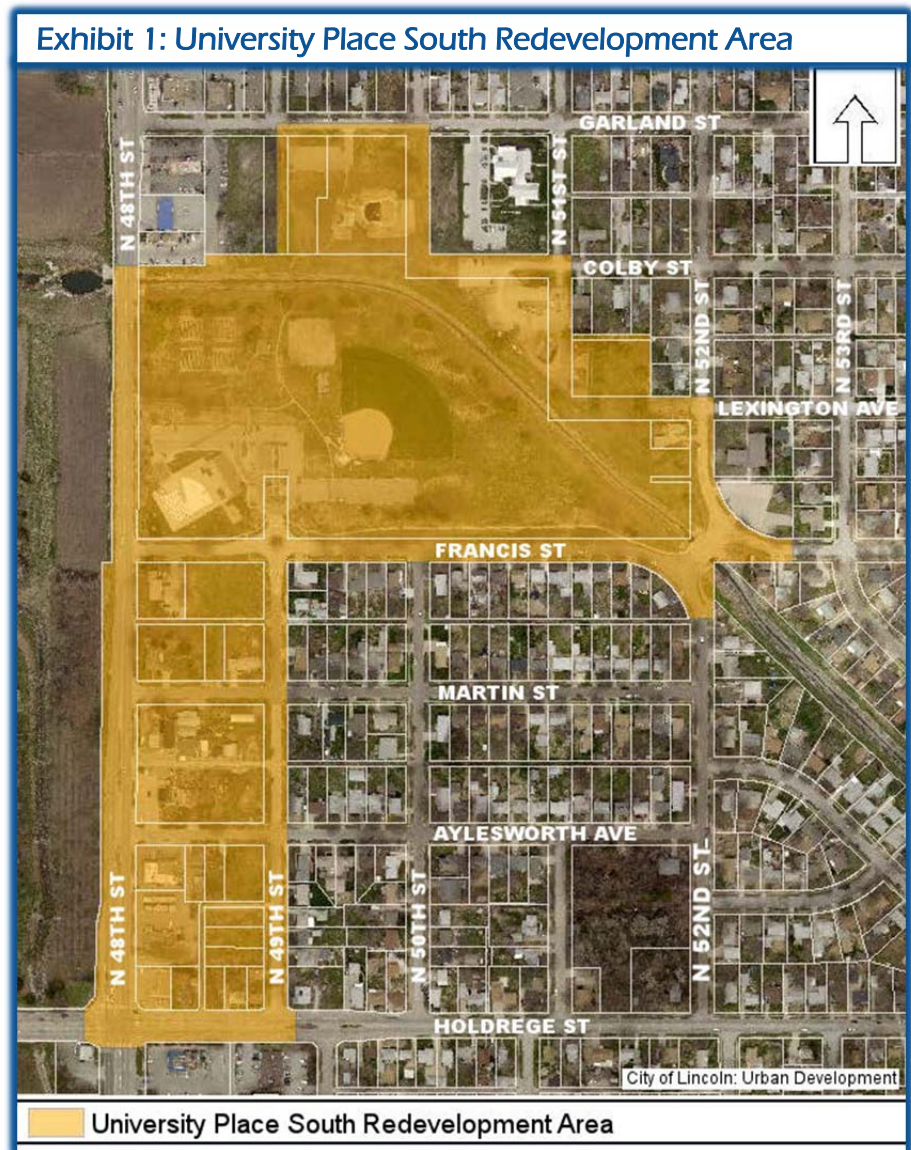
UNIVERSITY PLACE SOUTH REDEVELOPMENT PLAN

Introduction

The *University Place South Redevelopment Plan* is a guide for redevelopment activities within the Redevelopment Area. Exhibit 1 shows the location of the area within the context of the city of Lincoln. The southern boundaries are generally Holdrege Street between 48th Street and 49th Street, and Francis Street between 49th Street and North 52nd Street. North of Francis Street, the boundaries are generally the boundaries of the University Place Park. The area is adjacent to and south of an area included in the *University Place Redevelopment Plan* that was adopted by the Lincoln City Council in December 7, 1998, as amended. The area covers approximately 37 acres: the largest percentage is park/open space (57.3%) followed by commercial (10.3%). The area's legal description is found in Appendix A.

The Redevelopment Area has shown signs of decline over the last several years. Operating businesses have closed. The existing development, structures, and public facilities and utilities are old and in need of updating. Identifying the need to redevelop this area led to a *Blight and Substandard Determination Study*, which confirmed the number and degree of blighting and substandard factors. The Study was completed in March 2016.

The City recognizes the continuing blight and deterioration as a threat to the stability and vitality of the area. Revitalization efforts cannot reasonably occur without public action. The *University Place South Redevelopment Plan* provides a guide for public and private partners as redevelopment efforts move forward.



