AMENDMENT TO THE
WEST 0 STREET REDEVELOPMENT PLAN

Lincoln Sports Facility Redevelopment Project

1. Project Description

The Lincoln Sports Facility Redevelopment Project (the "Project") involves the redevelopment of five underdeveloped parcels of land located in the West 0 Street Redevelopment Area. The parcels comprising the proposed project site are generally located at 120 SW 14th Plaza, 121 SW 14th Plaza, 140 SW 14th Plaza, 141 SW 14th Plaza and 150 SW 14th Plaza, and are legally described as Lots 2 through 6, Block I, Earl Carter Addition to the City of Lincoln, Lancaster County, Nebraska (the "Project Site"). The Project Site is depicted on the map, below.
The proposed Project involves at least two phases. Phase One will consist of the construction of an approximately 78,500 square foot indoor sports complex, including 8 basketball courts, 12 volleyball courts, and an approximately 5,000 square foot training center, as well as construction of a surface parking lot and associated improvements on that portion of the Project Site legally described as follows: Lots 4 through 6, Block 1 Earl Carter Addition to the City of Lincoln, Lancaster County, Nebraska (the "Phase One Project Site").

It is anticipated that Phase Two will consist of construction of an approximately 19,000 to 21,000 square foot commercial building, a surface parking lot, and associated improvements, on that portion of the Project Site legally described as follows: Lot 2 and Lot 3, Block 1, Earl Carter Addition to the City of Lincoln, Lancaster County, Nebraska (the "Phase Two Project Site"). The improvements which comprise Phase Two may be completed in two separate phases, with each commercial building described above constituting one phase, provided that the Phase Two Project Site is replatted to accommodate this approach. See the proposed Site Plan for the Project, below.

The goal of the Project is to strengthen and support the business community in the West 0 Street Redevelopment Area through development of an indoor sports complex and the commercial building on the Project Site. The Project is a destination business and will attract families and customers to commercial neighbors. The Project will assist in the efforts to remove and mitigate blight and substandard conditions on the Project Site. This Project will put an under-utilized parcel of real estate to a productive use as an infill redevelopment project using existing infrastructure with no additional cost to the city. This project further helps mitigate any adverse impact and protect the rare saline wetlands located to the west of the project site. The Project further enhances the West 0 Street Redevelopment Area through the development of a mix of commercial uses that are supportive of
existing commercial investments in the West 0 Street Redevelopment Area, in accordance with the purposes set forth in the West 0 Street Redevelopment Plan.

The Project Site is currently vacant. Surrounding land uses primarily include commercial uses along West 0 Street and light industrial uses to the south, with a fairly significant amount of undeveloped, vacant land to the west of the Project Site. Single family detached residential uses exist north of the West 0 Street corridor. The proximity of West 0 Street to the north of the Project Site underscores the need for redevelopment of the Project Site to enhance the West 0 Street Redevelopment Area as an entryway to the City of Lincoln. See the current land use map, below.
The Project Site is currently zoned H-3 Highway Commercial District, with the exception of that portion of the Project Site legally described as Lot 4, Earl Carter Addition to the City of Lincoln, Lancaster County, Nebraska, which is currently zoned I-1 Industrial District. The entirety of the Project Site shall be rezoned to H-4 with a Planned Service Commercial Special Permit. The H-4 Highway Commercial District is intended to provide for low-density commercial uses that require high visibility and/or access from major highways. The land surrounding the Project Site, particularly along West 0 Street, is zoned H-3 Highway Commercial District which shall be compatible with the Planned Service Commercial Special Permit. Nearby zoning includes the I-1 Industrial District to the south of the Project Site, and the R-2 Residential District north of the West 0 Street corridor. Existing zoning is shown below.

