

AGENDA ITEM 4 C

84th Street Redevelopment Plan

Memorandum



To: Planning Commission
From: Christopher Solberg, City Planner
Date: 10/11/2012
Re: 84th Street Redevelopment Plan

As part of their annual strategic planning process, the Mayor and City Council identified the revitalization of the 84th Street Corridor as their number one priority.

Over the last several years, the 84th Street corridor has deteriorated in terms of physical appearance, property maintenance and as an employment center for low to moderate income workers. Major anchors including Wal-Mart, Gordman's, and Baker's Supermarket have vacated the area to move to new shopping centers and smaller businesses have been unable to sustain themselves and forced to relocate or close, leaving many vacant storefronts. Other commercial parcels in the area were developed 35 to 40 years ago prior to the implementation of good planning and design principles and have not been updated. This once vibrant and thriving corridor on a major arterial road in the heart of La Vista now appears considerably depressed and in need of redevelopment.

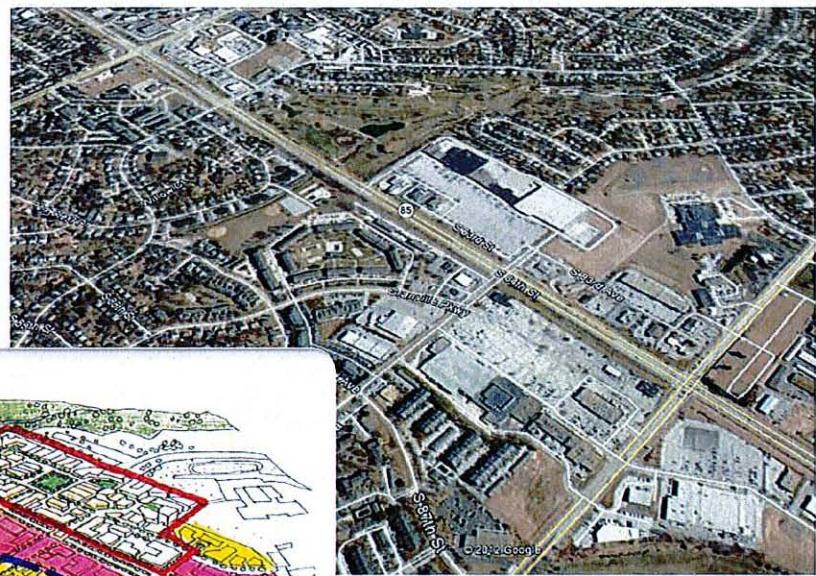
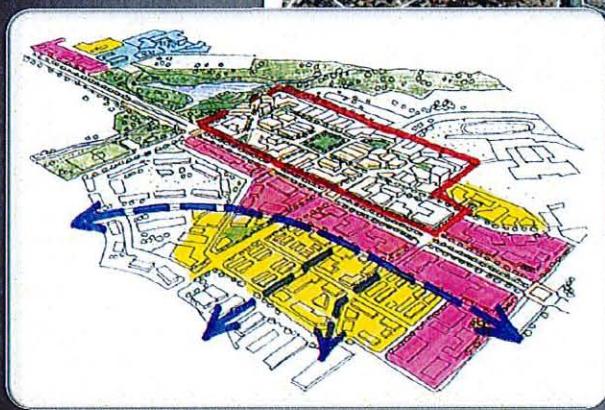
Ultimately, the City wants to revitalize the area to be more appealing to residents and visitors. In addition, La Vista would like to utilize the land more efficiently. As part of this process, the City has approved of the Blight and Substandard Determination for Revitalization Area #1.

A written recommendation of Planning Commission will need to be submitted to the La Vista Community Development Agency and the City Council as to whether or not to adopt the redevelopment plan (based on factors including the plan and in consideration of public comment at the hearing, if any).

City Council will then hold a public hearing on the proposed redevelopment plan. After the hearing the Agency and the Council will adopt a resolution to adopt the redevelopment plan.

RECOMMENDATION:

The Planning Commission should review the study and make a recommendation as to whether or not to adopt the 84th Street Redevelopment Plan and submit their recommendation to the City Council within 30 days.



