FACTSHEET

TITLE: A Resolution approving and adopting proposed amendments to the NEBRASKA INNOVATION CAMPUS REDEVELOPMENT PLAN, requested by the Director of the Urban Development Department.

SPONSOR: Planning Department

BOARD/COMMITTEE: Planning Commission
Public Hearing: 04/04/12
Administrative Action: 04/04/12

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

RECOMMENDATION: A finding of conformance with the Comprehensive Plan (9-0: Esseks, Lust, Sunderman, Francis, Hove, Gaylor Baird, Butcher, Weber and Cornelius voting ‘yes’).

FINDINGS:

1. The proposed amendments to the “Nebraska Innovation Campus Redevelopment Plan”:
   A. Add approximately 127 acres to the redevelopment plan and create two “areas” for redevelopment: the Nebraska Innovation Campus Area and incorporation of the Theresa Street Area.
   B. Update the Redevelopment Plan to reflect changes that have occurred since it was approved in November 2010, incorporating a new master plan; and
   C. Create the Phase I projects, including rehab of the 4-H Building and construction of a companion building; rehab of the Industrial Arts Building and construction of a companion building (Life Science Building); and two additional buildings still in the planning stages.

2. The staff recommendation to find the proposed amendments to the Redevelopment Plan to be in conformance with the Lincoln-Lancaster County Comprehensive Plan is based upon the “Analysis” as set forth on p.5-6. The staff presentation is found on p.7-8. The proposed revised Redevelopment Plan document is being submitted under separate cover.

3. There was no testimony in opposition.

4. On April 4, 2012, the Planning Commission agreed with the staff recommendation and voted 9-0 to find the proposed amendments to the Nebraska Innovation Campus Redevelopment Plan to be in conformance with the 2040 Lincoln-Lancaster County Comprehensive Plan (Comprehensive Plan Conformance No. 12002).

FACTSHEET PREPARED BY: Jean L. Preister
DATE: April 16, 2012

REVIEWED BY: _______________________
DATE: April 16, 2012

REFERENCE NUMBER: FS\CC\2012\CPC12002 Redev Plan
PROJECT #: Comprehensive Plan Conformance No. 12002

PROPOSAL: Review the proposed amendments to the Nebraska Innovation Campus Redevelopment Plan to determine conformity with the Lincoln and Lancaster County 2040 Comprehensive Plan.

LOCATION: N. Antelope Valley Parkway to N. 27th Street and between Salt Creek Roadway and the Burlington Northern Santa Fe Railroad corridor.

LAND AREA: 376 acres, more or less

CONCLUSION: The proposed amendments to the redevelopment plan are in conformance with the Comprehensive Plan.

RECOMMENDATION: In conformance with the Comprehensive Plan.

GENERAL INFORMATION:

LEGAL DESCRIPTION: see attached

EXISTING ZONING: P Public, O-3 Office Park District, H-3 Highway Commercial District, and I-1 Industrial District

EXISTING LAND USE: Former State Fair Park, campground, Bob Devaney Sports Complex, Theresa Street Wastewater Treatment Plant, industrial buildings, commercial buildings, hotel, restaurant, and mobile homes.

SURROUNDING LAND USE AND ZONING:
North: I-1 Industrial District (industrial, private recreation facility, automotive uses) and B-2 Planned Neighborhood Business District (supermarket, restaurants, retail)
South: I-1 Industrial District (Burlington Northern Santa Fe Railroad corridor)
East: H-3 Highway Commercial District (automotive uses and RV sales)
West: I-1 Industrial District (industrial and automotive uses) and P Public (armed services facility, University of Nebraska bus depot, and parking)

HISTORY:
2008 The Nebraska State Legislature approved, and the Governor signed LB116 which relocated the Nebraska State Fair to Grand Island and transferred the former Nebraska State Fairgrounds to the University of Nebraska Board of Regents.
Nov. 20, 2009 The Board of Regents approved the Nebraska Innovation Master Plan and Nebraska Innovation Campus Business Development Strategy.