**Lincoln Sports Facility Redevelopment: Current Zoning**

<table>
<thead>
<tr>
<th>Lincoln Sports Facility</th>
<th>Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

City of Lincoln - UdeV - Development Dep. - 1441.7204
The Project is consistent with the West 0 Street Redevelopment Plan and is intended to support private sector commercial development in the West 0 Street Redevelopment Area. The intent of the West 0 Street Redevelopment Plan is to eliminate conditions of functional and economic obsolescence in the West 0 Street Redevelopment Area by incentivizing commercial and industrial redevelopment that strengthens existing investments in the West 0 Street Redevelopment Area. The Project will strengthen and support the existing business community in the West 0 Street Redevelopment Area and, in particular, will incorporate site design features that accommodate shared parking and ease of movement within the Project Site, in accordance with the Guiding Principles of the West 0 Street Redevelopment Plan.

The Project is also consistent with the LPlan 2040, the Lincoln-Lancaster County 2040 Comprehensive Plan. Chapter 5 (Business & Economy) of the LPlan 2040 indicates that commercial centers should be developed in locations where they will enhance entryway corridors and in existing underdeveloped commercial areas in order to remove blighted condition and more efficiently utilize existing infrastructure. Redevelopment of the Project Site for commercial use is also consistent with the 2040 Lincoln Area Future Land Use Plan. Future land use and zoning are shown on the maps below.
Lincoln Sports Facility Redevelopment: Future Zoning

Lincoln Sports Facility          Zoning

The Project, including both Phase One and Phase Two, represents a significant private investment in the West 0 Street Redevelopment Area. Publicly funded redevelopment activities may include: site acquisition, site preparation and grading, street and sidewalk improvements, parking, landscaping, and other public improvements in the West 0 Street Redevelopment Area.
2. Statutory Elements

- **Property Acquisition, Demolition, and Disposal:** The proposed redeveloper currently controls the Project Site, which is vacant. No relocation of families or businesses will occur as a result of the Project.

- **Population Density:** The Project consists of the construction of an approximately 78,500 square foot indoor sports complex and an approximately 19,000 to 21,000 square foot commercial building for retail uses. The Project does not include construction of any residential units. As a result, the Project is not expected to affect the population density in the West 0 Street Redevelopment Area.

- **Land Coverage:** Since the Project Site is currently vacant, land coverage is expected to increase on the Project Site. Phase One of the Project will consist of construction of an approximately 78,500 square foot indoor sports complex on the Phase One Project Site, which is roughly 6.1 acres. It is anticipated that Phase Two of the Project will consist of construction of an approximately 19,000 to 21,000 square foot commercial building on the Phase Two Project Site, which contains approximately 2.1 acres. The Project will comply with the applicable land-coverage ratios and zoning requirements of the City of Lincoln.

- **Traffic Flow, Street Layouts, and Street Grades:** The Project is anticipated to result in an increase in traffic on account of families and customers accessing the sports complex and commercial buildings constructed as part of the Project. However, the Site Plan reflects direct access to West 0 Street via 14th Plaza, and as a result the Project is not expected to create traffic congestion. The Project Site is in close proximity to the West Bypass for ease of access. The Project does not include vacating any streets or alleys.

- **Parking:** The Project includes construction of surface parking lots with a total of roughly 336 parking stalls on the Project Site, which shall serve both the indoor sports complex building and the commercial building constructed as a part of the Project. The surface parking lots shall meet the parking requirements of the Lincoln zoning codes.

- **Zoning, Building Code, and Ordinances:** That portion of the Project Site described as Lot 4, Earl Carter Addition to the City of Lincoln, Lancaster County, Nebraska, is currently zoned I-1 Industrial District. The remainder of the Project Site is currently zoned H-3 Highway Commercial District. The Project will seek a change of zone to the "H-4" General Commercial District with a Planned Service Commercial Special Permit for the entirety of the Project Site. No subdivision will be required as part of the Project unless the proposed redeveloper undertakes Phase Two of the Project in two separate phases, in which case the Phase Two Project Site will be replatted to accommodate that approach. All applicable building code requirements and ordinances will be satisfied.
3. Proposed Cost and Financing

The estimated cost to implement the total Project including, Phase One and Phase Two, is approximately $11,780,000, which includes approximately $1,383,330 in public financing. The Project cost will be finalized as construction costs are finalized. The source of the public funds for these improvements will be the tax increment generated from the private developments on the Project Site. However, funding sources and uses will be negotiated and identified in the redevelopment agreement for the Project, subject to approval by the Mayor and the City Council.