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 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. The Urban Development Department has developed a plan for guiding appropriate private and public resources to:

- eliminate or prevent the development or 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 making the recommendation to approve this plan, the Urban Development Department has considered the land uses and building requirements of the University Place South Redevelopment Area and determined they are in conformance with the general plan for redevelopment in the city and 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;

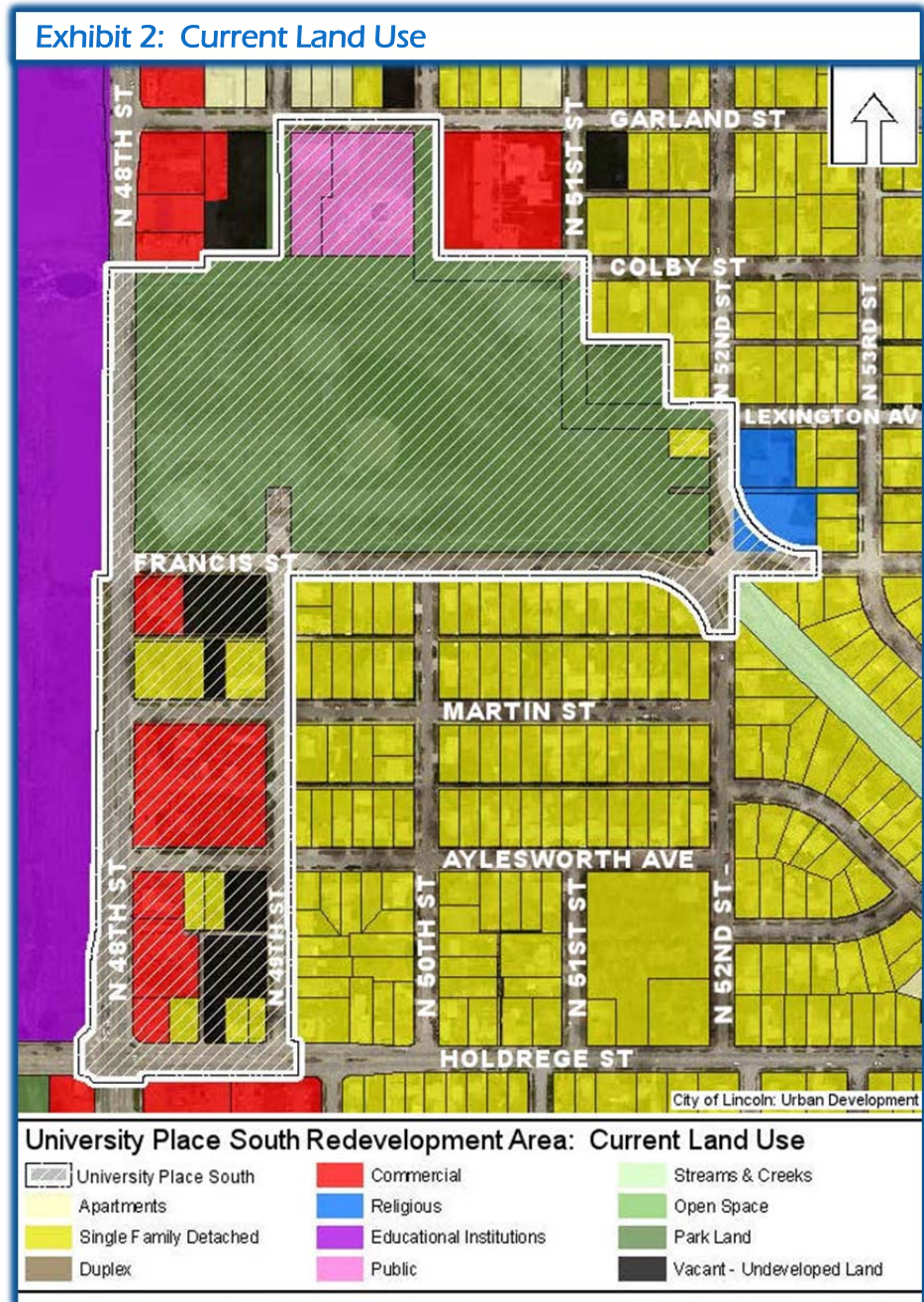
- promotion of fire safety and prevention of other dangers;
- adequate provision for light and air;
- promotion of the healthful and convenient distribution of population;
- provision of adequate transportation, water, sewerage, and other public utilities;
- schools, parks, recreational and community 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 of blight.

Existing Conditions

Land Use

The University Place South Redevelopment Area consists of approximately 37 acres of land. The largest amount of land, approximately 21.2 acres, is park/open space, followed by commercial uses, approximately 3.8 acres. The largest tract of park/open space is located east of 48th Street and north of Francis Street, which houses University Place Park. The park includes the University Place Municipal Pool, the Lincoln Horseshoe Club facility, playground and picnic shelter, tennis/basketball courts and open space recreational areas. The majority of commercial uses are located along 48th Street between Francis Street and Holdrege Street. The primary commercial uses include the vacant

Tastee Inn & Out restaurant and the vacant OP Hardware Store. The area also contains single family residential uses, approximately 1.9 acres, including seven single family dwellings that average 91 years of age.