February 8, 2010 Miscellaneous #09010 for the State Fair Park Redevelopment Area Blight and Substandard Determination Study was approved by the City Council.

November 8, 2010 Change of Zone #10018, Innovation Campus Planned Unit Development was approved by the City Council.

November 8, 2010 The Nebraska Innovation Campus Redevelopment Plan (Comprehensive Plan Conformance #10006) was approved by the City Council.

February 27, 2012 Miscellaneous #11008 for the Theresa Street Redevelopment Area Blight and Substandard Determination Study was approved by the City Council.

COMPREHENSIVE PLAN SPECIFICATIONS:

LAND USE PLAN

Green Space: Publicly or privately owned areas predominantly used for recreation, such as parks, golf courses, soccer or ball fields, and trails. Many green space areas also serve functions such as buffers between incompatible uses and as stormwater management areas. In some cases, privately-owned Green Space such as golf courses may also be appropriate to be considered for future Urban Residential development. (p. 12.4)

Environmental Resources: Land and water masses which are of particular importance for maintenance and preservation, such as saline wetlands, native prairie, and some floodway and riparian corridors. (p. 12.4)

Industrial. Areas where railroads, manufacturing, trucking and transportation facilities are the dominant land use, with some commercial activities. (p. 12.4)

Commercial. Areas of retail, office, service and residential mixed uses. Commercial uses may vary widely in their intensity of use and impact. Individual areas designated as commercial in the land use plan may not be appropriate for every commercial zoning district. (p. 12.4)

Public and Semi-Public. Areas of public or semi-public land use and/or structures that serve the general public. Only the largest facilities are shown on the land use plan. Highways and interstates are also included in this category. (p. 12.4)

Salt Valley Greenway
The Salt Valley Greenway is important for recreation, transportation, environmental resource preservation, education, and economic development among other benefits. The opportunity to tie together multiple environmental and recreational resources would create a facility that is unique in the region and could be a platform for multiple community events attracting visitors from all over the region. (p. 3.13)

Capitol View Corridors. Nebraska Innovation Campus lies within two Capitol View Corridors. (p. 4.3)

Business & Economy Guiding Principles
Encourage preservation or restoration of natural resources within or adjacent to commercial or industrial development. (p. 5.2)
Encourage commercial centers to encompass a broad range of land uses with the integration of compatible land use types. (p. 5.2)

**Biotechnology.** UNL has a strong biotechnology research program. Expansion and retention of start-ups and existing companies, particularly those that build on University research should be a focus. (p. 5.2)

**Value Added Agriculture.** Food research at the University of Nebraska – Lincoln (UNL) is vital to attracting and retaining these industries in the Lincoln area. This category could include renewable energy development, such as ethanol plants, though these plants are primarily locating outside Lancaster County. (p. 5.2)

**Strategies for Economic Development**
Continue to support UNL’s efforts to obtain grants for research and support the expansion of the mixed use concept of *Innovation Campus*. The success of the University’s research and development is important to the future of the city. (p. 5.3)

**Greater Downtown**
A major focus for new residential reuse, infill, and redevelopment is in the Greater Downtown area. The Plan envisions an additional 3,000 dwelling units in this core area by 2040. This area is the main hub of employment, entertainment, and higher education. (p. 6.3)

**Strategies for Greater Downtown**
Support development and implementation of the *Downtown Master Plan* and the *Antelope Valley Redevelopment Plan*. (p. 6.3)
- Maintain the urban environment, including a mix of land uses with a major focus on residential uses. (p. 6.3)
- Encourage higher density development with parking areas at the rear of buildings, below grade, or on upper floors of multi-use parking structures. (p. 6.3)