Tax Increment Financing Analysis

As required by the Nebraska Community Development Law (Neb. Rev. Stat. § 18-2i 13), the City has analyzed the costs and benefits of Phase One and Phase Two the proposed Project, as follows:

A. Phase One

* Public Tax Revenues:

<table>
<thead>
<tr>
<th>Lincoln Sports Facility Redevelopment Project - Phase One</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>(a) Base Value</td>
<td>$425,600</td>
</tr>
<tr>
<td>(b) Estimated New Assessed Value</td>
<td>$4,862,382</td>
</tr>
<tr>
<td>(c) Increment Value</td>
<td>= (b) - (a)</td>
</tr>
<tr>
<td>(d) Annual TIF Generated (Estimated)</td>
<td>= (c) x 2.025103%</td>
</tr>
<tr>
<td>Funds Available</td>
<td>= (d) x 14 years @5.5%</td>
</tr>
<tr>
<td></td>
<td>$89,849</td>
</tr>
<tr>
<td></td>
<td>$869,330</td>
</tr>
</tbody>
</table>

Upon completion of Phase One, the assessed value of the Phase One Project Site will increase by an estimated $4,436,782 as a result of the private investment for Phase One. This will result in an increase in estimated annual property tax collections during the 15 year TIF period of approximately $89,849. The public investment of approximately $869,300 in TIF funds will leverage approximately $8,000,000 in private sector financing.

The Urban Development Department believes that the private and public improvements proposed for Phase One would not occur "but for" the utilization of tax increment financing in the West 0 Street Redevelopment Area. It would not be economically feasible for the redeveloper to construct the Phase One improvements as designed without tax increment financing because existing site conditions constitute a barrier to development that cannot be adequately remedied without the use of tax increment financing.

Public investment may assist with the costs of site acquisition, site preparation and grading, street and sidewalk improvements, parking, landscaping, and other public improvements and enhancements permitted under the Community Development Law in the West 0 Street Redevelopment Area.

* Public Infrastructure and Community Public Service Needs Impacts:
It is not anticipated that Phase One of the Project will have an adverse impact on existing public infrastructure. Rather, it is anticipated that Phase One of the Project will have a positive impact on City services by generating additional revenue using existing infrastructure to provide support for those services. Phase One of the Project will also encourage additional private investment in the West 0 Street Redevelopment Area through the removal of blight and substandard conditions.

- **Employment within the Redevelopment Project Area:**

  It is not anticipated that Phase One of the Project will have an adverse impact on employers and employees of firms locating or expanding within the boundaries of the area of the Project. Phase One of the Project is anticipated to create in the range of 30 to 40 full and part-time jobs, thereby strengthening the business community within the West 0 Street Redevelopment Area.

- **Employment in the City outside the Redevelopment Project Area:**

  The jobs created by construction of Phase One on the Phase One Project Site are not expected to adversely affect employment in the City outside the area of the Project. Instead, Phase One of the Project will support existing commercial investment in the West 0 Street Redevelopment Area, and enhance the West 0 Street Redevelopment Area as an entryway corridor to the City of Lincoln. Phase One of the Project should attract further commercial development in the West 0 Street Redevelopment Area, which will create additional jobs both in the West 0 Street Redevelopment Area and the City as a whole. In particular, Phase One will lead to additional commercial investment in Phase Two of the Project. Further, Phase One of the Project should increase the need for services and products from existing businesses in and around the West 0 Street Redevelopment Area.