Redevelopment Plan

“84TH Street Redevelopment Area”

La Vista, Nebraska

**HANNA:KEELAN ASSOCIATES, P.C.
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SEPTEMBER, 2012

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* Becky Hanna, Tim Keelan, Lonnie Dickson, AICP & Keith Carl *

La Vista, Nebraska
General Redevelopment Plan
84th Street Redevelopment Area

GENERAL REDEVELOPMENT PLAN

Purpose of Plan/Conclusion

The purpose of this **General Redevelopment Plan** is to serve as a guide for implementation of development and redevelopment activities within the **84th Street Redevelopment Area**, in the City of La Vista, Nebraska. Redevelopment and development activities associated with the **Nebraska Community Development Law**, State Statutes 18-2101 through 18-2144, should be utilized to promote the general welfare and enhance the tax base, as well as promote economic and social well being of the Community.

The La Vista Community Development Agency (CDA) finds and recommends this General Redevelopment Plan as:

- 1. In conformity with the general plan for development of the City of La Vista as a whole as set forth in the City's Comprehensive Plan; and**
- 2. 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.**

A **General Redevelopment Plan** prepared for the La Vista CDA must contain the general planning elements required by Nebraska State Revised Statutes, Section 18-2111 re-issue 1991 items (1) through (6). A description of these items is as follows:

- (1) The boundaries of the redevelopment project area with a map showing the existing uses and condition of the real property therein; (2) a land-use plan showing proposed uses of the area; (3) information showing the standards of population densities, land coverage and building intensities in the area after redevelopment; (4) a statement of the proposed changes, if any, in zoning ordinances or maps, street layouts, street levels or grades, or building codes and ordinances; (5) a site plan of the area; and (6) a statement as to the kind and number of additional public facilities or utilities which will be required to support the new land uses in the area after redevelopment.

Furthermore, the **General Redevelopment Plan** must further address the items required under Section 18-2113, "Plan; considerations", which the CDA must consider prior to recommending a redevelopment plan to the Planning Commission and City Council for adoption. These "considerations" are defined as follows:

La Vista, Nebraska
General Redevelopment Plan
84th Street Redevelopment Area

"...whether the proposed land uses and building requirements in the redevelopment project area are designed with the general purpose of accomplishing, in conformance with the general plan, a coordinated, adjusted and harmonious development of the City and its environs which will, in accordance with present and future needs, promote health, safety, morals, order, convenience, prosperity, and the general welfare, as well as efficiency and economy in the process of development; including, 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, sewage, 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 CDA, before recommending this General Redevelopment Plan to the Planning Commission and to the City Council for approval, considered and determined that the General Redevelopment Plan satisfies said requirements.**

Location

84th Street Redevelopment Area includes properties along the 84th Street Corridor, the La Vista Falls Golf Course and Central and Champion Parks. The largest concentration of buildings is located along the 84th Street Corridor.

The referenced **84th Street Redevelopment Area** in the City of La Vista, Nebraska includes the following identified Parcel Numbers or City owned Lots:

1. 010748792	12. 010537341	24. 011181605
2. Lots 1 and 2, Parsley Place	13. 010562028	25. 011181613
3. 010537449	14. 011181583	26. 011181591
4. 010537023	15. 011254750	27. 011288353
5. 010537481	16. 011254769	28. 011288345
6. 011591964	17. 011234237	29. 011288337
7. 010765174	18. 011234245	30. 011122536
8. 010944656	19. 011254734	31. 011288388
9. 010944648	20. 011254742	32. 011288361
10. 011100389	21. 011181656	33. 011175656
11. 010549781	22. 011181648	34. 011045507
	23. 011181621	35. 010974458