**Mixed Use Redevelopment Nodes and Corridors**
- N. 27th Street is identified as a “Secondary Transportation Enhancement Corridor”
- Nebraska Innovation Campus is identified as a “Primary Area for Mixed Use Redevelopment Nodes and Corridors”

**Strategies for Mixed Use Redevelopment Nodes and Corridors**
Mixed Use Redevelopment Nodes and Corridors should strive to locate: (p. 6.6)
- In areas where there is a predominance of commercial or industrial zoning and/or development.
- In proximity to planned or existing neighborhoods and community services, to facilitate access to existing community services or to address a deficiency by providing services such as grocery stores, childcare centers, and restaurants.
- Where there is existing or potential for good access to transit.
- On at least one arterial street to help provide for traffic and utility capacity and access to transit.
- In areas appropriate for residential mixed use redevelopment, outside of areas identified as Industrial Centers and Highway Oriented Commercial Areas in LPlan 2040 to avoid conflicts with health and safety.
- In areas that minimize floodplain and other environmental impacts.

Strive for commercial Floor Area Ratios of at least 0.5 within buildable areas designated for commercial development inside the project boundary (including public and semi-public buildings). (p. 6.6)
Strive for residential densities of at least seven dwelling units per gross acre within buildable areas inside the project boundary. (p. 6.7)

**Strategies for Open Space and Greenway Linkages**
Implement the Salt Valley Greenway concept as identified in the Environmental Resources chapter. Utilize a “Rain to Recreation” approach to open space and greenway linkages that is coordinated with the City’s watershed management program and the Lower Platte South Natural Resource District to reduce flood damages, protect water quality and natural areas, while providing for recreational and educational opportunities so as to realize multiple benefits. (p. 9.9)

The Theresa Street Wastewater Treatment Plant is described on Page 11.10.

**Strategies for Watershed Management**
Retain City of County property in the floodplain in public ownership, and consider the purchase of easements or land when other publicly-owned property in the floodplain is proposed for surplus. Retain conservation easements to protect floodplain functions where unusual circumstances merit the consideration of surplus floodplain property. (p. 11.14)

**ANALYSIS:**
1. This is a request to review amendments to the Nebraska Innovation Campus (NIC) Redevelopment Plan for a determination of conformity with the Lincoln and Lancaster County 2040 Comprehensive Plan. This area includes an estimated 376 acres.

2. The amendment adds approximately 127 acres to the redevelopment plan and create two “areas” for redevelopment: the Nebraska Innovation Campus Area and the Theresa Street Area. (see staff report map)

3. The amendment makes numerous edits and additions in order to incorporate the expanded area (Theresa Street Area). Additional changes were necessary in order to reflect changes to the Nebraska Innovation Campus Master Plan.

4. The redevelopment plan includes land owned and controlled by the Nebraska Innovation Campus Development Corporation (NICDC), an entity established by the University of Nebraska Board of Regents. The amendment adds land owned by the City of Lincoln and several private entities. The additional lands were all included within the Theresa Street Redevelopment Area Blight and Substandard Determination Study (MISC #11008).

5. The City of Lincoln and NICDC have agreed to trade some land adjacent to the south side of the Theresa Street Wastewater Treatment Plant. The agreement helps to “square up” property lines between the two entities which will help to facilitate a more efficient site plan for development.

6. Currently, there are no specific redevelopment plans or redevelopment projects identified for the Theresa Street Area.

7. There is an existing Planned Unit Development (CZ#10018) for the Nebraska Innovation Campus Area. The plan will be amended to reflect changes to the boundary.
8. The proposed new site plan for the Nebraska Innovation Campus Area revises the street pattern from generally a north/south and east/west street grid, to one which is generally parallel and perpendicular to Salt Creek Roadway. The new site plan makes more efficient utilization of space and provides good circulation.