- **Other Impacts:**

  Implementation of Phase One of the Project will assist in the removal and mitigation of the blighted and substandard conditions from the Phase One Project Site, and will attract employers to the West 0 Street Redevelopment Area and the City of Lincoln. Phase One of the Project is consistent with the policy of LPlan 2040 and with the West 0 Street Redevelopment Plan.

  Phase One of the Project should have positive impact on private sector businesses in the West 0 Street Redevelopment Area and in the City, and will enhance the West 0 Street Redevelopment Area as an entryway corridor to the City of Lincoln in accordance with the goals of the West 0 Street Redevelopment Plan.

  While the use of tax increment financing will defer receipt of a majority of the incremental ad valorem real property taxes generated by Phase One for up to 15 years, there will be additional revenue generated by Phase One from, for example, personal property taxes on equipment installed at the sports complex and sales taxes paid by customers of the sports complex. Following the 15 year TIF period, Phase One will benefit the community through increased property tax revenue.
B. Phase Two

*Public Tax Revenues:*

<table>
<thead>
<tr>
<th>Lincoln Sports Facility Redevelopment Project - Phase Two</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>(a) Base Value</td>
<td>$188,500</td>
</tr>
<tr>
<td>(b) Estimated New Assessed Value</td>
<td>$2,811,288</td>
</tr>
<tr>
<td>(c) Increment Value</td>
<td>$2,622,788</td>
</tr>
<tr>
<td>(d) Annual TIF Generated (Estimated)</td>
<td>$53,114</td>
</tr>
<tr>
<td>Funds Available</td>
<td>$514,000</td>
</tr>
</tbody>
</table>

Upon completion of Phase Two, the assessed value of the Phase Two Project Site will increase by an estimated $2,600,000 as a result of the private investment for Phase One. This will result in an increase in estimated annual property tax collections during the 15 year TIF period of approximately $53,100. The public investment of approximately $514,000 in TIF funds will leverage $2,400,000 in private sector financing.

The Urban Development Department believes that the private and public improvements proposed for Phase Two would not occur "but for" the utilization of tax increment financing in the West 0 Street Redevelopment Area. It would not be economically feasible for the redeveloper to construct the Phase Two improvements without tax increment financing because existing site conditions constitute a barrier to development that cannot be adequately remedied without the use of tax increment financing.

Public investment may assist with the costs of site acquisition, site preparation and grading, street and sidewalk improvements, parking, landscaping, and other public improvements and enhancements permitted under the Community Development Law in the West 0 Street Redevelopment Area.

*Public Infrastructure and Community Public Service Needs Impacts:*

It is not anticipated that Phase Two of the Project will have an adverse impact on existing public infrastructure. Instead, it is anticipated that Phase Two of the Project will have a positive impact on City services by generating additional revenue providing support for those services. Phase Two of the Project will also encourage additional private investment in the West 0 Street Redevelopment Area through the removal of blight and substandard conditions.

*Employment within the Redevelopment Project Area:*

It is not anticipated that Phase Two of the Project will have an adverse impact on employers and employees of firms locating or expanding within the boundaries of the area of the Project. Phase Two of the Project is anticipated to create in the range of 40 to 50 full and part-time jobs, thereby strengthening the business community within the West 0 Street Redevelopment Area.

*Employment in the City outside the Redevelopment Project Area:*
The jobs created by construction of Phase Two on the Phase Two Project Site are not expected to adversely affect employment in the City outside the area of the Project. Instead, Phase Two of the Project will support existing commercial investment in the West 0 Street Redevelopment Area, and enhance the West 0 Street Redevelopment Area as an entryway corridor to the City of Lincoln. Phase Two of the Project should attract further commercial development in the West 0 Street Redevelopment Area, which will create additional jobs both in the West 0 Street Redevelopment Area and the City as a whole. Phase Two of the Project should increase the need for services and products from existing businesses in and around the West 0 Street Redevelopment Area.