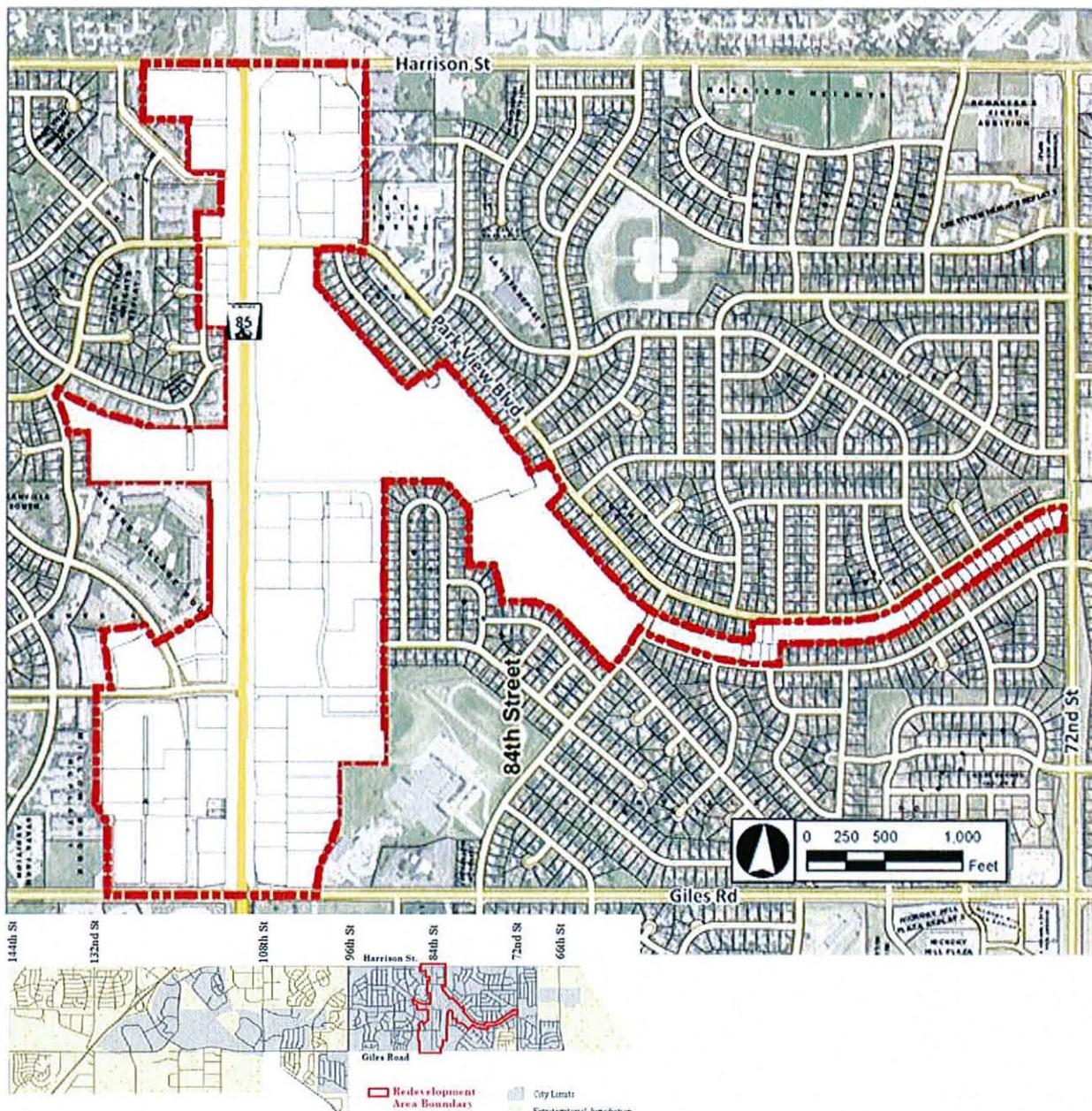
36. 011047305	51. 010580727	980 – 977; 930 &
37. 011047313	52. 010580646	931; 933 – 938;
38. 010974482	53. 010973737	942 – 945.
39. 010974466	54. 010584390	59. Houses at Lots:
40. 011047321	55. 1412-15-NE-	912 – 010561811
41. 010581111	00000-000-TL1-0	928 – 010561994
42. 011082828		929 – 010562087
43. 011046414		932 – 010560769
44. 010580999	<u>La Vista Addn.</u>	939 – 010571175
45. 010485651	56. Lots 990 – 981 of	940 – 010571256
46. 010973257	Central Park	941 – 010571264
47. 010581170	57. Lots 914 – 927 of	60. House at Lot:
48. 010504737	Champion Park	913-010561900
49. 010580468	58. Vacant Lots:	61. Lot 159A6B
50. 010580549		010584226