9. Redevelopment Activities:
   a. Public improvements are planned for the Nebraska Innovation Campus Area. These improvements include utilities, streets, sidewalks, trails, parks, parking, pedestrian lighting, signs, and other streetscape elements.
   b. Site “A” 4-H Building. Approximately 18,000 sq. ft. for office and dry labs.
   c. Site “A” Companion Building. Approximately 80,000 sq. ft. of office space and 5,000 sq. ft. of retail space.
   d. Site “B” Industrial Arts Building, which has been listed on the National Register of Historic Places, has been identified in the redevelopment plan for renovation and reuse. Approximately 93,000 sq. ft. of research space.
   e. Site “B” Life Science Collaboration Center. Approximately 90,000 sq. ft. of lab space.
   f. Site “C” Building 5. Three to four story structure at approximately 60,000 to 75,000 sq. ft. of lab and office space.
   g. Site “C” Building 6. Three to four story structure at approximately 60,000 to 75,000 sq. ft. of lab and office space.

10. The amended site plan has created a moderate fill plan that could balance cut and fill on-site and avoid any significant increase in flood elevation to abutting properties.

11. The main purpose of the Redevelopment Plan is to provide guidance for redevelopment activities within the redevelopment area that create a vibrant, attractive, friendly and safe place for residents, businesses and visitors.

12. The guiding principles of the Comprehensive Plan and the NIC Master Plan should be used as a guide for redevelopment activity in the NIC Area.

Prepared by:

Brandon M. Garrett, AICP
Planner

DATE: March 27, 2012

APPLICANT/CONTACT: Wynn Hjermstad
Urban Development Department
City of Lincoln
555 S. 10th Street, Ste. 205
Lincoln, Nebraska 68508
COMPREHENSIVE PLAN CONFORMANCE NO. 12002,

PUBLIC HEARING BEFORE PLANNING COMMISSION: April 4, 2012


There were no ex parte communications disclosed.

Staff recommendation: A finding of conformance with the Comprehensive Plan.

Staff presentation: Wynn Hjermstad of Urban Development explained the three components of this amendment to the Nebraska Innovation Campus (NIC) Redevelopment Plan.

1. This amendment incorporates the Theresa Street Blight and Substandard Area, which was declared blighted and substandard by the City Council in February, 2012. This was initially done to facilitate a land swap. Some land owned by NIC and the City is being swapped to create some efficiencies for both entities and to square up some property lines. They did see some evidence of decline in the Theresa Street area as well, so for good planning purposes it was determined that it made good sense to go all the way to Cornhusker Highway and 27th Street to include for potential redevelopment. This amendment takes all the information about that area and updates the existing conditions. There is a section in the Redevelopment Plan identifying projects but none have been identified for the Theresa Street area at this time.

2. This amendment updates the NIC Redevelopment Plan to reflect changes that have occurred since it was approved in November of 2010. When the Legislature approved transferring State Fair Park to the University of Nebraska Board of Regents, they required that the University do a master plan for that area. Most of the NIC Redevelopment Plan was comprised of that master plan. Since that time, the Board of Regents has created the Nebraska Innovation Campus Development Corporation (NICDC) to facilitate development of the Innovation Campus. They hired a developer to handle the development of the projects in the campus. A lot has happened since the original plan was done. This amendment updates and removes the references to the initial master plan because Nebraska NOVA has done a new master plan.

A number of other things have changed over time as well, including the adopting of the 2040 Comprehensive Plan, the guiding principles of which have been incorporated into this amendment. A new master plan has been created by Nebraska NOVA and this redevelopment plan amendment includes the new site plan with 20-year build-out, identifying future utilities, new streets, etc.

3. This amendment also creates the Phase I projects. A great deal of the utility work will be done with Phase I. Six buildings are included in Phase I:

A. The 4-H Building will be rehabbed and a new companion building constructed with a walkway to connect them. The 4-H Building will be used for office and dry labs, exhibition
hall and lecture hall. The companion building will be 80,000 square feet of office and will include 5,000 square feet of retail. It will be three stories with a walkover bridge connecting to the 4-H Building.