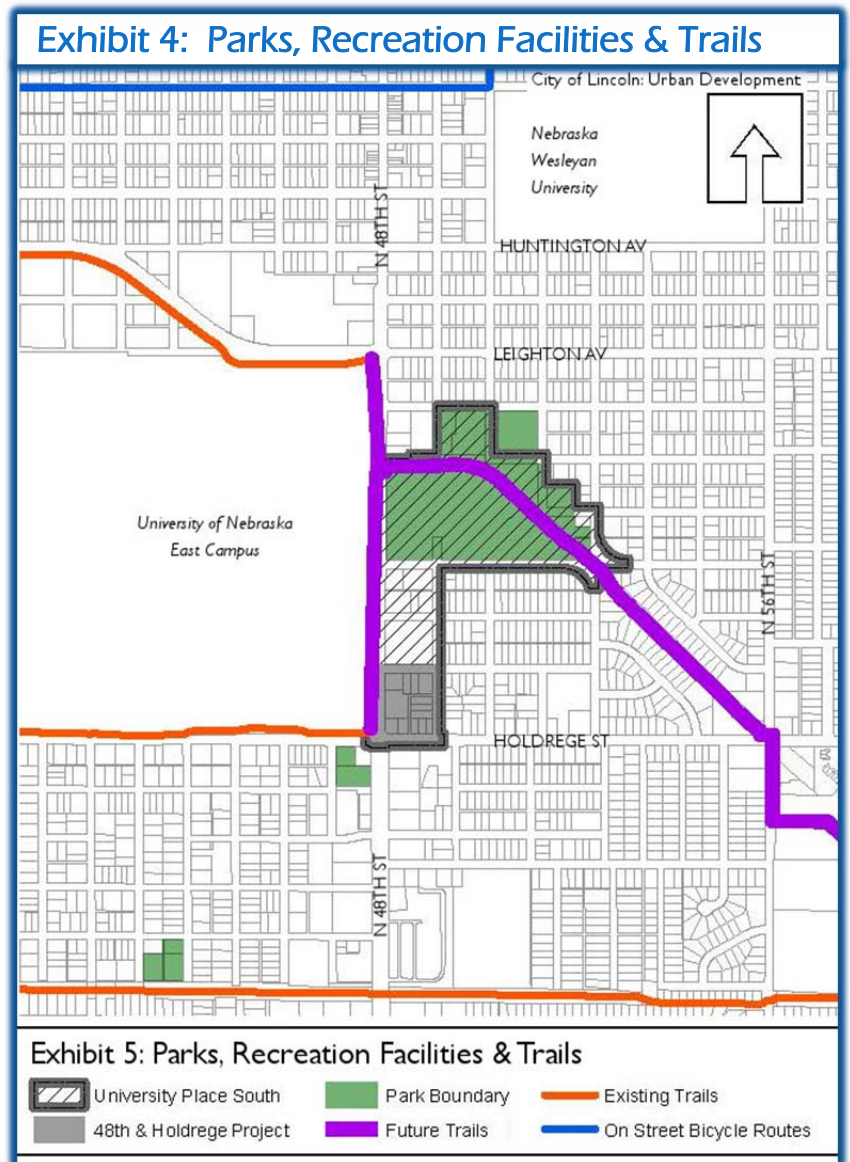


is intended that this district be limited to previously platted portions of the city already undergoing substantial development, thereby preserving existing low-density residential development.

- **O-2 Suburban Office:** This district is intended to provide a redeveloping area, primarily of office uses in those suburban areas previously zoned O-1 Office District and those fronting the same street, with the same side lot lines and within 150 feet of the following districts: B-1, B-3, B-4, H-2, H-3, and I-1. This district is intended as a transition zone where it abuts the previously mentioned districts.
- **B-1 Local Business:** This district is intended to provide a stable area of local retail relating to existing communities and existing neighborhoods. It provides for functional business uses to serve those communities and neighborhoods. Dwellings are permitted only above the first floor.
- **H-2 Highway Business:** This is a district for a redeveloping area intended to provide business and services oriented to major arterial streets. It provides for those uses usually found in neighborhood business areas, plus a limited number of additional uses, such as auto repair garages, mini-warehouses, and auto sales.

Parks and Recreational Facilities and Trails

- **Trails:** There are various all-weather, multi-use trails located in the area, including trails around and through UNL’s East Campus located to the west of the Redevelopment Area. Additionally, the MoPac Trail West is located approximately one-third of a mile south of the area, which has a paved surface and extends from 84 Street to UNL City Campus.
- **Parks:** The University Place Park is located on the north portion of the Redevelopment Area, which is approximately 21.2 acres in size. The Park has had much of the facilities upgraded, including the pool, baseball bleachers, lighting and backstop, and walking/hiking bridge across the creek to the playground. However, the tennis and basketball courts and the horseshoe areas are in need of upgrade and replacement of equipment.



Transportation

- **Traffic** There are two major roadways bordering the Redevelopment Area: 48th Street to the west and Holdrege Street to the south. The City's Capital Improvement Program envisions a potential future resurfacing project..
- **Access and Parking Issues:** Access to the area from 48th Street on the west is available at the following three locations: (1) Francis Street, (2) Martin Street, and (3) Aylesworth Avenue. However, a raised concrete median located on 48th Street prevents southbound traffic from accessing the area at Aylesworth Avenue. Access to the area from the east is available along 49th Street at (1) Francis Street, (2) Martin Street, and (3) Aylesworth Avenue, and along North 51st Street and North 52nd Street.

Several privately owned concrete, asphalt or gravel surfaced parking areas and driveways are in fair to poor condition. Approximately 45 percent of the existing sidewalks, driveways and off-street parking areas are deteriorating or dilapidated. One of the four parks and recreation parking lots and all six of the commercial parking lots are substandard and dilapidated, with surfaces in need of paving.

- **Public Transportation:** Star Tran, Lincoln's bus system has a route that runs along Holdrege Street from 33rd to 70th. However, Star Tran serves the surrounding area, including various bus stops on or near UNL's East Campus which is located directly west of the Redevelopment Area.
- **Street Conditions:** Street conditions within the area are in good to excellent condition. Only one parcel fronts on a street that is in substandard conditions.
- **Sidewalk and Pedestrian Activity:** Approximately 45 percent, or 17 of the 32 parcels were identified as having sidewalks in fair or poor condition. Except for the 48th Street and Holdrege Street intersection, there are no other effective pedestrian/vehicular safety control devices within the Redevelopment Area.
- **Street Layout:** The street pattern within the Redevelopment Area generally consists of a standard grid-iron plan. The large parcel of land on which the University Place Park is located lacks an interior street system. Deadman's run located near the north/northeast of the Redevelopment Area may limit land accessibility and future development.