• **Other Impacts:**

Implementation of Phase Two of the Project will assist in the removal and mitigation of the blighted and substandard conditions from the Phase Two Project Site, and will attract employers to the West 0 Street Redevelopment Area and the City of Lincoln. Phase Two of the Project is consistent with the policy of LPlan 2040 and with the West 0 Street Redevelopment Plan. It is anticipated that Phase Two of the Project will complement Phase One by incorporating site design features that accommodate shared parking and ease of movement within the Project Site, in accordance with the West 0 Street Redevelopment Plan.

Phase Two of the Project should have positive impact on private sector businesses in the West 0 Street Redevelopment Area and in the City, and will enhance the West 0 Street Redevelopment Area as an entryway corridor to the City of Lincoln in accordance with the goals of the West 0 Street Redevelopment Plan. Phase Two of the Project will also incorporate uses that are supportive of the improvements constructed as part of Phase One of the Project.

While the use of tax increment financing will defer receipt of a majority of the incremental ad valorem real property taxes generated by Phase Two for up to 15 years, there will be additional revenue generated by Phase Two from, for example, personal property taxes on equipment installed in the buildings and sales taxes paid by customers purchasing good and services at the buildings. Following the 15 year TIF period, Phase Two will benefit the community through increased property tax revenue.
Comprehensive Plan Conformance #18005

West O Street Redevelopment Plan Amendment
Lincoln Sports Facility Redevelopment Project
RE: Comprehensive Plan Conformance CPC18005 - To review as to conformance with the 2040 Lincoln-Lancaster County Comprehensive Plan, an amendment to the West 0 Street Redevelopment Plan, and Change of Zone CZ18001 - From H-3 (Highway Commercial District) and 1-1 (Industrial District) to H-4 (General Commercial District), and Special Permit SP18003 - For the development of an indoor sports facility (150 SW 14th Plaza)

Dear Property Owner:

Pursuant to Section 27.81.050(c) of the Lincoln Municipal Code (Notice of Public Hearings), you are hereby advised that the City of Lincoln has received the following applications:

COMPREHENSIVE PLAN CONFORMANCE NO. 18005, to review as to conformance with the 2040 Lincoln-Lancaster County Comprehensive Plan, an amendment to the West 0 Street Redevelopment Plan, to create the Lincoln Sports Facility Redevelopment Project which includes five underdeveloped parcels of land within the West 0 Street Redevelopment Area, located at 120, 121, 140, 141, and 150 SW 14th Place. The proposed project consists of two phases. Phase One will consist of the construction of an approximately 78,500 square foot, more or less, indoor sports complex, including 8 basketball courts, 12 volleyball courts, and an approximately 5,000 square foot, more or less, training center, as well as the construction of a surface parking lot and associated improvements. Phase Two will consist of construction of an approximately 19,000 to 21,000 square foot, more or less, commercial building, a surface parking lot, and associated improvements. The West 0 Redevelopment Plan area is generally bounded by West P Street, the first set of railroad tracks south of West 0 Street, 9th Street and NW/SW 70th Street, Lincoln, Lancaster County, Nebraska. The Planning Commission action is a recommendation to the Lincoln City Council.

CHANGE OF ZONE NO. 18001, from H-3 (Highway Commercial District) and 1-1 (Industrial District) to H-4 (General Commercial District), on property legally described as Lots 2-6, Block 1, Earl Carter Addition, and on property legally described as West Hobelman 1st Addition, Outlot A, Lincoln, located in Section 28-10-6, Lancaster County, Nebraska, generally located at 150 SW 14th Place. The Planning Commission action is a recommendation to the Lincoln City Council.

SPECIAL PERMIT NO. 18003, for the development of an indoor sports facility of approximately 78,500 square feet, more or less, with waivers to parking and reduced setbacks, on property legally described as Lots 1-8, Block 1, Earl Carter Addition, located in Section 28-10-6, Lincoln, Lancaster County, Nebraska, generally located at 150 SW 14th Place. The Planning Commission action is a recommendation to the Lincoln City Council.

