UNIVERSITY PLACE NEIGHBORHOOD REDEVELOPMENT PLAN

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

Approved By:
Planning Commission 3/18/2026
City Council 4/13/2026

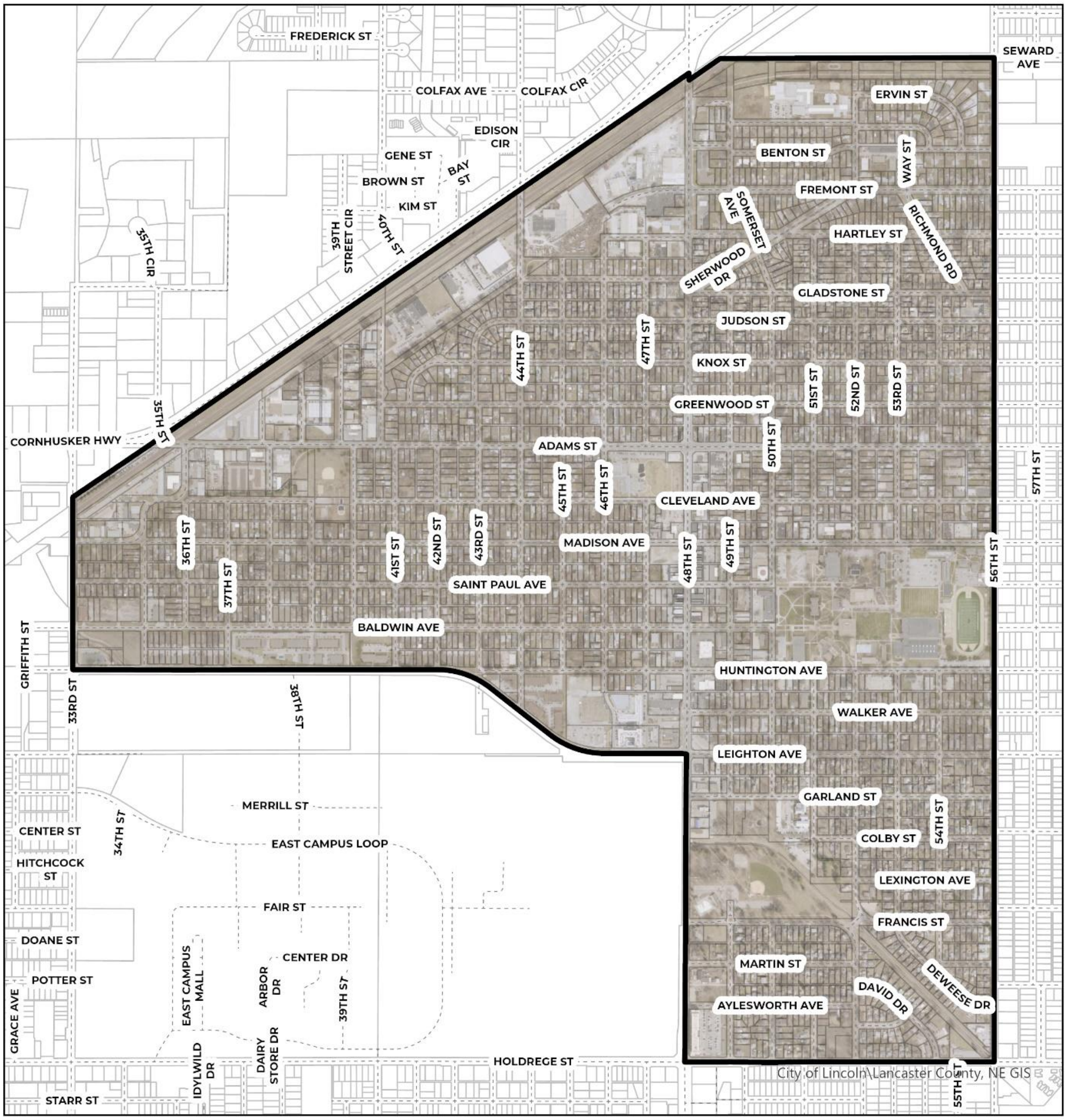
University Place Neighborhood Redevelopment Plan

INTRODUCTION

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 approximately 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, Marvin 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

0 0.1 0.2 0.4 Miles

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.

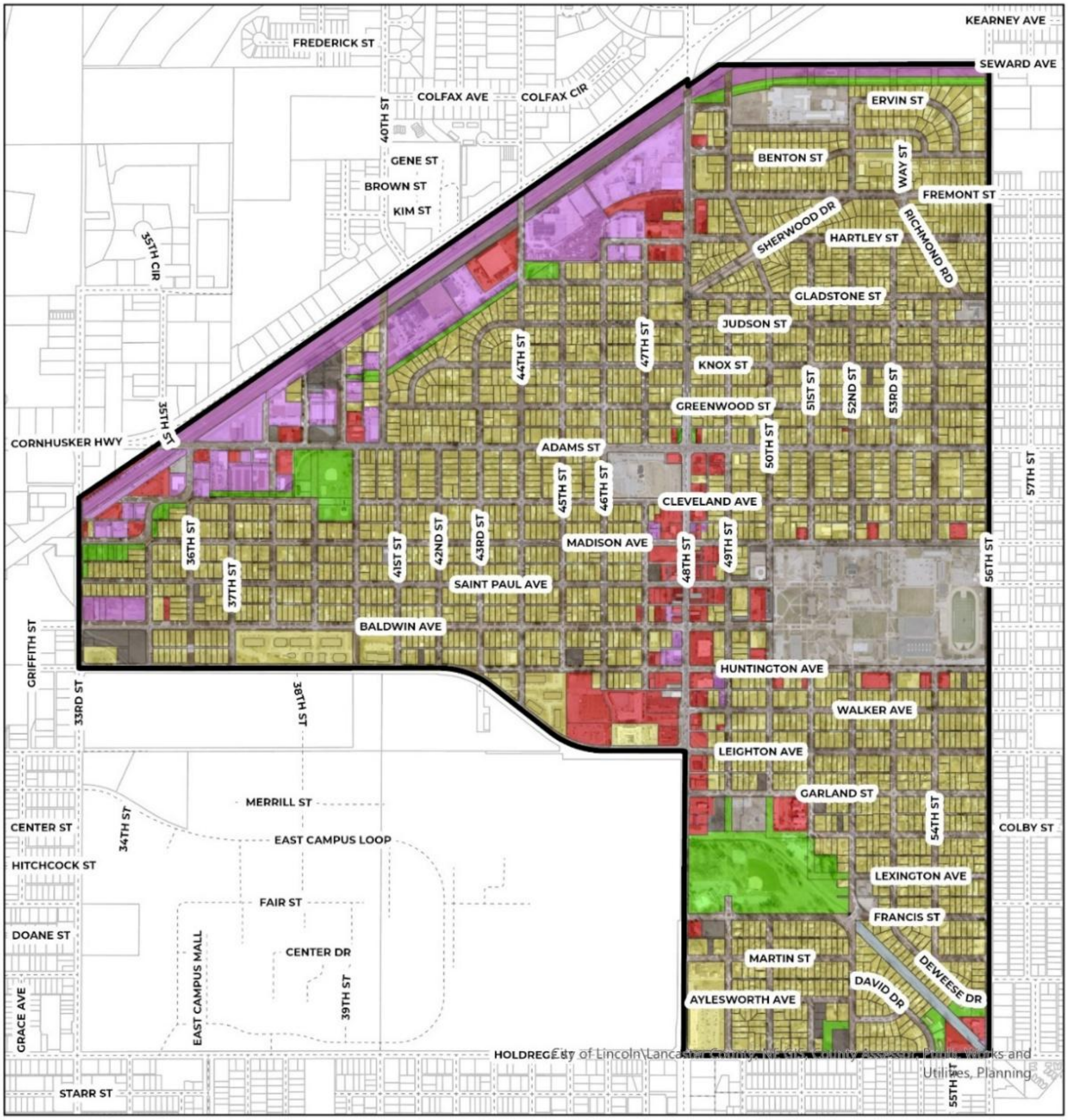
The University Place Redevelopment Plan is incorporated into this Redevelopment Plan as Appendix B. The University Place South Redevelopment Plan is incorporated into this Redevelopment Plan as Appendix C.

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
- Lakes / Streams
- Environmental / Natural Areas
- Right-Of-Way
- Agricultural
- Mining / Extraction
- Pasture / Grassland
- Vacant / Undeveloped Land

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.

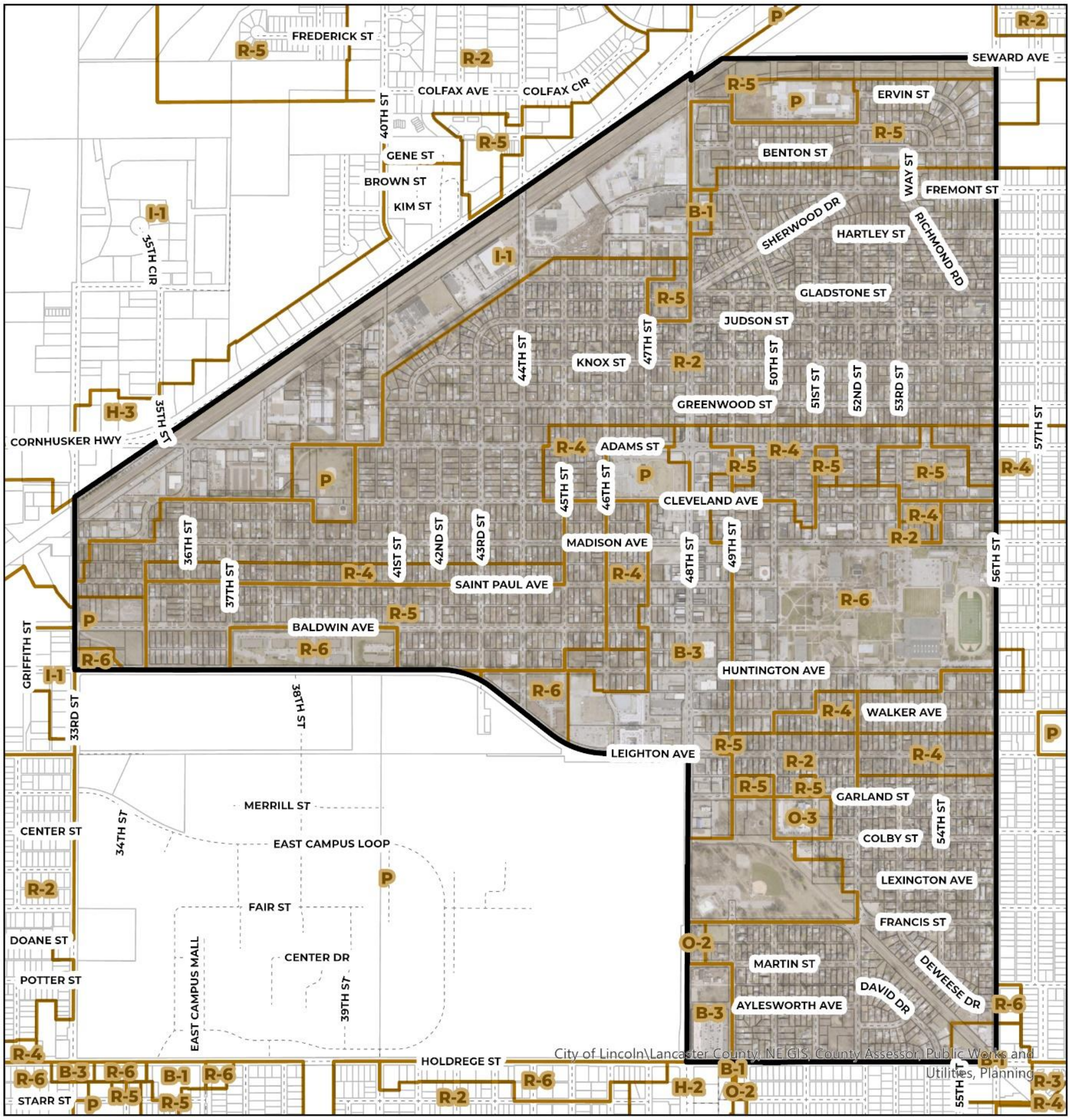
B-3 Commercial: This is a district providing for local commercial uses in a redeveloping neighborhood generally located in established retail centers of those neighborhoods. The uses permitted generally are those for neighborhood uses, plus additional limited manufacturing uses that reflect the character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



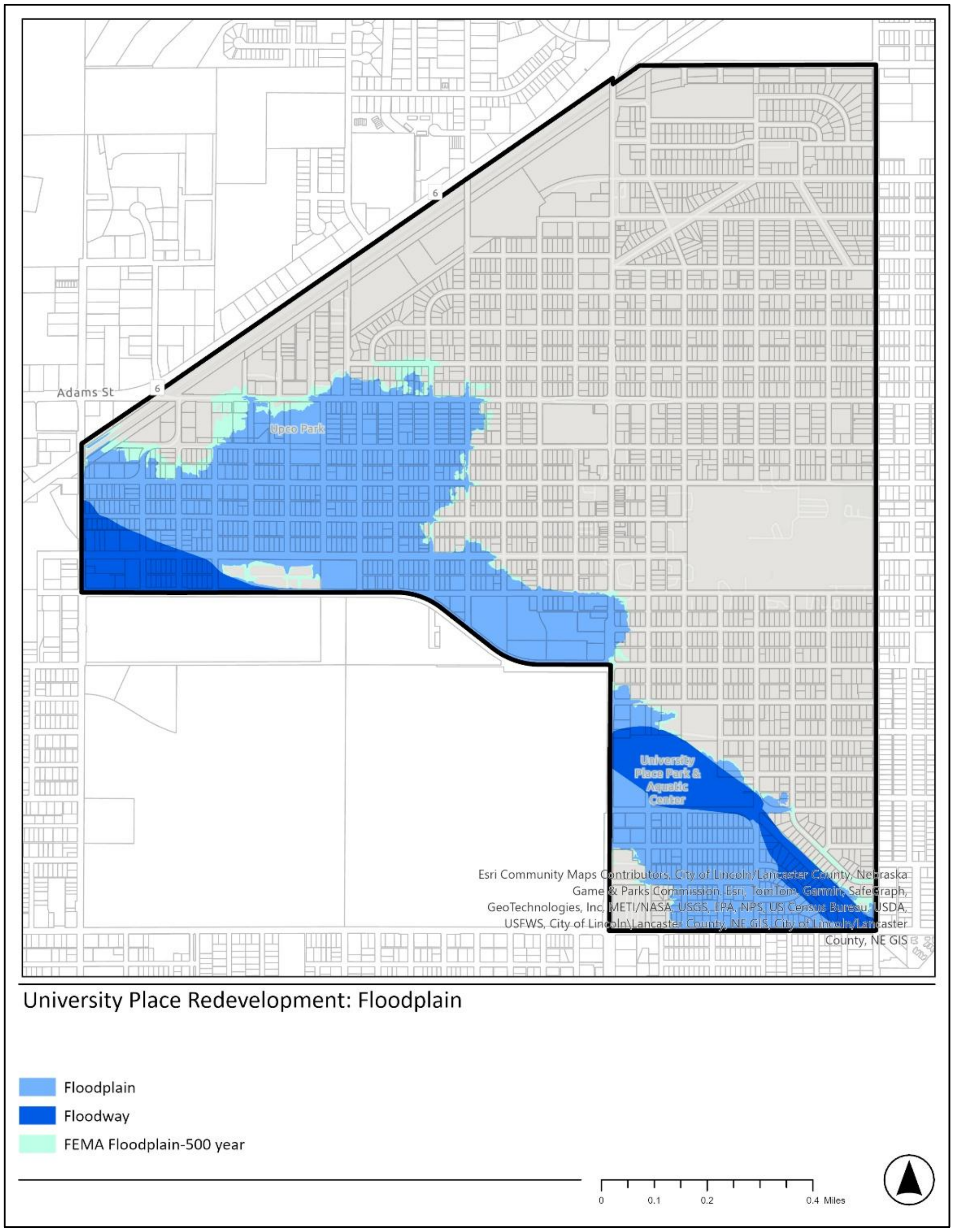
University Place Redevelopment: Current Zoning

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.



University Place Redevelopment: Floodplain

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 33rd Street, North 48th Street, Leighton Avenue, and Huntington Avenue, and Adams Street. 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.

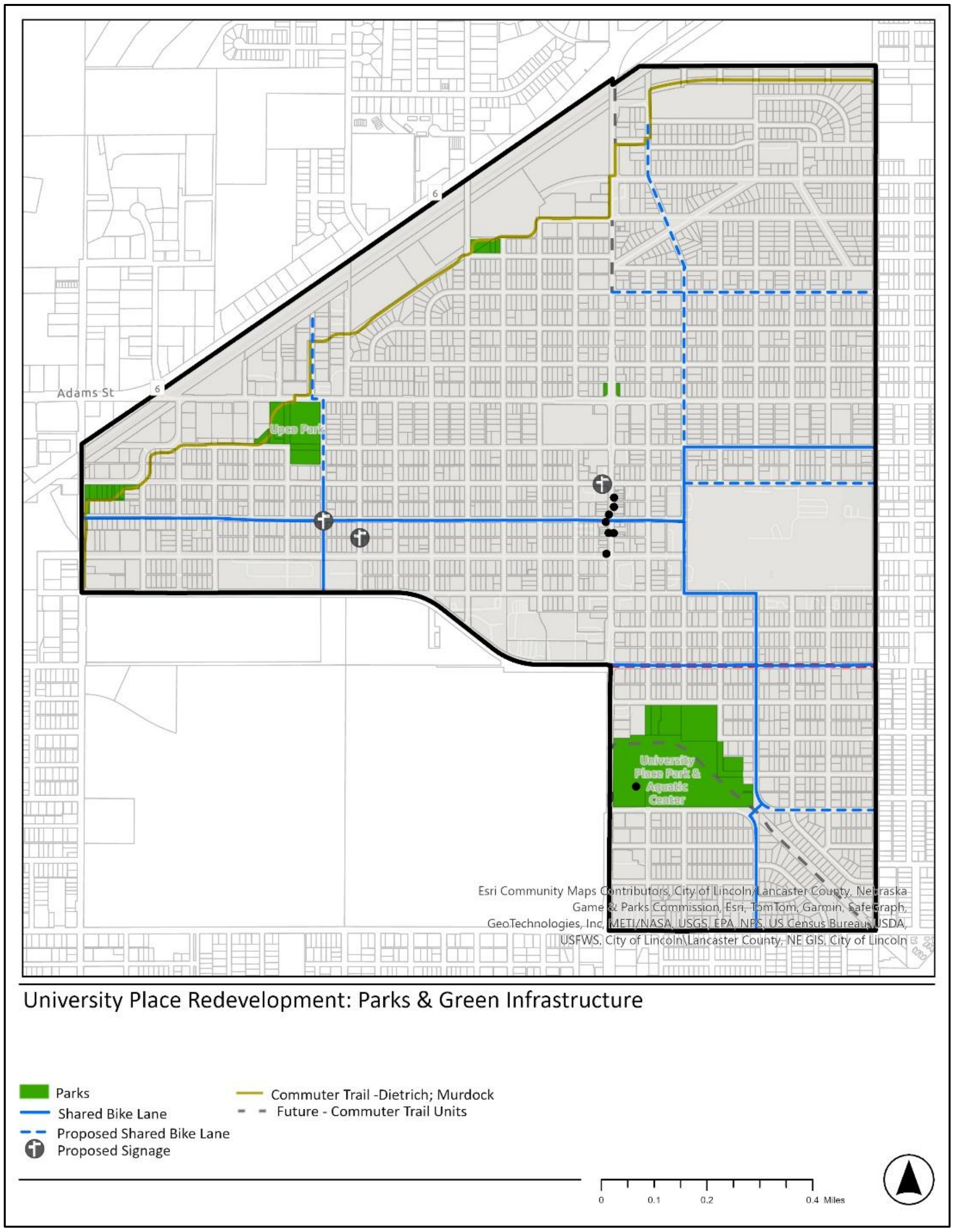
34th and Baldwin Avenue: Located in Northeast Lincoln off 33rd Street and Madison Avenue, just south of Cornhusker Highway. The John Dietrich Trail passes through the park.

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 bike lanes 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.



University Place Redevelopment: Parks & Green Infrastructure

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 Lincoln Metropolitan Planning Organization'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

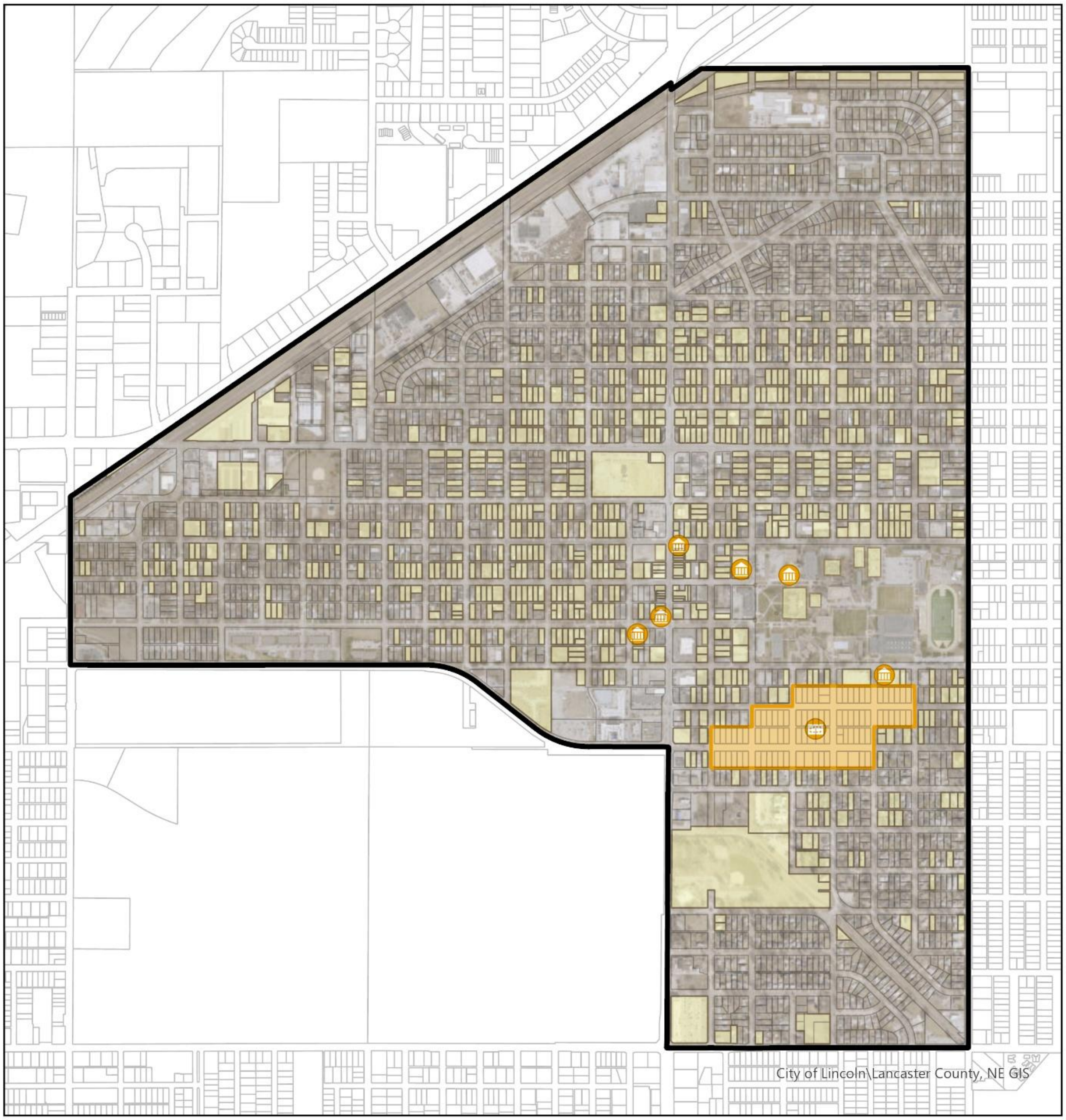
The sewer mains in the Redevelopment Area are also aging, with an estimated age range of 50 to 80 years. The sewer mains are constructed of Vitrified Clay Pipe ("VCP"), which is an outmoded material. Wastewater Division staff describes the mains as being in "poor" to "good" condition. As the sanitary 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 cubes. 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 though 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.

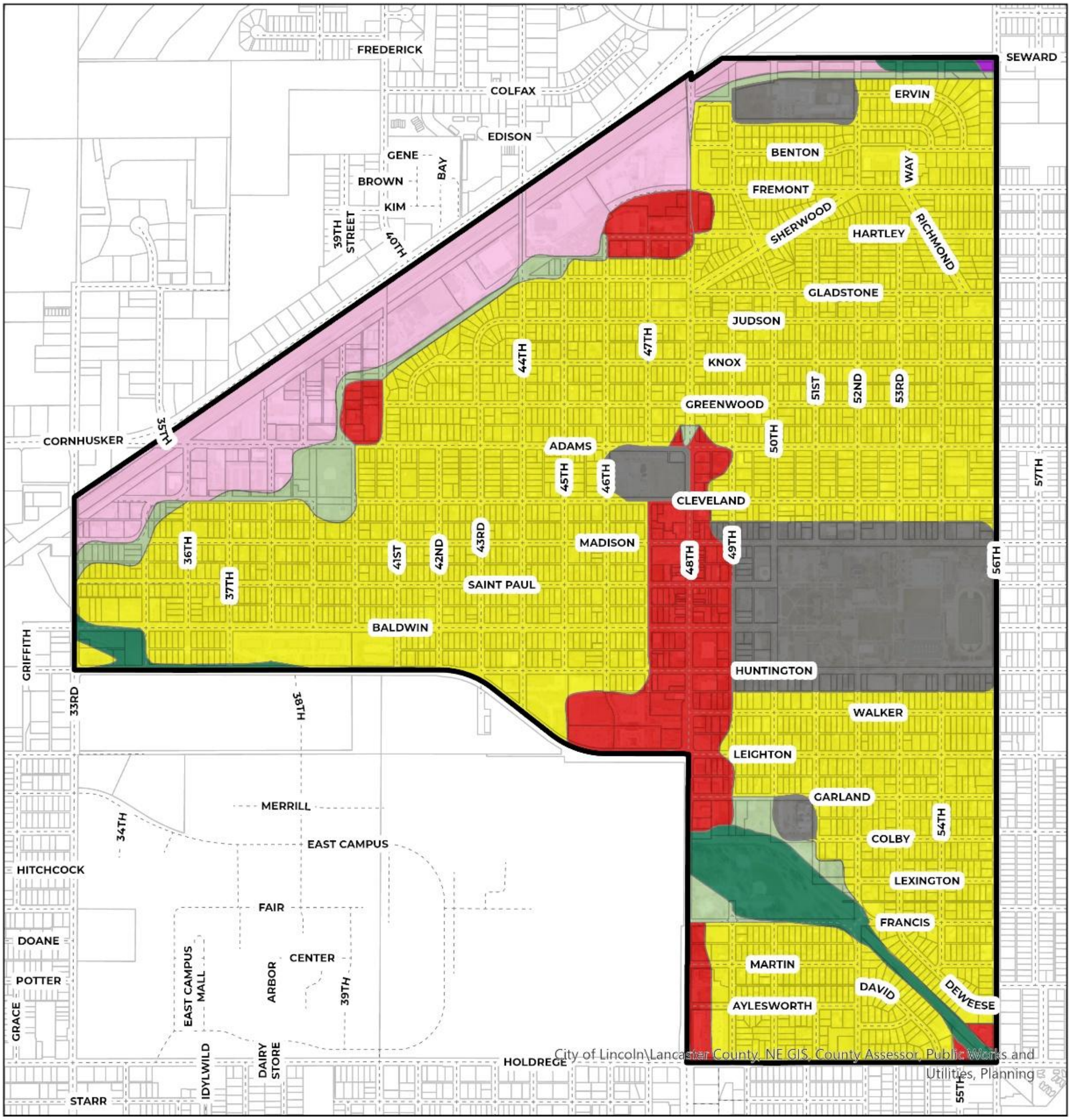
REDEVELOPMENT ACTIVITIES

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 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.

University Place Commercial Corridor Façade Restoration and Streetscape Enhancement Project

Amendment to the University Place Neighborhood Redevelopment Plan

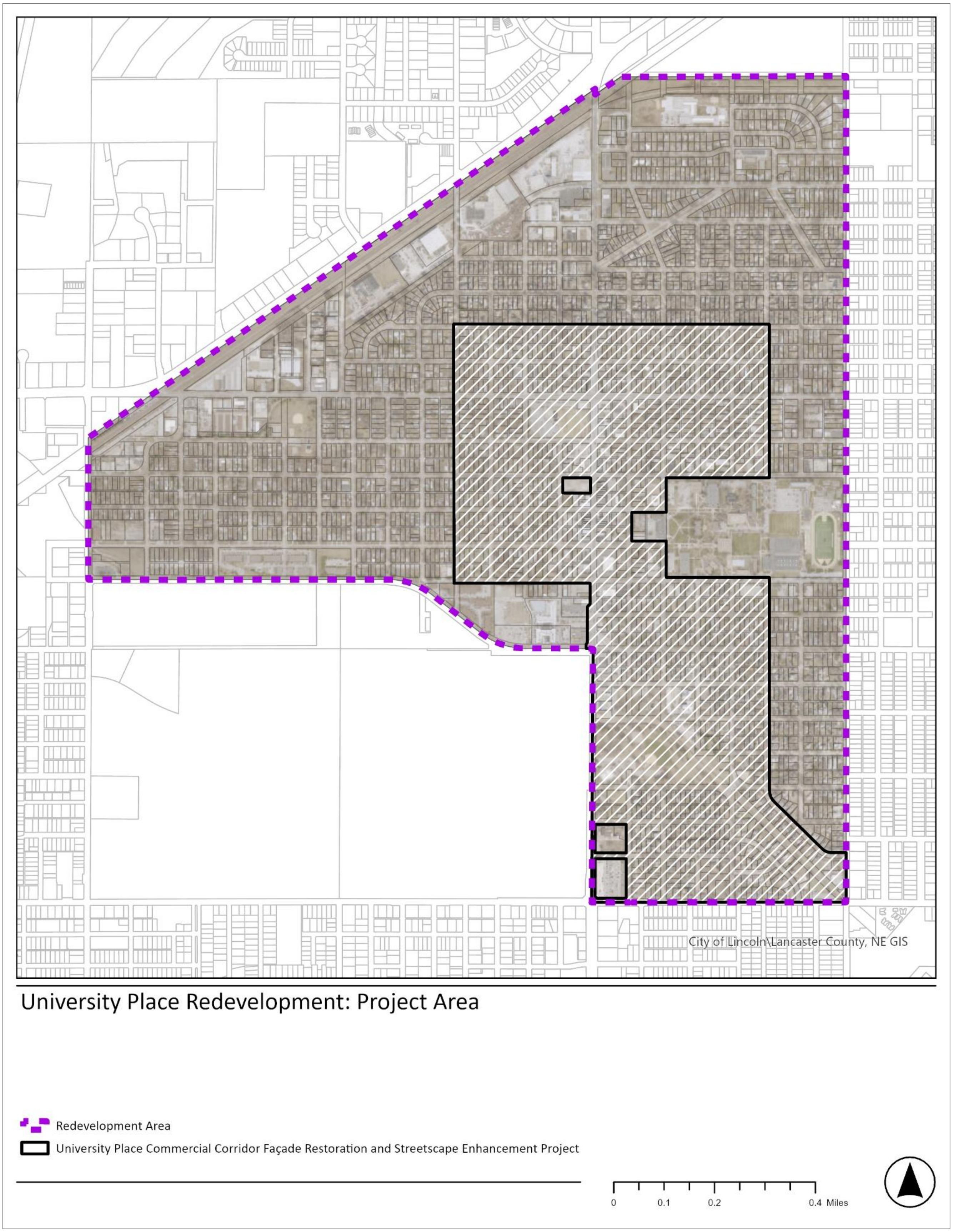
February 2026

PROJECT DESCRIPTION

The University Place Commercial Corridor Façade Restoration and Streetscape Enhancement Project ("Project") Amendment to the University Place Neighborhood Redevelopment Plan, as amended ("Plan Amendment") is dedicated to restoring and enhancing the commercial facades of the University Place commercial corridor and enhancing the streetscape. The Project's boundaries are approximately Knox Street to the north, 44th Street to the west, 53rd Street to the east and Leighton Avenue to the south ("Project Area"). The Project Area Map shows the location of the Project within the context of the City of Lincoln ("City"). There are three active tax increment financing ("TIF") projects in the Project Area. If new TIF projects are activated in the Redevelopment Area in the future, this map will be updated, and valuations will be recalculated.

