

City Council Introduction: **Monday**, May 19, 2008  
Public Hearing: **Monday**, June 2, 2008, at **1:30 p.m.**

Bill No. 08R-120

## **FACTSHEET**

**TITLE:** A Resolution approving and adopting the proposed **VAN DORN REDEVELOPMENT PLAN**, requested by the Director of the Urban Development Department.

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

**SPONSOR:** Planning Department

**BOARD/COMMITTEE:** Planning Commission  
Public Hearing: 05/07/08  
Administrative Action: 05/07/08

**RECOMMENDATION:** A finding of conformance with the Comprehensive Plan (8-0: Gaylor Baird, Carroll, Cornelius, Esseks, Larson, Sunderman, Francis and Taylor voting 'yes').

### **FINDINGS:**

1. The proposed **Van Dorn Redevelopment Plan** area includes approximately 93 acres of land of which 59 acres have been developed. The Redevelopment Area is bounded by Hill Street to just north of Pioneers Boulevard, between 7<sup>th</sup> and 10<sup>th</sup> Streets. The area was declared blighted and substandard in January, 2007. The main purpose of the Redevelopment Plan is to provide guidance to public and private redevelopment that will promote stability and vitality in the area. The Plan currently identifies one project for commercial redevelopment at 2750 S. 10<sup>th</sup> Street.
2. The staff recommendation to find the proposed amendment to be in conformance with the Comprehensive Plan is based upon the "Analysis" as set forth on p.3-5. The staff presentation is found on p.6.
3. There was no testimony in opposition.
4. On May 7, 2008, the Planning Commission agreed with the staff recommendation and voted 8-0 to find the proposed **Van Dorn Redevelopment Plan** to be in conformance with the 2030 Comprehensive Plan.

**FACTSHEET PREPARED BY:** Jean L. Preister

**DATE:** May 12, 2008

**REVIEWED BY:** \_\_\_\_\_

**DATE:** May 12, 2008

**REFERENCE NUMBER:** FS\CC\2008\CPC.08008 Redev Plan

**LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT**

**for May 7, 2008 PLANNING COMMISSION MEETING**

- PROJECT #:** Comprehensive Plan Conformance No. 08008
- PROPOSAL:** Review the Van Dorn Redevelopment Plan to determine conformity with the *Lincoln and Lancaster County 2030 Comprehensive Plan*.
- LOCATION:** Generally located between Hill Street to just north of Pioneers Boulevard and between S. 7<sup>th</sup> Street to S. 10<sup>th</sup> Street
- LAND AREA:** 93 acres more or less
- CONCLUSION:** The proposed redevelopment plan is in conformance with the Comprehensive Plan.

<b><u>RECOMMENDATION:</u></b>	In conformance with the Comprehensive Plan.
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**GENERAL INFORMATION:**

- LEGAL DESCRIPTION:** See Attached
- EXISTING ZONING:** R-2 Residential, B-1 Local Business , P Public, H-3 Highway Commercial, I-1 Industrial
- EXISTING LAND USE:** Major land uses in the Van Dorn Redevelopment Area include industrial, commercial, single family residential, vacant, and parks and recreation (See Exhibit 2 of the Redevelopment Plan).

**SURROUNDING LAND USE AND ZONING:**

- North: Urban Residential  
South: Public and Industrial  
East: Urban Residential and Commercial  
West: Industrial

**HISTORY:**

- January 8, 2007 City Council found that the Van Dorn Redevelopment Area to be blighted and substandard.
- December 18, 2006 City Council Approved change of zone #06073 from I-1 Industrial to H-4 Highway Commercial in the area generally located at S. 10<sup>th</sup> Street and Robbers Cave Road.

- June 5, 2006 City Council approved change of zone #06012 from R-2 Residential and O-2 Suburban Office to B-1 Local Business District in the area generally located between S. 9<sup>th</sup> and S. 10<sup>th</sup> Streets and Hill and Van Dorn Streets. There is a zoning agreement associated with this change of zone.
- March 3, 1999 City Council declare the north 20' of the remaining portion of Lot 10, Block 12, South Park Addition as surplus as Comprehensive Plan Conformance #98008.