The public hearing on these applications will be held before the Lincoln City/Lancaster County Planning Commission on Wednesday, February 14, 2018. The public hearing is your opportunity to appear and speak upon the merits of these applications. The Planning Commission meeting commences at 1:00 p.m. in Hearing Room 112 on the first floor of the County-City Building, 555 South 10th Street, Lincoln, Nebraska. The public hearing procedures are enclosed with this letter.

If you would like additional information, you are encouraged to contact the applicant, Sam Manzitto, Jr., at 402-483-2302, or samjr@manzitto.com; or the project planner in the Planning Department, Dessie Redmond, at 402-441-6373, or dredmond@lincoln.ne.gov. You may also wish to appear at the public hearing or submit your comments prior to the public hearing in writing to the Planning Commission at the Planning Department address, by email to plan@lincoln.ne.gov, or by utilizing the online Public Comment Form. The link to this form can be found on the Planning Commission webpage and at the top of the on-line agenda at www.lincoln.ne.gov/(keyword = pcagenda). These comments will be made part of the public record.
The Planning Department staff report and recommendation will be available in the Planning Department office on February 08, 2018, after 9:00a.m. The "Planning Commission Agenda", including the staff report on these applications, will also be available on Internet at that time, www.lincoln.ne.gov (keyword=pcagenda).

In the meantime, all information which has been submitted on these applications may be found at www.lincoln.ne.gov (keyword = PATS). Click on the "Selection Screen" under "Featured Links", type in the application number (i.e. CPC18005, CZ18001, SP18003), click on "Search", then "Select", and go to "Related Documents".

If you have any questions, please do not hesitate to contact me.

Geri Rorabaugh
Administrative Officer

cc: Nhan Nhat Nguyen
    Hampton, LLC
    Lincoln Sports Facility
    Sam Manzillo, Jr.
    West A Neighborhood Assn. (4)

ACCOMMODATION NOTICE
The City of Lincoln complies with Title VI of the Civil Rights Act of 1964 and Section 504 of the Rehabilitation Act of 1973 guidelines. Ensuring the public's access to and participating in public meetings is a priority for the City of Lincoln. In the event you are in need of a reasonable accommodation in order to attend or participate in a public meeting conducted by the City of Lincoln, please contact the Director of Equity and Diversity, Lincoln Commission on Human Rights, at 402 441-7624 as soon as possible before the scheduled meeting date in order to make your request.
<table>
<thead>
<tr>
<th>Name</th>
<th>Neighborhood Association</th>
<th>Address</th>
<th>City, NE</th>
<th>Zip Code</th>
</tr>
</thead>
<tbody>
<tr>
<td>Judy Zahner</td>
<td>Downtown Neighborhood Association</td>
<td>1300 G St. Unit 304</td>
<td>Lincoln</td>
<td>68508</td>
</tr>
<tr>
<td>Matt Schaefer</td>
<td>Everett Neighborhood Association</td>
<td>1220 Peach Street</td>
<td>Lincoln</td>
<td>68502</td>
</tr>
<tr>
<td>Kile Johnson</td>
<td>Capitol Beach Community Association</td>
<td>1227 Lincoln Mall</td>
<td>Lincoln</td>
<td>68508</td>
</tr>
<tr>
<td>Renee Malone</td>
<td>Clinton Neighborhood Association</td>
<td>1408 N. 26 St.</td>
<td>Lincoln</td>
<td>68503</td>
</tr>
<tr>
<td>William Wood</td>
<td>Everett Neighborhood Association</td>
<td>808 D St.</td>
<td>Lincoln</td>
<td>68502</td>
</tr>
<tr>
<td>Jeanette Carney</td>
<td>Coddington Mills, Inc.</td>
<td>2301 W. Millstone Rd.</td>
<td>Lincoln</td>
<td>68522</td>
</tr>
<tr>
<td>Near South Neighborhood Association</td>
<td>P.O. Box 80143</td>
<td>Lincoln 68501</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Annette McRoy</td>
<td>North Bottoms Neighborhood Association</td>
<td>1142 New Hampshire St.</td>
<td>Lincoln</td>
<td>68508</td>
</tr>
<tr>
<td>Gary Irvin</td>
<td>South Salt Creek Community Organization</td>
<td>645 D St.</td>
<td>Lincoln</td>
<td>68502</td>
</tr>
<tr>
<td>George Barnes</td>
<td>Western Pines Estates Homeowners Association, Inc.</td>
<td>401 N.W. 23rd Street</td>
<td>Lincoln</td>
<td>68528</td>
</tr>
<tr>
<td>Terre Arroya</td>
<td>Salt Creek Area NA</td>
<td>PO Box 80073</td>
<td>Lincoln</td>
<td>68501</td>
</tr>
<tr>
<td>Steve Larrick</td>
<td>South Salt Creek Community Organization</td>
<td>920 S. 8th St.</td>
<td>Lincoln</td>
<td>68508</td>
</tr>
<tr>
<td>Rachel Kohlhapp</td>
<td>Lockwood Court Townhome Assn.</td>
<td>2124 Lockwood Court</td>
<td>Lincoln</td>
<td>68528</td>
</tr>
</tbody>
</table>
Christopher Cashmere
West A Neighborhood Association
3510 W. Plum
Lincoln, NE 68522