The *University Place Subarea Plan* ("Subarea Plan") calls for the "creation of a vibrant, walkable, mixed-use commercial district that encourages residents, students, and visitors to spend time in the heart of the University Place neighborhood." The Project aims to meet those goals by restoring the commercial facades along the North 48th Street Commercial Corridor, enhancing the streetscape design along the commercial corridor as well as on Madison Street and Saint Paul Street, redesigning lane configurations along North 48th Street, improving the public parking lots, engaging in placemaking activities that highlight both the historic significance of the neighborhood and its status as a Creative District, and other public infrastructure improvements needed to meet this goal.

The Project will be completed in phases. The phasing plan of action must take place because of the unpredictable availability of funding/financing. Implementation of activities in all phases will be to the limit of available resources. These phase numbers do not necessarily reflect priority and phases may overlap as funding allows. The Project may leverage financing from multiple programs within the City as well as private funds if they are available. The Project may also include sidewalk and other public infrastructure improvements within the entirety of the Redevelopment Area.



University Place Redevelopment: Project Area

Publicly funded redevelopment activities for the Project may include the following: historic preservation, façade enhancements, energy enhancements, utility, sidewalk, and street rehabilitation, streetscape enhancements, revitalization of public parking areas, placemaking activities, and other expenses as permitted under the Community Development Law (the "Act") (Nebraska Revised Statutes section 18-2101 to 18-2158, as amended) and in the Redevelopment Plan.

<u>Phase I: Commercial Corridor Façade Restoration</u>

The first phase will assist in the restoration and enhancement of the commercial facades along the North 48th Street commercial corridor (the "Restoration Program"), which is from approximately Leighton Avenue on the south, Adams Street on the north, 46th Street to the west and 50th Street to the east.

Preservation and restoration of existing commercial structures is vital to the University Place neighborhood maintaining its unique historic characteristics. The Subarea Plan states that historic preservation activities should "celebrate the historic character of University Place while integrating new and exciting improvements that reflect the neighborhood's role as an arts hub and Creative District."

Although there is currently no historic district designation for North. 48th Street, the City is considering such a designation and historic preservation standards should be met whenever possible. Historic preservation is vital to understanding and respecting the City and neighborhood's past, especially when decisions are being made about its future. However, historically accurate repairs add additional costs to a project. A portion of the TIF generated from the Project would be reinvested in the historic structures to maintain them for many years to come.

Participation in the program will be voluntary, but these activities are critical to the success of the Project. There are approximately 51 commercial buildings in the Restoration Program area. Likely not every property will be eligible for the Restoration Program. City staff will work with an architect and community stakeholders to create a cohesive commercial façade design for the Project. City staff will also create policies

Proposed Design for North 48th Street from Adams Street to Leighton Avenue and procedures for the implementation of the Restoration Program. Budgeting for this phase will be created in response to this process.

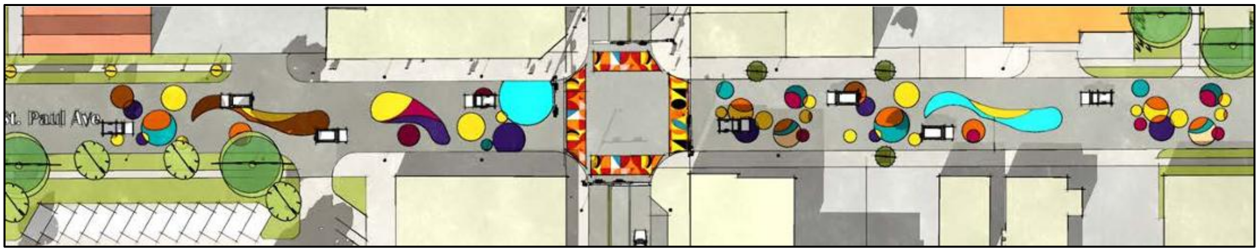
Phase II: Streetscape and Festival Space on Saint Paul and Madison Avenues

The second phase involves enhancing the streetscape along Saint Paul and Madison Avenues. Successful event and creative programming already exist in the Redevelopment Area. Every year, the Lux Center for the Arts hosts SummerFest, a free community arts festival that features art activities, food trucks, and live music. The UNI Place Creative District also hosts regular Makers Market events along Saint Paul and Madison Avenues. The Subarea Plan identified the neighborhood's desire for these community events to continue and be improved upon in University Place. The Subarea Plan envisioned creating improved facilities for outdoor events, particularly along Saint Paul Avenue and utilizing the public parking lots at North 47th Street and North 49th Street and Saint Paul Avenue. Specific enhancements identified in the Subarea Plan include:

Proposed Street Art Design for Saint Paul

- Covered parking spaces in the public parking lots that can double as a shelter for booths during festival events;
- Enhanced landscaping along the public parking lots to provide more shade and create a more pleasant pedestrian experience;
- Incorporating street art along Saint Paul and other areas where it makes sense to give the street the feel of a public plaza during neighborhood events; and
- Placemaking activities such as enhanced overhead and pole lighting, additional electrical outlets for vendors, and bollards or other traffic protection for the festival spaces.

City staff will work with design teams to engage the public and create a community informed design for this project. Budgeting for this phase will be created in response to this process.



Proposed Street Art Design for Saint Paul

Phase III: Streetscape and Lane Realignment for North 48th Street

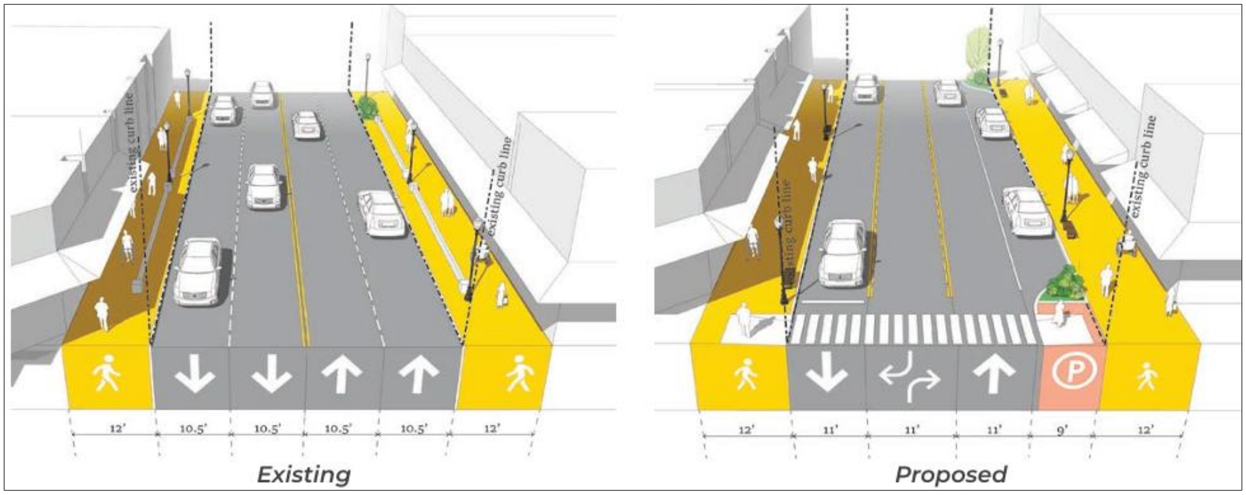
The third phase focuses on the realignment of North 48th Street and the revitalization of the streetscape along the commercial corridor. As stated in the Subarea Plan, "concern about traffic on North 48th Street was the most common feedback heard during the public engagement process. The speed and volume of traffic creates an environment that is unfriendly to pedestrians and detrimental to cultivating a healthy business district along North 48th Street. A re-imagined North 48th Street is key to further revitalization of the commercial district."

The required timing on this project is the driving force behind it. Currently, North 48th Street is the only arterial grade-separated railroad track crossing between North 27th and North 70th Streets, which contributes to the high average daily traffic volume on North 48th Street. However, Lincoln Transportation and Utilities Department ("LTU") is leading the upcoming North 33rd and Cornhusker overpass project, which will provide a new grade-separated crossing of the railroad tracks at North 33rd Street. This will help alleviate some of the traffic burden on North 48th Street. The North 33rd Street Project is anticipated for completion around 2031. Work on North 48th Street will be coordinated with LTU in connection with other transportation improvements.

Per the Subarea Plan, improvements to North 48th Street and streetscape include:

- Lane reconfigurations to better meet the needs of the neighborhood;
- A new Pedestrian Hybrid Beacons ("PHB") at Cleveland Avenue to facilitate improved pedestrian safety;
- Provision of on-street parking that could also include space for bus stop turnouts as needed;
- Roundabouts at Leighton Avenue and Adams Street;
- Traffic control devices;
- Gateway features;
- Public art; and
- Streetscape enhancements.

City staff will work with design teams to engage the public and create a community informed design for this project. Budgeting for this phase will be created in response to this process.



North 48th Street Alignment Existing and Proposed Design

Proposed N. 48th Street and Leighton Avenue Round About

PLAN CONFORMANCE

The Project is consistent with the *University Place Neighborhood Plan Redevelopment Plan*, which calls for the preservation and enhancement of the commercial corridor, streetscape enhancements, and placemaking activities to maintain its distinct downtown characteristics.

The Project is consistent with *PlanForward, Lincoln-Lancaster County 2050 Comprehensive Plan* (the “Comprehensive Plan”). One of the policies of the Comprehensive Plan is to preserve the community’s distinctive character and desirable quality of life through exercising stewardship of historic resources. The City should continue to inventory, research, evaluate, and celebrate the full range of historic resources including standing structures and distinctive neighborhoods as well as seek incentives and regulatory support to maintain, rehabilitate, and minimize energy utilization of existing structures to make it more feasible to rehabilitate and continue to use older buildings. Further, the City should maintain and encourage businesses that conveniently serve nearby residents, while ensuring compatibility with adjacent neighborhoods. Further, it meets the goals of the *University Place Subarea Plan* as adopted into the Comprehensive Plan by creating a plan to finance some of the major projects identified in the University Place Subarea Plan.

The Project is consistent with the City’s *Climate Action Plan* as well. The Climate Action Plan encourages the reduction of waste as part of reducing its climate risks. Encouraging the preservation and rehabilitation of existing commercial structures reduces the amount of construction waste in furtherance of these goals. In addition, reinvesting in this neighborhood supports transit ridership as the Project Area is served by multiple StarTran routes.

STATUTORY ELEMENTS

Property Acquisition, Demolition, and Disposal: The City does not intend to acquire property, nor would the City use eminent domain if the City did acquire property for the Project. 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.

Population Density: The Project includes rehabilitation of currently existing commercial buildings, some of which may have residential in their second stories. The Project should not have a substantial effect on the population. However, any population increase that may occur is consistent with the Comprehensive Plan.

Land Coverage: The Project should not increase the land coverage in the Redevelopment Area.

Traffic Flow, Street Layouts, and Street Grades: The Redevelopment Area is laid out on a grid street pattern with very wide rights-of-way. Even with the proposed reduction in lanes, the Project should not impact traffic flow therefore this layout is sufficient for the Redevelopment Area.

Parking: The project proposes enhancements to the public parking and supports the potential street realignment recommended in the University Place Redevelopment Plan. This would positively impact parking in the area by creating greener public parking areas and potentially adding on-street parking.

Zoning: The Project does not propose changes in land use and does not seek zoning changes to complete the Project.

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

Land Use: The primary existing land use in the Redevelopment Area is commercial with pockets of residential. The Future Land Use Map in the Comprehensive Plan shows these same uses.

PROPOSED COSTS AND FINANCING

The source of funds for the public improvements within the Project Area will be TIF generated from growth in valuations, private development within the Project Area, and other public and/or private sources as appropriate. Publicly funded redevelopment activities are expected to occur in phases as the result of increases in property values and private investment within the Project Area over time.

Existing redevelopment projects within the Redevelopment Area will not be included in TIF calculations, nor be required to contribute to the new district. The calculation and distribution of funds for any existing redevelopment projects within the Redevelopment Area will be governed by their unique redevelopment agreements. Future redevelopment projects may be removed from the Project Area as necessary to establish a new project.

TIF is expected to be used to assist in the restoration of the commercial facades, public infrastructure enhancements, and placemaking activities within the Project Area. These items include but are not limited to window repair and replacement, roofing, siding repair and/or painting, façade enhancements, awnings and placemaking elements, weatherization and energy efficiency, foundation work, and code related upgrades, as well as rehabilitation of utility, sidewalk, parking and street infrastructure as needed to support the neighborhood.

COST BENEFIT ANALYSIS

As required by the Act, the Redeveloper has analyzed the costs and benefits of the proposed Project including:

Tax Revenues: The 2025 estimated valuation of the Project Area is $198,585,500. The base value was calculated from data provided by the Lancaster County Assessor, and includes valuations for private property, public buildings, and other public property that will remain in the Project Area unless removed for purposes of redevelopment.

The total assessed value of the Project Area would increase to $358,667,503 on regular valuation increases alone over the 20-year period and yield over $26,921,588 in TIF collections for the district. The Project is expected to generate up to $1,346,080 in annual TIF revenue to assist with the construction of the public improvements and enhancements related to the Project.

The budget for all three mentioned phases and any potential future phases will be created within this allocation. The actual increase in property tax collection during the 20-year TIF period will be available to finance the costs of construction of the public improvements related to the Project. The public investment in TIF funds may leverage private investment within the Project Area.

The tax increment gained from the Project Site would not be available for use as City general tax revenues over that time but will be used to preserve and enhance the University Place neighborhood's distinct characteristics. After the 20-year period or when the remaining debt is retired, the increase in annual taxes paid will be split among the taxing jurisdictions according to the tax levy.

The investment is intended to catalyze redevelopment within the Redevelopment Area and its surrounding areas, which then would generate additional property tax revenue that, if in the Redevelopment Area, would go back to the taxing jurisdictions at the end of the repayment of the bond proceeds or, if outside the Redevelopment Area, would be immediately available as general fund revenue. This redevelopment will also likely support public services through the generation of other taxes, such as employment or sales tax revenue over time.

Public Infrastructure and Community Public Service Needs Impacts: It is anticipated that the Project will have a positive impact on City infrastructure and services and will generate additional revenue providing support for those services in the future.

Employment Within the Project Area: The Project is not expected to directly increase employment within the Project Area but is expected to have a positive impact on employers and employees of firms located or locating in or expanding within the boundaries of the Project Area by preserving and enhancing commercial structures in the City.

Employment In the City Outside the Project Area: There are approximately 157,274 persons employed in 8,999 total establishments in Lancaster County according to the United States Census Bureau's County Business Patterns 2023 data. The median household income for the City was $69,991 according to the 2019-2023 American Community Survey 5-Year estimates. While the impact of the Project on city-wide employment would be minimal, the Project would support construction and potential permanent commercial employment.

Impact on Student Populations of School Districts: The Project contemplates the rehabilitation and revitalization of an already existing commercial corridor of the City. Therefore, there should be no noticeable increase in the student population. Additionally, Lincoln Public Schools will have the benefit of increased property taxes paid after the TIF period.

Other Impacts: Though utilizing TIF will defer the majority of the incremental ad valorem real property taxes generated by the Project for up to 20 years, there will be potential additional revenue generated by the Project from sales taxes generated by the construction of the Project and from sales taxes and occupation taxes paid by the residents of the Project, as well as income taxes paid by those that might work in the City. Upon completion of the 20-year TIF period, the Project will benefit the community through higher property tax revenue.

FINDING OF NEED FOR TIF

Section 18-2116 of the Act requires the City Council to make the following findings before authorizing the use of TIF:

- the Project and plan as proposed would not be economically feasible without the use of TIF; and
- the Project as proposed would not occur in the Redevelopment Area without the use of TIF.

The City's Urban Development Department believes that the private and public improvements proposed in this Plan Amendment would not occur "but for" the utilization of TIF in the Redevelopment Area. Because of the oversized cost burden of rehabilitation, these repairs have not occurred without public intervention and most likely would not happen without the assistance of TIF.

PROJECT SCHEDULE AND IMPLEMENTATION

Following the approval of the Plan Amendment, the following steps will occur in the implementation of the Project:

- The City will divide the taxes for the Project Area and will estimate the availability of funds over a three-to-four-year period.
- The City will develop a project scope and create or hire an implementation team to monitor the rehabilitation of the historic buildings.
- The City may issue Community Improvement Financing (TIF) bonds or notes to fund the public improvements related to the Project.
- TIF-funded public improvements will be competitively bid, as needed and required by the Purchasing Department.
- The public improvements and enhancements will be completed.

Private redevelopment will be reviewed on an individual basis, as developers request assistance.

Appendix A: Redevelopment Area PIDS

1717407999000	1708315011000	1717124010000
1718230998000	1717204008000	1708428018000
1718200997000	1717219010000	1717124012000
1718205998000	1708439017000	1717224006000
1708435998000	1717153001000	1717133001000
1708100997000	1717220004000	1717209008000
1708316999000	1717224010000	1717125006000
1717417998000	1717202008000	1717112006000
1717432996000	1708427008000	1717232004000
1708300997000	1708438009000	1708422009000
1708325998000	1718220011000	1717202015000
1718205999000	1717202019000	1717201009000
1718207999000	1717202018000	1717208002000
1718206998000	1708322012000	1708317001000
1718214999000	1717208010000	1717231004000
1717206014000	1717220002000	1708317009000
1717450001000	1717132004000	1717209007000
1717221009000	1717228001000	1717119009000
1717216001000	1717232005000	1717208001000
1718222001000	1717222001000	1717125009000
1717439022000	1717230004000	1717224009000
1717425006000	1708215001000	1717231005000
1717215011000	1717111008000	1708330001000
1708421006000	1717209001000	1717111011000
1708408009000	1708422006000	1717208011000
1708404024000	1717208012000	1717123005000
1717113008000	1717226008000	1717203004000
1717400007000	1717132007000	1717233009000
1707407011000	1717208009000	1708214001000
1717110002000	1708329009000	1708216001000
1717119001000	1717230001000	1717223006000
1717125011000	1708343001000	1717123009000
1717104002000	1708313004000	1717201012000
1708321003000	1717214016000	1717203006000
1717103011000	1708441010000	1717212005000
1717203001000	1717124013000	1708339006000
1717232008000	1717119007000	1708408010000
1717109014000	1717225006000	1717208005000
1717207001000	1717112008000	1717125005000
1717202002000	1717233007000	1708214002000
1717126005000	1717230007000	1717208006000

1708330006000	1718218010000	1707405014000
1717405004000	1717118009000	1708344002000
1717406004000	1708446002000	1708344001000
1717447002000	1708208002000	1708304009000
1708408007000	1708408008000	1707406028000
1717112010000	1717124015000	1717213014000
1708210007000	1708437010000	1717234012000
1717229005000	1718218013000	1708221001000
1717123002000	1718217012000	1708221003000
1717205010000	1718217010000	1708221002000
1717401001000	1717201001000	1708221004000
1717118012000	1717206008000	1708221005000
1717209002000	1708215019000	1708221006000
1717104017000	1708316010000	1708214011000
1708210006000	1708217003000	1708214010000
1708406002000	1708217004000	1708214009000
1717114012000	1708209008000	1708214008000
1708212009000	1708212001000	1708221007000
1717122001000	1708215018000	1708221008000
1717151001000	1708217002000	1718227011000
1718227008000	1708209005000	1717224003000
1717112005000	1708217001000	1718230003000
1717440009000	1717104008000	1718232001000
1708213007000	1717121004000	1718232002000
1717203002000	1717111003000	1717134005000
1708312001000	1718229012000	1717113004000
1717210006000	1708436012000	1708210003000
1717203008000	1708330007000	1708437003000
1717202003000	1717100017000	1718232003000
1717152003000	1717453002000	1718232009000
1717403011000	1717453003000	1718232012000
1708216002000	1717453004000	1718234005000
1708329013000	1717453005000	1718232011000
1717205002000	1708442014000	1718227002000
1717205007000	1708442017000	1718228011000
1718227006000	1717111004000	1717210004000
1718227007000	1717104014000	1718231009000
1717202007000	1717407002000	1718231008000
1717200011000	1717432027000	1717220006000
1718227005000	1717400006000	1717137005000
1718227004000	1717228004000	1718224006000
1717152002000	1708304004000	1718232006000
1708437011000	1708303006000	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	1718231001000	1708317011000
1717211010000	1717231009000	1717127002000
1717204005000	1717129012000	1718216012000
1717400002000	1717126012000	1718230001000
1717202011000	1717154002000	1718230007000
1717214004000	1717154003000	1717416005000
1717221008000	1707407024000	1718216026000
1717112001000	1707405015000	1717438005000
1717226012000	1717214001000	1718230002000
1717211006000	1717214015000	1718223001000
1717229003000	1718251012000	1718210007000
1717128012000	1717207004000	1718216005000
1717232011000	1717221010000	1718256004000
1717211001000	1717221001000	1717121005000
1708402009000	1717410013000	1718223005000
1717229001000	1717216007000	1718223002000
1717130010000	1717146002000	1718216011000
1717128013000	1717138003000	1707407033000
1717228009000	1708436009000	1718203005000
1717200008000	1717400004000	1708306005000
1708209001000	1708330010000	1717409001000
1717229002000	1708436008000	1708306002000
1717231002000	1717134007000	1708303005000
1717126004000	1717216006000	1708327005000
1717202009000	1717428002000	1718206009000
1717222009000	1717134006000	1718214001000
1717211002000	1717214008000	1718206007000
1718231002000	1707406006000	1718206008000
1718226012000	1717120005000	1718207001000
1717209010000	1717155001000	1707407026000
1718231012000	1717453001000	1717214017000
1717223004000	1717407003000	1718210006000
1717144004000	1717127007000	1718210005000
1708210010000	1717228010000	1718210004000
1717129003000	1718252005000	1708436007000
1717201018000	1718230006000	1718223006000
1717208008000	1708306001000	1708201002000
1717123011000	1718254014000	1718223004000
1717222011000	1718204004000	1708435013000
1717118003000	1717138001000	1717108007000
1717118006000	1717102005000	1717127001000
1717201008000	1718216010000	1718216007000
1717128005000	1717127004000	1718216006000

1718216024000	1717221005000	1708415008000
1717216017000	1718257002000	1708414004000
1718223003000	1708210004000	1708318008000
1717408002000	1708305013000	1708404001000
1717127003000	1718224005000	1708423005000
1708312008000	1718203006000	1708211029000
1718222010000	1718206013000	1708211001000
1718216009000	1707407025000	1708209002000
1718206006000	1718206010000	1708425009000
1717106013000	1717200007000	1708421004000
1718205020000	1717200015000	1708410005000
1708330011000	1717153002000	1708408016000
1718216008000	1718205025000	1708212002000
1717407004000	1718209005000	1708211007000
1708424004000	1718203007000	1708408023000
1717408001000	1707404012000	1708408006000
1708432011000	1707407032000	1708413018000
1718229002000	1718200004000	1708420007000
1718205016000	1718251010000	1708211005000
1717127011000	1718204005000	1708413012000
1717200003000	1718205024000	1708404012000
1717228005000	1718209004000	1708404005000
1717138002000	1718209006000	1708407012000
1717200006000	1707407013000	1708408003000
1717154005000	1707407030000	1708446010000
1717154001000	1718205021000	1708446006000
1717219004000	1707407008000	1708426009000
1717235001000	1718204001000	1708443004000
1708218003000	1717200001000	1708404015000
1717106015000	1718251014000	1708411008000
1717213018000	1718257001000	1708312010000
1717237001000	1718204003000	1708215009000
1717216003000	1718251016000	1708211011000
1717225012000	1707407031000	1708417001000
1717209006000	1717134012000	1708427006000
1717218001000	1717134002000	1708406029000
1708309002000	1717200005000	1708448002000
1717138004000	1708309003000	1708404023000
1708342002000	1708410018000	1708212006000
1708308002000	1708411010000	1708408005000
1717113006000	1708426010000	1708214007000
1708308001000	1708410006000	1708215011000
1717207005000	1708338006000	1708406010000

1708415006000	1708211003000	1717434010000
1708312004000	1708406011000	1717440003000
1708422013000	1708407022000	1717119012000
1708411007000	1708428001000	1718252001000
1708312006000	1708402007000	1717133005000
1708408004000	1718208010000	1717402007000
1708425005000	1717144003000	1708326002000
1708211008000	1717212003000	1718228008000
1708417002000	1717410002000	1717117006000
1708408018000	1717132011000	1717405008000
1708428008000	1717228008000	1717132001000
1708405015000	1717431009000	1717224001000
1708401015000	1717116007000	1717446007000
1708426001000	1718221013000	1717436008000
1708425013000	1717225011000	1717437001000
1708408019000	1717413001000	1717406003000

1717206007000	1717233006000	1717419003000
1717126006000	1717410003000	1717427006000
1718229011000	1717439012000	1718226010000
1717224007000	1708415002000	1717404009000
1717229006000	1708440010000	1717430005000
1717446012000	1717126008000	1717410012000
1717123001000	1717406008000	1717446006000
1708314012000	1717233001000	1717208007000
1718219005000	1717410006000	1717202005000
1718215013000	1717212006000	1717122011000
1717417004000	1718228012000	1717102010000
1717128001000	1708307001000	1717115003000
1717403008000	1718221009000	1717116008000
1717124008000	1718213006000	1717227002000
1717434003000	1717201010000	1717404004000
1718211004000	1717227011000	1717434002000
1718216025000	1717406009000	1708300010000
1717411011000	1718226006000	1717133007000
1717440002000	1718228009000	1717104010000
1717440010000	1717124005000	1718229007000
1708436006000	1708317008000	1717132006000
1717419002000	1717230010000	1718224003000
1717430002000	1717402003000	1717115005000
1717431008000	1708332002000	1717208003000
1708323006000	1718213002000	1718229010000
1717115004000	1718255001000	1717130002000

1717204006000	1717101011000	1708414007000
1717229010000	1717107006000	1708405022000
1718216016000	1717449001000	1708310011000
1718208003000	1717429004000	1708326004000
1717405007000	1708310007000	1717216014000
1717443016000	1717440012000	1717213017000
1717412014000	1717437005000	1717404005000
1717412013000	1708411003000	1717206001000
1717124002000	1708317003000	1717203015000
1717420001000	1717216015000	1717418002000
1718220010000	1717103003000	1717419001000
1717108006000	1718216027000	1717420002000
1718225001000	1717129005000	1717432016000
1718228006000	1717417003000	1708317006000
1718221005000	1718212006000	1708318004000
1717434007000	1718214002000	1708410004000
1717426003000	1718221010000	1708404004000
1717400001000	1718255006000	1708405010000
1717227004000	1718255002000	1708405002000
1717446008000	1718224001000	1708406003000
1717446015000	1718216017000	1718228007000
1708307005000	1718254008000	1717126003000
1708434003000	1718254006000	1717109001000
1718218007000	1717406011000	1718256003000
1718226008000	1718218008000	1718256006000
1717205013000	1718217001000	1718225008000
1717227006000	1718253001000	1718218014000
1708322001000	1718212007000	1708436011000
1718252004000	1718222006000	1717111010000
1717115006000	1718255005000	1717122013000
1718211001000	1718217007000	1718253008000
1718229001000	1718217008000	1718253003000
1718220012000	1718216028000	1718253002000
1717128003000	1718254010000	1717402006000
1717405006000	1718254007000	1717438003000
1717438010000	1718255007000	1718217005000
1717233005000	1718256005000	1718217004000
1717419012000	1718225002000	1718217003000
1717227003000	1718224004000	1718217002000
1717413013000	1708427007000	1718216019000
1717430006000	1708434006000	1718216020000
1717107010000	1708410017000	1718216023000
1717127006000	1708413010000	1718216021000

1718254013000	1708435008000	1708430012000
1717234013000	1708442007000	1708430013000
1717404002000	1708431005000	1707407015000
1717433005000	1708431006000	1707407014000
1708442004000	1708437004000	1708323007000
1708423009000	1708437001000	1708323014000
1708424009000	1708437005000	1708416004000
1708412015000	1708416002000	1708416006000
1708414013000	1708417004000	1708416005000
1708406026000	1708424013000	1708418001000
1708312011000	1708435003000	1708418004000
1717225007000	1708435010000	1708418005000
1717133004000	1708435007000	1708412018000
1717401008000	1708442008000	1707405010000
1717233004000	1708431004000	1707407027000
1717412001000	1708438006000	1708404021000
1717420013000	1708333007000	1708319010000
1717112002000	1708416001000	1708432013000
1708438003000	1708416003000	1708431003000
1708326005000	1708417003000	1708439002000
1708436001000	1708417005000	1708439001000
1708440007000	1708423004000	1708438014000
1708441009000	1708435004000	1708437002000
1718222004000	1718214003000	1708417007000
1717430007000	1718219001000	1708417006000
1717426011000	1718220013000	1708418002000
1717412010000	1718219012000	1708307007000
1717403002000	1718251009000	1708423011000
1708401006000	1718219013000	1717107013000
1708424007000	1718218005000	1717107012000
1708410016000	1718218003000	1707407035000
1708407008000	1718217009000	1717234003000
1708410010000	1717224004000	1717234002000
1708406031000	1717434001000	1717234014000
1718213001000	1717437010000	1717234001000
1717107001000	1718254015000	1708428020000
1718254003000	1718254001000	1708428019000
1717204015000	1718217011000	1717442017000
1718213011000	1718227001000	1717445005000
1717109013000	1708435006000	1717234009000
1718228005000	1708435005000	1717234006000
1717206003000	1708442001000	1717234005000
1708435009000	1708431013000	1717234011000