### **COMPREHENSIVE PLAN SPECIFICATIONS:**

The Comprehensive Plan identifies a variety of future land uses within this study area. Future land use designations include Urban Residential, Commercial, Industrial, Public and Semi-Public and Green Space.

“Maximize the community’s present infrastructure investment by planning for residential and commercial development in areas with available capacity. This can be accomplished in many ways including encouraging appropriate new development on unused land in older neighborhoods, and encouraging a greater amount of commercial space per acre and more dwelling units per acre in new neighborhoods.”(9)

“Preservation and renewal of historic buildings, districts, and landscapes is encouraged. Development and redevelopment should respect historical patterns, precedents, and boundaries in towns, cities and existing neighborhoods.” (9)

### **Commercial and Industrial Development Strategy**

“Encourage renovation and reuse of existing commercial centers. Infill commercial development should be compatible with the character of the area and pedestrian oriented. As additional centers are built, the City and developers should be proactive in redevelopment of existing centers to make sure that redevelopment is sensitive to the surrounding neighborhood and happens quickly to reduce vacancies.”(36)

“Maintain and encourage retail establishment and businesses that are convenient to, and serve, neighborhood residents, yet are compatible with, but not intrusive upon residential neighborhoods.” (48)

“Encourage efforts to find new uses for abandoned, under utilized or “brownfield” sites that are contaminated.” (49)

### **ANALYSIS:**

1. This is a request to review the Van Dorn Redevelopment Plan for a determination of conformity with the Lincoln and Lancaster County 2030 Comprehensive Plan. This area includes 93 acres of land of which 59 acres have been developed. The eastern boundary of the redevelopment area is S. 10<sup>th</sup> Street which is an entryway into Lincoln and acts as a front door, introducing visitors and residents to downtown Lincoln. Van Dorn Street is also designated as Nebraska Highway 2 from 10<sup>th</sup> Street west to Highway 77. Therefore, Van Dorn Street is considered a vital link to the transportation network, in addition to serving as a vital link to the businesses in this area.

2. In recent years this area has shown signs of decline including an aging and deteriorating housing stock, debris and litter, poor infrastructure and functionally and economically obsolete commercial structures. The main purpose of the Redevelopment Plan is to provide guidance to public and private redevelopment that will promote stability and vitality in the area.
3. The Plan describes in general terms the guiding principles and general activities for the redevelopment of the Van Dorn redevelopment area.
4. The Van Dorn Blight and Substandard Determination Study approved by City Council on January 8, 2007 determined that the improper subdivision and obsolete platting is prevalent throughout the redevelopment area. To overcome these problems an effort to secure sites of reasonable and adequate size and shape for modern development purposes will require assemblage of adjacent parcels. The Redevelopment Plan address this issue by focusing on development of a larger area rather than piece-mealing smaller parcels together.
5. The primary north-south arterial streets located in the study area, 9<sup>th</sup> and 10<sup>th</sup> Streets which operate as one-way pairs with 9<sup>th</sup> Street operating as a southbound one-way street at its intersection with Van Dorn Street, while 10<sup>th</sup> Street operates as a northbound one-way street. Currently, safety improvements are occurring at the intersections of 9<sup>th</sup> and 10<sup>th</sup> Streets with Van Dorn Street.
6. Sidewalks are not adequately provided and maintained throughout most of the Redevelopment Area.
7. Public utilities are an important element of the Redevelopment Plan's targeted improvement activities. Specific details on needed improvements are included on pages 11 thru 14 of the redevelopment plan.
8. The Van Dorn Redevelopment Plan anticipates using public and private funding sources, including Tax Increment Financing (TIF) from private development in the project area to pay for public infrastructure and improvements such as utilities, streets, and pedestrian facilities.
9. The Plan identifies 1 project for commercial redevelopment located at 2750 S. 10<sup>th</sup> Street.
10. The Comprehensive Plan recommends that redevelopment projects be reviewed by the City of Lincoln Urban Design Committee. The Committee is charged with advising the Mayor, City Council, Planning Commission, city boards, and city departments on the design of city buildings and other public projects, major public/private developments, and any private projects constructed on city right of way or other city property.