Public Utilities

- **Water and Sanitary Sewer Systems:** The majority of the water and sewer mains within the redevelopment area are appropriately sized. The issue is that the water, sanitary sewer and storm water mains are all at least 45 years of age, with the oldest segments constructed over 70 years ago. As underground mains and privately owned and maintained service lines age, more frequent maintenance and repair will be needed.
- **Watershed Management:** Deadman's Run is a major tributary to Salt Creek and runs west through University Place Park. Local drainage in the redevelopment area is toward Deadman's Run through urban underground drainage systems from the south and through a combination of overland flow, a ditch and an urban underground drainage system from the north. Deadman's Run has a floodplain and floodway. The floodway covers most of the park area and the floodplain covers the remainder of the park area as well as a portion of the redevelopment area south of Francis Street. Future redevelopment will need to take into account the floodplain and any improvement within the floodway is unlikely. Stormwater quality standards are in effect and any redevelopment that disturbs an acre or more of ground must include facilities for stormwater quality standards.

There are no current plans to update, rehabilitate or enhance any of the existing urban drainage systems in this area. The Corp of Engineers in partnership with the Lower Platte South Natural Resources District (LPSNRD) and the City of Lincoln has an on-going study to improve Deadman's Run for the purposes of reducing the floodplain and floodway. The current concept for reducing the floodplain and floodway indicate that they will be reduced, but not to the extent that eliminates the 100 year flood.

- **Electrical/Street Lighting:** The street lights along 48th Street are all fed underground, while most of the collector streets are fed with overhead wiring. Construction in the area is currently underway on an overhead rebuild. Many of the poles in this area will be or have already been replaced due to age; the location of the facilities is adequate at this time. Four street lights were converted to LED's within the redevelopment area.

Historical Significance

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

Blight & Substandard Determination Study

For a project to be considered eligible for redevelopment in Lincoln, the area must qualify as both "Blighted" and "Substandard" based on the Nebraska Community Development Law. The *University Place South Redevelopment Area Blighted and Substandard Study* was undertaken to determine whether existing conditions warrant designation of the Area as blighted and substandard. The Study includes formal investigation of the existence and extent of blighting and substandard factors as outlined in the Nebraska Community Development Law. The Study was completed in March 2016 by Hanna:Keelan Associates, P.C.

- **Process:** The consultant's evaluation included a detailed exterior structural survey of 31 structures, field inventory, conversations with the City of Lincoln staff and a review of available reports and documents containing information which could substantiate the existence of blight and substandard conditions.
- **Analysis Findings:** All 4 of the substandard factors identified in the Nebraska Community Development Law represent a "strong presence" within the Redevelopment Area. These four factors are generally distributed throughout the Area.
 - Dilapidated/deterioration. The field survey resulted in 23 structures, or 74 percent of the 31 total structures, as being identified as in a deteriorating or dilapidated condition.
 - Age or obsolescence. Approximately 25, or 81 percent of the 31 total buildings are at least 40 years old (built prior to 1976).
 - Inadequate provision for ventilation, light, air, sanitation or open spaces. City of Lincoln Public Works Staff described the municipal water and sewer mains that primarily serve the Area as being appropriately sized and in good condition, but segments of mains and service lines are over 45 years old, with some segments being over 70 years old. Public Works Staff also estimated that the majority of the privately owned service lines are constructed with outmoded materials and will need to be replaced to support redevelopment in the Area.

- Existence of conditions which endanger life or property by fire and other causes. The primary contributing elements include the existence of deteriorating and dilapidated buildings that are comprised of wood structural components and masonry buildings containing combustible elements and fixtures.



Seven of the 12 blight factors identified in the Nebraska Community Development law are present with a “strong presence” and reasonably distributed throughout the Area:

- A substantial number of deteriorated or dilapidated structures. A total of 23 structures, or 74 percent of the 31 total structures, were documented as deteriorating or dilapidated.
- Faulty lot layout in relation to size, adequacy, accessibility or usefulness. The development of the commercial uses located along the City Blocks south of Francis Street generally ignored the original platted lots.
- Deterioration of site or other improvements. An estimated 29 parcels, or 76 percent of the total 38 parcels, were observed to have “fair” or “poor” overall site conditions. Sixteen parcels had sidewalks in “fair” condition and an additional parcel’s sidewalk was in “poor” condition. Accordingly, a total of 44.7 percent of the parcels have substandard sidewalks.

- Improper subdivision or obsolete platting. City Blocks on the southern portion of the Redevelopment Area contain commercial buildings that were constructed with no regard for the platted lots that originally existed.

- The existence of conditions which endanger life or property by fire or other causes. The Redevelopment Area contains the existence of wood buildings and masonry buildings containing



combustible elements and fixtures. Additionally, portions of the Area have water mains that were constructed of obsolete materials, are over 45 years old, with some over 70 years old, and that are undersized by current engineering standards.



- Other environmental and blighting factors. Other environmental and blighting factors in the Area include economically and socially undesirable land uses with functional and economic obsolescence. The Area contains buildings that are deteriorating with outmoded infrastructure and buildings that are dilapidated and too small to support modern uses or needs.
- One of the required five additional blighting conditions. The estimated average age of the residential properties is 91 years and the average age of the commercial buildings is 65 years.