1708420001000	1717432004000	1717132005000
1708420008000	1717433004000	1717432017000
1708420006000	1717433003000	1717117007000
1708420005000	1717432001000	1718212008000
1708420009000	1717406010000	1717133008000
1717443006000	1717231001000	1717426004000
1717443012000	1717413006000	1717404003000
1717443018000	1717232013000	1717434009000
1717443005000	1717430009000	1717432015000
1718217006000	1708433002000	1708324003000
1718211006000	1717229008000	1717125003000
1717445011000	1718215005000	1717116004000
1717431010000	1717130004000	1717439016000
1717431001000	1718229003000	1708328002000
1717431015000	1717438008000	1708334010000
1717431004000	1717445003000	1717118004000
1718221001000	1708438001000	1717131010000
1718221002000	1708438011000	1708327006000
1718221003000	1717403006000	1717431012000
1708329012000	1708433003000	1717439013000
1708429007000	1718215011000	1708434005000
1708329008000	1708430001000	1717109007000
1708436005000	1717124007000	1717442014000
1708330002000	1717440001000	1717112009000
1708324010000	1717213005000	1717412011000
1708437006000	1718212005000	1717114009000
1717442018000	1717104007000	1717128004000
1717442006000	1717132003000	1717440013000
1717432018000	1717427011000	1708434004000
1717440008000	1717124009000	1708434008000
1717440007000	1717443013000	1708326001000
1717446001000	1717442005000	1717419007000
1717446021000	1708429005000	1717426012000
1717445007000	1717104016000	1717116003000
1717445010000	1717419004000	1717204016000
1717439009000	1717129001000	1717133003000
1717439008000	1717130007000	1717432014000
1717439005000	1717443015000	1708433011000
1717439007000	1717130001000	1708334001000
1717439006000	1717227001000	1718226011000
1717440004000	1717438004000	1717418008000
1717433008000	1708442003000	1717439011000
1717432005000	1708441001000	1717118002000

1717212001000	1708315010000	1717116009000
1717403004000	1717213002000	1708329002000
1717428003000	1717430011000	1718216022000
1708432012000	1717436001000	1718226009000
1717202006000	1708432005000	1708433007000
1717403010000	1718216014000	1708439005000
1717230006000	1717123003000	1717427003000
1708434010000	1717403009000	1717129006000
1708441002000	1717429008000	1717402001000
1708320005000	1717437014000	1717425003000
1717118011000	1717436006000	1717402009000
1717413005000	1718220009000	
1717220005000	1708315007000	1717100009000
1717401002000	1708434011000	1717104001000
1717429007000	1717117009000	1708314005000
1708324006000	1717201016000	1708314004000
1717210001000	1717216016000	1708314001000
1717117008000	1717122004000	1708314003000
1708208006000	1717439015000	1708314002000
1708209003000	1717437011000	1708335014000
1708411017000	1708320006000	1708337003000
1708423006000	1708441006000	1708334009000
1708401001000	1717103015000	1708334003000
1708211030000	1717420011000	1708334013000
1708209004000	1717417006000	1708334006000
1708316001000	1717420009000	1708325001000
1708315003000	1717107005000	1708334014000
1708311003000	1708435002000	1708336005000
1708315001000	1717110001000	1708300007000
1708307004000	1708430004000	1708325006000
1708311002000	1708432010000	1708334012000
1708316002000	1717126009000	1708334007000
1708215015000	1717121003000	1708333005000
1708311009000	1718208008000	1708319002000
1708311001000	1717227015000	1708337001000
1708311006000	1717102015000	1718208007000
1708311012000	1717103004000	1717100010000
1708316003000	1708328006000	1708336001000
1717417001000	1717102008000	1718208013000
1717427007000	1708325003000	1717103012000
1717427001000	1717102001000	1718208009000
1717442011000	1708320001000	1717103017000
1717439010000	1717102009000	1708300008000

1708326006000	1707407036000	1708401002000
1708328008000	1717436007000	1708215017000
1718208006000	1717436004000	1708215016000
1708321001000	1717436010000	1717156001000
1708314007000	1717436005000	1718222002000
1708321004000	1708333009000	1717114006000
1708336004000	1708333001000	1718222011000
1708336002000	1708333013000	1708409007000
1708316006000	1708333010000	1708409006000
1708320004000	1708333008000	1708409008000
1708326009000	1708333004000	1708416007000
1717100003000	1708335013000	1717445002000
1718215002000	1708335010000	1717446005000
1717102007000	1708333003000	1717443017000
1708334008000	1708333002000	1717443002000
1717100002000	1708319004000	1717446011000
1717104003000	1708319003000	1717444004000
1708316009000	1708319009000	1717443014000
1708320002000	1708334002000	1717446010000
1708322004000	1708336007000	1717443003000
1708316007000	1707405011000	1717445006000
1717110004000	1707407028000	1717445009000
1708325004000	1717428008000	1717446003000
1708327008000	1708442013000	1717446002000
1708328007000	1717206013000	1717443001000
1717109006000	1717126007000	1717452001000
1708300011000	1717453006000	1708321006000
1717103008000	1717125004000	1718213012000
1717103001000	1717444012000	1708326003000
1708327002000	1717125014000	1708327004000
1717103006000	1708310013000	1718208012000
1708320008000	1708315004000	1708315006000
1708300009000	1708310008000	1708321007000
1717107002000	1708310004000	1717102014000
1717101004000	1708310003000	1717101010000
1718215001000	1708315005000	1717101008000
1708337002000	1708335001000	1717100004000
1708319007000	1708335004000	1708314013000
1708333011000	1708315002000	1708321005000
1708319006000	1708442015000	1717102012000
1708333016000	1708442011000	1717102011000
1708335012000	1708442010000	1708333012000
1708335011000	1708401003000	1717109003000

1717101013000	1718212010000	1708431012000
1717101003000	1717102004000	1708434007000
1718213010000	1718214004000	1718211002000
1718208015000	1717103007000	1718225011000
1708322006000	1717103010000	1708432009000
1708327003000	1717108001000	1717215003000
1717100001000	1708327001000	1717429009000
1708321002000	1708328005000	1717432011000
1717108005000	1708328003000	1708400010000
1718208014000	1718208018000	1708443002000
1708325005000	1717104006000	1708446009000
1718208005000	1718208011000	1708444005000
1717103005000	1717102016000	1708318010000
1717101009000	1717103018000	1708422011000
1708316004000	1717215005000	1708425012000
1708325002000	1717442008000	1708405003000
1717100013000	1717115011000	1708406004000
1708333006000	1717206006000	1708323001000
1708321010000	1717119005000	1708324002000
1708335008000	1717225010000	1708419006000
1708335007000	1717225008000	1717212008000
1708335006000	1717227016000	1717109008000
1708335005000	1717425002000	1717122002000
1717103009000	1717426002000	1717206012000
1708314011000	1717419011000	1717428007000
1718213009000	1717438006000	1717413008000
1708335002000	1708435011000	1717405005000
1708310009000	1708318001000	1718221011000
1708335003000	1708408021000	1717207002000
1708335009000	1708317007000	1717101002000
1708310010000	1708409011000	1717102003000
1708310002000	1708401010000	1708438013000
1708316005000	1708425002000	1717232009000
1708314009000	1708446012000	1717210007000
1708319005000	1708445006000	1717114011000
1708314006000	1708425003000	1708436004000
1708321009000	1708428011000	1717100018000
1718213005000	1708402005000	1717412012000
1708315009000	1708410007000	1717405002000
1717101014000	1708211023000	1717446020000
1717101012000	1708410015000	1717437009000
1708332003000	1708405013000	1708339004000
1717111005000	1708405021000	1708406022000

1708440005000	1708329006000	1717110009000
1717205012000	1717410009000	1718229005000
1708329011000	1717400003000	1718229006000
1708442016000	1717442015000	1717226011000
1717404011000	1708406001000	1717220001000
1717123008000	1708314010000	1708215013000
1718220002000	1708311011000	1708428006000
1718221014000	1718220006000	1708449001000
1717103016000	1718220008000	1708211016000
1717205001000	1718215006000	1708211013000
1717420004000	1717109004000	1708211010000
1708410001000	1708439009000	1708212003000
1708402003000	1718225005000	1708211021000
1708211025000	1718225003000	1708310012000
1708401014000	1708428015000	1717437012000
1717126002000	1708405011000	1717437002000
1708419003000	1708413015000	1717437013000
1708446005000	1708324005000	1717429005000
1708412013000	1708429002000	1717227007000
1708413006000	1708413013000	1717131001000
1708211018000	1708321008000	1717203013000
1708211024000	1718221007000	1718229009000
1708211027000	1717229007000	1718208001000
1708323013000	1717401006000	1717112007000
1708412008000	1717401005000	1717446004000
1708406014000	1717401003000	1717108011000
1717205008000	1717402004000	1717205011000
1717405010000	1717432008000	1717104004000
1717417002000	1708401013000	1717100012000
1717403007000	1708322011000	1717108008000
1717402008000	1708434009000	1718215012000
1717426010000	1717125013000	1717431007000
1717233008000	1708212008000	1717440011000
1717442010000	1708212004000	1708435012000
1717432009000	1708406007000	1708435001000
1708418003000	1708410014000	1708400014000
1708428003000	1708434001000	1708443005000
1708405023000	1708404003000	1708411014000
1708405020000	1708407007000	1708414014000
1708422007000	1708414008000	1708407002000
1708406017000	1708406013000	1708405024000
1718219006000	1717413004000	1708429001000
1717114007000	1717229009000	1708430006000

1708407016000	1708411002000	1717429002000
1708323008000	1708410003000	1717448002000
1708440002000	1708410019000	1717426008000
1708441004000	1708428016000	1708215006000
1718214005000	1708422012000	1708410020000
1717430003000	1708322009000	1708422002000
1717429001000	1708431007000	1708405007000
1717404001000	1708329001000	1708323005000
1717205005000	1718227009000	1708432004000
1717123007000	1708404002000	1708311004000
1717122006000	1708405009000	1708311008000
1717201011000	1708407001000	1708336006000
1717213004000	1708211020000	1717115001000
1708327009000	1708324004000	1717202016000
1717111007000	1717405011000	1717210005000
1717117010000	1717405009000	1717109005000
1717204002000	1717232003000	1708329007000
1718208004000	1717434004000	1717213008000
1708439010000	1717229011000	1717427005000
1708317005000	1717439014000	1708214004000
1708422010000	1708213006000	1708415003000
1708423008000	1708209009000	1708317004000
1708402006000	1708446001000	1708428007000
1708411015000	1708307006000	1708428002000
1708404018000	1708413014000	1708422004000
1708406025000	1708319011000	1708411016000
1708406027000	1708323004000	1708412014000
1708323009000	1717432003000	1708409003000
1708324008000	1717427014000	1708405016000
1708431011000	1717232012000	1708405018000
1708406018000	1717411008000	1708406021000
1708314008000	1717413010000	1708406020000
1718222003000	1717429006000	1708433008000
1717114005000	1717437004000	1717111002000
1718208016000	1708425004000	1708329010000
1717131004000	1708425001000	1708437009000
1717433001000	1708414003000	1717207010000
1717420010000	1708211004000	1717432007000
1717412008000	1708407024000	1708419004000
1717234008000	1717201007000	1708408024000
1717228003000	1717410001000	1717205009000
1717445004000	1717411002000	1717116001000
1717233011000	1717114004000	1717115002000

1708409001000	1717420008000	1717107011000
1708409002000	1717420012000	1717406007000
1708429010000	1718220001000	1717124006000
1718215003000	1718221004000	1708409005000
1717118010000	1717204001000	1708412011000
1718226003000	1717418006000	1708324001000
1717203014000	1717430004000	1708421003000
1717201015000	1717432006000	1708323010000
1708438008000	1717232007000	1717412009000
1718252002000	1717446013000	1717411007000
1717110010000	1708413002000	1717433007000
1718228002000	1708408012000	1717446009000
1717438011000	1708430003000	1717437008000
1717438007000	1708406015000	1708410002000
1708445003000	1718216018000	1708414016000
1717418001000	1717112004000	1708424003000
1717232006000	1717108003000	1708424010000
1717413003000	1717108004000	1717436003000
1717231010000	1717107003000	1708442012000
1717230009000	1718226004000	1708423003000
1717222003000	1718226001000	1708427004000
1717413012000	1718225007000	1708405006000
1717132009000	1708214003000	1717204007000
1717411014000	1708318011000	1708407010000
1717418010000	1708211002000	1708211026000
1717419010000	1708412005000	1708429003000
1717413009000	1708407003000	1708406023000
1717410014000	1717118001000	1708407013000
1717203003000	1718216015000	1708406019000
1718225009000	1717110006000	1708407015000
1717442002000	1708329003000	1718212003000
1717406002000	1708440003000	1718213003000
1708442006000	1708326007000	1718224002000
1708424005000	1717207011000	1717124001000
1708317010000	1718218006000	1717227005000
1708318009000	1717117004000	1717222002000
1708211017000	1717234007000	1717440005000
1708322008000	1717131008000	1708214005000
1717204014000	1717448001000	1708411001000
1717212011000	1718222005000	1708425011000
1717100011000	1717122008000	1708412009000
1717419005000	1708441011000	1708407017000
1717419009000	1717223003000	1708415001000

1708321011000	1708428005000	1708415005000
1708324012000	1708427002000	1708409014000
1717111006000	1708446008000	1708318005000
1717123004000	1708412004000	1708422001000
1717102006000	1708411012000	1708406028000
1708334011000	1708409010000	1708406030000
1718218004000	1708432003000	1708407014000
1717144005000	1708405014000	1708312009000
1717429010000	1717411001000	1708315008000
1717434008000	1708429008000	1708401007000
1717401009000	1718221008000	1708324007000
1717231006000	1717151002000	1708338004000
1708401008000	1717427012000	1708338005000
1708401005000	1708215005000	1708339002000
1708443003000	1708443001000	1708339005000
1708425008000	1708443006000	1708410008000
1708212005000	1708446003000	1708429006000
1718219007000	1717420005000	1708406008000
1717411013000	1718222007000	1708410009000
1717212004000	1708410011000	1708323002000
1717130005000	1708406012000	1708214006000
1717128002000	1708311010000	1708433001000
1717231007000	1708418006000	1708338001000
1708419002000	1718254009000	1708338003000
1708317002000	1717406006000	1708414005000
1708424006000	1717230003000	1708320003000
1708414006000	1708425006000	1708323003000
1708430002000	1708400011000	1708429004000
1708434002000	1708444002000	1718212011000
1708434012000	1708445005000	1718212004000
1718212001000	1708446004000	1718213004000
1717118007000	1708428012000	1717104005000
1708327011000	1708422008000	1717109010000
1708439007000	1708423007000	1717108009000
1717431006000	1708412003000	1717212002000
1717431016000	1708413003000	1717116011000
1717429003000	1708412016000	1717116010000
1717110005000	1708215010000	1717115012000
1708437007000	1708215012000	1717115009000
1717152001000	1708215014000	1708428004000
1717438009000	1708215004000	1708444004000
1708401011000	1708215003000	1708412017000
1708414019000	1708421002000	1708424012000

1708425010000	1708400012000	1717109002000
1718226002000	1708332004000	1708328001000
1718227003000	1708429011000	1708329005000
1708439004000	1718220007000	1708442002000
1708439003000	1718221012000	1717207003000
1708440004000	1717211005000	1708439006000
1717125012000	1717213007000	1718213008000
1717122012000	1717207008000	1708441007000
1717102002000	1717118008000	1708405017000
1708327007000	1717115008000	1708406024000
1708328009000	1718222009000	1708407020000
1708328010000	1717122005000	1708407021000
1708330008000	1717200010000	1708415007000
1708437008000	1717202010000	1708336003000
1708438012000	1717203007000	1708320007000
1708334004000	1718220003000	1708320009000
1708436002000	1717114002000	1708433006000
1708440001000	1717114003000	1708433009000
1708441003000	1708439008000	1717202001000
1717125008000	1717103013000	1717410015000
1718229008000	1718219011000	1717413015000
1717119003000	1717110008000	1717401004000
1717117003000	1717107009000	1717402002000
1717121001000	1717419006000	1717430012000
1717413002000	1717418003000	1717434016000
1717418007000	1717418004000	1717432013000
1717219009000	1717418005000	1717443010000
1717426007000	1717226010000	1717438012000
1717426009000	1717226009000	1717440006000
1717427013000	1717227010000	1717445001000
1717431005000	1717225009000	1717445008000
1717404006000	1717111009000	1708412001000
1717425001000	1717123010000	1708426007000
1717426001000	1717117001000	1708426008000
1717231003000	1717203009000	1708426011000
1717230002000	1718208017000	1708408020000
1717131007000	1717101015000	1708402002000
1717130008000	1717122010000	1708408011000
1717131014000	1717122007000	1708413004000
1717230005000	1717100016000	1708413017000
1708405019000	1717231008000	1708405012000
1708407023000	1717427010000	1708405005000
1708427001000	1718215004000	1708407025000

1708412010000	1717110007000	1708401009000
1708413007000	1717203016000	1708401004000
1708413009000	1718215008000	1708318003000
1708413011000	1717116005000	1708318002000
1708414010000	1717121002000	1708446011000
1708431002000	1717132013000	1708449002000
1708432006000	1717449002000	1708412002000
1708311005000	1717224011000	1708414002000
1717420015000	1717224008000	1708424008000
1717412006000	1717131006000	1708211009000
1717222012000	1717417007000	1708338002000
1717206011000	1717426006000	1708413016000
1718210009000	1717403003000	1708407004000
1717221007000	1717403001000	1708414012000
1717132002000	1717442013000	1708411011000
1717233002000	1717442001000	1708211028000
1717234004000	1717430010000	1708322003000
1717232001000	1717431013000	1708430005000
1708326008000	1717431014000	1708413008000
1708436010000	1717436002000	1708310005000
1717212007000	1717438002000	1708409012000
1717104011000	1717436011000	1708316008000
1717102013000	1708215002000	1708429009000
1718219010000	1708419005000	
1708430007000	1708432008000	1717447001000
1717201017000	1708441008000	1717434012000
1718211003000	1717108010000	1717439002000
1718218015000	1717117012000	1708408017000
1718219008000	1717104009000	1708339003000
1717211004000	1717129004000	1708414001000
1717111001000	1717204003000	1717442016000
1717119010000	1708327010000	1717231011000
1717119008000	1708440009000	1717434013000
1717115007000	1717411006000	1717413011000
1717114010000	1717405001000	1717442003000
1718254002000	1717212009000	1717405003000
1708334005000	1717418011000	1717437003000
1708330004000	1717419008000	1717437007000
1708436003000	1717420003000	1708413019000
1718219009000	1717233003000	1717424002000
1717117002000	1717103014000	1717426005000
1718256008000	1708330009000	1717427004000
1708429012000	1717202004000	1717427002000

1717427015000	1717443004000	1708432007000
1708211015000	1717442007000	1708433005000
1708211014000	1717443011000	1708328004000
1708411013000	1717437006000	1717209004000
1708405004000	1718212009000	1717439003000
1708211022000	1708440008000	1717438001000
1708312003000	1718228004000	1717406001000
1708418007000	1717122003000	1708444001000
1708413020000	1718213007000	1708444003000
1708211006000	1717112011000	1708423010000
1708339001000	1717110011000	1708411004000
1708406006000	1717126010000	1708211012000
1708407006000	1717125007000	1708409013000
1708322002000	1717119002000	1708414011000
1708431001000	1717132012000	1718208002000
1708433010000	1717436009000	1717227013000
1708446007000	1717226006000	1717119006000
1708408013000	1717430001000	1717117005000
1708305002000	1717427008000	1717131005000
1708420003000	1717230011000	1717232002000
1717114001000	1717412007000	1717230008000
1717110003000	1717420014000	1717411009000
1718222008000	1708407005000	1708430008000
1708440006000	1708322005000	1717117013000
1718256007000	1718211005000	1708330003000
1708445004000	1708329004000	1708312005000
1708424011000	1708330005000	1708430009000
1708212007000	1708438002000	1717209009000
1708435014000	1708439013000	1708440011000
1708414018000	1708441005000	1717202012000
1717433002000	1708412007000	1717103002000
1717434006000	1708426005000	1717100008000
1717413014000	1708312007000	1717420007000
1717402005000	1708410012000	1717420006000
1708442005000	1708412012000	1717223013000
1708414015000	1708211019000	1717133009000
1708445007000	1708312002000	1717430008000
1708402004000	1708407018000	1717432002000
1708411009000	1708406016000	1717418009000
1708410013000	1708419001000	1717446014000
1717433006000	1708419007000	1708310006000
1717442012000	1708420002000	1708401012000
1717434011000	1708324011000	1718212002000

1717212010000	1708414017000	1717127014000
1717119011000	1708422003000	1717216008000
1708407019000	1708426004000	1717216004000
1708312012000	1708426002000	1717120010000
1708427003000	1708420004000	1717127019000
1708427010000	1708444009000	1717216009000
1708406005000	1708405008000	1717214006000
1708413001000	1708411006000	1717120006000
1717206010000	1708319008000	1717214005000
1708438010000	1717112003000	1717214013000
1717213015000	1718252003000	1717214011000
1708426003000	1717201014000	1717214010000
1708448001000	1717123006000	1717214007000
1708426006000	1718219002000	1717214009000
1708427009000	1717104015000	1717120007000
1708411005000	1717226007000	1717127020000
1708413005000	1717227014000	1717127016000
1708405001000	1717404010000	1717127012000
1708409004000	1717429012000	1717120013000
1708324009000	1717432010000	1708408009001
1708431008000	1717130006000	1708408009002
1717115010000	1717129002000	1717220010000
1717114008000	1717427009000	1717226001000
1718226005000	1717432012000	1717128009000
1717413007000	1717439001000	1717223005000
1717403005000	1717439004000	1717210012000
1717429011000	1717117011000	1717227017000
1708412006000	1718210008000	1717217002000
1708407011000	1717116006000	1717217003000
1708414009000	1717101001000	1717407001000
1708421001000	1717227012000	1717226002000
1708311007000	1717122009000	1717128010000
1717434005000	1717201006000	1718204002000
1717427016000	1718225010000	1707407034000
1717108002000	1717215001000	1717154004000
1717107004000	1717116002000	1717120004000
1717209005000	1717126001000	1717454001000
1717212012000	1717216012000	1717454002000
1718215007000	1717207006000	1707406005000
1717110012000	1717214012000	1707406034000
1708322007000	1717127009000	1707406001000
1717213006000	1717216010000	1707406004000
1717213003000	1717127015000	1707406025000

1717127013000	1708343002000	1718251011000
1707402032000	1708300014000	1717221004000
1707406026000	1707406033000	1717134008000
1708300013000	1707405012000	1717149002000
1717150002000	1707406030000	1717207007000

Appendix B: 1998 University Place Redevelopment Plan

A79200

15

98R-387 Introduce: 11-30-98

RESOLUTION NO. A- 79200

WHEREAS, the City Council on October 26, 1998, adopted Resolution No. A-79124 finding an area generally bounded on the ~~east~~ west by 45th and 46th Streets, on the north by one-half block north of Adams Street, on the south by Colby Street, and on the ~~west~~ east by 49th and 50th Streets to be blighted and substandard as defined in the Nebraska Community Development Law (Neb.Rev. Stat. § 18-2101, et seq. as amended) and in need of redevelopment; and

WHEREAS, the Director of the Urban Development Department has filed with the City Clerk the University Place Redevelopment Plan for said blighted and substandard area, which Plan is attached hereto, marked as Attachment "A", and made a part hereof by reference, and has reviewed said Plan and has found that it meets the conditions set forth in Neb. Rev. Stat. § 18-2113 (Reissue 1997); and

AMENDED, 12/7/98.

WHEREAS, on November 6, 1998 a notice of public hearing was mailed postage prepaid to the president or chairperson of the governing body of each county, school district, community college, educational service unit and natural resource district in which the real property subject to such plan is located and whose property tax receipts would be directly affected and to all registered neighborhood associations located in whole or in part within one mile radius of the area to be redeveloped setting forth the time, date, place and purpose of the public hearing to be held on November 18, 1998 before the Lincoln City - Lancaster County Planning Commission regarding the University Place Redevelopment Plan, a copy of said notice and list of said registered neighborhood associations having been attached hereto as Attachments "B" and "C" respectively; and

WHEREAS, on November 25, 1998 a notice of public hearing was mailed postage prepaid to the foregoing governing bodies and registered neighborhood associations setting forth the time, date, place, and purpose of the public hearing before the City Council to be held on December 7, 1998 regarding the proposed University Place Redevelopment Plan, a copy of said notice having been attached hereto as Attachment "D"; and

WHEREAS, on November 20, 1998 and November 27, 1998 a Notice of Public Hearing was published in the Lincoln Journal Star newspaper, setting for the time, date, place and purpose of the public hearing to be held on December 7, 1998, regarding the proposed University Place Redevelopment Plan for said blighted and substandard area, a copy of such notice having been attached hereto and marked as Attachment "E"; and

WHEREAS, said proposed University Place Redevelopment Plan has been submitted to the Lincoln-Lancaster County Planning Commission for review and recommendations, and said Planning Commission has submitted its written recommendations with respect to the proposed University Place Redevelopment Plan's conformance to the 1994 Lincoln-Lancaster County Comprehensive Plan to the Mayor and City Council, a copy of said written recommendations having been attached hereto and marked as Attachment "F"; and

WHEREAS, on December 7, 1998 in the City Council chambers of the County-City Building, 555 South 10th Street, Lincoln, Nebraska, the City Council held a public hearing relating to the proposed University Place Redevelopment Plan and all interested parties were afforded at such public hearing a reasonable opportunity to express their views respecting said proposed Plan; and

WHEREAS, the City Council has duly considered all statements made and materials submitted relating to said proposed Plan; and

WHEREAS, the City Council now finds and determines that the University Place Redevelopment Plan: (1) is described in sufficient detail and is designed with the general purpose of accomplishing a coordinated, adjusted, and harmonious development of the City which will promote general health, safety and welfare, sound design and arrangement, the wise and efficient expenditure of public funds, and the prevention of the recurrence of unsanitary or unsafe dwelling accommodations or conditions of blight, (2) is feasible and in conformity with the general plan for the development of the City of Lincoln as a whole and said plan is in conformity with the legislative declarations and determinations set forth in the Community Development Law, and (3) would not be economically feasible and would not occur in the redevelopment area without the use of tax increment financing, and that the costs and benefits of the project including costs and benefits to other political subdivisions, the economy and the demand for public and private services were considered and have been found to be in the long-term best interest of the community impacted by the redevelopment.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Lincoln, Nebraska:

That pursuant to the provisions of the Nebraska Community Development Law and in light of the foregoing findings and determinations, the University Place Redevelopment Plan attached hereto as Attachment "A" is hereby accepted and approved by the City Council as the governing body for the City of Lincoln.

BE IT STILL FURTHER RESOLVED that the Urban Development Director, or his authorized representative, is hereby authorized and directed to take all steps necessary to implement the provisions of said Plan.

Introduced by:

AYES: Donaldson, Fortenberry, Hecht, Johnson, Seng, Shoecraft, Wilson;
NAYS: None.

Approved as to Form & Legality:

Assistant City Attorney

Staff Review Completed:

Administrative Assistant

12/7/98 Council Proceedings:
FORTENBERRY Moved to amend Bill 98R-387 in the following manner:
1. On p. 1, line 2, delete the word "east" & insert in lieu thereof the word "west".
2. On p. 1, line 4, delete the word "west" & insert in lieu therof the word "east".
Seconded by Wilson & carried by the following vote:
AYES: Donaldson, Fortenberry, Hecht, Johnson, Seng, Shoecraft, Wilson; NAYS: None.

APPROVED

DEC 14 1998

MAYOR

ADOPTED

DEC 7 1998

By City Council

#15

98R-387

MOTION TO AMEND

I hereby move to amend Bill No. 98R-387 in the following manner:

1. On page 1, line 2, delete the word "east" and insert in lieu thereof the word "west."

2. On page 1, line 4, delete the word "west" and insert in lieu thereof the word "east."

Introduced by:

AYES: Donaldson, Fortenberry, Hecht, Johnson, Seng, Shoecraft, Wilson;
NAYS: None.

Approved as to Form & Legality:

Asst City Attorney

Staff Review Completed:

Administrative Assistant

Requested by: Urban Development

Reason for Request: To correct the east and west boundary descriptions.

ADOPTED

DEC 7 1998

By City Council

CITY of LINCOLN

Request for:
☐ Ordinance
☒ Resolution

(Do Not Write in this Space)

Bill Control No.	Date
98R-387	11/20/98

Docketing Date: 11/30/98 P.H. 12/7/98
(To Be Entered By City Clerk)

Before using this form, see Administrative Regulation 1-1 Procedures for handling ordinance requests

DATE	REQUEST MADE BY:	DEPARTMENT
11/20/98	JOHN BRADLEY	PLANNING

DESIRED DOCKET DATE 11/30/98

IF EMERGENCY, GIVE REASON (See Art. 5, Sec. 2 of Charter)

Emergency Measure Required: ☐ Yes ☒ No

REASONS OR JUSTIFICATION FOR PROPOSED LEGISLATION:

Request for Resolution for Council action adopting the proposed UNIVERSITY PLACE REDEVELOPMENT PLAN, requested by the Director of the Urban Development Department, covering the area composed of all the city blocks generally bounded on the west by 45th and 46th Streets, on the north by 1/2 block north of Adams Street, on the south by Colby Street, and on the east by 49th and 50th Streets.

The Planning Commission recommended a finding of conformance with the Comprehensive Plan and approval.