11. Other departments recommended changes to the Redevelopment Plan originally submitted. Urban Development has addressed those comments and made those changes in a revised plan submitted to the Planning Department on April 25, 2008. Urban Development will address the changes at the Planning Commission hearing.

Prepared by:

Christy Eichorn  
Planner

**DATE:** April 24, 2008

**APPLICANT:** David Landis, Director  
Urban Development Dept  
808 P ST., Ste 400  
Lincoln, NE 68508  
402-441-7606

**CONTACT:** Wynn Hjermsstad  
Urban Development Dept  
808 P ST., Ste 400  
Lincoln, NE 68508  
(402) 441-7855

# COMPREHENSIVE PLAN CONFORMANCE NO. 08008 VAN DORN REDEVELOPMENT PLAN

## **PUBLIC HEARING BEFORE PLANNING COMMISSION:**

May 7, 2008

Members present: Larson, Sunderman, Cornelius, Taylor, Gaylor Baird, Francis, Esseks and Carroll.

Ex Parte Communications: None.

Staff presentation: **Wynn Hjermstad of Urban Development** presented the proposed Van Dorn Redevelopment Plan. The Commission was briefed on this proposal on April 23, 2008. The Redevelopment Plan is a guide for redevelopment in the area. The next step will be approval by the City Council. Urban Development does not yet have a lot of projects identified in this plan. They are primarily looking at one commercial potential redevelopment project. The rest is primarily public improvements specifically related to Van Dorn Park, i.e. parking lot, drinking fountain, playground equipment and work on the trails in the area. The shelter is going to stay in place.

There was no testimony in opposition.

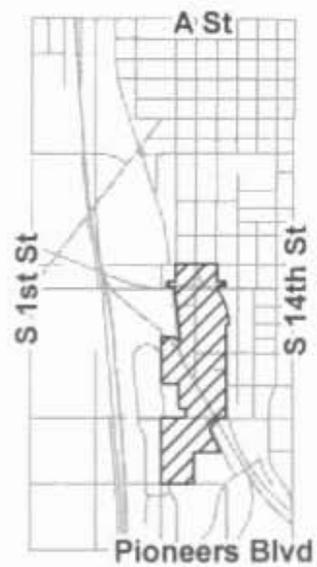
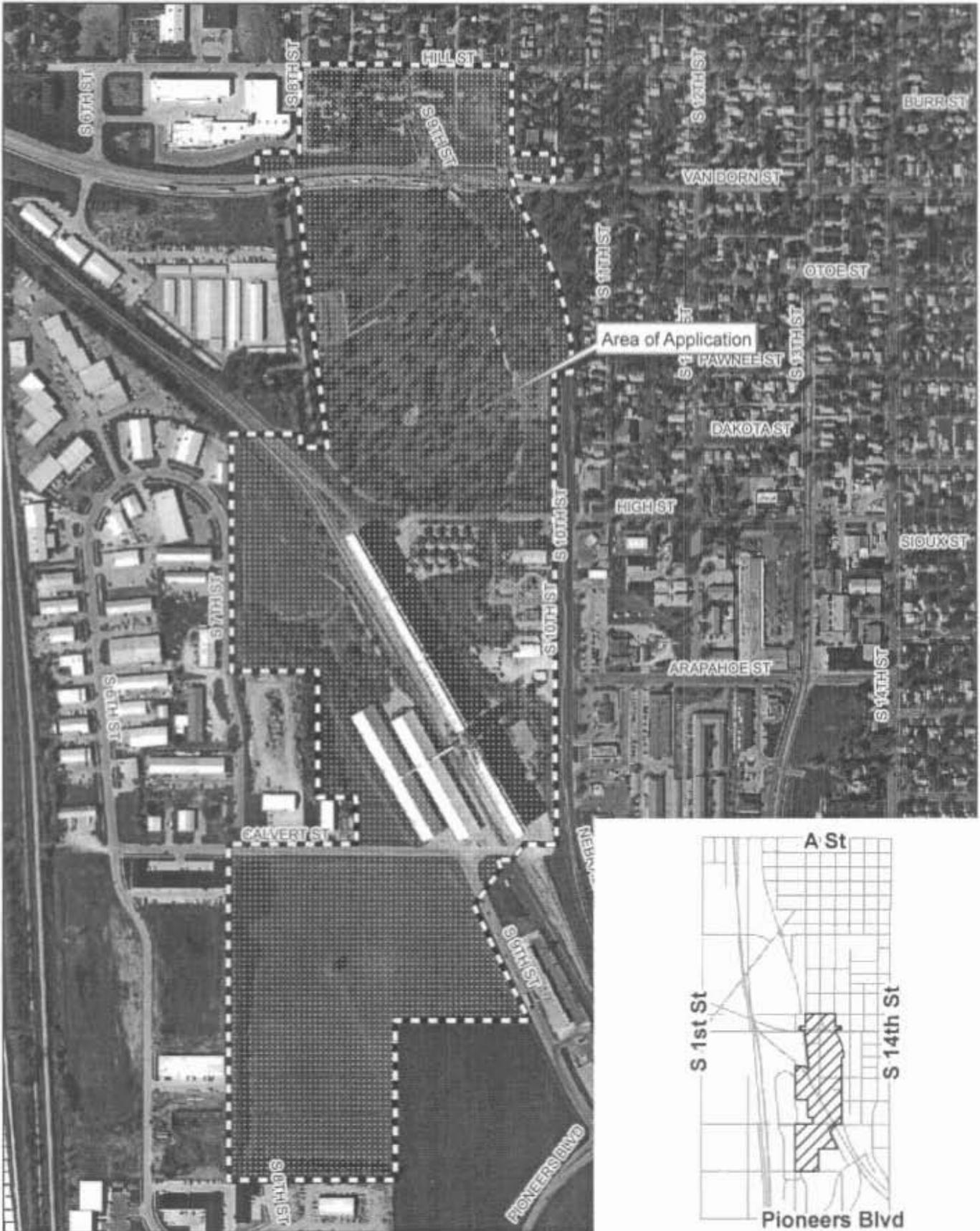
## **ACTION BY PLANNING COMMISSION:**