The **Redevelopment Area** is located within the Corporate Limits of the City of La Vista, Sarpy County, Nebraska, and generally includes properties and improvements on both sides of the 84th Street Corridor, between Harrison Street and Giles Road and areas between 84th and 72nd Streets along Thompson Creek. **Illustration 1, Page 4**, identifies the **Redevelopment Area** and relation to the City's Corporate Limits. The primary streets within the **Redevelopment Area** include 84th Street (Highway 85), Park View Boulevard and Brentwood Drive. The **Table on Page 6** details the condition of real property within the **Redevelopment Area**. **Illustration 2, Page 5**, identifies existing land uses. **Illustration 3, Page 7**, identifies the proposed "City Center" mixed use development project in relation to the **Redevelopment Area**.

The planning process for the **Redevelopment Area** has resulted in a listing of general planning and implementation recommendations. As discussed in the **84th Street Redevelopment Area Blight and Substandard Determination Study**, the average age of the structures, insanitary and unsafe conditions, deterioration of site or other improvements and the existence of conditions which endanger life or property by fire or other causes are a sufficient basis for designation of the **84th Street Redevelopment Area** as **blighted** and **substandard** and in need of redevelopment in Ordinance No. 12-011.

CONTEXT MAP

84TH STREET REDEVELOPMENT AREA
LA VISTA, NEBRASKA



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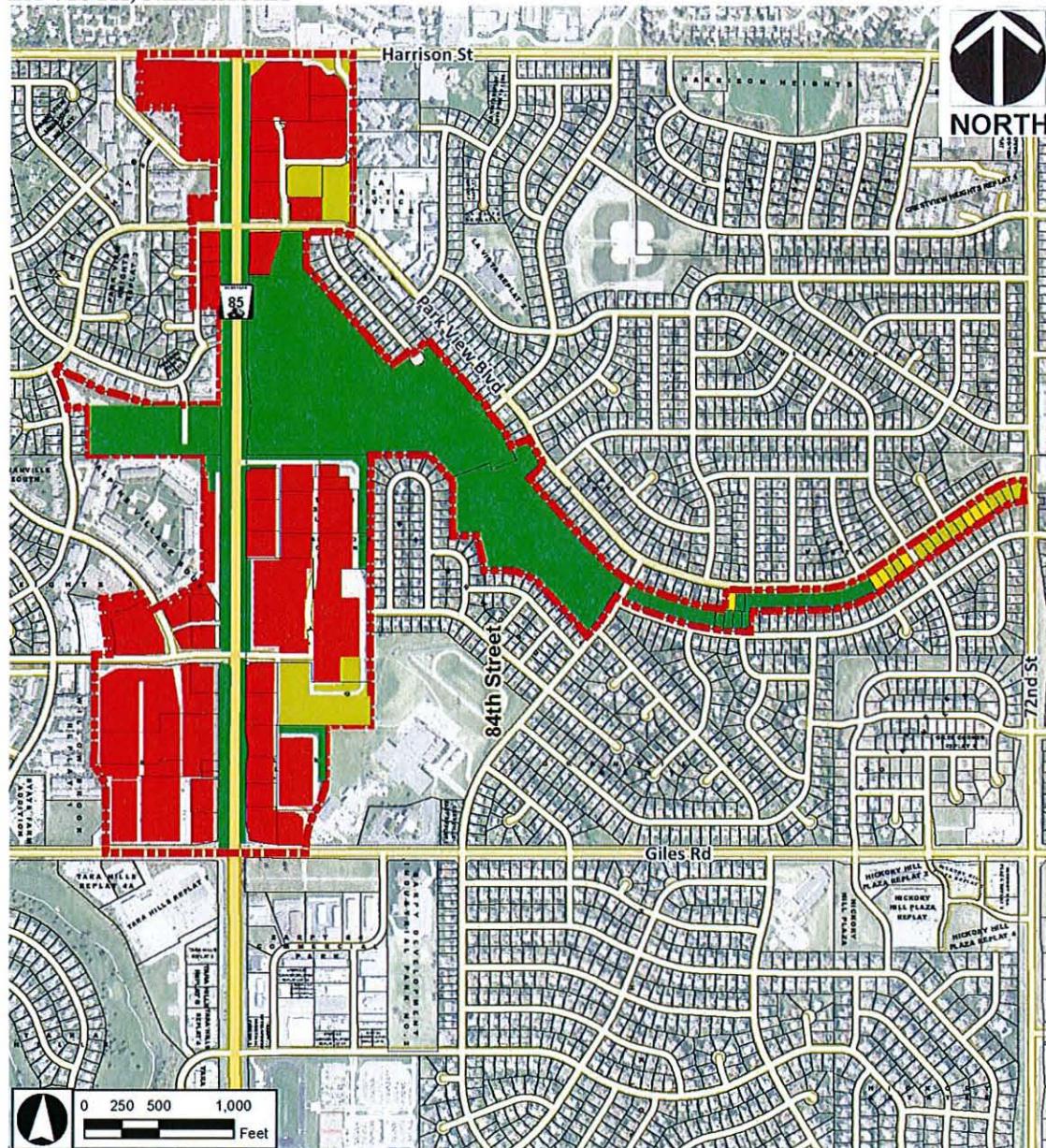
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ILLUSTRATION 1