The blight factors determined to have a “reasonable presence” are:

- Existence of defective or inadequate street layout. The Area contains a lack of existing sidewalks, with 44.7 percent of those existing sidewalks being in “fair” or “poor” condition. Additionally, the Area lacks effective pedestrian/vehicular safety devices.
- Insanitary or unsafe conditions. The Area contains deteriorating and dilapidated buildings that are over 40 years old and segments of water and sewer mains and privately owned service lines that were constructed with outmoded materials and that are in need of replacement.

The consultant’s opinion is that the number, degree and distribution of blight and substandard factors, as identified in the Study, are beyond remedy and control solely by regulatory processes in the exercise of police power and cannot be dealt with effectively by the ordinary operations of private enterprise without the aids provided in the Nebraska Community Law. The consultant concluded that the findings of the *Blight and Substandard Determination Study* warrant designating the Redevelopment Area as “substandard” and “blighted.” The Lincoln City Council Agreed and declared the area Blighted and Substandard on May 9, 2016.

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

- Approximately 74 percent of structures surveyed are dilapidated or deteriorating with major defects.
- Approximately 45 percent of the existing sidewalks, driveways and off-street parking areas are deteriorating or dilapidated. One of the four parks and recreation parking lots and all six

of the commercial parking lots are substandard and dilapidated, with surfaces in need of paving.

- Approximately 45 percent, or 17 of the 32 parcels were identified as having sidewalks in fair or poor condition.
- Except for the 48th Street and Holdrege Street intersection, there are no other effective pedestrian/vehicular safety control devices within the Redevelopment Area.
- The development of the commercial uses located along the City Blocks south of Francis Street generally ignored the original platted lots.
- The tennis and basketball courts and the horseshoe areas at University Place Park are in need of upgrade and replacement of equipment.
- Star Tran, Lincoln's bus system has a route that runs along Holdrege Street from 33rd to 70th, but does not have a bus stop located within the Redevelopment Area.
- Segments of water and sewer mains and service lines that serve the Redevelopment Area are over 45 years old, with some segments being over 70 years old. Public Works Staff estimated that the majority of the privately owned service lines are constructed with outmoded materials and will need to be replaced to support redevelopment in the Area.
- A portion of the Redevelopment Area is in the floodplain.
- A Blight and Substandard Determination Study determined that factors are present to warrant the blight and substandard designation. Issues include aging and deteriorated structures and infrastructure, inadequate lot layouts, and fair to poor overall site conditions.

Redevelopment Plan

LPlan 2040: Guiding Principles

LPlan 2040 is the Lincoln-Lancaster County 2040 Comprehensive Plan. The Plan embodies Lincoln and Lancaster County's shared vision for the future, to the year 2040. 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 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 identified in previous sections of the *University Place South Redevelopment Plan*.

Business & Economy

- Focus primarily on retention and expansion of existing businesses; attracting new business should also be encouraged.
- Seek to efficiently utilize investments in existing and future public infrastructure to advance economy.
- Strive for predictability for neighborhoods and developers.
- Encourage commercial areas and limited industrial areas to make available opportunities for individuals and/or organizations 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 land use types.

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 or planned land uses.
- Encourage substantial connectivity and convenient access to neighborhood service (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 Centers 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.

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.

University Place Park is considered a Community Park. As stated in the Comprehensive Plan, Community Parks are typically 30 to 50 acre sites that are readily accessible from arterial streets and the commuter/recreational trail system. Community Parks may include play fields and play courts for organized sports, a playground with an accessible fall surface, facilities for day use activities including a picnic shelter and restroom, seating, walking paths, and off-street parking. Community Parks often include a swimming pool and/or recreation center. Community Parks often include activity areas consistent with those located in neighborhood parks and as a result, Community Parks may serve as the neighborhood Park for surrounding residential areas. Most of the strategies in the Comprehensive Plan pertain to new Community Parks, but the following strategies also apply to existing parks:

- Locate Community Parks on a collector or arterial street to accommodate automobile access and parking; park sites should also be readily accessible by pedestrians and bicyclists from a commuter/recreation trail.
- Community Parks should be adjacent to greenway linkages.
- Provide buffering between Community Park activities and adjacent residential areas to minimize traffic and noise impacts.
- Focus on the development and maintenance of sports fields and associated day use facilities.
- Create pedestrian connections between surrounding residential development and neighborhood-related park features such as playgrounds and park shelters.

Floodplain Management

The overriding policy for the floodplain is a “No Adverse Impact” policy for the City and County, which means that the community has a goal of insuring that the action of one property owner does not adversely impact the flooding risk for other properties.

- Seek opportunities for “Best Management Practices” (e.g., Rain to Recreation, Rain Gardens, etc.) that reduce flood damages, protect water quality and natural areas, while providing for recreational and educational opportunities so as to realize multiple benefits.
- Develop project approaches which view storm water as an asset, by working with the natural topography and using wetlands, floodplains, and natural drainage corridors as natural ways to manage flood flows and storm water runoff.

University Place South Redevelopment Activities

- **Public Improvements**
 1. **Future public improvements** may include replacing aging public utilities and resurfacing and paving of substandard public streets.
 2. **Public sidewalk improvements** may include resurfacing and paving the substandard public sidewalks.
 3. **Park improvements:** Improve or replace the basketball and tennis courts and horseshoe areas at University Place Park. Resurface or pave the substandard and dilapidated parking lot in University Place Park.