May 7, 2008

Larson moved a finding of conformance with the Comprehensive Plan, seconded by Taylor.

Cornelius agrees that the proposed plan does maximize the present infrastructure investment and encourages renovation and reuse of existing historical commercial centers, and that is a reason for a finding in conformance.

Motion carried 8-0: Larson, Sunderman, Cornelius, Taylor, Gaylor Baird, Francis, Esseks and Carroll voting 'yes'. This is a recommendation to the City Council.



Comp Plan Conformance #08008  
 S 7th - S 10th Street between Hill St  
 almost to Pioneers Blvd



Two Square Miles      2007 aerial  
 Sec. 2 T09N R06E  
 Sec. 35 T10N R06E



**CITY OF LINCOLN**  
**NEBRASKA**

**MAYOR CHRIS BEUTLER**  
lincoln.ne.gov

Urban Development Department  
David Landis, Director  
808 "P" Street  
Suite 400  
Lincoln, Nebraska 68508  
402-441-7606  
fax: 402-441-8344

April 8, 2008

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

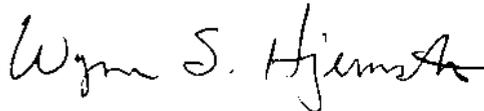
Dear Marvin:

Enclosed is the Van Dom Redevelopment Plan. The Plan was completed by the Urban Development Department following City Council designation of the area as Blighted and Substandard in January, 2007.

Please forward the Plan to the Planning Commission for their earliest consideration. My understanding is that the Plan should be on the May 7, 2008 agenda.

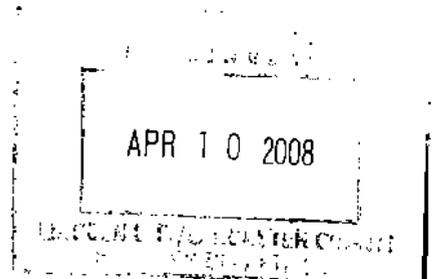
If you have questions or need additional information, please contact me at 441-7606 or at [whjermstad@lincoln.ne.gov](mailto:whjermstad@lincoln.ne.gov). Thank you.