'98 NOV 20 AM 11 41
CITY CLERK
NEBRASKA

REQUESTER ☒ DOES ☐ DOES NOT WISH TO REVIEW AND APPROVE THIS ORDINANCE PRIOR TO ITS INTRODUCTION

John Bradley — DATE 11/30/98
DIRECTOR'S SIGNATURE

TO BE USED BY THE FINANCE DEPARTMENT

BUDGET REVIEW	DATE	ACCOUNT NUMBER AND APPROPRIATE BALANCES CHECK	DATE	FUND AVAILABILITY APPROVED	DATE
				DIRECTOR OF FINANCE SIGNATURE	

DISTRIBUTION
- White — City Clerk
- Green — Admin. Dir.
- Canary — City Atty.
- Pink — Finance Dept.
- Goldenrod — Department

TO BE USED BY THE MAYOR'S OFFICE

EMERGENCY MEASURE IS REQUIRED "IN FACT"? ☐ YES ☐ NO

DATE

ADMINISTRATIVE DIRECTOR'S SIGNATURE

ATTACHMENT "A"

UNIVERSITY PLACE REDEVELOPMENT PLAN

OCTOBER, 1998

PREPARED BY:

CITY OF LINCOLN
MIKE JOHANNS, MAYOR

URBAN DEVELOPMENT DEPARTMENT
JOAN MODRELL, DIRECTOR

CITY OF LINCOLN

UNIVERSITY PLACE REDEVELOPMENT PLAN

Prepared by:

City of Lincoln
Mike Johanns, Mayor

Urban Development Department
Joan Modrell, Director

October, 1998

UNIVERSITY PLACE REDEVELOPMENT PLAN

TABLE OF CONTENTS

UNIVERSITY PLACE REDEVELOPMENT PLAN

LIST OF EXHIBITS

APPENDIX

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 50st 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 <u>private</u> and <u>public</u> 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 the 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;

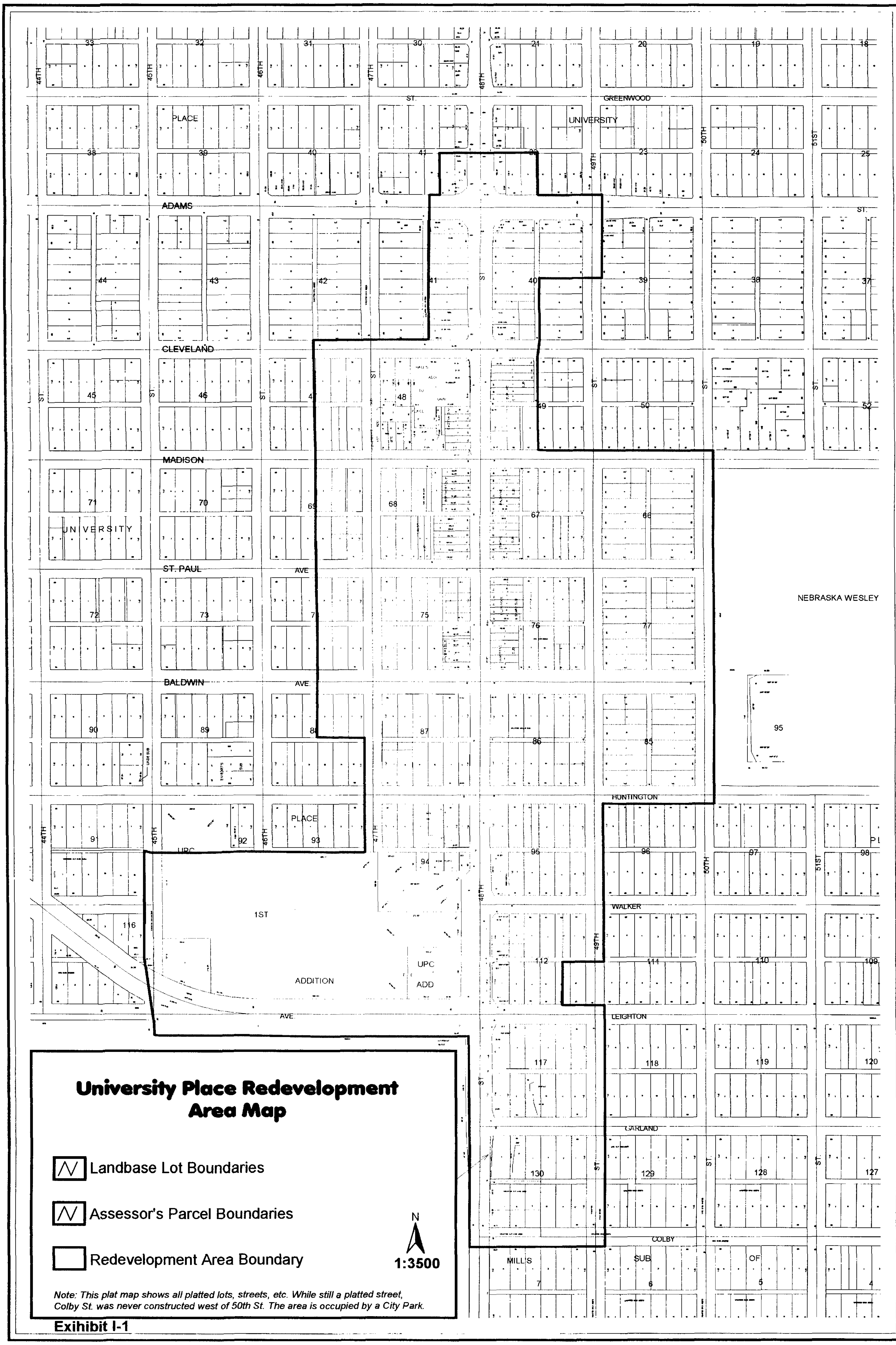
2. A land-use plan showing proposed uses of the area;

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


University Place Redevelopment Area Map
Landbase Lot Boundaries
Assessor's Parcel Boundaries
Redevelopment Area Boundary
N
1:3500
Note: This plat map shows all platted lots, streets, etc. While still a platted street, Colby St. was never constructed west of 50th St. The area is occupied by a City Park.
Exihibit I-1
GREENWOOD
ST.
PLACE
UNIVERSITY
ADAMS
CLEVELAND
MADISON
UNIVERSITY
ST. PAUL
AVE
BALDWIN
AVE.
HUNTINGTON
PLACE
UPC
WALKER
1ST
ADDITION
UPC
ADD
AVE
LEIGHTON
GARLAND
COLBY
MILL'S
SUB
OF
NEBRASKA WESLEY
44TH
45TH
46TH
47TH
48TH
49TH
50TH
51ST

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 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 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 exists 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: dilapidated/deteriorated structures, age or obsolescence, and existence of conditions which endanger life or property by fire or other causes. Also, increasing through-traffic on No. 48th St. creates a noisy and harsh urban setting, discouraging pedestrian movement which impacts the commercial environment. These traffic impacts need to be addressed in an effort to encourage rather than discourage pedestrian and local vehicular traffic on both sides of No. 48th Street in order 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 for the B-3 section of the Zoning Ordinance is located under Chapter 27.33. The existing zoning may necessitate only slight modifications, if any.

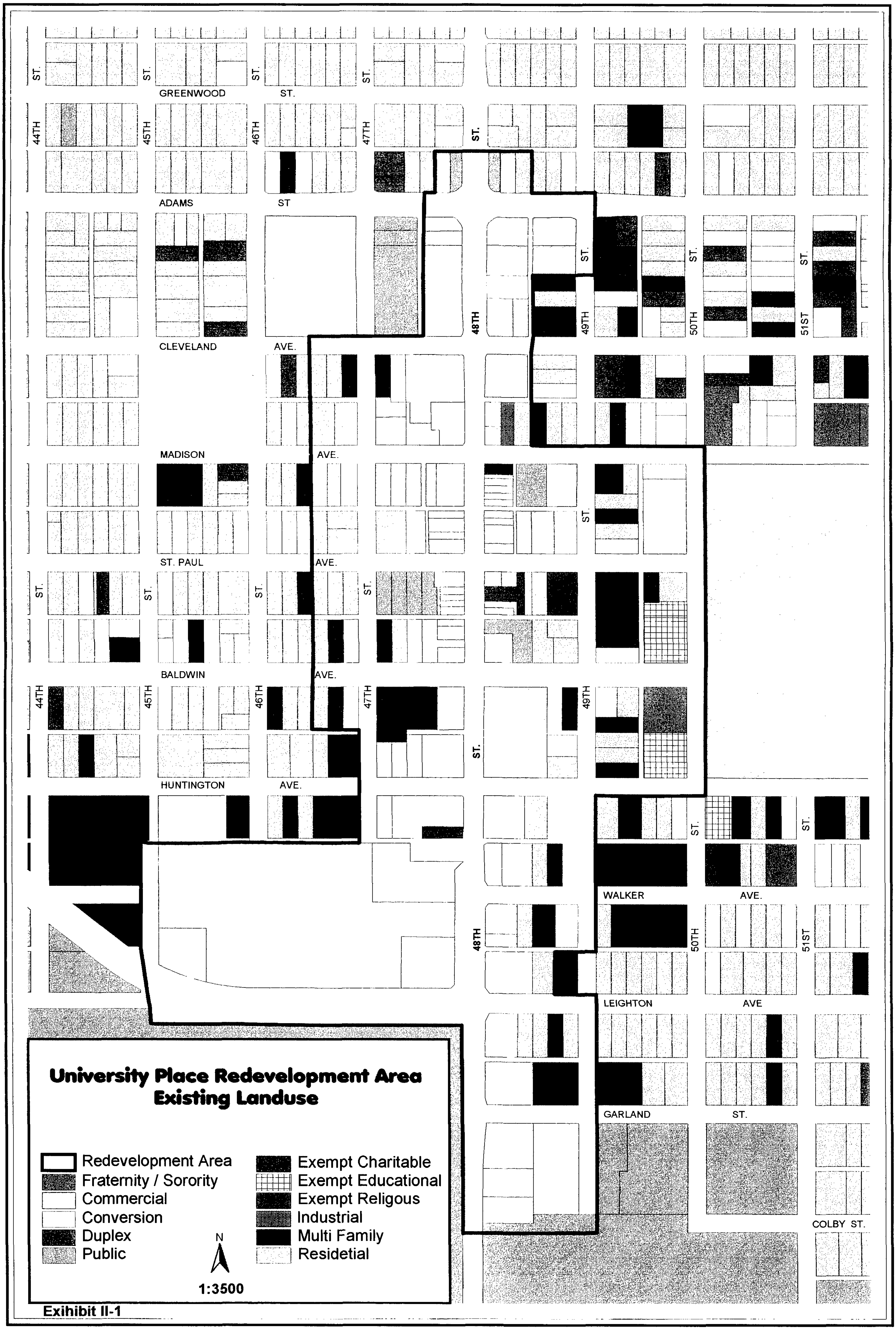
C. EXISTING PUBLIC FACILITIES

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.

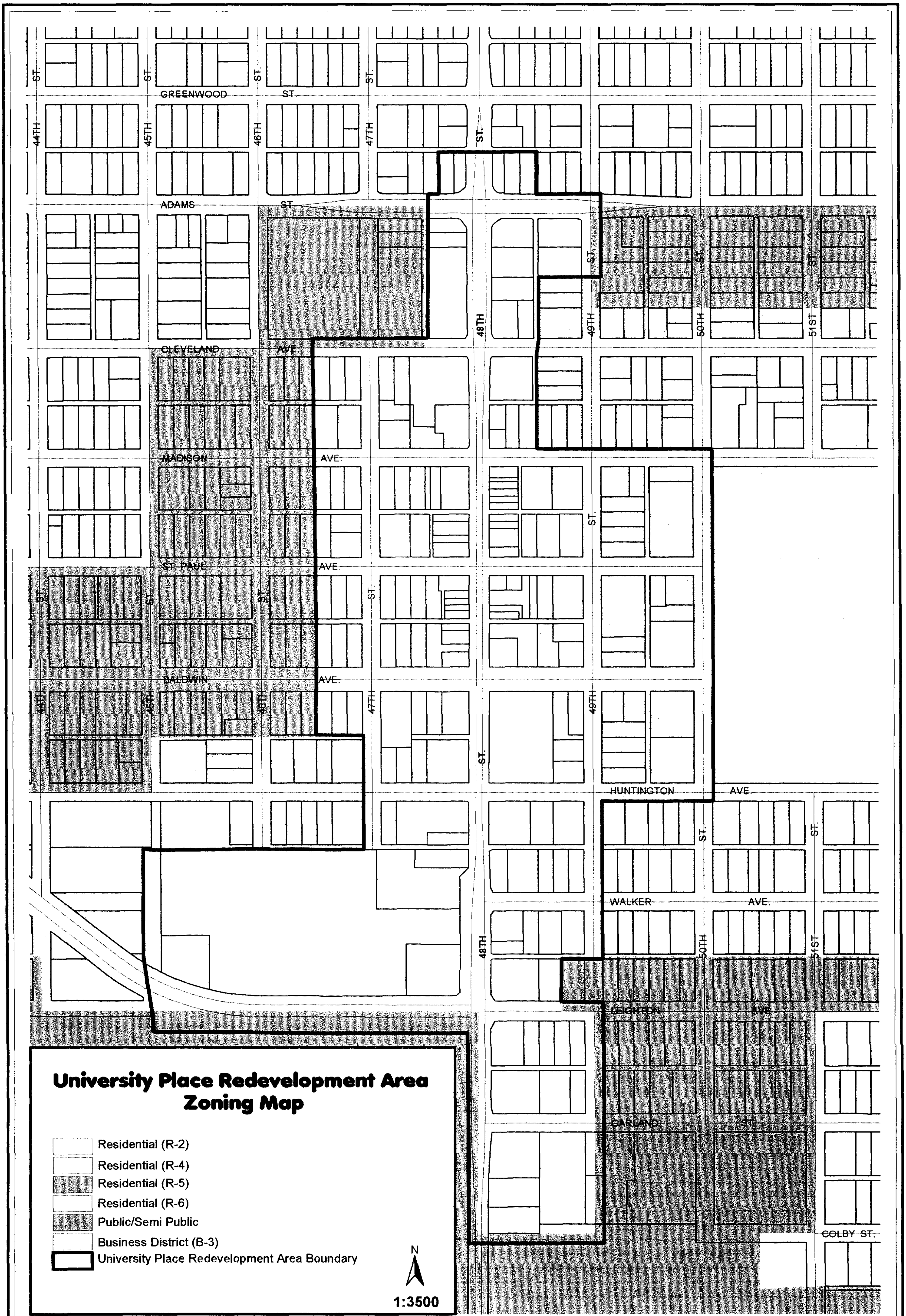
The major street in the area is No. 48th Street, an arterial which carries a high volume of traffic; however, throughout this nine-plus block business district that fronts on this major arterial, there are four signalized intersections: Adams, St. Paul, and Leighton Avenues, with a pedestrian-actuated 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 un-signalized 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.



University Place Redevelopment Area
Existing Landuse
Redevelopment Area
Fraternity / Sorority
Commercial
Conversion
Duplex
Public
Exempt Charitable
Exempt Educational
Exempt Religous
Industrial
Multi Family
Residetial
N
1:3500
GREENWOOD ST.
ADAMS ST
CLEVELAND AVE.
MADISON AVE.
ST. PAUL AVE.
BALDWIN AVE.
HUNTINGTON AVE.
WALKER AVE.
LEIGHTON AVE
GARLAND ST.
COLBY ST.
44TH ST.
45TH ST.
46TH ST.
47TH ST.
48TH ST.
49TH ST.
50TH ST.
51ST ST.

Exhibit II-1



Exihibit II-2

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 projects 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 St. 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 St. 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 unmetered. 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 Sts.); and on Baldwin Avenue (east, between 48th and 49th Sts.). These three lots contain a total of 116 parking stalls, which are unmetered.

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 Star Tran 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 Dean 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 studiedin 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 Universtiy 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 structure/s inside the redevelopment boundaries. See Appendix D for a listing of requirements that must be addressed in such guidelines.

E. EXISTING BUILDING CONDITIONS/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 of 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

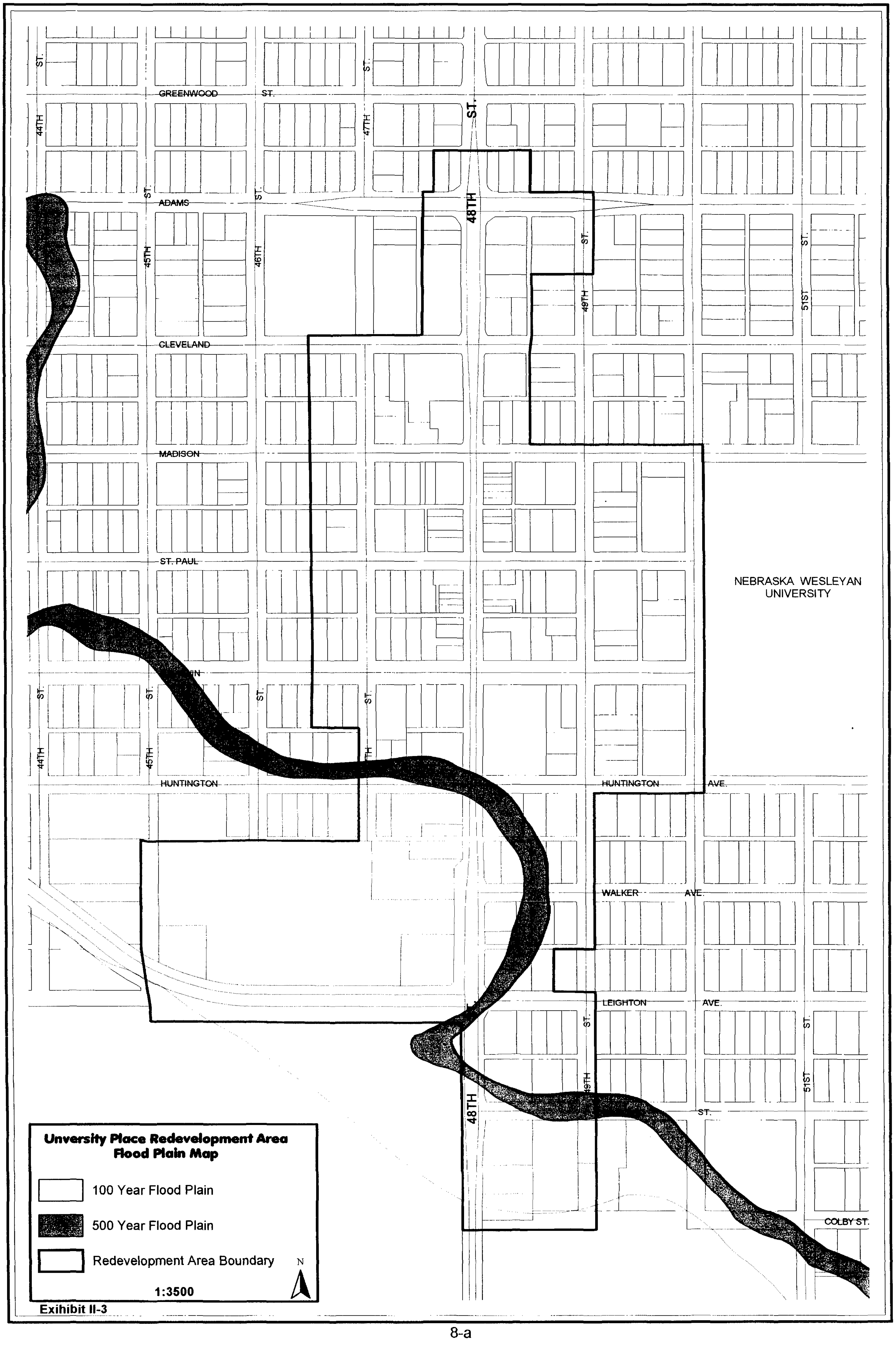
Of the four factors, three were determined to be present to a significant extent:

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

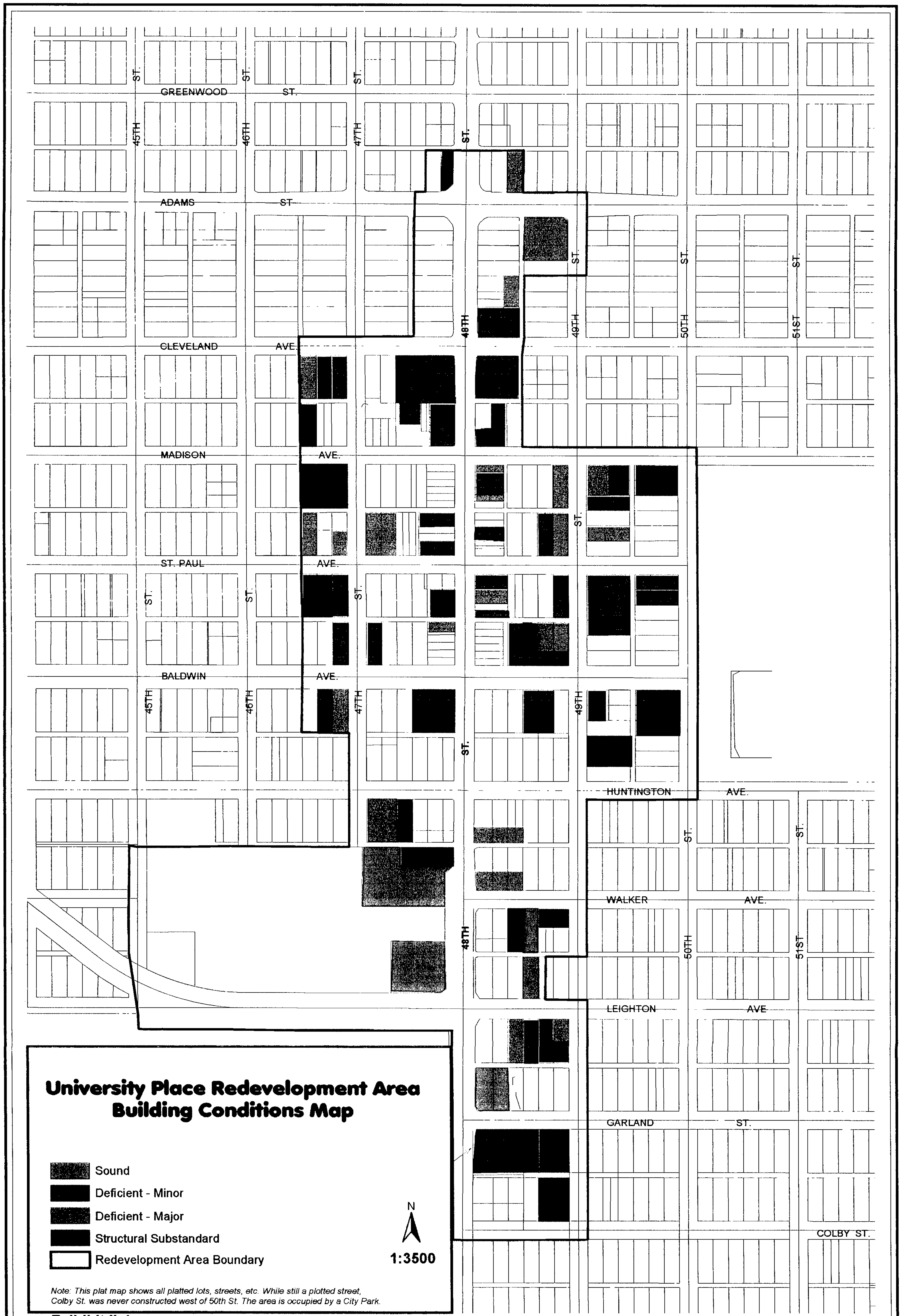
One was present to a reasonable, but more limited extent:

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



Exihibit II-3



Exihibit II-4

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

and will 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. <u>REDEVELOPMENT STANDARDS</u>

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

1. <u>General Environment</u>

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.

2. 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.

3. Building Heights and Massing

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

4. Use of Public Right-of- Way

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

5. 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.

6. 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 revitalizing an older commercial area.

7. 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

No. 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:

a. As warrants indicate, installation of 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.

b. 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 to access businesses on both the east and west sides of No. 48th Street.

c. 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 spaces, 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

a. 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, with those experiencing severe problems being addressed first.

b. Gas Lines

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

c. 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.

d. 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.

e. 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 this 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.

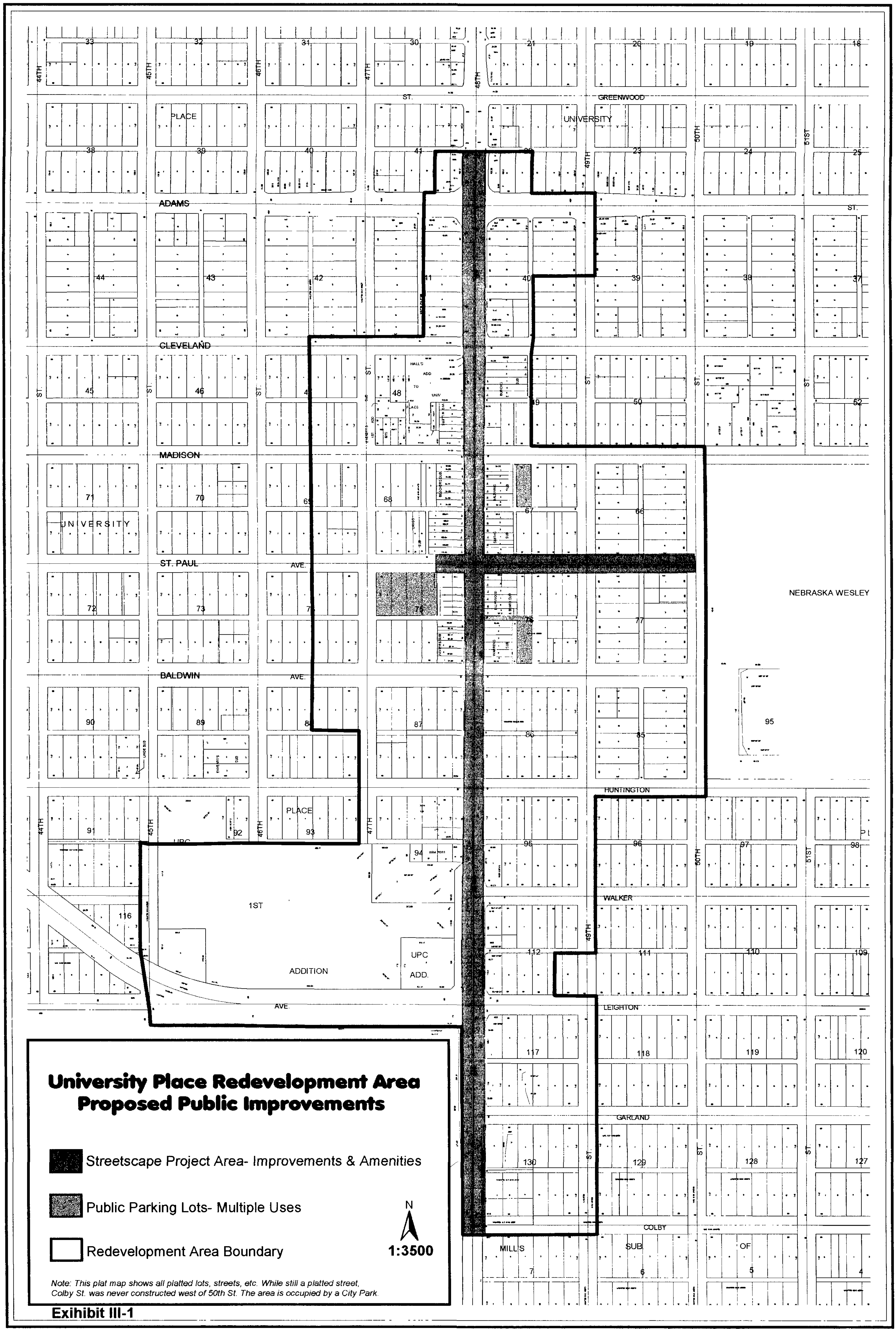
Another major public open space is desired in the Project Area and would need to be identified and programmed into the Capital Improvement Program. This need has been identified for 'public gatherings, events, etc.' and could be met with a multiple use approach to one or more of the existing public parking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



Exihibit III-1

The No. 48th Street entry into 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 their 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

Associated with the scheduled reconstruction of the University Place Park amenities, the Lincoln Police Department has identified this park as the location of a new Northeast Community Policing Center. This project is identified in the capital improvement program for implementation coinciding with the park improvements, 2000-2001.

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.

Senior Center

Located in the University Place Project Area and serving the University Place area this 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. 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:

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

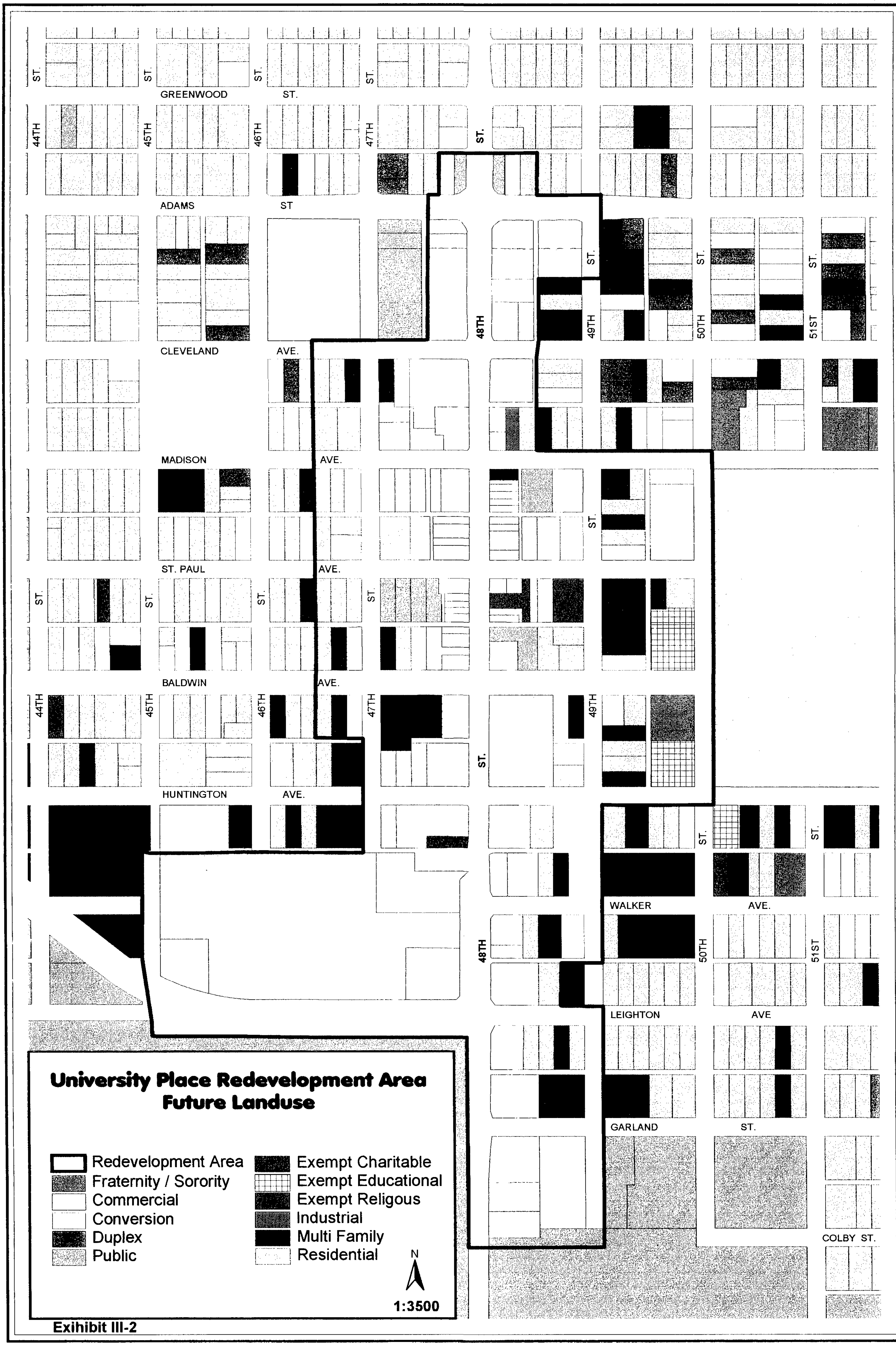
NOTE: All improvements must be done to City Building Department Codes.