Ron Zimmerman
West A Neighborhood Association
2333 W. Washington St.
Lincoln, NE 68522

William Vocasek
West A Neighborhood Association
1903 W. Mulberry Ct.
Lincoln, NE 68522

Marcus Quy
Prairie Falls Owners Assn.
1100 W. Washington
Lincoln, NE 68522
Dave Landis
Urban Development

Wynn Hjeremstäd
Urban Development

Todd Wiltgen, Chair
Lancaster County Board of Commissioners

Tim Sieh
Senior City Attorney

Norm Agena
County Assessor

Educational Service Unit #18
c/o Liz Standish
P.O. Box 82889
Lincoln, NE 68501

Dr. Steve Joel, Superintendent
Lincoln Public Schools
P.O. Box 82889
Lincoln, NE 68501

President
Southeast Community College
301 South 68th Street Place
Lincoln, NE 68510

Paul Zillig
Lower Platte South NRD
P.O. Box 83581
Lincoln, NE 68501

University of Nebraska-Lincoln
c/o Linda Cowdin, UNL Property Management
1901 Y Street
Lincoln, NE 68588
February 16, 2018

TO: Neighborhood Associations/Organizations
    Todd Wiltgen, Chair, Lancaster County Board of Commissioners
    Dr. Steve Joel, Superintendent, Lincoln Public Schools
    Educational Service Unit #18, c/o Dr. Liz Standish
    Board of Regents, University of Nebraska-Lincoln
    President, Southeast Community College
    Paul Zillig, Lower Platte South Natural Resources District

RE: Comprehensive Plan Conformance No. 18005 - Amendment to the West 0 Street
    Redevelopment Plan (Proposed amendment to add the Lincoln Sports Facility Redevelopment
    Project- generally located at 150 S.W. 14th Place);

    Change of Zone No. 18001, H-3 and 1-1 to H-4, generally located at 150 S.W. 14th Place; and

    Special Permit No. 18003, development of an Indoor sports facility of approximately 78,500
    square feet and additional of commercial space with waivers to parking and reduced setbacks,
    generally located at 150 S.W. 14th Place);

Pursuant to Neb. Rev. Stat. § 18-2109, you are hereby advised that the request by the Director of the City
Urban Development Department for a resolution adopting and approving a proposed amendment to the
West 0 Street Redevelopment Plan by adding the Lincoln Sports Facility Redevelopment
Redevelopment Project, and the above-referenced associated change of zone and special permit
requests are scheduled for public hearing before the Lincoln City Council on Monday March 12, 2018, at
3:00 p.m. in Hearing Room 112 on the first floor of the County-City Building, 555 South 10th Street,
Lincoln, Nebraska.