Sincerely,



Wynn S. Hjermstad, AICP  
Community Development Manager

cc: Dave Landis, Director, Urban Development Dept.





## **Appendix A: Legal Description**

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The **Van Dorn Redevelopment Area** boundary is generally described as an area in or adjacent the City of Lincoln, Lancaster County, Nebraska, described, generally, as follows:

Beginning at the northwest corner of the intersection of South 8<sup>th</sup> and Hill Streets,  
thence east along the north line of Hill Street to its intersection with the east line of South 10<sup>th</sup> Street,  
thence south along said line to its intersection with the north line of Lot 7, Block 13, South Park Addition,  
thence east along said line to its intersection with the east line of the alley, located between Block 13 and Block 12, South Park Addition,  
thence south along said line to its intersection with the north line of the Van Dorn Street Right-of-Way,  
thence west to its intersection with the east line of South 10<sup>th</sup> Street,  
thence continuing south along said east line to its intersection with an extended south line of Lot 14, Block 2, Barnes Addition,  
thence west along said extended line to its intersection with the west line of South 10<sup>th</sup> Street,  
thence south along said line to its intersection with the north line of Calvert Street,  
thence west along said line to a point at its intersection with the east line of the Burlington Northern Railroad Right-of-Way,  
thence southwest approximately 45 degrees across the Calvert Street Right-of-Way to the south line of Calvert Street,  
thence west along said south line to its intersection with the western line of the Burlington Northern Santa Fe Railroad Right-of-Way,  
thence southwesterly along the west line of the Burlington Northern Santa Fe Railroad Right-of-Way approximately 20' to its intersection with the northern line of an irregular tract described as the South 9<sup>th</sup> Street Condominium Base Account, located on Irregular Tract Lot 95, Section 2, Township 9, Range 6, of the 6<sup>th</sup> Principle Meridian,  
thence southwesterly along said north line to its intersection with the west line of South 9<sup>th</sup> Street (also the east line of Lot 97 of Section 2, Township 9, Range 6, of the 6<sup>th</sup> Principle Meridian),  
thence generally continuing southeast, west and north around the perimeter of said Lot 97 to the intersection of the west line of Lot 97 and the south line of Calvert Street, continuing along an extended west line of Lot 97 north across the Calvert Street Right-of-Way to its intersection with the north line of Calvert Street,

thence east along said north line to its intersection with the east line of Irregular Tract 71 NE of Section 2, Township 9, Range 6, of the 6<sup>th</sup> Principal Meridian,

thence north along said east line to its intersection with the north line of said Irregular Tract 71 NE,

thence west along said north line to its intersection with the east line of vacated South 8<sup>th</sup> Street,

thence north along said line to its intersection with the south line of Lot 69,

thence west to the west line of the East half of the vacated portion of South 7<sup>th</sup> Street (adjacent to Progress South 1<sup>st</sup> Addition, Lot 1, as further described in instrument #77-31441),

thence north along said west line to its intersection with the southern line of the Burlington Northern Santa Fe Railroad Right-of-Way,

thence southeasterly to its intersection with an extended north line of Lot 11, Block 2, First Addition to Hyde Park,

thence east along said extended north line to its intersection with the east line of said Lot 11,

thence southeasterly along said east line and continuing southeasterly to the south line of Lot 12, Block 2, First Addition to Hyde Park,

thence east along the extended south line of Lot 12, to the east line of the vacated portion of the Burlington Northern Santa Fe Railroad Right-of-Way (also the western boundary of Van Dorn Park),

thence north along said east right-of-way line to its intersection with the center line of Van Dorn Street,

thence west along said line to a point located approximately 150',

thence north from said point crossing the north half of the Van Dorn Street Right-of-Way, continuing north approximately 110' to its intersection with the extended south line of Lot 10, Block 11 of the South Park Addition,

thence east along said line to its intersection with the west line of South 8<sup>th</sup> Street,

thence north along said west line to its intersection with the north line of Hill Street, also known as the point of beginning.