B. The Industrial Arts Building will also be rehabbed. It is now listed on the National Register of Historic Places. It will include 93,000 square feet of research, including state-of-the-art greenhouses, research and office space – a center for greenhouse research. The companion building is known as the Life Science Building – approximately 90,000 square feet, including wet and dry lab and office space. It may also include a walkover between the buildings.

C. There are two additional buildings still in the planning stages.

If these amendments are found to be in conformance with the Comprehensive Plan, the next step is to go on to City Council on April 30th for their approval. Urban Development is in the process of negotiating a redevelopment agreement with Nebraska NOVA that must be approved by the City Council. Then they are looking to start construction on the 4 or 6 buildings later this year.

Esseks expressed an interest in knowing more about the plans for the Theresa Street Redevelopment Area, which is about 127 acres, wondering whether there is anything Urban Development can do to sketch out some potential projects if a developer does not come forward. There is a lot of land there that needs improvements. If we are going to use this concept of redevelopment of deteriorated areas honestly, Esseks believes an effort should be made to help these folks in this area. Hjermstad acknowledged that there is nothing currently in the redevelopment plan and they do not have any potential projects in that area. A lot of those acres are publicly owned. She also acknowledged that others have expressed concerns about this area. The mobile home park is privately owned and it is difficult to do anything unless the property owner comes forward. However, Hjermstad stated that Urban Development is certainly open to working with folks in that area to see if there is something that can be done to redevelop it. It is affordable housing, so we have to be careful that we don’t do anything that would put those folks in harm’s way or in jeopardy.

Esseks also noted that the commercial areas along 27th Street and up to Cornhusker Highway appear to be functional. Hjermstad explained that it has to do with the logical boundaries. 27th Street and Cornhusker Highway are very hard boundaries. Although there may be individual properties that are not declining or blighted, they are used to square off the area; however, if they wanted to redevelop those areas, this certainly is a tool and mechanism to be used to access TIF to do some redevelopment.

Hove inquired about the amount of the Teresa Street area that is in the floodplain. Hjermstad did not have a specific number but “a lot of it” is in the floodplain.

There was no testimony in opposition.
ACTION BY PLANNING COMMISSION: April 4, 2012

Gaylor Baird moved to approve a finding of conformance with the Comprehensive Plan, seconded by Francis.

Gaylor Baird believes that bringing this redevelopment plan into alignment with the Comprehensive Plan will result in a much more efficient site plan, which will then result in guidance for future redevelopment activities. It is most certainly in conformance with the Comprehensive Plan.

Cornelius pointed out that there was a lot of information to digest and that the Planning Commission did receive a briefing on this application two weeks ago.

Motion for a finding of conformance carried 9-0: Esseks, Lust, Sunderman, Francis, Hove, Gaylor Baird, Butcher, Weber and Cornelius voting 'yes'. This is a recommendation to the City Council.
Comp Plan Conformance #12002
Nebraska Innovation Campus
Redevelopment Plan
INTRODUCTION

The Nebraska Innovation Campus (NIC) Redevelopment Plan is a guide for redevelopment activities within the Redevelopment Area. Exhibit 1 illustrates the location of the area within the broader context of the City of Lincoln. The Redevelopment Area is comprised of two parts: the area adjacent to the University of Nebraska-Lincoln (UNL) city campus that includes the former Nebraska State Fair Park, now known as Nebraska Innovation Campus (NIC Area), and the area north of NIC that includes the City's Theresa Street Waste Water Treatment Facility, industrial/commercial uses, and mobile home parks (the Theresa Street Area).

The boundaries of the NIC Area are generally from 14th to 27th Streets, between Salt Creek and the Burlington Northern Santa Fe Railroad corridors, also described as an area within the City of Lincoln, Nebraska, that includes all portions of Irregular Lots 14, 15, 45, 69, 71, 72, 73, 74, 75, 79, 80, 104, and 167; said irregular tracts located in Section 13-T10N-R6E of the 6th Principle Meridian, except Antelope Valley First Addition.