The proposed amendment adds the Lincoln Sports Facility Redevelopment Project located at 150 S.W.
14th Place. The project includes the redevelopment of five underdeveloped parcels of land within the West
0 Street Redevelopment Area, which is generally bounded by West P Street, the first set of railroad tracks
south of West 0 Street, 9th Street and NW/SW 70th Street.

On February 14, 2018, the Lincoln City-Lancaster County Planning Commission voted 8-0 to find the
proposed amendment to the West 0 Street Redevelopment Plan to be in conformance with the 2040
Lincoln-Lancaster County Comprehensive Plan (Comprehensive Plan Conformance No. 18005), voted 8-0
to recommend approval of the requested change of zone, and voted 8-0 to recommend conditional
approval of the associated special permit, as set forth in the staff report dated February 6, 2018.

If you would like additional information, you are encouraged to contact Ernie Castillo in the Urban
Development Department (402-441-7855 or ecastillo@lincoln.ne.gov), or the project planner in the
Planning Department, Daisie Redmond, (402-441-6373 or dredmond@lincoln.ne.gov). The proposed
resolution will appear on the City Council agenda for Introduction on Monday, March 5, 2018, and may be
accessed on the internet at http://www.lincoln.ne.gov/city/council/index.htm on Thursday afternoon, March 8, 2018. In the meantime, all information which has been submitted on these applications may be found at www.lincoln.ne.gov (Keyword= PATS). Click on the "Selection Screen" under "Featured Links", type in the application number (i.e. CPC18005, CZ18004, SP18003), click on "Search", then "Select" and go to "Related Documents".

Gerl Rorabaugh
Administrative Officer

cc: David Landis/Urban Development
    Sam Manzitto, Jr./Lincoln Sports Facility, LLC
    West A Neighborhood Association (4)
    Tim Sieh, City Attorney's Office

Ernie Castillo/Urban Development
Hampton, LLC
Terry Kathe, Building & Safety Dept.
TO BE PUBLISHED ONCE EACH WEEK FOR TWO CONSECUTIVE WEEKS IN THE LINCOLN JOURNAL STAR ON FRIDAY, FEBRUARY 23, 2018 AND FRIDAY, MARCH 2, 2018:

Notice is hereby given that the Lincoln City Council will hold a public hearing on **Monday, March 12, 2018, at 3:00 p.m.**, in the City Council Hearing Room, Room 112, on first floor of the County-City Building, 555 South 10th Street, Lincoln, Nebraska, on the following item. For more information, call the Urban Development Department (402-441-7866) or the Planning Department (402-441-7491):

A resolution requested by the Director of the Urban Development Department approving and adopting a proposed amendment to the West 0 Street Redevelopment Plan, to create the Lincoln Sports Facility Redevelopment Project which includes five underdeveloped parcels of land within the West 0 Street Redevelopment Area, located at 120, 121, 140, 141 and 150 SW 14th Place. The proposed project consists of two phases. Phase One will consist of the construction of an approximately 78,500 square foot, more or less, indoor sports complex, including 8 basketball courts, 12 volleyball courts, and an approximately 5,000 square foot, more or less, training center, as well as the construction of a surface parking lot and associated improvements. Phase Two will consist of construction of an approximately 19,000 to 21,000 square foot, more or less, commercial building, a surface parking lot, and associated improvements. The West 0 Redevelopment Plan area is generally bounded by West P Street, the first set of railroad tracks south of West 0 Street, 9th Street and NW/SW 70th Street, Lincoln, Lancaster County, Nebraska.

Teresa Meier
City Clerk

f:\boards\pc\legalads\2018\CPC18005  cchrg.wpd