**Review Comments for  
Application #: CPC08008**

*Comments as of Monday, April 21, 2008*

Status of Review: Active

Reviewed By 911

ANY

Comments:

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Status of Review: Active

Reviewed By Alltel

ANY

Comments:

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Status of Review: FYI

04/09/2008 1:01:55 PM

Reviewed By Building & Safety

Terry Kathe

Comments: It does not appear to directly effect this department.

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Status of Review: Approved

04/10/2008 7:20:25 AM

Reviewed By Building & Safety

ANY

Comments: approved

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Status of Review: Complete

04/10/2008 3:19:11 PM

Reviewed By Fire Department

ANY

Comments: We have no objections from the perspective of our department.

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Status of Review: Approved

04/16/2008 11:40:40 AM

Reviewed By Health Department

ANY

Comments: LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT  
INTER-OFFICE COMMUNICATION

TO: Christy Eichorn DATE: April 16, 2008

DEPARTMENT: Planning FROM: Chris Schroeder

ATTENTION: DEPARTMENT: Health

CARBONS TO: BEH File SUBJECT: Van Dorn

BEH Administration Redevelopment Plan

CPC #08008

The Lincoln-Lancaster County Health Department has reviewed the comprehensive plan conformance application with the following noted:

Developers are responsible for all mosquito control issues during the building process and all outlots, green-spaces, and/or natural corridors subsequently controlled by the owner, tenant, occupant, lessee, or otherwise, for that subdivision would be responsible for vectors of zoonotic disease in those areas.

All wind and water erosion must be controlled during construction. The Lower Platte South Natural Resources District should be contacted for guidance in this matter.

During the construction process, the land owner(s) will be responsible for controlling off-site dust emissions in accordance with Lincoln-Lancaster County Air Pollution Regulations and Standards Article 2 Section 32. Dust control measures shall include, but not limited to application of water to roads, driveways, parking lots on site, site frontage and any adjacent business or residential frontage. Planting and maintenance of ground cover will also be incorporated as necessary.

Prior to demolition or renovation of any existing commercial or residential structure an asbestos survey must be conducted and ten or more working days prior to demolition/renovation a notification of demolition must be provided to the LLCHD. These are federal Environmental Protection Agency (EPA) requirements related to asbestos removal/demolition activities. The EPA does allow for one residential building exemption with four or fewer dwelling units per owner/operator. Documentation related to this matter should be submitted to Harry LeDuc with the LLCHD at 3140 N Street, Lincoln, NE 68510. Mr. LeDuc can be contacted at 441-8034.

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Status of Review: Active

Reviewed By Law Department

ANY

Comments:

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Status of Review: Complete  
Reviewed By Lincoln Electric System  
Comments: April 16, 2008

04/16/2008 2:45:02 PM  
JULIE WISMER

TO: Christy Eichorn, City Planning  
FROM: Sharon Theobald (Ext. 7640)  
SUBJECT: Van Dorn Redevelopment Plan CPC #08008  
DN #28S-9E

Please be advised Lincoln Electric System personnel have reviewed the Van Dorn Redevelopment Plan Draft, as prepared by the City of Lincoln Urban Development Department. There will be no problems in providing electrical service to the proposed redevelopment area shown on Exhibit I.

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Status of Review: Active  
Reviewed By Lincoln Police Department  
Comments:

ANY

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Status of Review: Active  
Reviewed By Natural Resources District  
Comments:

Any

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Status of Review: Active  
Reviewed By Nebraska Department of Roads  
Comments:

ANY

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Status of Review: Approved  
Reviewed By Parks & Recreation  
Comments:

04/16/2008 7:47:49 AM

ANY

1. Remove item No. 3 under Other Public Improvements (Restoration of the historic Thompson Fountain, etc.)
2. Include under item No.4 under Parks and Recreation: At grade separate crossing.