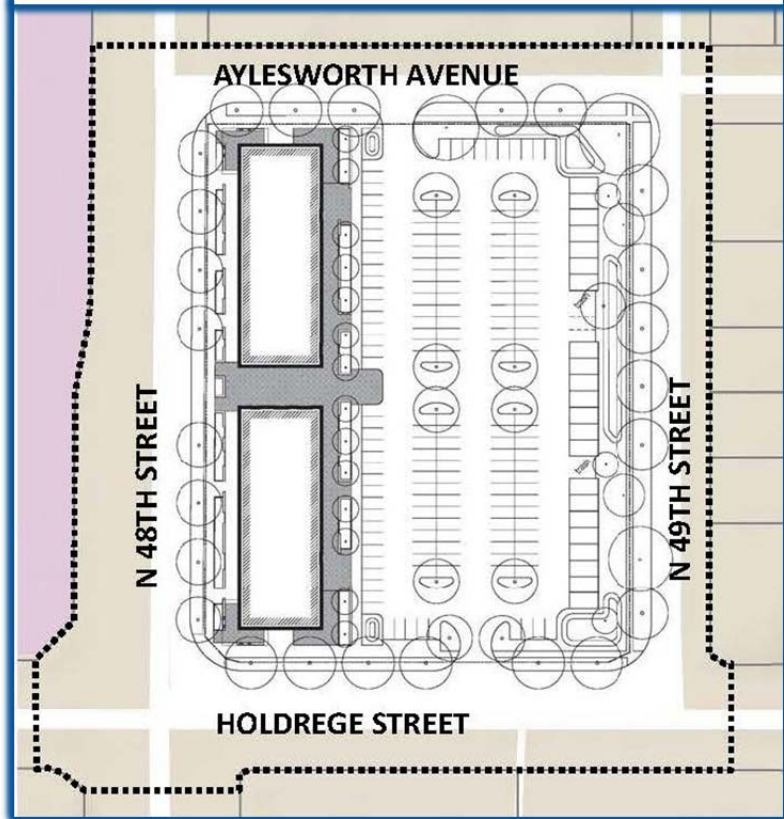
- **Private Improvements**

1. **48th & Holdrege Redevelopment Project**

The 48th & Holdrege Redevelopment Project (the “Project”) is located on the city block south of Aylesworth Avenue, north of Holdrege Street, east of 48th Street and west of 49th Street, including approximately three acres. The Project envisions a mixed-use development with approximately 98 market-rate residential units and approximately 19,000 square feet of first floor retail and/or restaurant uses.

The goal of the Project is to strengthen the Lincoln community by providing in-fill residential dwelling units and commercial uses through the redevelopment of existing underutilized and deteriorating real property. The Project will remove blighted and substandard conditions and will make positive contributions to the Area. The Project will increase the security and safety in the Redevelopment Area through the removal and redevelopment of certain blighted and substandard conditions.

Exhibit 5: 48th & Holdrege Project Area & Conceptual Site Plan



The existing land uses are residential and vacant commercial. Surrounding land uses include residential, commercial, and park/open space.

The Project is consistent with the goals of this *University Place South Redevelopment Plan* and is intended to support private sector residential and commercial development 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 public improvements in the project area. The Project is also consistent with the LP2040’s Lincoln Area Future Land Use Plan Map, which identifies the project area as commercial and high density residential. The project area currently includes the following zones: B-1 (Local Business District), O-2 (Suburban Office District), and H-2 (Highway Business District). The project will require a rezone to an anticipated B-3 Commercial District with a Planned Unit Development overlay.

The proposed redeveloper currently controls the project area. Demolition will include clearing structures on the property, including any required environmental remediation and any necessary capping, removal or replacement of utilities, and site preparation.

Statutory Elements

- **Property Acquisition, Demolition, and Disposal:** The proposed redeveloper currently controls the majority of the project area. Demolition will include clearing structures on the property including any required environmental remediation and any necessary capping, removal or replacement of utilities, and site preparation. There is no public land to be publicly disposed.
- **Population Density:** The Project will have an impact on and will increase the project area's population density, as four commercial structures and five residential structures will be replaced with one structure housing approximately 98 residential units and approximately 19,000 square feet of commercial uses.
- **Land Coverage:** Land coverage and building density will be altered with construction of the Project, which will construct one building housing 98 residential units and approximately 19,000 square feet of commercial uses.
- **Traffic Flow, Street Layouts & Street Grades:** The Project is not likely to result in a significant increase in traffic. The existing public right-of-way running north and south from Holdrege Street will be vacated as a part of the Project.
- **Parking:** The Project will include off-street parking and some available single-car parking garages. The Project will meet the requirements for parking.
- **Zoning, Building Codes & Ordinances:** As a part of the Project, the project area will be rezoned to a B-3 Commercial District with a Planned Unit Development overlay, which will allow for the proposed residential and first-floor commercial uses. The Project will require that the project area be replatted. All applicable buildings codes will be met.