The boundaries of the Theresa Street Area are generally between Cornhusker Highway and Salt Creek Roadway, at its intersection with North 27th Street, from approximately North 20th Street at the west boundary to North 27th Street at the east boundary, also described as an area within the City of Lincoln, Nebraska, that includes all portions of the Carroll M5 Addition, Kimco Industrial Park, Kimco Industrial Park 2nd Addition and Kimco Industrial park 3rd Addition; and Irregular Tracts 82 NE [ex. E 17']; 108 NE [ex. E. Pt. For Road]; 153 NE [ex. N. 7.5’ for road and Irregular Tract Lot169 ex. N. Pts. For road NE]; 155 NE [ex. E. Pt. For street]; 190 NE [ex. E. 27']; and 191 NE, 196 NE, 201 NE, 202 NE, 204 NE, 205 NE; 207 NE City of Lincoln parcels associated with the Theresa Street Wastewater Facilities, including 105 NE, 115 NE and 168 NE and adjacent area up to the center line of the Salt Creek Channel; and public Rights-of-Way within the Redevelopment Area Boundaries, including Cleveland Avenue, Theresa street, Kimco Circle, Kimco Drive, Kimarra Place, Cornhusker Highway and North 27th Street.

In 2008, the Nebraska State Legislature approved, and the Governor signed into law, LB116 which relocated the Nebraska State Fair to Grand Island and transferred the former Nebraska State Fairgrounds to the University of Nebraska Board of Regents. The legislation required that UNL provide a Master Plan and Business Development Strategy to the Legislature by December 1, 2009. Both reports were completed. The Board of Regents approved the Nebraska Innovation Master Plan and Nebraska Innovation Campus Business Development Strategy on November 20, 2009. The transfer of ownership of the 249 acre property occurred in December, 2009.

Now known as Nebraska Innovation Campus, NIC is a public/private partnership and research park dedicated to advancing research and its commercialization in order to generate economic growth for Nebraska. It is envisioned that one of the primary attractions to NIC will be the opportunity for private sector companies to become an intimate partners with UNL and to locate adjacent to University research facilities and facilities. According to the University’s Request for Information (RFI) issued July 11, 2008:

"The purpose of Nebraska Innovation Campus (NIC) is to create partnerships with private sector firms to develop and maximize economic opportunities and to leverage the research capacity, faculty and student resources of the University of Nebraska-Lincoln. This will be accomplished by attracting private sector companies with existing or proposed relationships with the University to locate adjacent to the university campus and facilities and thereby generate jobs and other economic activity for..."
the state of Nebraska. Agricultural biotechnology and life science research are anticipated to be strong components of the campus. Other areas of university research strength that provide opportunities for viable partnerships include food science and food safety, robotics, computer technology, laser sciences, transportation, energy sciences, and alternative energy.

The Board of Regents created the Nebraska Innovation Campus Development Corporation (NICDC), a non-profit corporation charged with development of NIC and day-to-day operations. An Executive Director has been hired and a Board of Directors created comprised of five private-sector members and four University representatives. A seven-member Advisory Committee comprised of University professors monitors programming and property developments, evaluates related interests of the private and public sectors, interfaces with University colleagues for ideas and opportunities, and advises the board of directors as necessary. The vision statement developed by the NICDC for NIC is: "A dynamic environment where university and private sector talent transform ideas into innovation that impacts the world" (NIC website). The NICDC issued a request for proposals to select a developer and in June, 2011 selected Nebraska Nova Development L.L.C. (Nova) for the first phase of development. In February 2012, NICDC completed a Strategic Planning Report and updated master plan.