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Status of Review: Active  
Reviewed By Planning Department  
Comments:

RAY HILL

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Status of Review: Active  
Reviewed By Planning Department  
Comments:

CHRISTY EICHORN

Status of Review: Routed

Reviewed By Planning Department

COUNTER

Comments:

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Status of Review: Active

Reviewed By Public Utilities - Wastewater

ANY

Comments:

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Status of Review: Complete

04/14/2008 1:59:09 PM

Reviewed By Public Works - Development Services

SIETDQ

Comments: Memorandum□□

To:□Christy Eichorn, Planning Department  
From:□Dennis Bartels, Engineering Services  
Subject:□Van Dorn Redevelopment Plan  
Date:□April 14, 2008  
cc:□Roger Figard  
Randy Hoskins

□  
The Engineering Services Division of the Public Works Department has reviewed the Van Dorn Redevelopment Plan for an area generally located between 7th and 10th Streets from Hill Street to just north of Pioneers Boulevard and has the following comments:

•□Paragraph 4, page 20 references construction of an entry way feature at 1000 Van Dorn Street on Lot 8, Block 13, South Park Addition. The paragraph states that the lot will be purchased from the State and sold to the adjacent property owner. This lot is owned by the Nebraska Department of Roads. Public Works and the Real Estate Division of Urban Development are intending to move ahead to purchase Lot 8. It is Public Works understanding from working with NDOR that they want the lot to remain under public ownership if they sell it to the City. This is in conflict with this plan if I am correctly interpreting the language.

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Status of Review: Active

Reviewed By Public Works - Long Range Planning

ANY

Comments:

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Status of Review: Submitted

04/11/2008 11:06:44 AM

Reviewed By Public Works - Watershed Management

BEN HIGGINS

Comments: My comments on this Redevelopment Plan are as follows:  
- pg 14: Watershed Management Section, 2nd paragraph, last two sentences, revise as follows:

The proposed ..... has a recommended 60 percent allowable fill. The proposed floodplain area covers less than the existing floodplain.

- pg 21: Redevelopment Process:  
add in "....., floodplain permit (requires following federal and local flood regulations),  
....."

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Status of Review: Active

Reviewed By School District

ANY

Comments:

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Status of Review: Approved

Reviewed By Urban Development

ANY

Comments:

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Status of Review: Approved

Reviewed By Urban Development

ANY

Comments:

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# **M e m o r a n d u m**

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**To:** Christy Eichorn, Planning Department  
**From:** Dennis Bartels, Engineering Services  
**Subject:** Additional Comments - Van Dorn Redevelopment Plan  
**Date:** April 16, 2008  
**cc:** Randy Hoskins  
Roger Figard  
Scott Opfer

In addition to the previous comments in my April 14, 2008 memo, Engineering Services has the following additional comments:

1. The plan shows proposed trail improvements on Exhibit 4 with the Bison Trail crossing 10th Street near High Street. Engineering Services has had conversations with the Parks Department where they were told this location as absolutely not acceptable. It would be unsafe without a signal and this location is a poor location to install a signal. It does not appear that the plan has budgeted \$200,000 to install this signal.
2. Engineering Services is concerned about the proposal to install ornamental pedestrian lighting along the north side of Van Dorn Street. The safety project presently under construction will install additional lighting in the area. The cost of the additional lighting fixtures and the energy costs to operate them needs careful consideration.



Nicole Tooze /Notes  
04/24/2008 01:16 PM

To Benjamin J Higgins/Notes@Notes  
cc Christy J Eichom/Notes@Notes, Wynn S  
Hjemstad/Notes@Notes  
bcc  
Subject Re: Van Dorn Redevelopment Plan

Please see additional revisions from me. I think it's important to make it clear that the Salt Creek Floodprone Area and Flood Storage Area requirements are adopted and in place.  
Benjamin J Higgins/Notes



Benjamin J Higgins /Notes  
04/24/2008 08:49 AM

To Wynn S Hjemstad/Notes@Notes  
cc Christy J Eichom/Notes@Notes, Nicole Tooze/Notes@Notes  
Subject Re: Van Dorn Redevelopment Plan

Wynn

So it's all in one location, I've clipped and copied below the text from the Van Dorn Redevelopment Plan for which I commented on to Planning on 4/11/08. Below the clipped text I've repeated my comments to Planning with some additional clarifications (**bold and underlined**).

On page 13 of the report my comments are the same as made to planning earlier with the addition of including floodplain as one word in the second to last sentence below.