Cost Benefit Analysis

As required by the Nebraska Community Development Law ([Neb. Rev. Stat. § 18-2113](#)), the City has analyzed the costs and benefits of the proposed Project, including:

- **Public Tax Revenues:** The total demolition and construction costs for the proposed 48th & Holdrege Project are estimated at approximately \$16,400,000, including the cost of acquisition and assembly of the multiple parcels. The project cost will be finalized as construction costs are firmed up. The City has analyzed the costs and benefits of the proposed Project including:

Tax Increment Financing Analysis		
48th & Holdrege Redevelopment Project		Amount
Base Value		\$1,195,200
Estimated New Assessed Value		\$9,484,000
Increment Value	= <i>New Assessed Value - Base Assessed Value</i>	\$8,289,000
Annual TIF Generated (Estimated)	= <i>Increment x 0.02027922 (2015 Tax Rate)</i>	\$168,000
Funds Available	= <i>Annual TIF Generated x 14 years @ 5%</i>	\$1,680,000

Upon completion of the Project, the assessed value of the property within the Project Area will increase by an estimated \$8,290,000 as a result of the private investment. This will result in an estimated annual property tax collections increase during the fourteen (14) year

TIF period of approximately \$ 168,000 that will be available for the construction of public improvements related to the project. The public investment of a currently projected \$1,680,000 in TIF funds, which is less than the projected total available TIF Funds, will leverage approximately \$16,400,000 in private sector financing, resulting in a private investment of approximately \$9.80 for every TIF dollar spent.

The Urban Development Department believes that the public improvements and enhancements proposed in the Plan would not occur “but for” the Tax Increment Financing generated by private redevelopment within the project 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 Project will have an adverse impact on existing public infrastructure. The Project entails the capture of the incremental tax revenues for eligible public purposes including, but not limited to, site acquisition, façade enhancements, streetscape and public area enhancements, and other eligible improvements. The Project will also encourage private investment in the South University Place Redevelopment Area and will increase security and safety in the area by the removal of certain blighted and substandard areas that are conducive to such problems.

It is not anticipated that the Project will have any adverse impact on City services, but the project 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 employers and employees of firms locating or expanding within the boundaries of the area of the redevelopment project. The Project will add mixed uses to a site that previously held vacated commercial uses and five residential single-family structures. Additionally, commercial spaces are a positive benefit for firms locating or expanding in the area. Additional housing opportunities should positively affect employers and employees in the area.
- ***Employment in the City outside the Project Area:*** Approximately 142,161 persons living in the City of Lincoln were employed, according to the 2010-2014 American Community Survey. The median household income for the City between 2010 and 2014 was \$49,794. While the impact of this project on city-wide employment would be minimal, a strong residential presence and available commercial spaces are essential to the attraction, retainage, and expansion of retail and commercial services and employment. The Project should increase the need for services and products from existing businesses in in and around the Redevelopment Area.
- ***Other Impacts:*** The Project will improve the Redevelopment Area through the development of blighted and substandard areas. The Project will increase available commercial spaces and housing opportunities within the Redevelopment Area and is consistent with the Comprehensive Plan’s call for mix-use developments. The Project will also increase the safety and security of the Redevelopment Area, which will be a substantial benefit to the area.

The Project should have a positive impact on private sector businesses in the Redevelopment Area and the City, and should encourage additional private development in and around the Redevelopment Area. The Project is not anticipated to impose a burden or have a negative impact on other local area employers, but should increase the need for services and products from existing businesses. The additional housing opportunities will provide a substantial benefit to the City.

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 15 years, there will be

additional revenue generated, including sales tax paid by the businesses and residents of the Project. Upon completion of the 15-year collection, the project will benefit the community through higher property tax payments.