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. 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.



Exihibit III-2

E. 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:

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.

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).

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 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.

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 designated deadline are reviewed by a selection committee. Interviews may be scheduled by the selection committee. Standard City practices are used for the selection process.

Implementation Steps

1. Select projects and activities for implementation
2. Issue and sell Improvement Financing Bonds if and when necessary
3. Acquire property rights and easements as necessary
4. Relocate families and individuals as necessary
5. Competitively select architects and engineers to design the public facilities and improvements, when necessary
6. Approve the public facilities and improvements design
7. Competitively select primary contractors to construct public facilities and improvements
8. Construct public facilities and improvements

9. Where necessary, competitively select developers and negotiate appropriate redevelopment agreements, if necessary
10. 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.

F. 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.

G. 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.

H. 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.

A:\Uniplace.2.doc

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. 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. 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

EXPENDITURES

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 20.

LAND ACQUISITION POLICY STATEMENT

CITY OF LINCOLN
REAL ESTATE DIVISION
(402)441-7568

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 reconvey 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 <u>ineligible</u> 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 <u>will be made aware</u> 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 reinspection 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.

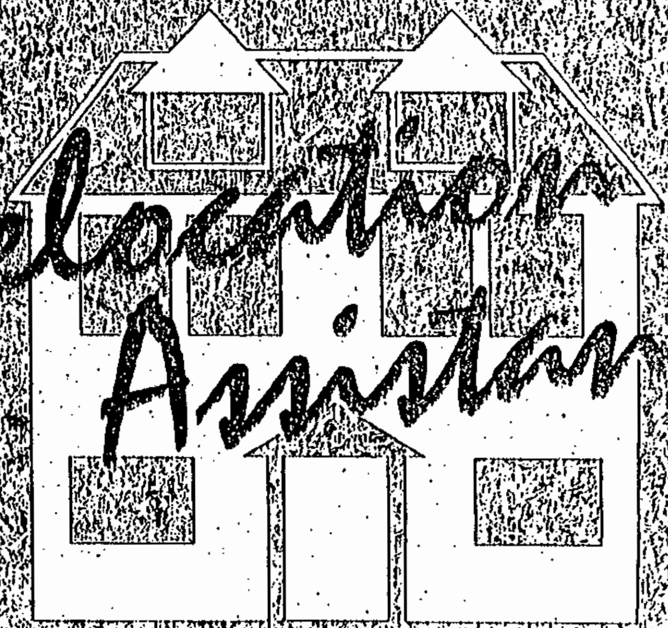
Nebraska statutes provide a 30-day period from the award of condemnation during which an appeal can be filed by either party. Acceptance of the award deposited with the County Court extinguishes the right of appeal as to that particular party. In the event an award is not claimed and no appeal is filed 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 loses 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.



Relocation Assistance

as administered by
The Real Estate Division
of the

CITY OF LINCOLN
NEBRASKA

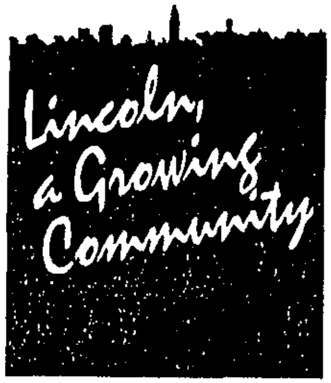
Designed & Printed by
CITIZEN INFORMATION CENTER
on Recycled Paper - 5/93

APP. B-2

CITY OF LINCOLN
Real Estate Division
129 North 10th Room 107
Lincoln, NE 68508
402-441-7568 402-441-7569 402-441-8734

Table of Contents

Introduction



One of the unfortunate, but unavoidable, consequences of a modern, progressive nation is the necessary displacement of a comparatively small percentage of the population for the greater good of the whole.

If you are required to move as the result of a publicly-financed construction project, you may be eligible for relocation assistance advisory services and payments provided by federal and state law.

APP. B-3

It is the policy of the federal government and our state, that displaced persons shall receive fair and humane treatment, and shall not suffer unnecessarily as a result of programs designed for the benefit of the public as a whole.

This brochure contains only general information designed to acquaint you with available relocation services and benefits. The relocation agent from the City of Lincoln will be happy to explain them in detail.

The Basic Steps

If Your Property is Being Acquired and You Need to be Relocated

If you are an owner...

1. The acquiring agency will appraise your property.
2. The appraisal will be reviewed.
3. You will be interviewed by the relocation agent.
4. While contracts and deed are being prepared, a relocation study will be completed.
5. The acquisition and relocation offers will be made to you together. At this time, you will receive a 90-day vacating notice.
6. If you accept the acquisition offer, and are satisfied with the relocation offer:
   a. then you will be offered assistance in locating a replacement property.
   b. in the meantime, the acquisition payment will be prepared and delivered to you.
   c. a final 30-day vacating notice will be issued, when appropriate and if necessary.
   d. advance relocation payments will be readied, if necessary.
   e. you will close on your replacement property, and then move.
   f. final relocation payments will be made.
7. If you don't accept the acquisition offer, and an agreement can't be reached:
   a. eminent domain procedures will begin.
   b. relocation activities may be put on hold.
   c. issuance of the 30-day notice will be delayed.
   d. upon the award of the court; refer to Step 6 above, except b.

If you are a tenant...

1. The acquiring agency will appraise the property.
2. The appraisal will be reviewed.
3. The acquisition offer will be made to the property owner.
4. A relocation agent will interview you, the tenant.
5. A relocation study will be completed.
6. A relocation offer will be made to you, along with being issued a 90-day vacating notice.
7. Finalize the location of your desired replacement property and make arrangements.

8. Ownership of the property will transfer to the acquiring agency, either through agreement or by eminent domain procedures. (If you are still in occupancy, you will now pay your rent to the agency.)
9. Advance relocation payments will be readied, if necessary.
10. Move to the replacement.
11. Final relocation payments will be made.

Important Definitions

Acquiring Agency

This can be the City of Lincoln, Nebraska or any other county, municipal or political subdivision of the State of Nebraska having the authority to acquire private property for public use. The relocation program for the City of Lincoln's projects is asministered by the Real Estate Division of the Urban Development Department. Other political subdivisions may administer their own programs or may contract for that service.

Business

Any lawful activity, except a farm operation, conducted primarily for: the purchase, sale, lease and rental of personal and real property; or for the manufacture, processing, or marketing of an article of commerce; or for the sale of services to the public; or for an outdoor advertising display when forced to move.

Displaced Person

Any individual, family, business, farm or association that moves from real property or moves their personal property from real property as a result of actions by a governmental agency. This can be as a direct result of: a written notice of intent to acquire, the negotiations for the acquisition of, or the rehabilitation or demolition of such real property.

Family

Two or more individuals living together in a single family dwelling unit, either related or by mutual consent.

Farm

The term "farm operation" means any activity conducted solely or primarily for the production of one or more agricultural products or commodities, including timber, for sale and home use, and customarily producing such products or commodities in sufficient quantity to be capable of contributing materially to the operator's support.

Initiation of Negotiations

This term means the date the City of Lincoln delivers to the owner of the real property to give a written offer for the purchase of property, or a notice of its intent to acquire such real property.

Small Business

A business having at least one, but not more than 500 employees working at the site being acquired by the City of Lincoln.

Relocation Assistance Advisory Services

Any person, family, business or farm displaced by a project shall be offered relocation assistance services for the purpose of locating a suitable replacement property. Relocation services are provided by qualified personnel employed by the City of Lincoln. It is their goal and desire to be of service to you, and assist in any way possible to help you successfully relocate.

Your relocation agent will provide you with assistance sufficient to meet your needs. You will be assisted in completing application and claim forms for payments and all relevant financial information concerning replacement housing will be explained. Every displaced person will be offered assistance in order to minimize hardships encountered in searching for and locating a decent, safe, and sanitary replacement property. This includes transportation to inspect housing which we have referred to you, if you need it.

If you have a special problem, your agent will make every effort to secure the services of other public and private agencies in your community which are equipped to help you. So please make your needs known to your agent. If the agent can't personally help you with a specific problem, perhaps he or she can find someone who can help.

No one will be required to move from their existing dwelling for at least 90 days after a decent, safe and sanitary replacement dwelling has been made available to them. If decent, safe and sanitary housing is not available, the City of Lincoln will take whatever steps are necessary to provide housing through their Last Resort Housing methods.

Remember - your agent is there to help and advise you; be sure to make full use of their services. Don't hesitate to ask questions, and be sure you understand fully all of your rights and relocation benefits.

Do not move until you have contacted your relocation agent or are given an official notice to vacate the premises.

Displaced individuals and families may choose to be paid on the basis of actual, reasonable moving costs and related expenses, or according to a fixed moving cost schedule. However, to assure your eligibility and prompt payment of moving expenses, you should contact the relocation agent from the City of Lincoln before you move.

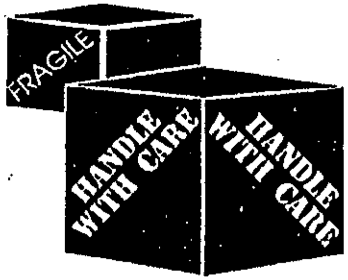
Residential Moving Payments for Individuals and Families

You can choose either:

Commercial Move

1. You hire the mover.
2. You pay the bills.
3. We reimburse you.

or



APP. B-5

Move Yourself

1. Amount is based on number of rooms
2. No receipts required.

Actual reasonable moving expenses may be paid when the move is performed by a commercial mover.

Certain other expenses are also reimbursable if the City of Lincoln determines that such costs are necessary, such as transportation costs to the new location, temporary quarters, storage of personal property, insurance costs while personal property is in storage or transit, reconnection of utilities, and other related costs. Your expenses must be reasonable and supported by receipted bills. Reimbursement is also limited to a 50-mile moving distance in most cases. Before taking this option you must submit to us at least two competitive bids from qualified commercial movers.

Or you may choose to be paid on the basis of the **moving cost schedule.**

Moving cost schedules are prepared to provide adequate reimbursement for your moving expenses. The amount of the payment is based on the number of rooms in your dwelling. If you choose this option, your expenses need not be supported by receipted bills. Under this option you will not be eligible for reimbursement of related expenses.

Moving Cost Schedule

Occupant Provides Furniture

Number of Rooms of Furniture								Each Add'l Room
1	2	3	4	5	6	7	8	
~~$250~~	~~$350~~	~~$450~~	~~$550~~	~~$625~~	~~$700~~	~~$775~~	~~$850~~	~~$75~~
$300	$420	$540	$660	$750	$840	$930	$1,020	$90

Occupant Does Not Provide Furniture

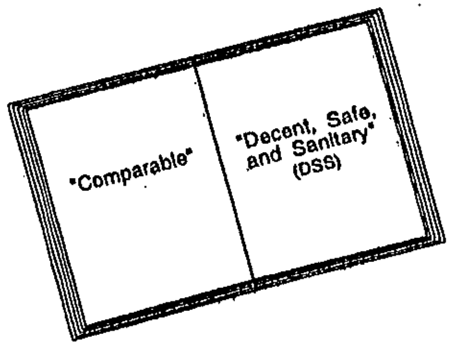
First Room	Each Additional Room
~~$200~~	~~$25~~
$240	$30

Persons moving from a rooming or dormitory stype situtaion, and who have a minimal amount of personal possessions, will be limited to a total moving payment of $50. This amount also applies to anyone whose move is performed by the City of Lincoln at no cost to the person.

APP. B-6

Replacement Housing Payments

Replacement Housing Payments are to compensate the displaced person for increases in housing costs caused by acquisition of their dwelling. These payments represent the difference between the acquisition cost of your present dwelling and the purchase price of a comparable dwelling chosen by the City of Lincoln, or of the replacement dwelling you occupy, whichever is less.

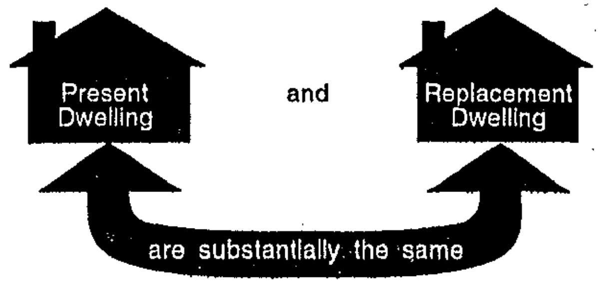


These terms are explained in the following pages.

A "Comparable" Replacement

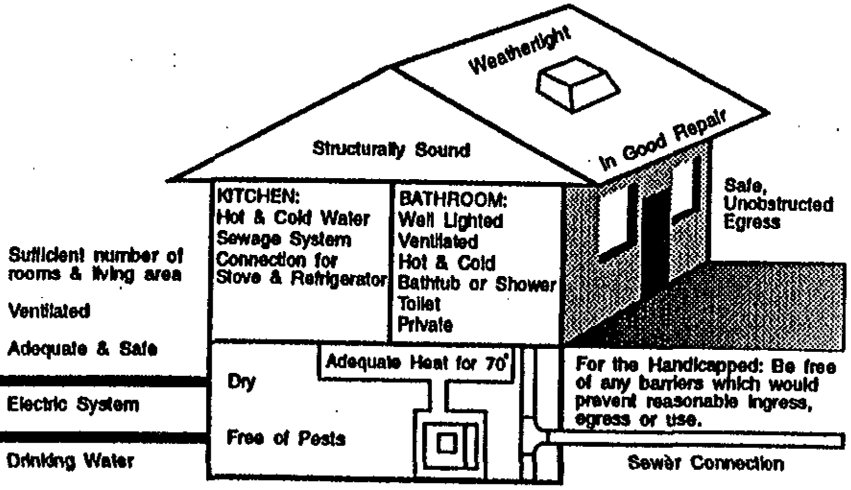
A "Comparable" Replacement means that your present dwelling and your replacement dwelling are substantially the same.

A **comparable** replacement dwelling is one which is decent, safe and sanitary (DSS), functionally equivalent and substantially the same as the original **dwelling acquired**, regarding the number of rooms, area of living space, construction, age and condition. It must be located in an area with comparable public utilities, public and commercial facilities. It must be reasonably accessible to your place of employment and adequate to accommodate your needs. It must be located in an equal or better neighborhood and within your financial means. A comparable replacement dwelling must also be available on the open market and be fair housing, open to all persons regardless of race, color, religion, sex or national origin.



Replacement Housing Must be Decent, Safe and Sanitary*

which means it meets all of the minimum requirements established by regulation and conforms to local housing codes and ordinances for existing structures.



APP. B-7

Three Basic Types of Replacement Housing Payments

1. Purchase Supplement *(See page 9)*
2. Rent Supplement *(See page 12)*
3. Down Payment *(See page 14)*

The type of payment depends on whether you are an owner or a tenant, and how long you have lived in the property being acquired prior to negotiations.

* *Often referred to as "DSS" housing*

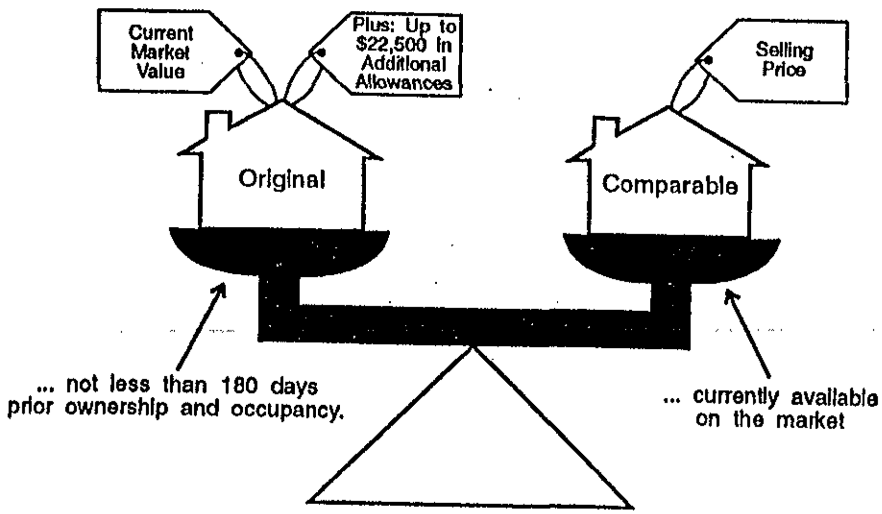
1. Purchase Supplement

for Owner Occupants of 180 Days or More

If you are an owner and have occupied your home for 180 days or more immediately prior to the initiation of negotiations for the acquisition of your property, you may be eligible—**in addition to the fair market value of your property**—for a **purchase supplement*** not to exceed $22,500 for all costs necessary to purchase a comparable DSS replacement dwelling. The City of Lincoln will compute the maximum payment you are eligible to receive, and in so doing, attempt to balance the scale illustrated on the next page.

To qualify for this supplemental payment, you must purchase and occupy a DSS replacement dwelling within one year after the latter of:

1. the date you receive final payment for the acquired dwelling or,
2. in the case of condemnation, the date the required amount is deposited in the court.



* *Relocation payments are in addition to the acquisition price paid for your property which is determined by appraisals.*

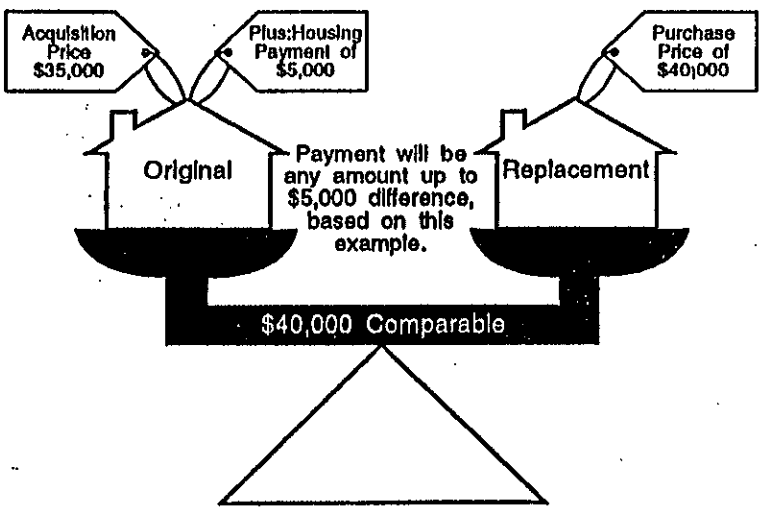
Example Purchase Supplement Computation

Assume that the City of Lincoln purchased your property for $35,000. After a thorough study of all available decent, safe and sanitary dwellings on the open market comparable to your dwelling, the City of Lincoln made the determination that a replacement property will cost you $40,000. The City will pay you a maximum replacement housing payment of $5,000 if you, in fact, purchase a replacement property costing $40,000 or more. If your purchase price exceeds $40,000, you must pay the difference in excess of $5,000. For example, if you purchased a replacement property for $42,000, you would receive a purchase payment of $5,000 and you would pay the difference of $2,000. Again, if you purchased a replacement property for $38,000 you would receive a payment of only $3,000 on the basis of actual cost. Your payment cannot exceed actual cost difference or the amount determined by the City whichever is less.

Purchase Price of Replacement	Comparable Replacement Property	Acquisition Price of Your Property	Mmaximum Purchase Supplement
	$40,000	$35,000	$5,000
$42,000	40,000	35,000	5,000
40,000	40,000	35,000	5,000
38,000	40,000	35,000	3,000

Example...

APP. B-8



In Addition to the Purchase Supplement

The City of Lincoln will also reimburse you for other costs that may be involved in the purchase of a replacement dwelling. However, your total payment, including the purchase supplement, cannot exceed $22,500 according to the law. The purchase supplement and other incidental costs are payments in addition to the purchase price of the dwelling acquired from you.

It is the intent of the relocation program to compensate the displaced person for their actual relocation expenses. However, those reimbursements must be reasonable and ones which do not unfairly enrich the displacee. With this in mind, here are some of the items which will be reimbursed, and the conditions which must be met for doing so.

Increased Interest Cost

Persons eligible for this payment must have had a mortgage on the acquired dwelling, which was a valid lien, for at least 180 days prior to the initiation of negotiations.

This payment, when added to the down payment on the replacement, is designed to reduce a person's replacement mortgage to an amount which can be amortized at the same monthly payment, for principal and interest, over the remaining term on the old mortgage, or if less, the remaining term on the new mortgage. This procedure is commonly known as a "buydown."

Your payment will be reduced if you actually borrow less than the amount we calculate as your new mortgage.

In order to compute the payment, all pertinent information must be available to the agent, such as old and new interest rates and points, the remaining term and principal balance on the old and new mortgage, and the old and new monthly p&i payment. To make this payment work, please discuss it with your agent **before** you secure a new mortgage.

Incidental Expenses

You may be reimbursed for some of your closing costs connected with the purchase of your replacement dwelling, but not for prepaid expenses such as taxes or insurance. Here is a list of some of those items and the conditions for their being eligible.

- ✓ Notary fees
- ✓ Deed recording fees
- ✓ Termite inspection
- ✓ Title search
- ✓ Survey
- ✓ Inspections - when warranted or required.
- ✓ Title insurance - buyer's half, not to exceed the cost for the comparable.
- ✓ Mobile home sales tax - not to exceed the cost for the comparable.
- ✓ Legal fees - for preparing contracts or for closing, when reasonable.
- ✓ Appraisal fee - if acquired property had a mortgage.
- ✓ Application fee - if acquired property had a mortgage.
- ✓ Credit report - if acquired property had a mortgage.
- ✓ Loan recording fees - if acquired property had a mortgage.

Property Tax Increase

If there is an increase in your real property taxes, you will be reimbursed over a three year period. The payment will not exceed the difference between your old taxes and the comparable's taxes.

The first computation and payment is made at the time of closing on your replacement. The second computation and payment will occur in the first months of the following year, with the third and final payment coming a year later. In some cases the displacee may take the first computed amount, times three, in a lump sum.

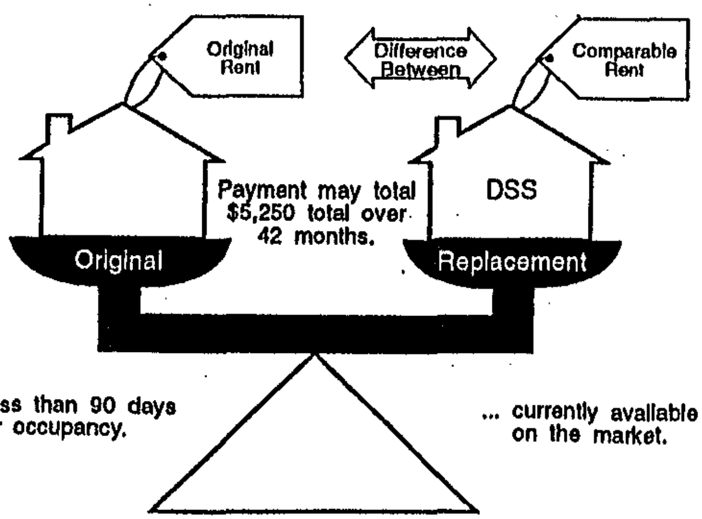
2. Rent Supplement

for Owner Occupants and Tenants of 90 Days or More

Owner occupants and tenants of 90 days or more may be eligible for a rent supplement. To be eligible for this type of payment, tenants and owners must have been in occupancy at least 90 days prior to the initiation of negotiations for the acquisition of the property. This type of payment is a supplement, enabling you to rent a DSS replacement dwelling for three and one-half years, or 42 months. If you choose to rent a replacement dwelling and the rental payments are higher than you have been paying, you may be eligible for payments not to exceed $5,250.

The maximum payment which you qualify for, if any, will be determined by the City of Lincoln in accordance with established procedures. The rent supplement payment will be disbursed in equal installments.

APP. B-9



In addition to the occupancy requirements, you must rent and occupy a DSS replacement dwelling within one year after:

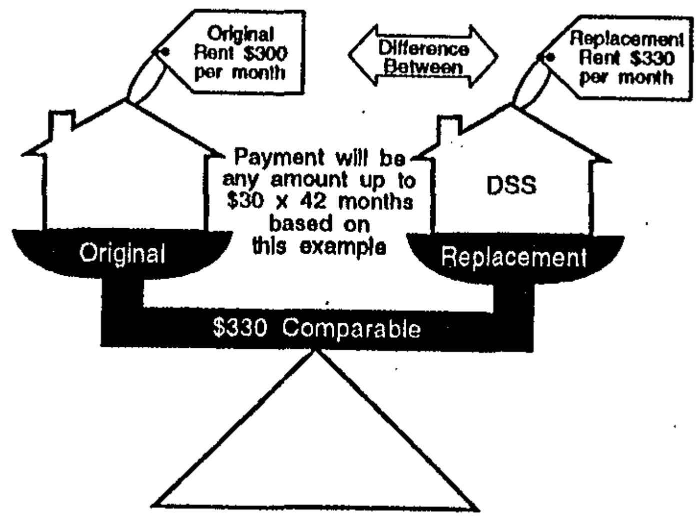
1. for a tenant, the date you move from the acquired dwelling; or
2. for an owner occupant, the latter of:
   a. the date you receive final payment for the acquired dwelling, or in the case of condemnation, the date the full amount of the estimate of just compensation is deposited with the court; or
   b. The date you move from the acquired dwelling.

For Instance...

As an example of how a rent supplement is computed, let's assume that you have been paying $300 per month rent for the dwelling occupied by you and purchased by the City of Lincoln. After a study of the rental market, the City makes the determination that a replacement rental unit which is DSS and comparable to your present dwelling will rent for $330 per month. The **maximum** rent supplement you can receive in this case is $30 per month for a 42-month period.

If you select a replacement dwelling which rents for $350 per month, despite the availability of comparable DSS replacement rental units that rent for $330 per month, you will still receive only the maximum payment computed by the City

Example...



If final purchase price of the replacement is below determined comparable amount, payment will be actual difference. If it exceeds determined amount, excess must be paid by displacee.

of Lincoln as indicated above. In other words, you must pay the additional $20 per month out of your own pocket. And, if you select a replacement dwelling which rents for more than your present rent, but less than the amount determined by the City, you will be paid on the basis of actual cost.

For example, assume you select a replacement dwelling unit that rents for $320 per month. On the basis of actual cost you will be eligible for a payment of $20 per month for 42 months.

The above computation is based on all dwellings having utilities included in the rent.

For an Owner Occupant

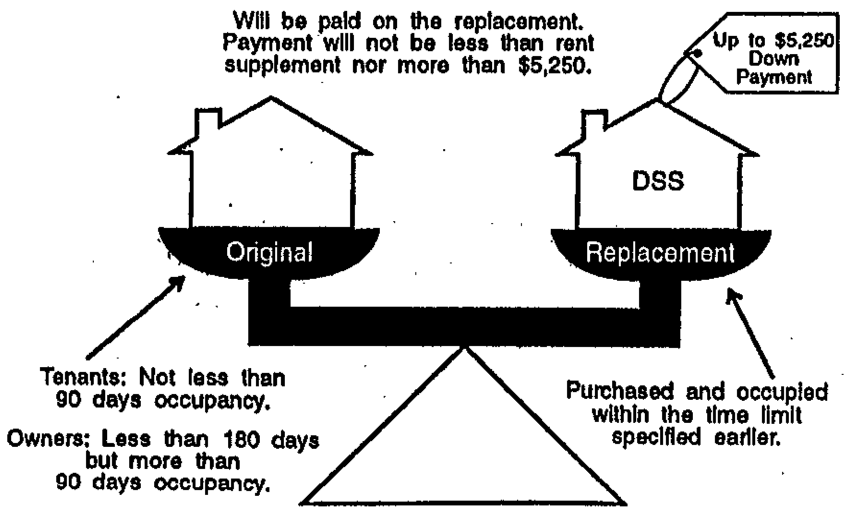
The computation is basically the same, except that a fair market rental amount will need to be established on your dwelling, for comparison with available rental dwellings.

3. Down Payment

For Owner Occupants of 90 to 179 Days and Tenants of 90 Days or More

Owner occupants of 90 days to 179 days and tenants of 90 days or more who purchase a replacement dwelling are entitled to a down payment assistance payment in the amount the person would receive as a rent supplement as described previously. If the amount of the required down payment is greater than the computed rent supplement, that amount will be paid, not to exceed $5,250.

APP. R-10

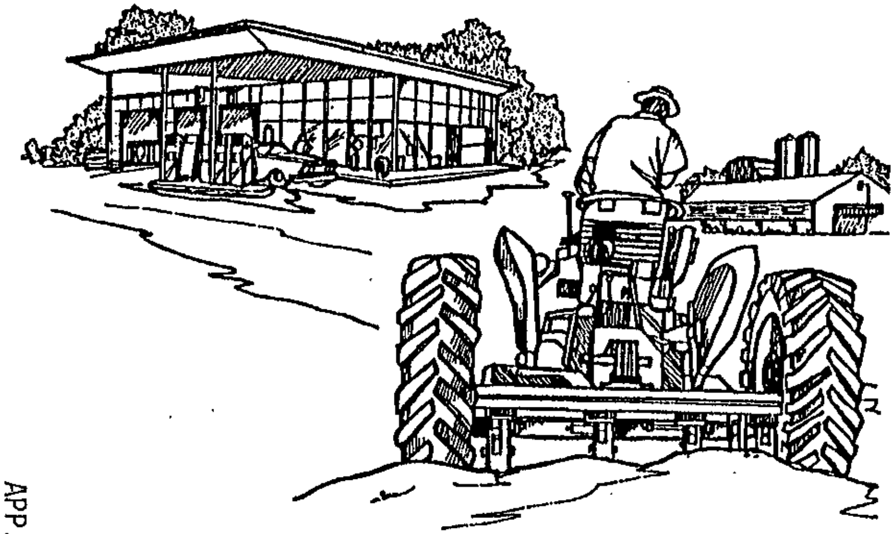


The term "required down payment" means the down payment ordinarily required to obtain conventional loan financing for the decent, safe and sanitary dwelling actually purchased and occupied by the displaced person.