NIC is located at the northern edge of the Antelope Valley Project's Research and Development [R&D] corridor. The Antelope Valley Project is sponsored by the Nebraska State Fair and the potential development of a university R&D technology park. With the Legislature's action in 2008, the City of Lincoln considers NIC a critical partner for the Antelope Valley R&D corridor that will complement and lay the foundation for the additional private R&D anticipated in the corridor. The City has made zoning changes and instituted design standards to lay the foundation for, and encourage, private development in the R&D corridor outside the limits of NIC.

The Nebraska State Fair was located in Lincoln in 1901. During its 100 year operation at this location, buildings have become deteriorated or dilapidated and infrastructure - including streets, sidewalks and utilities (sewer and water) have become inadequate by modern standards for redevelopment.

As a result of these conditions, UNL requested the completion of a Blight and Substandard Determination Study. The Study, completed in October 2009 concluded that the number, degree, and distribution of blighting factors warrant designating the area blighted and substandard. As planning proceeded for NIC, discussions between Nova (the NIC developer) and City determined it would be mutually beneficial to expand the NIC boundary north and exchange land owned by the Board of Regents for City-owned land. During these discussions, it was recognized that the area immediately north of NIC and adjacent to the City's Theresa Street Wastewater Treatment Plant has also experienced decline. Further assessment of the area north to Cornhusker and east to 27th Street revealed deteriorating conditions. As a result, the Theresa Street Redevelopment Area Blight and Substandard Determination Study was completed by the developer in January, 2012. This study also concluded that the number, degree, and distribution of blighting factors warrant designating the area blighted and substandard.

The City recognizes that continuing blight and deterioration is a threat to the stability and vitality of the area and revitalization efforts cannot reasonably occur without public action. The Nebraska Innovation Campus [NIC] Redevelopment Plan represents the City's efforts to assist UNL in guiding public and private redevelopment and to guide revitalization of the Theresa Street Area.

**Plan Requirements**

Redevelopment activities are guided by Community Development Law, Neb. Rev. Stat., Section 18-2101, et seq. (as amended). The statutes clearly state that the governing body must first declare the project area substandard and blighted in order to prepare a redevelopment plan.

The City has authorized its Urban Development Department to act as the redevelopment authority under the applicable Law. The Urban Development Department has formulated, for the City of Lincoln, 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 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;
• the 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.

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 areas...”

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 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 its recommendation to approve this plan, the Urban Development Department has considered the land uses and building requirements and determined that 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, 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.

The development of the Redevelopment Plan relies heavily upon, and draws from, previous work including the State Fair Park Redevelopment Area Blight and Substandard Determination Study, October 2009 and the Nebraska Innovation Campus Master Plan, February 8, 2010. Throughout the remainder of the Redevelopment Plan, the terms Redevelopment Area, State Fair Park, and Nebraska Innovation Campus (NIC) are used interchangeably to refer to the same geographic area.
March 7, 2012

Marvin Krout, Director
City of Lincoln-Lancaster County Planning Department
555 S. 10th
Lincoln, NE 68508

Dear Marvin:

Enclosed is an amended Nebraska Innovation Campus (NIC) Redevelopment Plan. The Plan is being amended to: 1) incorporate the newly declared Theresa Street Blight and Substandard Area into the NIC Redevelopment Area; 2) update the Plan to include changes that have occurred since its adoption in November, 2010; 3) add the Phase I NIC projects. The projects include renovation of the 4-H and Industrial Arts buildings with construction of a companion building to each and construction of two additional research buildings.

To facilitate identifying the changes, two versions are submitted: a text only version with changes highlighted and the version to be published which includes exhibits.

Please forward the Plan Amendment to the Planning Commission for their earliest consideration for Comprehensive Plan compliance. My understanding is that the Plan Amendment should be on the April 4, 2012 agenda.

If you have questions or need additional information, please contact me at 441-8211 or at whjermstad@lincoln.ne.gov. Thank you.

Sincerely,

Wynn S. Hjemstad, AICP
Community Development Manager

cc: Dave Landis, Director, Urban Development Dept.