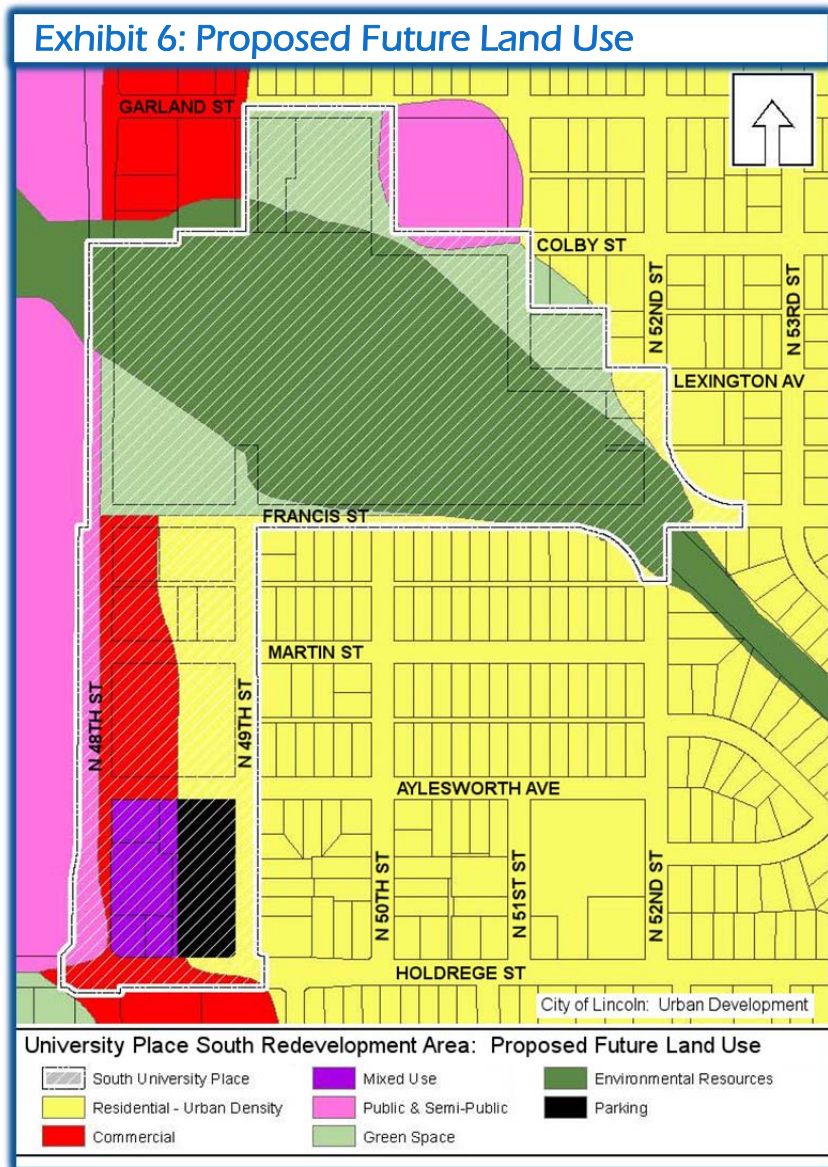
Future Land Use

Exhibit 6 is a Proposed Future Land Use map. The overall density of the Redevelopment Area will increase with this mixed-use redevelopment.

Redevelopment Process

Public improvements and redevelopment activities may require construction easements; vacation of street and alley right-of-ways, temporary and permanent relocation of businesses and residences; demolition, disposal/sale of property; and site preparation (e.g., include 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 on 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.

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 *University Place South Redevelopment Plan* was developed to be consistent with the **LPlan 2040**.

Financing

The primary burden for revitalization of the 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 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, shall 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 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 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.

Appendix A: Property ID's & Legal Descriptions

1. **17-17-408-002-000.** Lots 5-7 and the West Part of Lot 8, Block 129, University Place, Lincoln, Lancaster County, Nebraska.
2. **17-17-408-001-000.** Lots 1-4, the East Part of Lot 8, and Lots 9-12, Block 129, University Place, Lincoln, Lancaster County, Nebraska.
3. **17-17-416-005-000.** Lots 7-10, Block 4, Lots 1-3, part of Lots 4-5 lying south of the creek, Lots 6-10 and part of Lot 12 lying north of the creek, Block 5, all of Blocks 6 and 7, Mills Subdivision; Blocks 8-10 and Block 11, except for the North 71.5 feet of Lots 1 and 2 and the adjacent streets and alleys, Mills Addition to University Place, Lincoln, Lancaster County, Nebraska.
4. **17-17-428-002-000.** Lots 5-6, Block 21, Mills Addition to University Place, Lincoln, Lancaster County, Nebraska.
5. **17-17-428-007-000.** Lots 1-4, Block 21, Mills Addition to University Place, Lincoln, Lancaster County, Nebraska.
6. **17-17-428-003-000.** Lots 7-9, Block 21, Mills Addition to University Place, Lincoln, Lancaster County, Nebraska.
7. **17-17-428-004-000.** Lots 10, Block 21, Mills Addition to University Place, Lincoln, Lancaster County, Nebraska.
8. **17-17-428-005-000.** Lots 11-12, Block 21, Mills Addition to University Place, Lincoln, Lancaster County, Nebraska.
9. **17-17-435-008-000.** Lots 1-12, and the adjacent vacated alley, Block 22, Mills Addition to University Place, Lincoln, Lancaster County, Nebraska.
10. **17-17-441-004-000.** North 112 feet of Lots 5 and 6, Block 35, Mills' Subdivision of Mills Addition to University Place, Blocks 34-35, Lincoln, Lancaster County, Nebraska.
11. **17-17-441-003-000.** Lot 4, Block 35, Mills' Subdivision of Mills Addition to University Place, Blocks 34-35, Lincoln, Lancaster County, Nebraska.
12. **17-17-441-002-000.** Lot 3, Block 35, Mills' Subdivision of Mills Addition to University Place, Blocks 34-35, Lincoln, Lancaster County, Nebraska.
13. **17-17-441-001-000.** Lots 1-2, Block 35, Mills' Subdivision of Mills Addition to University Place, Blocks 34-35, Lincoln, Lancaster County, Nebraska.
14. **17-17-441-015-000.** South 31 feet of Lots 5 and 6, all of Lots 7-9, and all of the vacated alley adjacent, Block 35, Mills' Subdivision of Mills Addition to University Place, Blocks 34-35, Lincoln, Lancaster County, Nebraska.
15. **17-17-441-014-000.** Lot A, Speechley Place, Lincoln, Lancaster County, Nebraska.
16. **17-17-441-013-000.** Lot B, Speechley Place, Lincoln, Lancaster County, Nebraska.
17. **17-17-441-012-000.** Lot C, Speechley Place, Lincoln, Lancaster County, Nebraska.
18. **17-17-441-011-000.** Lot D except for portion of street, Speechley Place, Lincoln, Lancaster County, Nebraska (street further described in Inst. No. 2005054469).
19. **17-17-441-010-000.** Lot E, except the South 7.5 feet deed to the City of Lincoln, Speechly Place, Lincoln, Lancaster County, Nebraska.

20. **17-17-441-009-000.** Lot F, except street right of way, Speechley Place, Lincoln, Lancaster County, Nebraska.
21. **17-17-441-008-000.** East 73.3 feet of Lots 10-11, except for a portion of Lot 11, Block 35, Mills' Subdivision of Mills Addition to University Place, Blocks 34-35, Lincoln, Lancaster County, Nebraska (excluded portion of Lot 11 further described in Inst. No. 2006061649).
22. **17-17-441-007-000.** West 90 feet of Lots 10-11, except for portion of street, Block 35, Mills' Subdivision of Mills Addition to University Place, Blocks 34-35, Lincoln, Lancaster County, Nebraska.