The payment to an owner occupant of 90 days to 179 days shall not exceed the amount the owner would receive as a purchase supplement if the owner met the 180 day occupancy requirement.

The full amount of the down payment assistance payment must be applied to the purchase price of the replacement dwelling and related incidental expenses.

Although this may sound complicated, the relocation agent from the City of Lincoln will explain the procedure to you personally.



APP. B-11

Moving Cost Reimbursement

Businesses, Farms & Nonprofit Organizations

Owners or tenants are eligible for payments designed to reimburse them for:

1. their costs in moving personal property.
2. their time in searching for a new location.
3. actual loss of tangible personal property.
4. their expenses in re-establishing at a new site.

or

5. They can take a fixed payment in lieu of the other relocation benefits. This payment is between $1,000 and $20,000, based on the net earnings of the business or farm.

Not all businesses, farms, or nonprofit organizations qualify for all payments. A relocation study will determine the extent of your eligibility.

Two Ways To Move Your Enterprise

When there is personal property to move, the owner of it has two methods to choose from.

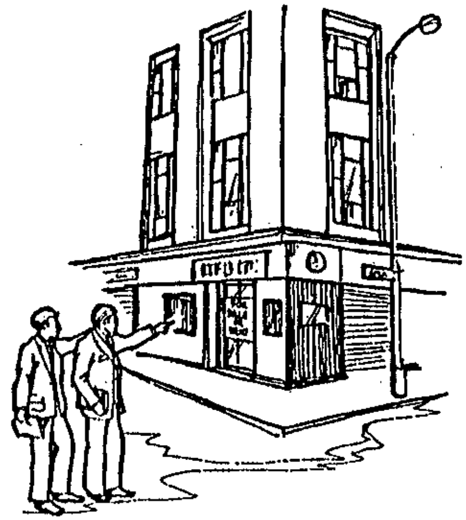
- ***Commercial Move.*** You may be paid the actual reasonable costs of your move provided by the services of a commercial mover. All of your expenses must be supported by receipted bills in order to assure payment of your moving claim.
- ***Self-Move.*** If you decide to move yourself you may be paid an amount which does not exceed the lower of two firm bids by two qualified moving firms. If bids can't be obtained, your payment may be based on your actual, reasonable moving expenses supported by receipted bills or other evidence of expenses incurred.

You must first provide the City of Lincoln with an inventory of the items to be moved. The relocation agent will make a moving estimate, or will secure two bids from commercial movers. You will be offered an amount to move yourself, or you can hire a commercial mover; reimbursement not to exceed the low bid.

You must give your agent advance notice of the start of your move so that the move can be monitored, if needed.

Some, but not all, of the elements of the move eligible for reimbursement are: transportation costs; packing costs; disconnect and reconnection of equipment; storage costs, if necessary; insurance; unused portions of licenses or permits; costs of obsolete signs and stationery.

Searching Expenses for Replacement Property



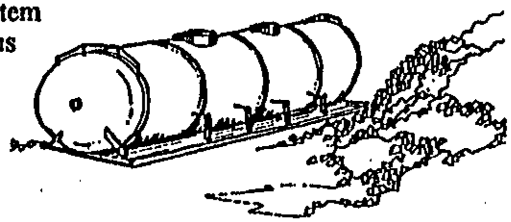
Displaced businesses, farms and nonprofit organizations may be reimbursed for actual reasonable expenses related to searching for a replacement property, not to exceed $1,000.

Expenses may include costs such as transportation, meals, lodging when away from home, and the reasonable value of time actually spent in search. All expenses must be supported by receipted bills. The value of time spent in the search must be supported by W-2 forms, pay stubs, tax returns, or other documentation. A detailed record of your searching activities must be kept and submitted before payment can be made.

Actual Direct Losses of Tangible Personal Property

A business or farm operation may decide not to move certain items of personal property, or to discontinue the operation. If so, this payment is designed to compensate for some of that loss. There are two situations and methods of computing your payment:

1. Item is not replaced. Payment will be the lower of:
   a. Fair market value of item (in place value); Minus the proceeds of the sale of the item (must at least attempt); Plus reimbursement of the sale expenses; or



   b. Estimated cost of moving the item (up to 50 miles).
2. Item to be replaced with new. Payment will be the lower of:
   a. Cost of substitute item, including installation costs; Minus proceeds from the sale or trade-in of the old item; or
   b. Estimated cost of moving and reinstalling the old item.

APP. B-12

Re-establishment Expenses

In addition to the previous benefits, a small business, farm or nonprofit organization may be eligible for reimbursement of expenses actually incurred in relocating and reestablishing at a replacement site. Expenses must be reasonable and necessary, as determined by the City of Lincoln, and the payment will not exceed $10,000. Some of these expenses may include, but are not limited to:

1. Repairs to the replacement real property, as required by law or code.
2. Modifications to the property to adapt it to the business's needs.
3. Construction and installation costs, up to $1,500, for exterior advertising signing.
4. Provision of utilities from right-of-way to improvements.
5. Necessary redecoration or replacement of worn surfaces, such as paint or carpeting.
6. Feasibility surveys, soil testing, and market studies.
7. Advertisement of new replacement location, up to $1,500.
8. Professional fees in connection with the purchase or lease of a new site.
9. Impact fees or one-time assessments for anticipated heavy utility usage.

10. Estimated increased costs of operation during the first two years at the new site, not to exceed $5,000, for such items as:
    a. lease or rental charges
    b. personal or real property taxes
    c. insurance premiums
    d. increased utility charges, excluding impact fees.

Ineligible Expenses

The following is a nonexclusive list of reestablishment expenses not eligible for reimbursement:

1. Purchase of capital assets, such as office furniture, machinery, or trade fixtures.
2. Purchase of materials, supplies, or other items used in the course of normal operations.
3. refurbishments solely for aesthetic purposes.
4. Interest on money borrowed to make the move or purchase the replacement site.
5. Payment to a part-time business in the home which does not contribute substantial income.

Fixed Payment

Displaced businesses, farms and nonprofit organizations may be eligible for a fixed payment **IN LIEU** of actual moving expenses, reestablishment expenses, actual direct loss of tangible personal property, and searching expenses. Such payment may not be less than $1,000 nor more than $20,000. For the owner of a business to be eligible for this payment, the City of Lincoln must determine that:

1. the business owns or rents personal property to be moved.
2. the business cannot be relocated without a substantial loss of its existing patronage (income).
3. the business contributes materially to the owner's income.
4. the displaced business is not part of an enterprise having at least three other similar entities not being acquired.
5. the business is not solely for the purpose of rental property.

For the owner of a farm operation to be eligible for this payment, it must be determined that:

1. the operation contributes materially to the operator's income.
2. the acquisition of part of the land causes the operator to be displaced from the remaining land.
3. the partial acquisition causes a substantial change in the nature of the farm operation.

The Computation of Your Fixed Payment...

The amount of the actual payment for businesses and farms is determined by the average of the annual net earnings for the operations in the two years preceeding the taxable year during which the enterprise is relocated.

A nonprofit organization is eligible for this payment when it cannot be relocated without a substantial loss of its membership or clientele. Any payment above $1,000 is based on annual gross revenue minus administrative expenses.

You must provide tax information to the City of Lincoln to support your net earnings.

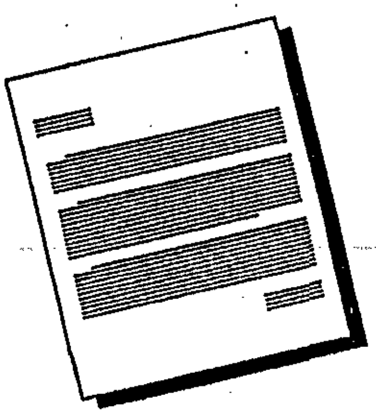
If in business less than two years, the net earnings for the actual period will be projected to an annual rate. Net earnings include compensation paid to the owner, the owner's spouse or dependents.

3rd Prior Year	2nd Prior Year	Year of Acquisition
Annual Net Earnings $8,000	Annual Net Earnings $14,000	Year of Relocation
Average		

$11,000 = Fixed payment; also called IN LIEU payment

APP. B-13

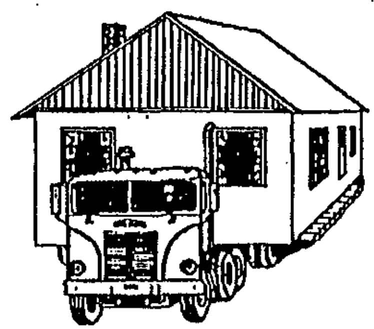
Your Right of Appeal



Any person who has been refused a relocation payment or who believes that the payment offered was not adequate to relocate, may request an appeal form which will be promptly furnished. The appeal form should be filled out and returned to the address listed at the front of the book. Your request will be reviewed by the City of Lincoln's Real Estate Supervisor and a decision rendered, after consulting with all persons involved with the original determination. If you are unsatisfied with this determination, you may appeal that finding to the Director of the Urban Development Department.

Should you still be unsatisfied with your payment amount, there is a third stage of appeal. This is by way of an information hearing presided over by a Hearing Examiner appointed by the Mayor. Final determination will be made by the Mayor after reviewing the facts as presented by the Hearing Examiner. The Mayor's determination may be appealed to the District Court of Lancaster County should you yet be dissatisfied.

Miscellaneous Information



In the case of mobile home owners and tenants who are displaced from non-decent, safe and sanitary mobile homes, the replacement housing payments described earlier are applicable. For those mobile homes that are decent, safe and sanitary and can be moved, the provision of rental replacement housing payments, a purchase down payment on another site, or a purchase differential are applicable. Further explanation of these payments will be provided by your relocation agent.

If you choose to retain your present dwelling and move it to a new location, the replacement housing payment if any, will be the amount by which the cost to relocate the retained dwelling exceeds the acquisition price of the dwelling. This payment may not exceed the computed replacement housing payment based on the purchase of an available, comparable DSS dwelling.

No relocation payment received shall be considered as income for the purpose of the Internal Revenue Code of 1986 or the state tax laws. These payments are not income for determining the eligibility of any person for assistance under the Social Security Act or any other federal law, except for any federal law providing low income housing assistance.

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 1 OF 2

Subsection G.2. of Administrative Regulation No. 2 is hereby amended to read as follows:

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

Approved:

Administrative Assistant

Mayor

SUBJECT:	EFFECTIVE DATE:	A.R. NO.:
Purchase, Dedication, Donation or Sale of Real Property	August 15, 1994	2A
APPLIES TO:	SUPERCEDES:	PAGE 2
All Departments	Subsection G.2. of A.R. No. 2	OF 2

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:

Administrative Assistant

Mayor

These requirements are based on the Secretary of the U.S. Department of Interior's "Standard for Rehabilitation" and "Guidelines for Rehabilitating Historic Buildings".

a. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.

b. The distinguishing original quality or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

c. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.

d. Changes, which may have taken place in the course of time, are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

e. Distinctive stylistic features of examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.

f. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be physical, based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

g. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building material shall not be undertaken.

h. Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to any project.

i. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.

j. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

SOURCES

City of Lincoln Comprehensive Plan, Section III.D.3 *Traditional Business Districts*, Lincoln, NE

City of Lincoln *Lincoln Municipal Code*, Section 10.36, Lincoln, NE

City of Lincoln Public Works Department, *University Place Parking Study*, October, 1998. Lincoln, NE

City of Lincoln Urban Development Department, *City of Lincoln Havelock Redevelopment Plan*, Lincoln, NE, December, 1997

City of Lincoln Urban Development Department, *City of Lincoln No. 27th Street Redevelopment Plan*, Lincoln, NE, March, 1998

Hanna:Keelan Associates, P.C. *University Place Study Area, Lincoln, Nebraska Blight and Substandard Determination Study.* Lincoln, NE, August, 1998

Lincoln/Lancaster County Planning Department GIS maps

State of Nebraska, *Nebraska Revised Statutes, Cumulative Supplement 1994*, Lincoln, NE, 1994

ATTACHMENT "B"

LINCOLN

NEBRASKA'S CAPITAL CITY

JOHN L. BRADLEY, AICP
Interim Planning Director

BARBARA J. HOPKINS, *Chair*
City-County Planning Commission

November 6, 1998

TO: Neighborhood Associations/Organizations
Linda Steinman, Chair, Lancaster County Board of Commissioners
Dr. Phil Schoo, Superintendent, Lincoln Public Schools
President, Southeast Community College
Glenn Johnson, Lower Platte South Natural Resources District
Nebraska Wesleyan University

RE: **Miscellaneous #98013 - University Place Redevelopment Plan**

Pursuant to Neb. Rev. Stat. § 18-2109, you are hereby advised that the City of Lincoln has received an application for Miscellaneous No. 98013, requested by Joan Modrell, Director of the Urban Development Department, to review the proposed University Place Redevelopment Plan. The redevelopment plan area is composed of all the City blocks generally bounded on the east by 45th and 46th Streets, on the north by one-half block north of Adams Street, on the south by Colby Street, and on the west by 49th and 50th Streets. The boundaries of the project are more specifically set forth on the attached map and "Study Area Description".

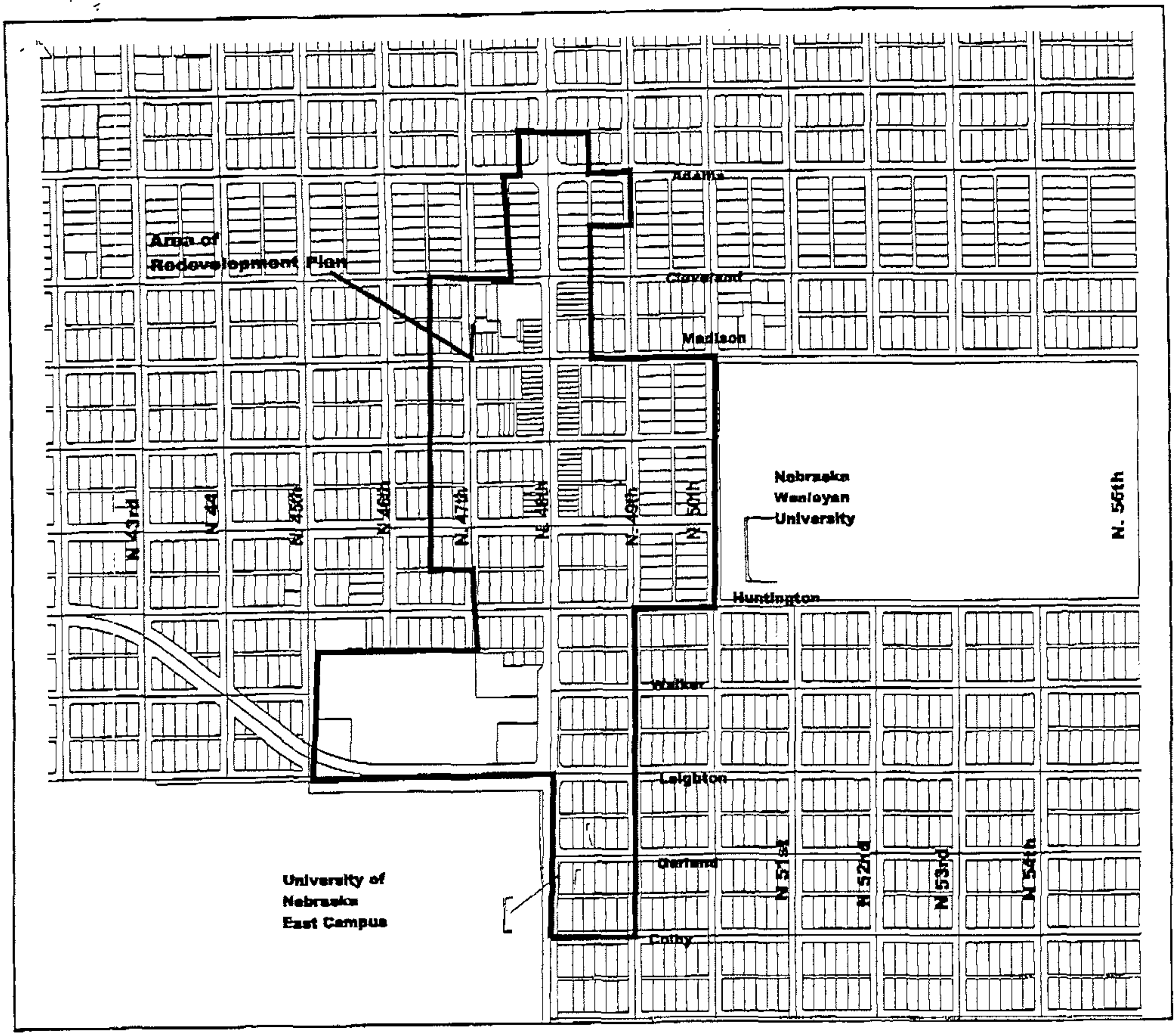
A public hearing on this application will be held before the Lincoln City/Lancaster County Planning Commission on **Wednesday, November 18, 1998**. The public hearing is your opportunity to appear and speak upon the merits of this application. The Planning Commission meeting commences at 1:00 p.m. in the City Council Hearing Room on the first floor of the County-City Building, 555 South 10th Street, Lincoln, Nebraska. The public hearing procedures are attached.

If you would like additional information, you are encouraged to contact Carole Eddins in the Urban Development Department (441-7861) or the Planning Department staff planner, Jennifer Dam (441-6362). You may also wish to appear at the public hearing or submit your comments in writing to the Planning Commission at the address below prior to the public hearing. The Planning Department staff report and recommendation will be available in the Planning Department office on Thursday, November 12, 1998, after 3:00 p.m. The "Planning Commission Agenda" will also be available on Internet at that time (http://interlinc.ci.ne.us/interlinc/city/plan/index.htm).

Sincerely,
Jean Walker
Jean Walker
Administrative Aide II

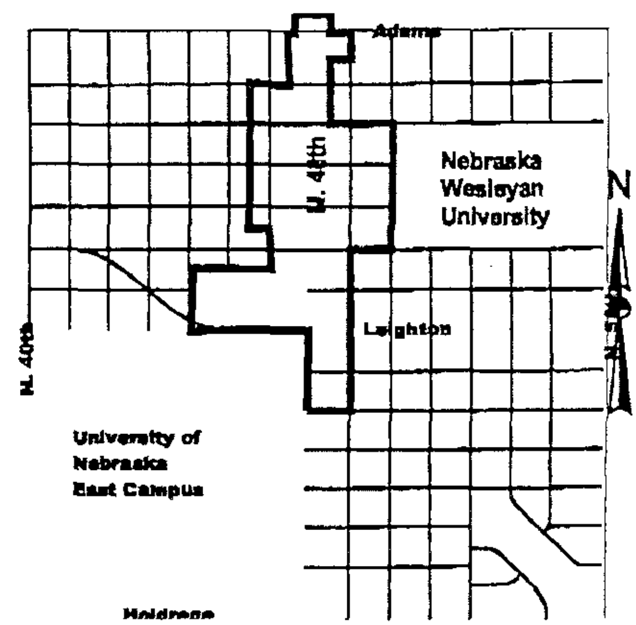
cc: Joan Modrell, Urban Development
Carole Eddins, Urban Development
Rick Peo, Asst. City Attorney
Joel Pedersen, Asst. City Attorney
Norm Agena, County Assessor

i:\pc\notif\mis98013.ltr



Misc #98013 University Place Redevelopment Plan

One Square Mile
Sec. 17 T10N R7E



Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

Sheet ___ of ___
Date:

Lincoln City - Lancaster County Planning Dept.

UNIVERSITY PLACE REDEVELOPMENT PLAN

The **Study Area**, is described as follows: beginning at the intersection of the east line of 49th Street and the south line of Colby Street; thence west along the south line of Colby Street to the west line of 48th Street; thence north along the west line of 48th Street to the south line of Leighton Avenue; thence west along the south line of Leighton Avenue to the west line of 45th Street; thence north along the west line of 45th Street to a point perpendicular to the south line of the alley located south of block ninety-two (92) and block ninety-three (93), University Place Subdivision; thence east to a point at the intersection of the south line of the alley located south of block ninety-three (93), University Place Subdivision and the west line of 47th Street; thence north along the west line of 47th Street to a point on the south line of the alley located in block eighty-eight (88), University Place Subdivision; thence west to a point along the south line of the alley located in block eighty-eight (88), University Place Subdivision, which is at the intersection of the lot line between lots nine (9) and ten (10), block eighty-eight (88), University Place Subdivision, thence north along the center lot lines of blocks eighty-eight (88), seventy-four (74), sixty-nine (69) and forty-seven (47), University Place Subdivision, to a point on the north line of Cleveland Avenue; thence east along the north line of Cleveland Avenue to the west line of the alley located in lot forty-one (41), University Place Subdivision; thence north along the west line of the alley located in block forty-one (41), University Place Subdivision, to a point on the north line of Adams Street; thence east along the north line of Adams Street to a point on the lot line between lots ten (10) and eleven (11), block forty-one (41), University Place Subdivision; thence north along the lot line between lots ten (10) and eleven (11), block forty-one (41), University Place Subdivision to the north line of the alley located in block forty-one (41); thence east along the north line of the alley located in blocks forty-one (41) and twenty-two (22), University Place Subdivision, to a point on the lot line between lots nine (9) and ten (10), block twenty-two (22), University Place Subdivision; thence south along said lot line to a point on the north line of Adams Street; thence east along the north line of Adams Street to a point on the east line of Forty-ninth Street; thence south along the east line of 49th Street to a point perpendicular to the boundary line of lots four (4) and five (5), block forty (40), University Place Subdivision; thence west along the lot line between lots four (4) and five (5), block forty (40), University Place Subdivision to a point on the east edge of the alley in said block forty (40); thence south along the east line of the alley in block forty (40), University Place Subdivision, and the lot line between Burch's Subdivision and lot three (3), block forty-nine (49), University Place Subdivision and lots nine (9) and ten (10), block forty-nine (49), University Place Subdivision to a point on the north line of Madison Avenue; thence east along the north line of Madison Avenue to the east line of 50th Street; thence south along the east line of 50th Street to the south line of Huntington Avenue; thence west along the south line of Huntington Avenue to the east line of 49th Street; thence south along the east line of 49th Street to the point of beginning, all in Lincoln, Lancaster County, Nebraska.

ATTACHMENT "C"

MISC 98013 NOTIFICATION LIST

Julie Diegel
Bethany Neighborhood
1703 N 65th St.
Lincoln, NE 68505

James S. Foote
Clinton Neighborhood
2121 N. 27th St.
Lincoln, NE 68503

Lois Paschke
Culler Neighborhood
900 N. 55th St.
Lincoln, NE 68504

Roger Assmus
East Campus Community
1101 Idylwild Dr.
Lincoln, NE 68503

Ralph Johnson
Hartley Neighborhood
819 N 33rd St.
Lincoln, NE 68503

Bill Beave
Hartley Neighborhood
3134 Vine St.
Lincoln, NE 68503

Richard Zierke
Havelock Neighborhood
6602 Morrill
Lincoln, NE 68507

Sharon Doll
University Place Community
2909 N 56th St.
Lincoln, NE 68504

Conley Hinrichs
University Place Community
4527 St. Paul
Lincoln, NE 68504

Phil Yoakum
4504 St. Paul
Lincoln, NE 68504

Joan Modrell
Urban Development

Joel Pederson
City Attorney

Rick Peo
City Attorney

Norm Agena
County Assessor

Linda Steinman, Chair
Lancaster County Board of Commissioners

Dr. Phil Schoo, Superintendent
Lincoln Public Schools
5901 'O' St.
Lincoln, NE 68510

President,
Southeast Community College
8800 'O' St.
Lincoln, NE 68520

Nebraska Wesleyan University
Administrative Building
50th & St. Paul
Lincoln, NE 68504

Glen Johnson
NRD - Lower Platte South
P.O. Box 83581
Lincoln, NE 68501

LINCOLN

ATTACHMENT "D"

JOHN L. BRADLEY, AICP
Interim Planning Director

NEBRASKA'S CAPITAL CITY

BARBARA J. HOPKINS, *Chair*
City-County Planning Commission

November 25, 1998

RE: **Bill No. 98R-387 - Miscellaneous #98013 - University Place Redevelopment Plan**

TO: Neighborhood Associations/Organizations
Linda Steinman, Chair, Lancaster County Board of Commissioners
Dr. Phil Schoo, Superintendent, Lincoln Public Schools
President, Southeast Community College
Glenn Johnson, Lower Platte South Natural Resources District
Nebraska Wesleyan University

Pursuant to Neb. Rev. Stat. § 18-2109, you are hereby advised that the proposed **University Place Redevelopment Plan**, requested by Joan Modrell, Director of the Urban Development Department, is scheduled for a public hearing before the Lincoln City Council on Monday, December 7, 1998, at 1:30 p.m., in the City Council Hearing Room on the first floor of the County-City Building, 555 South 10th Street, Lincoln, Nebraska. The study area is composed of all the City blocks generally bounded on the west by 45th and 46th Streets, on the north by one-half block north of Adams Street, on the south by Colby Street and on the east by 49th and 50th Streets. The boundaries of the project are more specifically set forth on the attached map and "Study Area Description". A copy of the proposed Resolution and Factsheet are also attached for your reference.

If you would like additional information, you are encouraged to contact Carole Eddins in the Urban Development Department (441-7861) or the Planning Department staff planner, Jennifer Dam (441-6362).

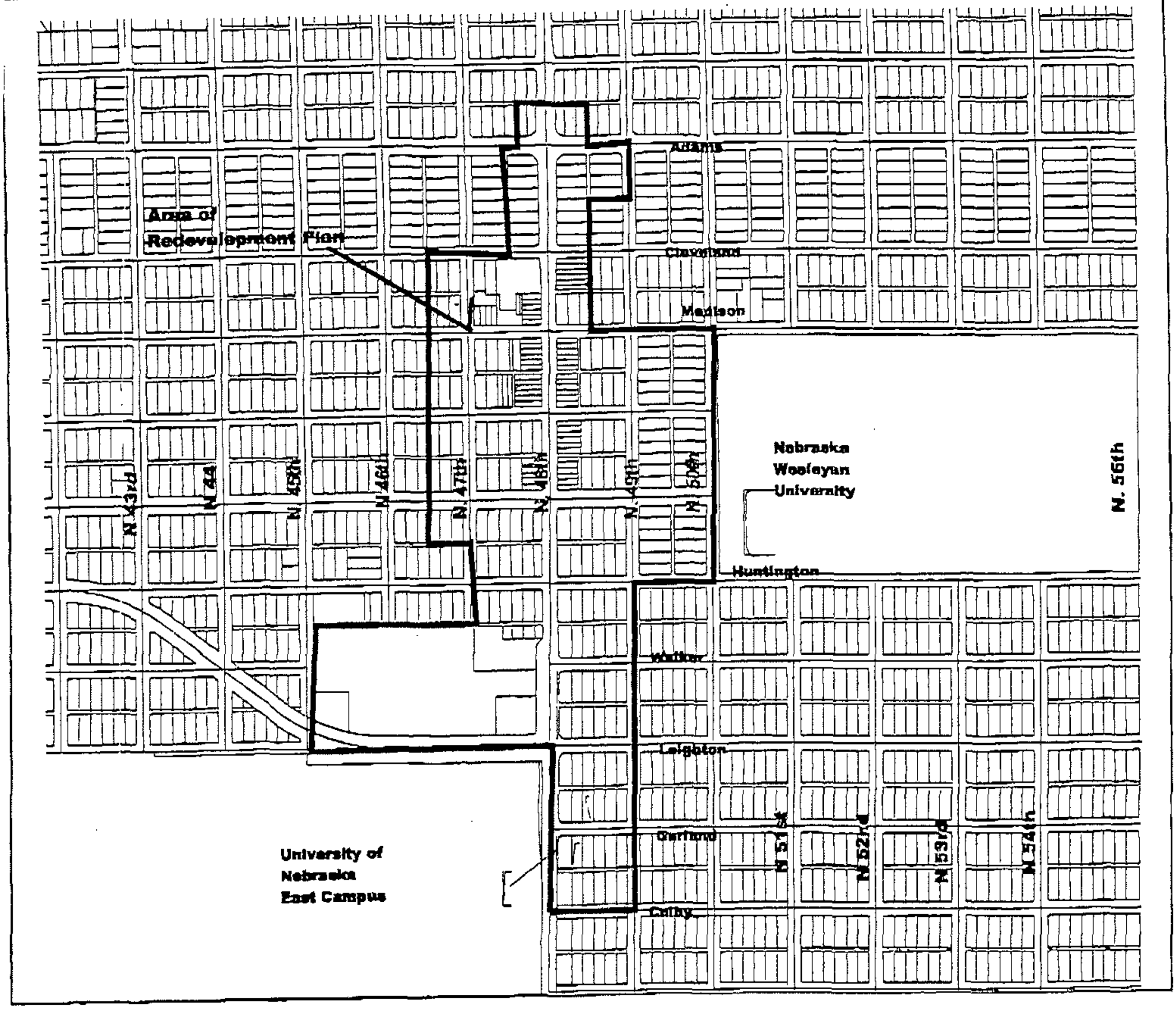
Sincerely,

Jean Walker

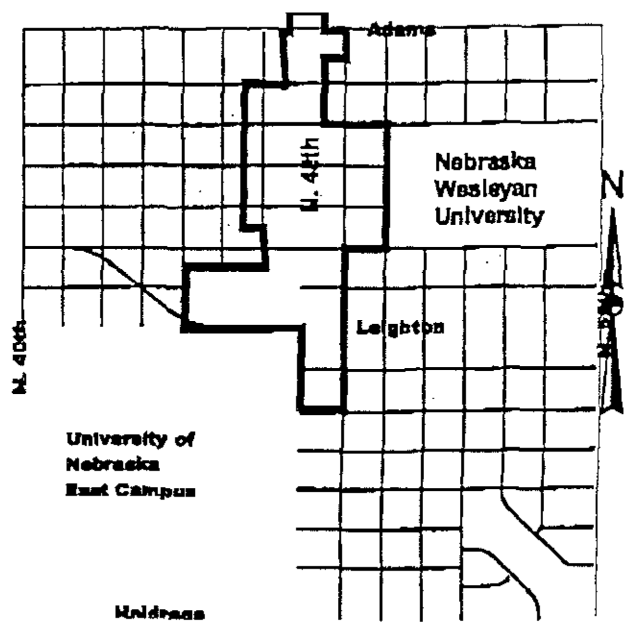
Jean Walker
Administrative Aide II

cc: Joan Modrell, Urban Development
Carole Eddins, Urban Development
Joel Pedersen, City Attorney
Rick Peo, City Attorney
Norm Agena, County Assessor

i:\pc\notif\mis98013.cc



Misc #98013
University Place Redevelopment Plan



Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile
Sec. 17 T10N R7E

Sheet ___ of ___
Date:

Lincoln City - Lancaster County Planning Dept.