On page 21 of the report, I *still* believe it's important to include a reference to floodplain permits (and I've included suggested text below) in the redevelopment process. Public improvements are also required to obtain floodplain permits.

Let me know if you have any concerns or questions on this.  
thanks

From page 13 of the report

## ***Watershed Management***

The topography for the 9<sup>th</sup> and Van Dorn Redevelopment west to Salt Creek with a relatively mild to steep grade (percent). The urban storm drainage system consists of that outlet to the west and some open drainage.

There is some Salt Creek flood plain east of the railroad Street, with a significant portion of the area east of the Street in the flood plain. The proposed Salt Creek flood railroad and north of Calvert Street is in Storage Area maximum allowable fill area. However, the flood plain existing flood plain.

From 4/11/08 information sent to planning suggested revising the last two sentences as follows : "The area east of the railroad and north of Calvert Street is in the Salt Creek Floodprone Area within Storage Area 2, which has a requirement for 60 percent allowable fill . The Floodprone Area covers less area than the FEMA floodplain. The FEMA floodplain is expected to be updated to reflect this change during 2009."

From page 21 of the report

# **Redevelopment Pr**

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Public improvements and redevelopment activities may vacation of street and alley right-of-way; temporary and families, individuals, and businesses; demolition, disposal preparation (may include driveway easements; paving sidewalks outside property line; relocation of overhead rerouting/upgrading of underground utilities; as needed activities include the following:

**Suggest revising as intended in the 4/11/2008 information to Planning :  
"Public improvements and redevelopment activities may require  
construction easements ; floodplain permits , vacation of street and alley  
right-of-way; ....."**

Ben Higgins  
Watershed Management  
Public Works and Utilities  
City of Lincoln, NE  
(402) 441-7589  
Wynn S Hjermstad/Notes

Wynn S Hjermstad /Notes  
04/24/2008 12:12 AM

To Benjamin J Higgins/Notes@Notes  
cc Christy J Eichorn/Notes@Notes, Nicole Tooze/Notes@Notes  
Subject Van Dorn Redevelopment Plan

Ben,

We submitted the Van Dorn Redevelopment Plan to Planning and Christy had it circulated to City departments for comments. Christy sent me the comments she received, including some pertaining to watershed management. I'm assuming they came from you? If not, I'm guessing you'll know who wrote them and wondering if you would forward this e-mail to the correct person?

Initially I told Christy, and also the Planning Commission at a briefing today, that we are fine with all comments received from all departments, and will incorporate their comments/changes. I was making those corrections tonight and included the following one from you (or someone in your division):

Revise pg 21: Redevelopment Process to add in  
"..., floodplain permit (requires following federal and local flood regulations),..."

I'd actually made the change, then re-read the paragraph to make sure it flowed when I realized that it really doesn't fit in this section. This particular section is referring to the public process, not private developer requirements, and I believe that the floodplain permit is something that a private developer needs to do, is that right? However, I do think it is important information to include and am thinking it might be more appropriate to include in the "Existing Conditions" section of the Plan. Need your help though, to make sure it's worded correctly. Below is the section of the Plan where I think it is more appropriate to include (I did make the other change you suggested) could you, or someone in your division, re-read this and help me make it fit in?

thanks Ben. Hoping this makes sense to you and isn't too confusing! If so, give me a call and we can discuss: 1-8211.

wynn

***Watershed Management***

The topography for the 9<sup>th</sup> and Van Dorn Redevelopment Area slopes generally to the west to Salt Creek with a relatively mild to steep grade (typical grade is approximately 5 percent). The urban storm drainage system consists of a few relative minor systems that outlet to the west and some open drainage.

There is some Salt Creek flood plain east of the railroad both north and south of Calvert Street, with a significant portion of the area east of the railroad and north of Calvert Street in the flood plain. The proposed Salt Creek flood plain for the area east of the railroad and north of Calvert Street is in Storage Area 2 which has a recommended 60 percent allowable fill. The proposed flood plain area covers less than the existing flood plain.

Wynn S. Hjermstad, AICP  
Community Development Manager  
City of Lincoln, Urban Development Department  
808 P Street, STE 400, Lincoln, NE 68508  
phone: 402-441-7606, fax: 402-441-8711