UNIVERSITY PLACE REDEVELOPMENT PLAN

The Study Area, is described as follows: beginning at the intersection of the east line of 49th Street and the south line of Colby Street; thence west along the south line of Colby Street to the west line of 48th Street; thence north along the west line of 48th Street to the south line of Leighton Avenue; thence west along the south line of Leighton Avenue to the west line of 45th Street; thence north along the west line of 45th Street to a point perpendicular to the south line of the alley located south of block ninety-two (92) and block ninety-three (93), University Place Subdivision; thence east to a point at the intersection of the south line of the alley located south of block ninety-three (93), University Place Subdivision and the west line of 47th Street; thence north along the west line of 47th Street to a point on the south line of the alley located in block eighty-eight (88), University Place Subdivision; thence west to a point along the south line of the alley located in block eighty-eight (88), University Place Subdivision, which is at the intersection of the lot line between lots nine (9) and ten (10), block eighty-eight (88), University Place Subdivision, thence north along the center lot lines of blocks eighty-eight (88), seventy-four (74), sixty-nine (69) and forty-seven (47), University Place Subdivision, to a point on the north line of Cleveland Avenue; thence east along the north line of Cleveland Avenue to the west line of the alley located in lot forty-one (41), University Place Subdivision; thence north along the west line of the alley located in block forty-one (41), University Place Subdivision, to a point on the north line of Adams Street; thence east along the north line of Adams Street to a point on the lot line between lots ten (10) and eleven (11), block forty-one (41), University Place Subdivision; thence north along the lot line between lots ten (10) and eleven (11), block forty-one (41), University Place Subdivision to the north line of the alley located in block forty-one (41); thence east along the north line of the alley located in blocks forty-one (41) and twenty-two (22), University Place Subdivision, to a point on the lot line between lots nine (9) and ten (10), block twenty-two (22), University Place Subdivision; thence south along said lot line to a point on the north line of Adams Street; thence east along the north line of Adams Street to a point on the east line of Forty-ninth Street; thence south along the east line of 49th Street to a point perpendicular to the boundary line of lots four (4) and five (5), block forty (40), University Place Subdivision; thence west along the lot line between lots four (4) and five (5), block forty (40), University Place Subdivision to a point on the east edge of the alley in said block forty (40); thence south along the east line of the alley in block forty (40), University Place Subdivision, and the lot line between Burch's Subdivision and lot three (3), block forty-nine (49), University Place Subdivision and lots nine (9) and ten (10), block forty-nine (49), University Place Subdivision to a point on the north line of Madison Avenue; thence east along the north line of Madison Avenue to the east line of 50th Street; thence south along the east line of 50th Street to the south line of Huntington Avenue; thence west along the south line of Huntington Avenue to the east line of 49th Street; thence south along the east line of 49th Street to the point of beginning, all in Lincoln, Lancaster County, Nebraska.

ATTACHMENT "E"

TO BE PUBLISHED ONCE EACH WEEK FOR TWO CONSECUTIVE WEEKS IN THE LINCOLN JOURNAL STAR ON FRIDAY, NOVEMBER 20, 1998, AND FRIDAY, NOVEMBER 27, 1998.

Notice is hereby given that the Lincoln City Council will hold a public hearing on Monday, December 7, 1998, at 1:30 p.m., in the City Council Hearing Room on the 1st Floor of the County-City Building, 555 South 10th Street, Lincoln, Nebraska, on the following items. For more information, call the Urban Development Department (441-7060) or the Planning Department (441-7491):

1. **MISCELLANEOUS NO. 98013**, requested by Joan Modrell, Director of the Urban Development Department, for a resolution approving the University Place Redevelopment Plan covering the area composed of all the City blocks generally bounded on the west by 45th and 46th Streets, on the north by ½ block north of Adams Street, on the south by Colby Street, and on the east by 49th and 50th Streets.

Paul Malzer
City Clerk

i:\pc\legal\mis98013.cc

ATTACHMENT "F"

LINCOLN

20 1998
LAW DEPT.

JOHN L. BRADLEY, AICP
Interim Planning Director

NEBRASKA'S CAPITAL CITY

BARBARA J. HOPKINS, *Chair*
City-County Planning Commission

November 19, 1998

Carole Eddins
Urban Development Department

RE: Miscellaneous No. 98013
(University Place Redevelopment Plan)

Dear Carole:

On November 18, 1998, the Lincoln City-Lancaster County Planning Commission held public hearing and voted 8-0 to recommend a finding of conformance with the Comprehensive Plan and approval of the University Place Redevelopment Plan.

This item is tentatively scheduled for public hearing before the Lincoln City Council on Monday, December 7, 1998, at 1:30 p.m.

Please feel free to call me at 441-6365, if you have any questions.

Sincerely,

Jean

Jean Walker
Administrative Aide II

X:\PC\NOTIF\ACT1118.98

cc: Joel Pedersen, City Law Department

LINCOLN CITY-LANCASTER COUNTY PLANNING DEPARTMENT
555 South 10th Street • Lincoln, NE 68508 • (402) 441-7491 • FAX: 441-6377
http://interlinc.ci.lincoln.ne.us

NOTICE: **The Lincoln City/Lancaster County Planning Commission will hold a public hearing on Wednesday, November 18, 1998, at 1:00 p.m. in the City-Council Chambers, County-City Building, 555 South 10th Street, Lincoln Nebraska, on the following items. For more information, call the Planning Department, 441-7491.**

****<u>PLEASE NOTE:</u> The Planning Commission action is final action on any item with a notation of "FINAL ACTION". Any aggrieved person may appeal Final Action of the Planning Commission to the City Council by filing a Notice of Appeal with the City Clerk within 14 days following the action of the Planning Commission. ****

The Planning Commission action on all other items is a recommendation to the City Council or County Board.

AGENDA

WEDNESDAY, NOVEMBER 18, 1998

Approval of minutes of the regular meeting held November 4, 1998.

1. CONSENT AGENDA:
(Public Hearing and Administrative Action)

CHANGE OF ZONE:

1.1 Change of Zone No. 3154, requested by Mark Hunzeker, from R-2 and R-4 Residential to O-2 Suburban Office District, on property generally located at 48th and F Streets.
Planning staff recommendation: Approval

PERMITS:

1.2 Use Permit No. 7A, requested by Maurice Lange, on behalf of NBC Bank, to reduce the frontyard setback from 50 feet to 0.0 feet on the east adjacent stub street, on property generally located at 66th Street and O Street.
Planning staff recommendation: Conditional Approval

1.3 Special Permit No. 1748, requested by Melinda Pearson, on behalf of Saxton's Fruit Farm, for a garden center on property generally located at SW 17th Street and West Burnham. *** **FINAL ACTION** ***
Planning staff recommendation: Conditional Approval

PLATS:

1.4 County Final Plat No. 98038, Yankee Lake Acres, requested by Jack Tuma of E.S.P., on behalf of Pendel, Inc., to final plat 15 residential lots on property generally located south and west of the intersection of SW 56th and West Denton Road.
Planning staff recommendation: Conditional Approval

MISCELLANEOUS:

1.5 Miscellaneous No. 98013, requested by Joan Modrell, Director of the Urban Development Department, to review the proposed University Place Redevelopment Plan. The study area is composed of all the City blocks generally bounded on the east by 45th and 46th Streets, on the north by ½ block north of Adams Street, on the south by Colby Street, and on the west by 49th and 50th Streets.
Planning staff recommendation: Conformance with the Comprehensive Plan and Approval

ITEMS PULLED FROM THE CONSENT AGENDA:

2.1 ________________________________

2.2 ________________________________

3. PUBLIC HEARING AND ADMINISTRATIVE ACTION:

CHANGE OF ZONE WITH RELATED ITEMS:

3.1a Change of Zone No. 3137, requested by Jake VonBusch, from B-2 Planned Neighborhood Business to H-4 General Commercial, on property generally located at SW 5th and West A Streets.
Planning staff recommendation: Approval

3.1b Change of Zone No. 3155, requested by the Interim Director of Planning, from B-2 Planned Neighborhood Business to R-2 Residential, on property generally located at SW 6th and West A Streets.
Planning staff recommendation: Approval if Change of Zone No. 3137 is approved

PERMITS:

3.2 Special Permit No. 1747, requested by Michael Morrow, for a parking lot located on Lots 10 and 11, Block 26, Bethany Heights, generally located at 65th and Colby Streets.
Planning staff recommendation: Conditional Approval

3.3 Special Permit No. 1749, requested by Robert Dean on behalf of Lincoln North Creek L.L.C. and High Pointe L.L.C., to permit soil excavation on property generally located at N. 27th Street and Fletcher Avenue. *** **FINAL ACTION** ***
Planning staff recommendation:

3.4 Special Permit No. 1750, requested by Dennis Kodad, for on-sale and off-sale liquor, including a request to waive the spacing requirements for separation of the premises from a residential district, on property generally located at 2313 North Cotner Boulevard.
Planning staff recommendation: Conditional Approval

MISCELLANEOUS:

3.5 Waiver of Design Standards No. 98010, requested by J.D. Burt on behalf of Richard Schott, to waive the requirement of Section 26.27.010 of the Land Subdivision Ordinance for paving with curb and gutter for approximately 1/4 mile of NW 56th St., generally located ½ mile south of W. Adams and NW 56th Streets.
Planning staff recommendation: Denial of the waiver for the paving of NW 56th Street, Conditional Approval of the waiver for the curb and gutter of NW 56th Street and Conditional Approval of the waiver to allow the platting of outlots adjacent to NW 56th Street prior to it being paved.

4. CONTINUED PUBLIC HEARING AND ADMINISTRATIVE ACTION:

(See 10-21-98 agenda for staff report on the following item.)

PLATS:

4.1 Preliminary Plat No. 97032, 70th Place Business Park, requested by Gary Bredehoft, consisting of 7 industrial lots with a request for a waiver of the requirement to provide street extensions to abutting properties, and a waiver of the requirement for sidewalks on both sides of Industrial Circle, on property generally located on N. 70th Street and Alvo Road.
Planning staff recommendation: Conditional Approval

AT THIS TIME, ANYONE WISHING TO SPEAK ON AN ITEM NOT ON THE AGENDA, MAY DO SO.

The Planning Commission agenda may be accessed on the Internet at:
http://interlinc.ci.lincoln.ne.us/interlinc/city/plan/pcagenda/index.htm

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: Miscellaneous #98013 **DATE:** November 6, 1998

PROPOSAL: A request to review the proposed University Place redevelopment plan for a determination of conformity with the Comprehensive Plan.

GENERAL INFORMATION:

APPLICANT: Joan Modrell,
Director
Urban Development Department
129 N. 10th Street
Lincoln, NE 68508

CONTACT: Carole Eddins
Urban Development Department
129 N. 10th Street
Lincoln, NE 68508
Phone: 441-7861

ANALYSIS:

1. This is a request to review the proposed University Place Redevelopment Plan for a determination of conformity with the Comprehensive Plan.

2. An August 1998 study determined that the University Place Study Area was blighted and substandard.

3. The redevelopment plan covers an approximately 20 block area. The plan is to initiate a 15 year, long-range revitalization program.

4. The redevelopment projects should achieve the following objectives:

   Intensify and strengthen the University Place business district as a focal point for local development.

   Provide for expansion and new development of office, retail, parking, industrial, 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 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 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.

5. The objectives of the Redevelopment Plan are consistent with the Goals of the 1994 Lincoln-Lancaster County Comprehensive Plan.

STAFF RECOMMENDATIONS: Finding that the proposed University Place Redevelopment Plan Conforms with the Comprehensive Plan.

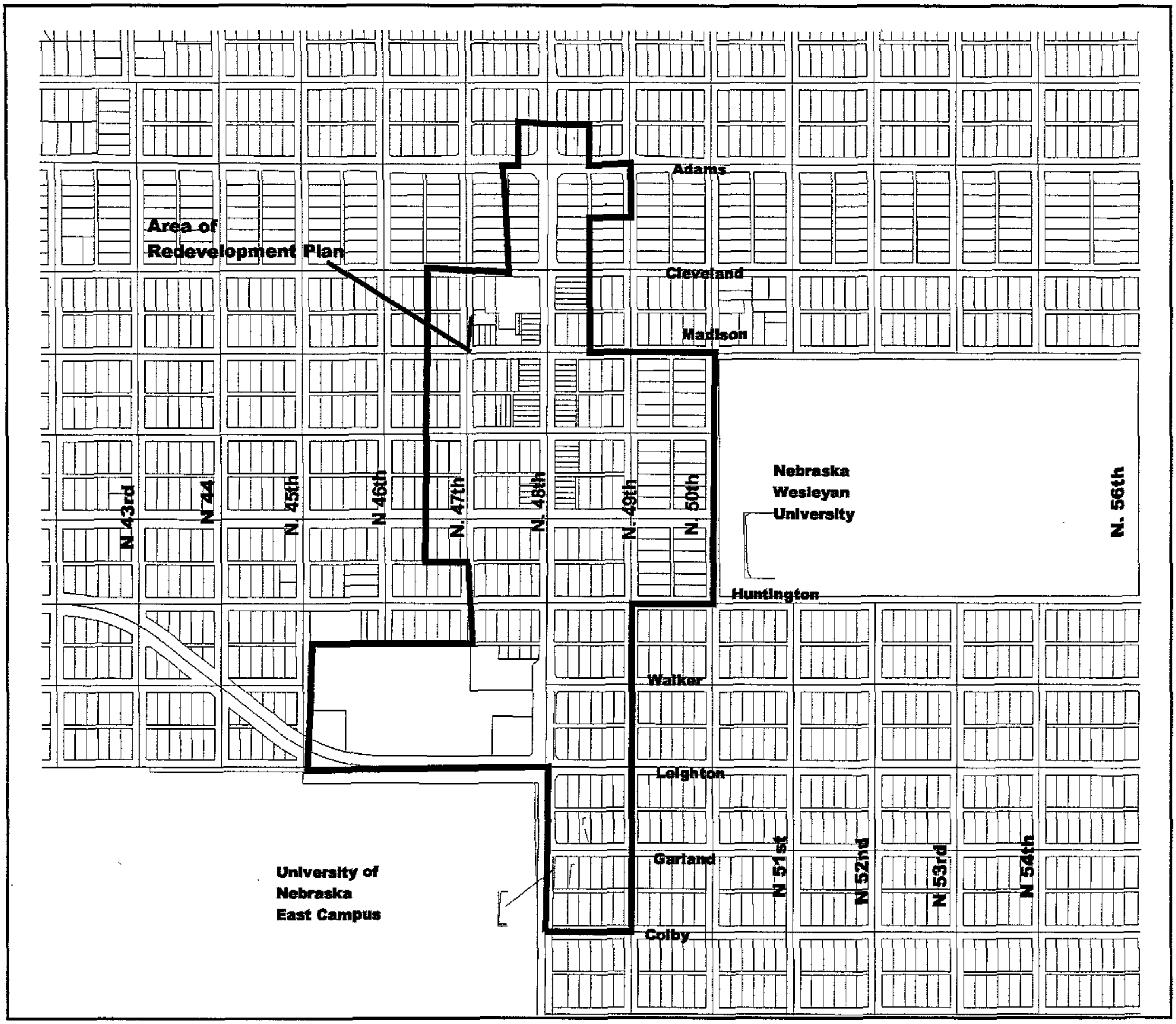
Approval of the redevelopment plan

Prepared by:

Jennifer L. Dam

Jennifer L. Dam, AICP
Planner II

X:\FILES\PLANNING\PC\MISC\mis98013.jld.wpd

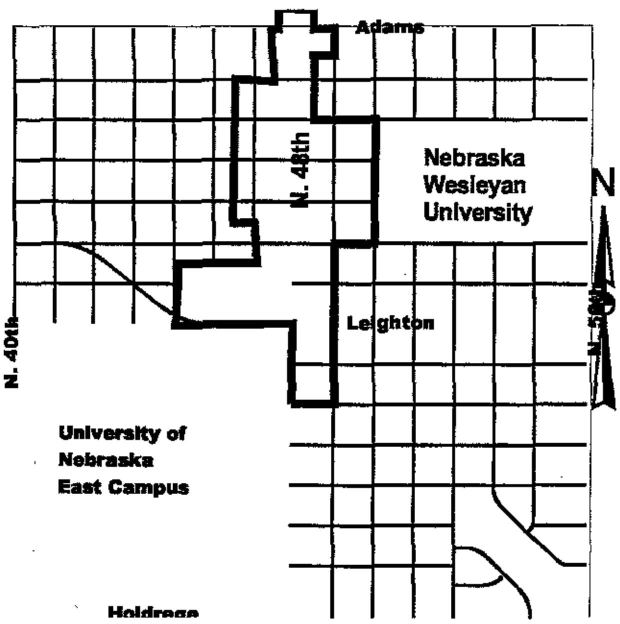


Misc #98013
University Place
Redevelopment Plan

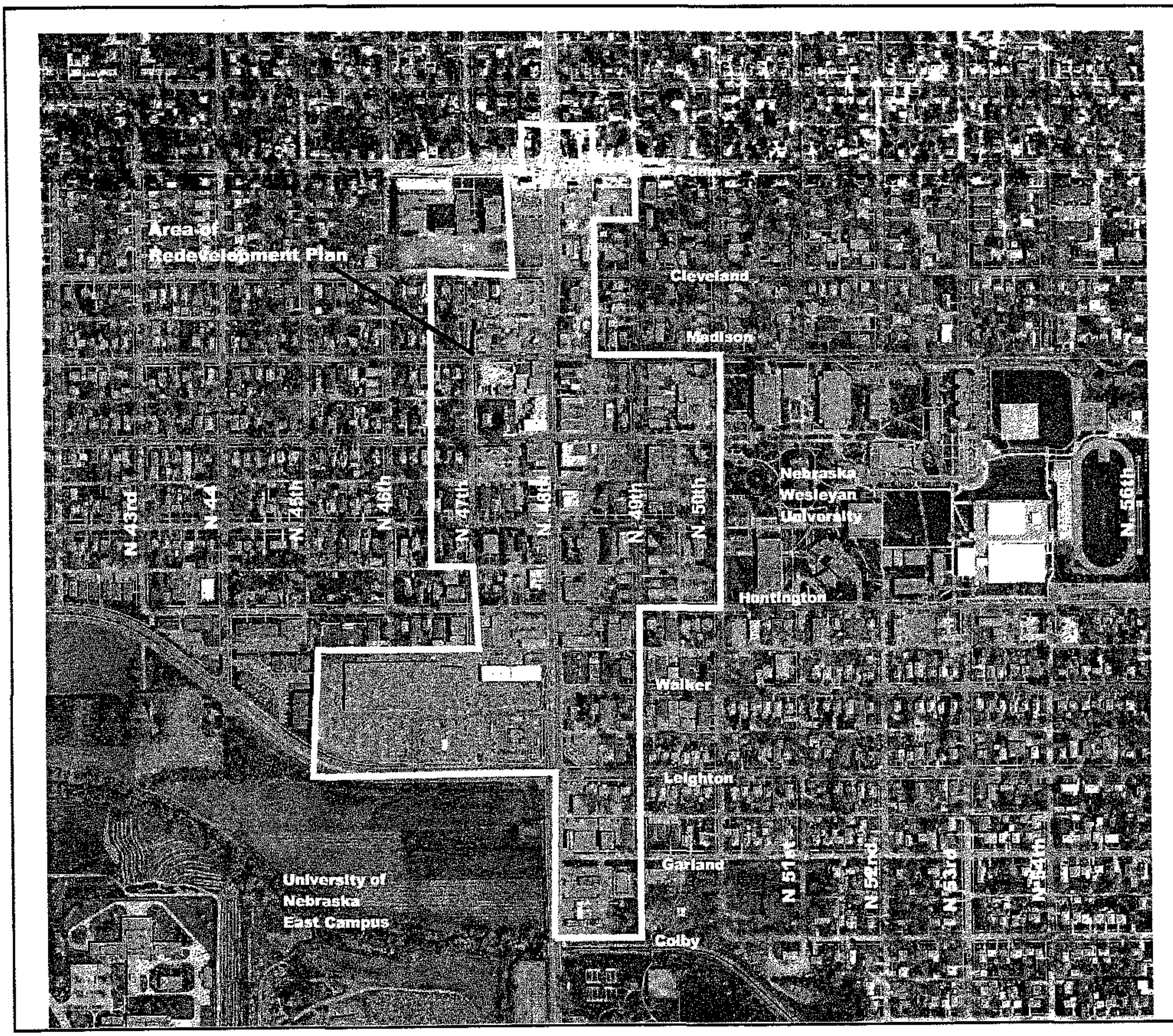
Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Convervation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile
Sec. 17 T10N R7E



Sheet ___ of ___
Date:
Lincoln City - Lancaster County Planning Dept.

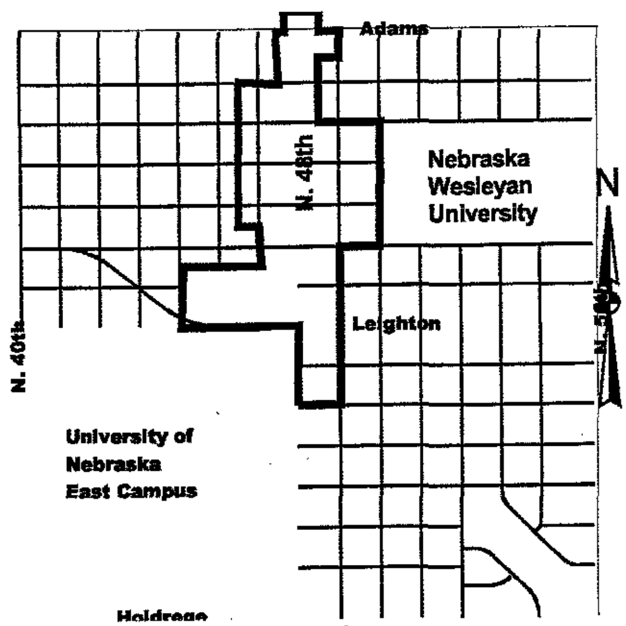


Misc #98013
University Place Redevelopment Plan

Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Convervation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile
Sec. 17 T10N R7E



Sheet ___ of ____
Date:

Lincoln City - Lancaster County Planning Dept.

City Council Introduction: Monday, November 30, 1998
Public Hearing: Monday, December 7, 1998, 1:30 p.m.

Bill No. 98R-387

FACTSHEET

TITLE: **MISCELLANEOUS NO. 98013, THE UNIVERSITY PLACE REDEVELOPMENT PLAN,** requested by the Director of the Urban Development Department, covering the area composed of all the city blocks generally bounded on the west by 45th and 46th Streets, on the north by ½ block north of Adams Street, on the south by Colby Street, and on the east by 49th and 50th Streets.

STAFF RECOMMENDATION: A finding of conformance with the Comprehensive Plan and Approval.

STAFF PRESENTATION REQUESTED: No.

SPONSOR: Planning Department

BOARD/COMMITTEE: Planning Commission
Public Hearing: 11/18/98
Administrative Action: 11/18/98

RECOMMENDATION: A finding of conformance with the Comprehensive Plan and Approval (8-0: Bayer, Bleed, Duvall, Hopkins, Krieser, Schwinn, Steward and Wilson voting 'yes'; Wallace absent).

FINDINGS OF FACT:

1. The Planning staff recommendation is based upon the following analysis:

   A. An August 1998 study determined that the University Place Study Area was blighted and substandard.

   B. The redevelopment plan covers an approximately 20 block area. The plan is to initiate a 15 year, long-range revitalization program.

   C. The redevelopment projects should achieve the following objectives:
   --Intensify and strengthen the University Place business district as a focal point for local development.
   --Provide for expansion and new development of office, retail, parking, industrial, 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 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 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.

   D. The objectives of the Redevelopment Plan are consistent with the Goals of the 1994 Lincoln-Lancaster County Comprehensive Plan.

2. The testimony before the Planning Commission is found on p.006-007.

3. There was no testimony in opposition.

4. The Planning Commission agreed with the staff recommendation.

FACTSHEET PREPARED BY: Jean L. Walker — **DATE**: November 23, 1998

REVIEWED BY: John Bradley — **DATE**: November 23, 1998

REFERENCE NUMBER: FS\CC\FSM98013/jlw

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: Miscellaneous #98013 **DATE:** November 6, 1998

PROPOSAL: A request to review the proposed University Place redevelopment plan for a determination of conformity with the Comprehensive Plan.

GENERAL INFORMATION:

APPLICANT: Joan Modrell,
Director
Urban Development Department
129 N. 10th Street
Lincoln, NE 68508

CONTACT: Carole Eddins
Urban Development Department
129 N. 10th Street
Lincoln, NE 68508
Phone: 441-7861

ANALYSIS:

1. This is a request to review the proposed University Place Redevelopment Plan for a determination of conformity with the Comprehensive Plan.

2. An August 1998 study determined that the University Place Study Area was blighted and substandard.

3. The redevelopment plan covers an approximately 20 block area. The plan is to initiate a 15 year, long-range revitalization program.

4. The redevelopment projects should achieve the following objectives:

    Intensify and strengthen the University Place business district as a focal point for local development.

    Provide for expansion and new development of office, retail, parking, industrial, 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 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 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.

5. The objectives of the Redevelopment Plan are consistent with the Goals of the 1994 Lincoln-Lancaster County Comprehensive Plan.

STAFF RECOMMENDATIONS: Finding that the proposed University Place Redevelopment Plan Conforms with the Comprehensive Plan.

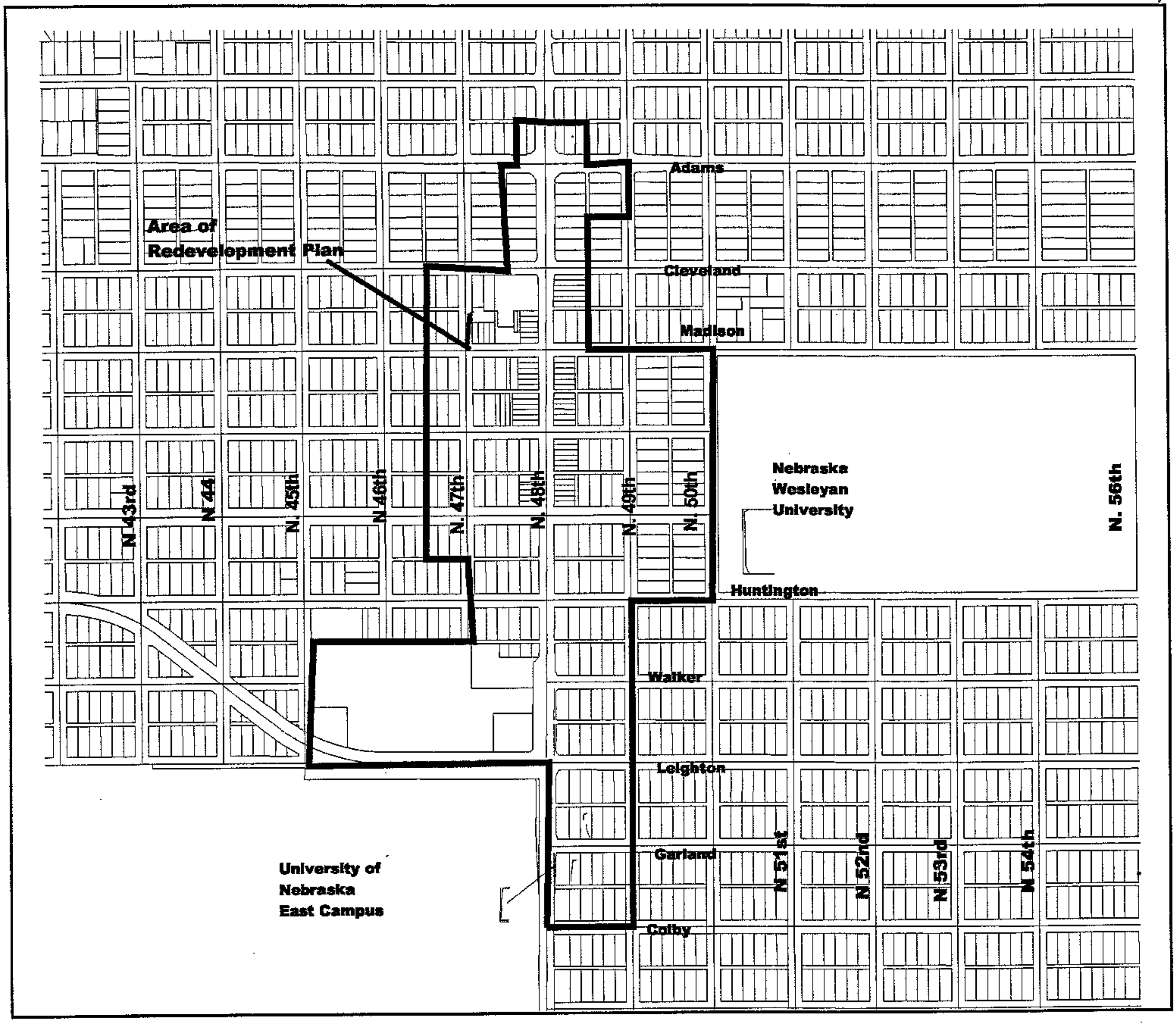
Approval of the redevelopment plan

Prepared by:

Jennifer L. Dam

Jennifer L. Dam, AICP
Planner II

X:\FILES\PLANNING\PC\MISC\mis98013.jld.wpd

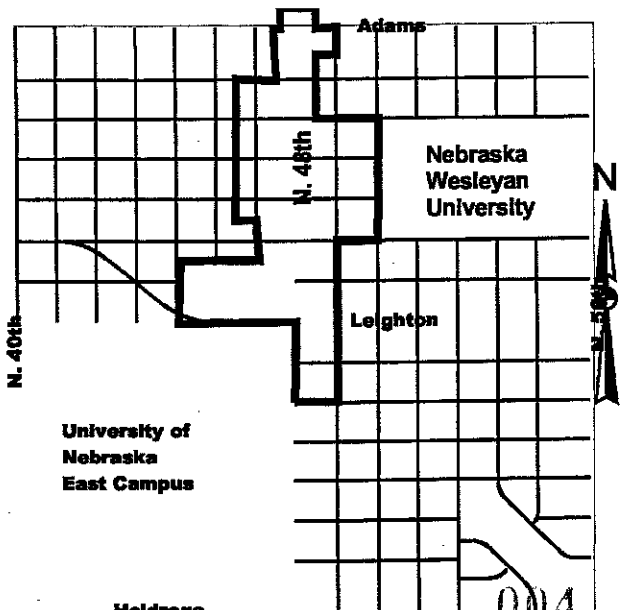


Misc #98013
University Place Redevelopment Plan

Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Convervation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

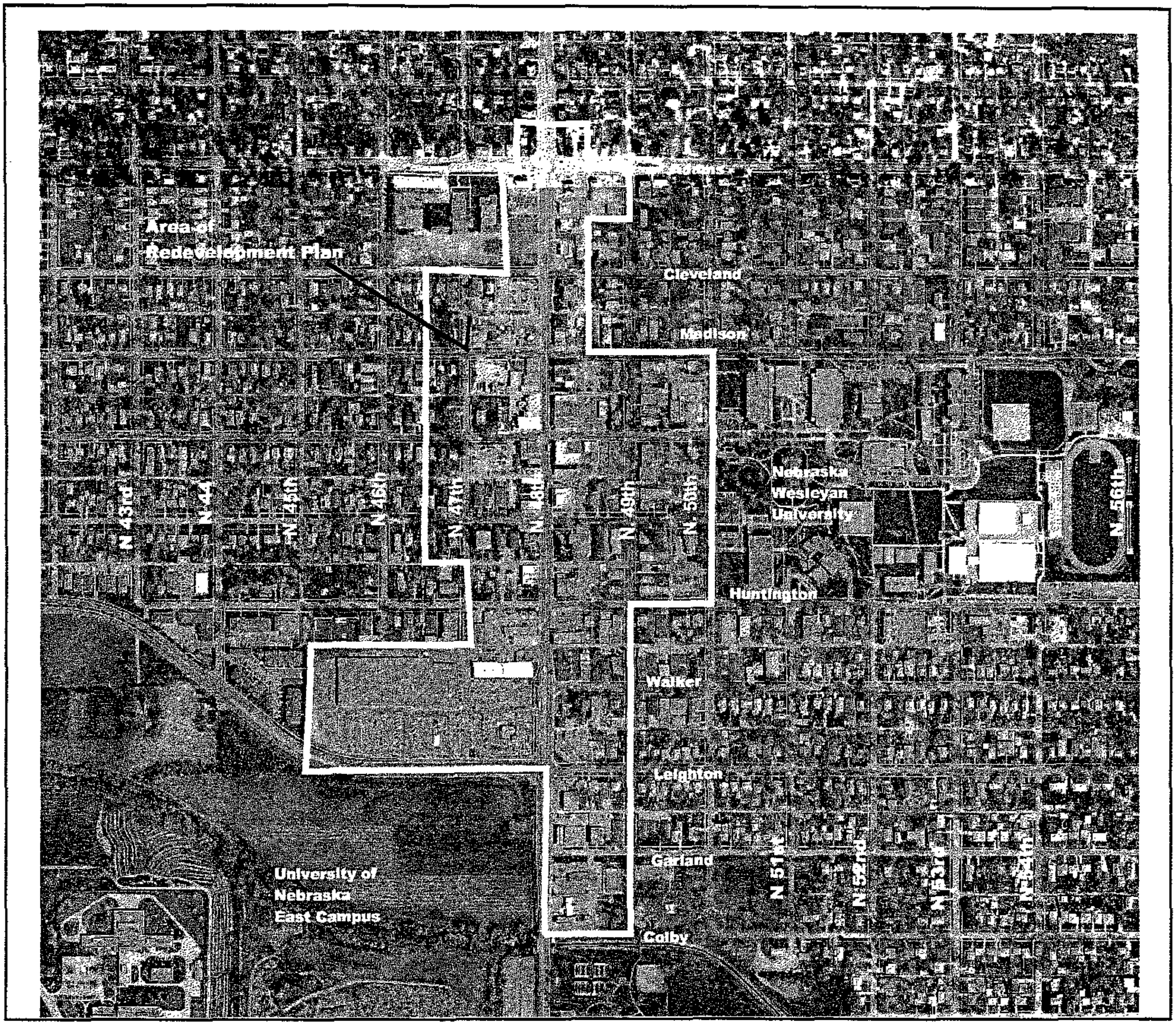
One Square Mile
Sec. 17 T10N R7E



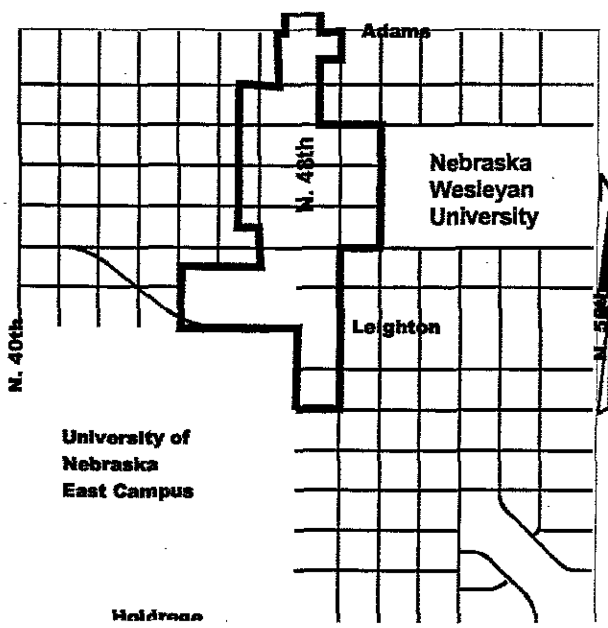
004

Sheet ___ of ____
Date:

Lincoln City - Lancaster County Planning Dept.



Misc #98013
University Place Redevelopment Plan



Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Convervation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile
Sec. 17 T10N R7E

Sheet ___ of ___
Date:

Lincoln City - Lancaster County Planning Dept.

MISCELLANEOUS NO. 98013
UNIVERSITY PLACE REDEVELOPMENT PLAN

<u>PUBLIC HEARING BEFORE PLANNING COMMISSION</u>: November 18, 1998

Members present: Bayer, Bleed, Hopkins, Duvall, Wilson, Schwinn, Steward and Krieser; Wallace absent.

<u>Planning staff recommendation</u>: A finding of conformance with the Comprehensive Plan and approval.

This application was removed from the Consent Agenda and had separate public hearing at the request of Commissioner Steward.

<u>Proponents</u>

1. **Carole Eddins** appeared on behalf of the **Urban Development Department** to answer questions.

Steward thinks a subarea plan deserves more attention than to be simply passed through on the consent agenda, whether or not there is public debate, we should at least give more attention to it. Specifically, he inquired why there is not a transportation impact segment to the proposal. In two or three places there is a comment about enhancement of pedestrian facilities and the enhancement of the opportunities for pedestrian circulation in the area, yet he does not see any direct correlation between that kind of planning and what already exists. Ms. Eddins' response was that the various organizations in University Place which sought the city's participation in the blight study and redevelopment plan have struggled with this need to unify a business district that is completely bisected by No. 48th Street. Their desire and this plan reflect that need to address how to make the convenience of crossing 48th Street in perception and reality, more likely, more convenient and more user friendly. 48th Street is not likely to change from its major arterial designation. It is helpful to this district to have this traffic. This plan reflects their desire to increase the perception that it is a street that merely bisects their district; that each side of 48th has viable business opportunities and are wanting to identify perhaps another traffic stoplight that might encourage more frequent crossing of 48th. In discussions with various city departments, it was found that 48th Street is at its best use at the present time. However, it is also serving this area and is not a negative but simply a concept that needs to be addressed with regard to safer, more frequent crossing.

Steward understands the desire and the need. What he finds lacking in this plan are specificities. Most of the language is "may" and "should", not articulating to him the nature of what a plan should be. Maybe this is something that needs a longer and different conversation about subarea plans in the future. It appears to be more or less a wish list without any particular strategy to get there. Ms. Eddins observed that this is one of the smaller redevelopment plans. There is a tremendous desire by current leaders to encourage revitalization in the area and the redevelopment plan was sought as an extension of the blight study as a means to attract businesses to stay and to become more viable.

Steward suggested that Urban Development work with people in the neighborhood to put some specifics behind the desires.

Steward asked how long it took Urban Development to complete this process. Ms. Eddins advised that the blight study was undertaken and completed in August. The redevelopment plan was in the discussion stages during the blight study.

There was no testimony in opposition.

Public hearing was closed.

<u>**ADMINISTRATIVE ACTION BY PLANNING COMMISSION**</u>: November 18, 1998

Steward moved approval as to conformance with the Comprehensive Plan, seconded by Bayer and carried 8-0: Wilson, Duvall, Schwinn, Bleed, Bayer, Steward, Krieser and Hopkins voting 'yes'; Wallace absent.

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

List of Exhibits

UNIVERSITY PLACE SOUTH REDEVELOPMENT PLAN

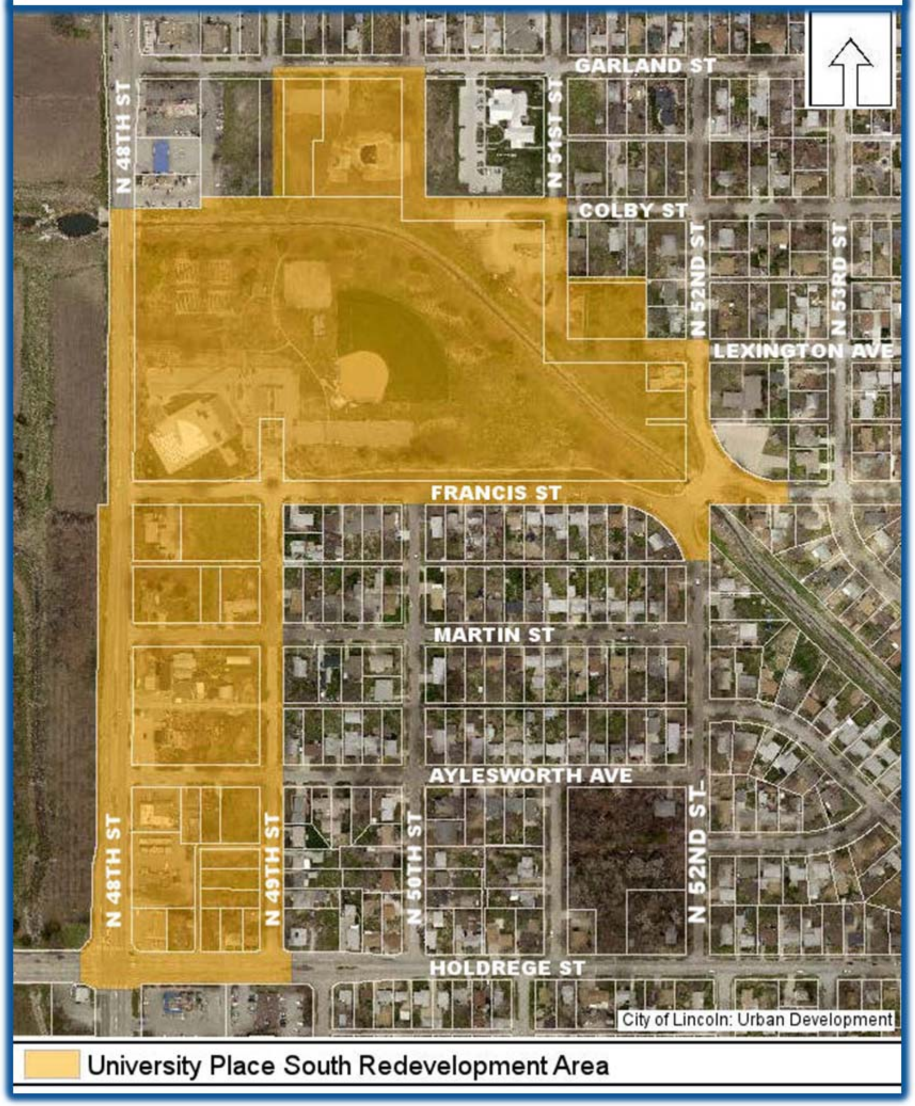
Introduction

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.

Exhibit 1: University Place South Redevelopment Area



Plan Requirements

Redevelopment activities are guided by the Nebraska Community Development Law, Neb. Rev. Stat. Section 18-2101, et. seq., as amended (the "Act"). The statutes indicate the governing body must first declare the project area 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;

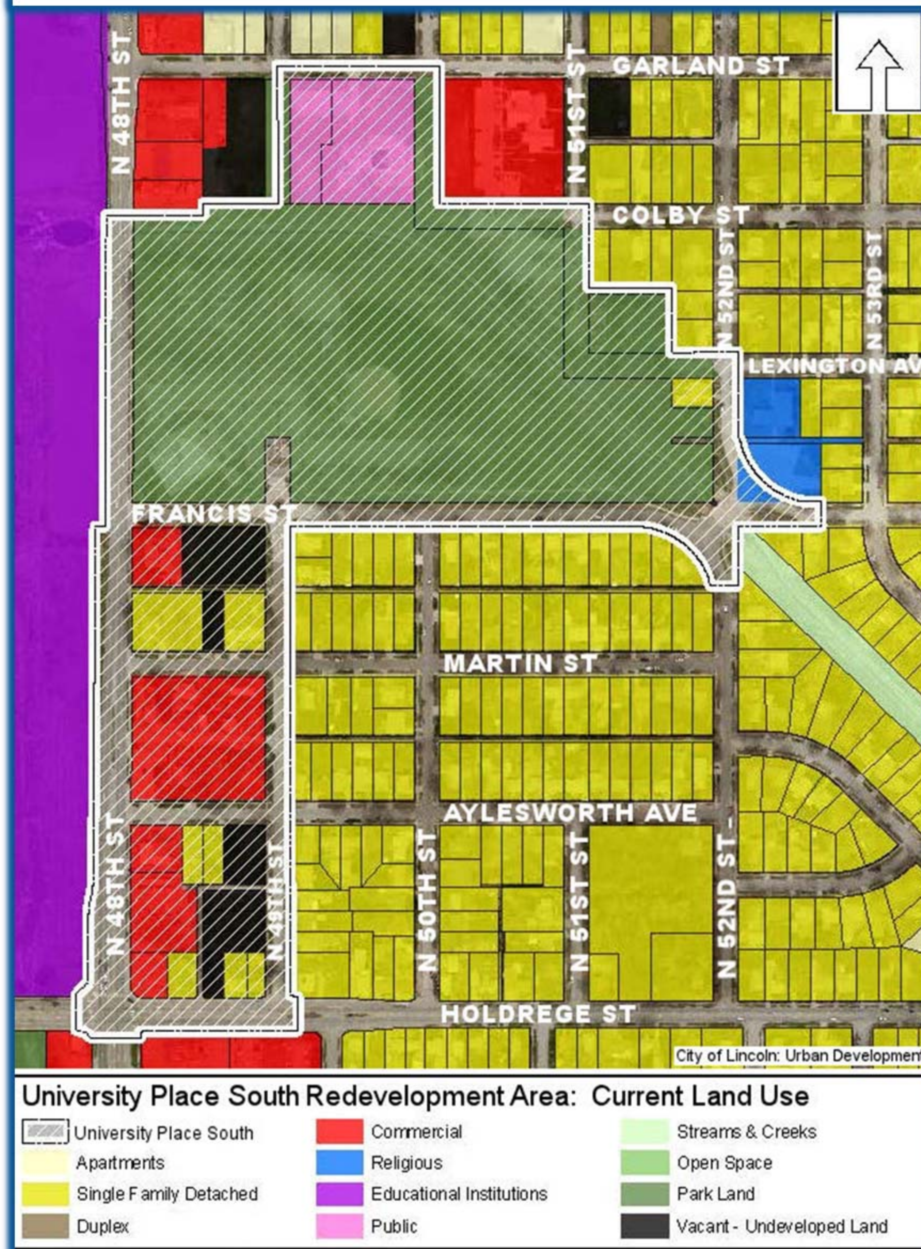
- promotion of fire safety and prevention of other dangers;
- adequate provision for light and air;
- promotion of the healthful and convenient distribution of population;
- provision of adequate transportation, water, sewerage, and other public utilities;
- schools, parks, recreational and community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

Exhibit 2: Current Land Use



Finally, vacant land is also present, approximately 1.5 acres, with seven vacant lots located on the eastern half of the redevelopment area. The table below includes existing land uses by type and acre for the area.

Land Use	*Acres*	*Percent*
Vacant	*1.5*	*4.0*
Park/Open Space	*21.2*	*57.3*
Single Family Residential	*1.9*	*5.1*
Commercial	*3.8*	*10.3*
Public Streets/Alleys	*8.6*	*23.3*
TOTAL	***37.0***	***100.0%***

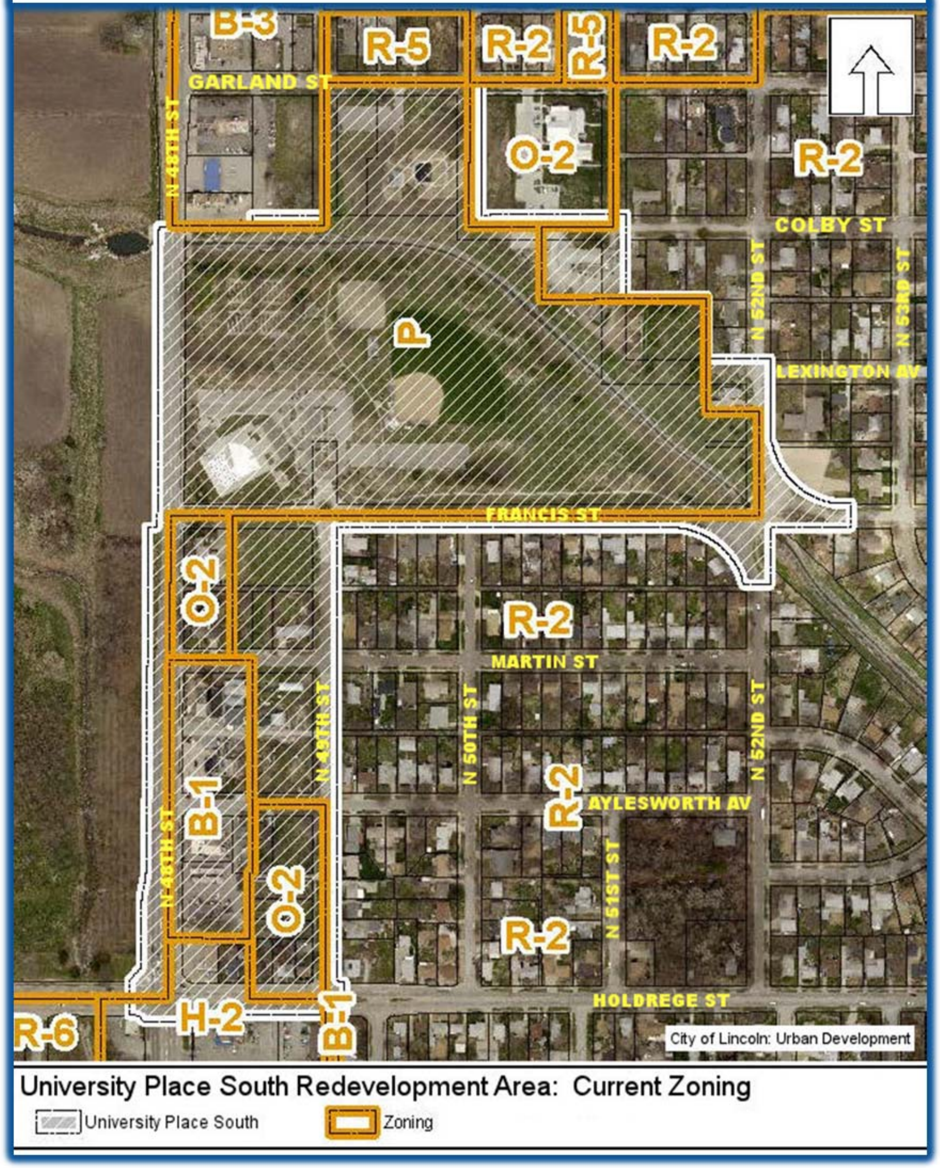
Source: Hanna:Keelan Associates, P.C., 2016

Zoning

The primary zoning districts in the area are P Public, R-2 Residential, O-2 Suburban Office, and B-1 Local Business. A small amount of H-2 Highway Business is located at the southwest corner of the area. These districts are described as:

- P Public Use: This district is intended to provide a district essentially for mapping purposes which will identify real property presently owned and used by any governmental entity, including local, state, or federal governmental units, and put to some form of public use.
- 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 churches. It

Exhibit 3: Current Zoning



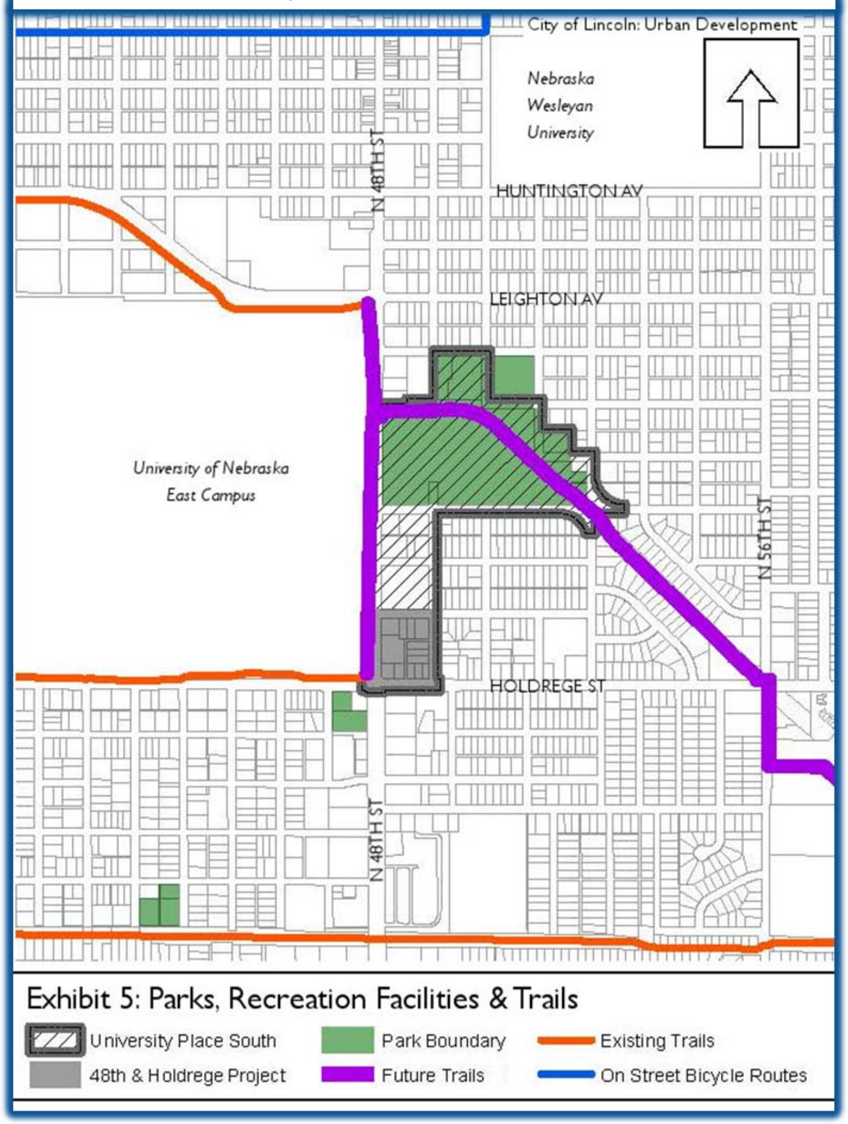
is intended that this district be limited to previously platted portions of the city already undergoing substantial development, thereby preserving existing low-density residential development.

- 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.

Exhibit 4: Parks, Recreation Facilities & Trails



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 though University Place Park. Local drainage in the redevelopment area is toward Deadman's Run though urban underground drainage systems from the south and though 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 48^{th} 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.

- <u>Existence of conditions which endanger life or property by fire and other causes</u>. 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:

- <u>A substantial number of deteriorated or dilapidated structures</u>. A total of 23 structures, or 74 percent of the 31 total structures, were documented as deteriorating or dilapidated.

- <u>Faulty lot layout in relation to size, adequacy, accessibility or usefulness</u>. The development of the commercial uses located along the City Blocks south of Francis Street generally ignored the original platted lots.

- <u>Deterioration of site or other improvements</u>. 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.

- <u>Improper subdivision or obsolete platting</u>. 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.

- <u>The existence of conditions which endanger life or property by fire or other causes</u>. 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.

- o <u>Other environmental and blighting factors</u>. 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.
- o <u>One of the required five additional blighting conditions</u>. 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:

- o <u>Existence of defective or inadequate street layout</u>. 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.
- o <u>Insanitary or unsafe conditions</u>. 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.

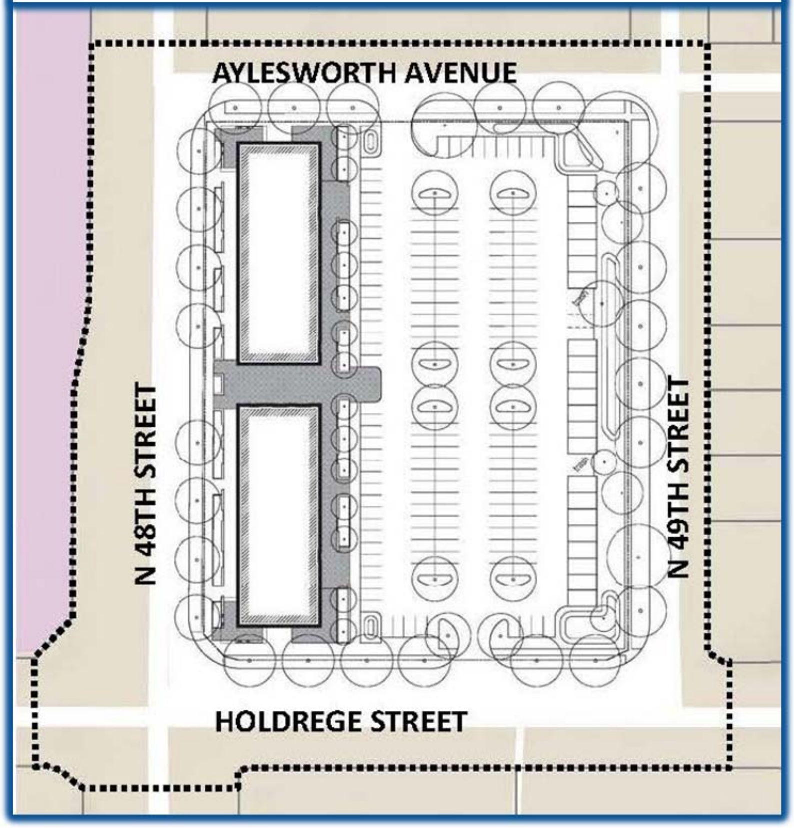
- Private Improvements

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	*= New Assessed Value - Base Assessed Value*	$8,289,000
Annual TIF Generated (Estimated)	*= Increment x 0.02027922 (2015 Tax Rate)*	$168,000
Funds Available	*= Annual TIF Generated x 14 years @ 5%*	**$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.

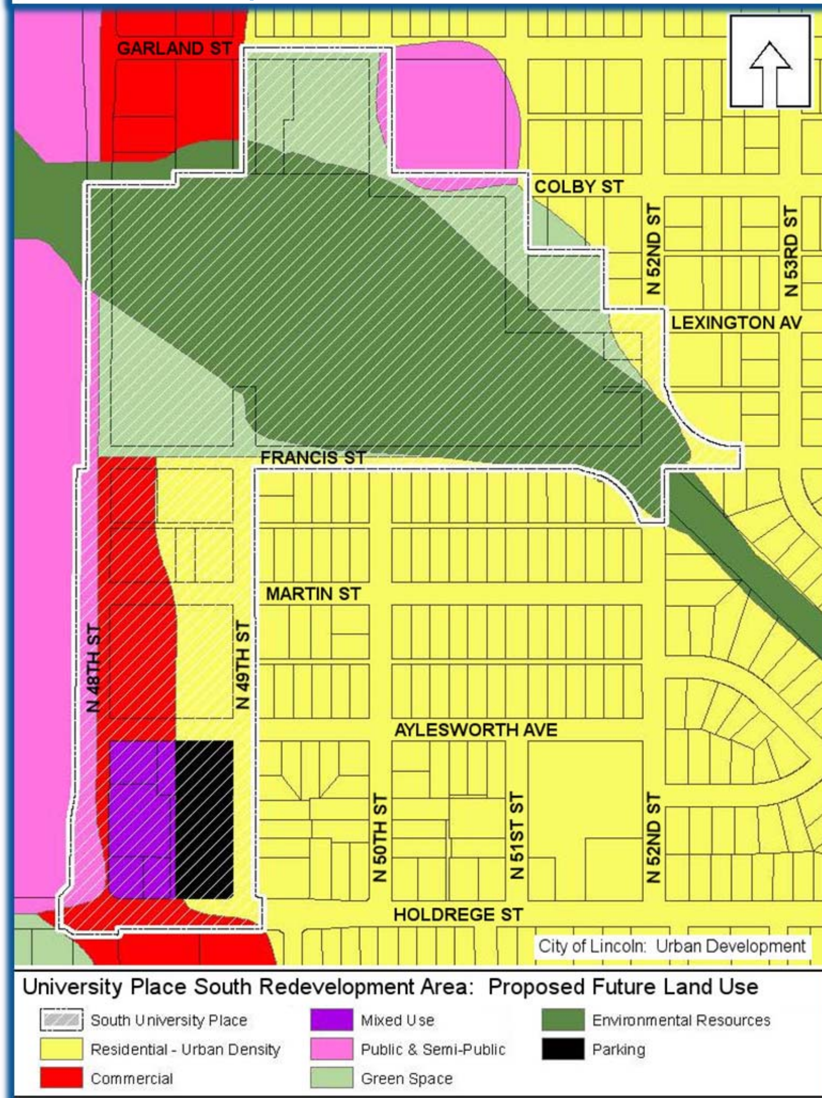
  The Project should have a positive impact on private sector businesses in the Redevelopment Area and the City, and should encourage additional private development in and around the Redevelopment Area. The Project is not anticipated to impose a burden or have a negative impact on other local area employers, 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.

Exhibit 6: Proposed Future Land Use



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:

- <u>Property Acquisition</u>. 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).
- <u>Relocation</u>. 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).
- <u>Demolition</u>. 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 Pan, 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.