La Vista, Nebraska
General Redevelopment Plan
84th Street Redevelopment Area

EXISTING LAND USE MAP

84TH STREET REDEVELOPMENT AREA
LA VISTA, NEBRASKA



LEGEND

- VACANT/AGRICULTURAL
- SINGLE FAMILY RESIDENTIAL
- MULTIFAMILY RESIDENTIAL
- COMMERCIAL
- REDEVELOPMENT AREA BOUNDARY

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ILLUSTRATION 2

La Vista, Nebraska
General Redevelopment Plan
84th Street Redevelopment Area

**EXTERIOR SURVEY FINDINGS
84TH STREET REDEVELOPMENT AREA
LA VISTA, NEBRASKA**

Exterior Structural Rating

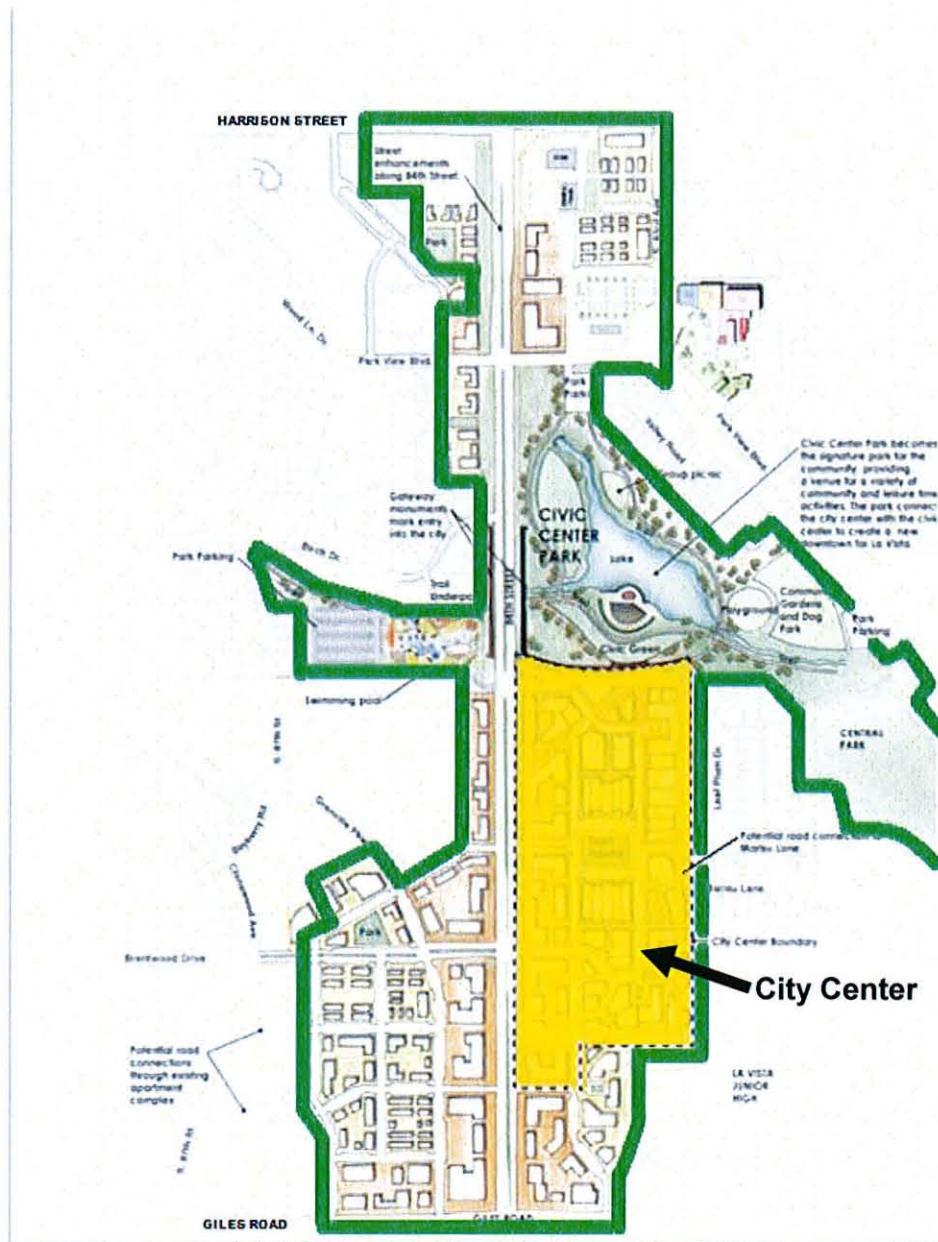
<u>Activity</u>	<u>Sound</u>	Deteriorating (Minor)	Deteriorating (Major)	Dilapidated	Number of Structures	Deteriorating and/ or Dilapidated
Residential	0	0	3	4	7	7
Commercial	27	16	2	1	46	3
<u>Other</u>	<u>1</u>	<u>2</u>	<u>0</u>	<u>0</u>	<u>3</u>	<u>0</u>
Total	28	18	5	5	56	10
Percent	50.0%	32.1%	8.9%	8.9%	100.0%	17.8%

Source: Hanna:Keelan Associates, P.C., 2012



"A VISION PLAN FOR 84TH STREET"

84TH STREET REDEVELOPMENT AREA
LA VISTA, NEBRASKA



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ILLUSTRATION 3

La Vista, Nebraska
General Redevelopment Plan
84th Street Redevelopment Area

Planning and Implementation Recommendations

To eliminate blighted and substandard conditions and enhance private development and redevelopment activities within the **Redevelopment Area**, the City of La Vista will need to consider the following general planning and redevelopment actions:

- Create an “**Economic Development Initiative**” for job creation in the **Redevelopment Area** that concentrates on the use of Tax Increment Financing and other applicable incentives, if any, for the development of new businesses in conformance with the City’s Future Land Use Map and Zoning Regulations.
- Utilize Tax Increment Financing and division of ad valorem taxes pursuant to Nebraska Statutes, Section 18-2147, as an incentive for the acquisition, demolition, replacement, redevelopment or other improvements of properties or facilities throughout all or any part of the **Redevelopment Area**, or as otherwise permitted under Neb. Rev. Stat. Section 18-2101 through 18-2144 (“TIF”).
- Consider the potential of Mixed Use or Planned Unit Development techniques to promote a variety of commercial and residential uses.
- Expand and implement alternative energy systems in the **84th Street Redevelopment Area**. This would include the consideration and possible use of wind, solar, geothermal, hydropower and methane energy systems in combination with new construction.
- Coordinate development and redevelopment efforts within the **Redevelopment Area** by implementing the 84th Street Master Plan, “**A Vision Plan for 84th Street**,” which the Plan depicts in **Illustration 3, Page 7**, including redevelopment of the entire 84th Street Corridor. The **green** boundary represents the portion of the **Vision Plan** that is located within the **84th Street Redevelopment Area**. A portion of the proposed Plan identifies a new “**City Center**” for the City of La Vista, the details of which are shown in **Illustration 4, Page 9**. Standards of population densities, land coverage and building densities in the **Redevelopment Area**, after redevelopment, will be defined and enforced by, and in accordance with the Zoning and Subdivision Regulations of the City of La Vista, as periodically amended.
- Periodically designating all or any part of the **Redevelopment Area** as an enhanced employment area and imposition of a general business occupation tax therein in accordance with applicable statutes, including Neb. Rev. Stat. Sections 18-2116 and 18-2142.02 (“**GBOT**”).

MIXED USE CENTER CREATES A NEW HEART FOR LA VISTA...

- **"A Vision Plan for 84th Street"** advocates the development of a new "City Center."
- The Plan is comprised of three separate "Districts" along the east side of 84th Street.

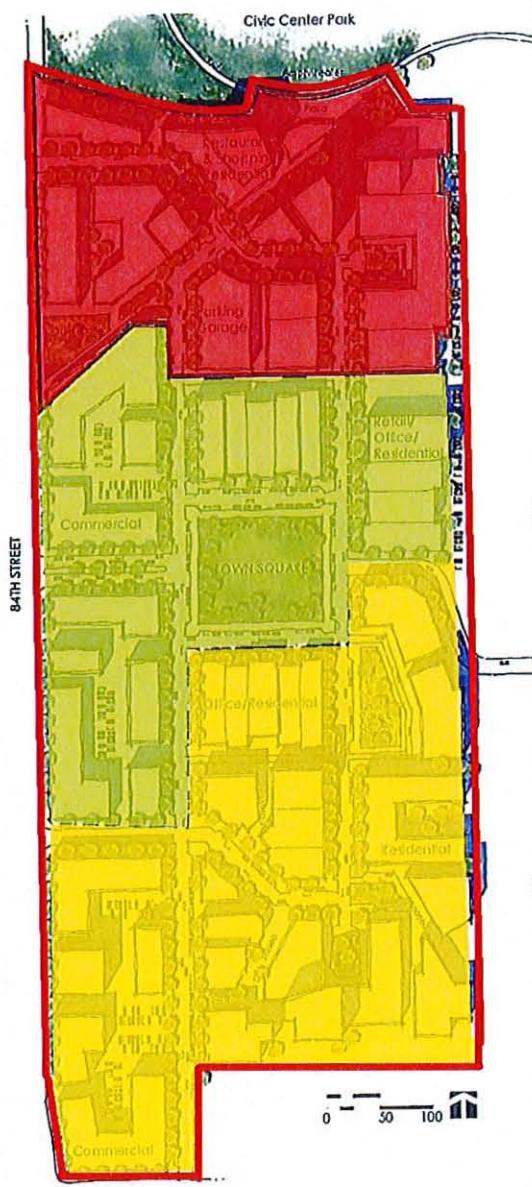


ILLUSTRATION 4

1. The "Promenade District (Red)" fronts on the south side of the current golf course, which is planned as a new Civic Center Park.
 - ❖ All buildings within the Promenade District have views to the proposed "Civic Center Park."
 - ❖ The **Vision Plan** recommends the utilization of a mixed use development scheme that focuses on retail and restaurants on the main level, with residential uses above.
 - ❖ Buildings are proposed to consist of a mixture of single and multiple story buildings.
2. The "Park District (Green)" will consist of a Town Square located in the middle of the three districts. The focus is to create a grass covered Town Square.
 - ❖ Proposed mixed use structures will focus on office and some retail uses with residential uses on upper floors.
 - ❖ The Town Square will provide a gathering place for community events in a downtown setting.
3. The "Paseo District (Yellow)" is located at the southern end of the "City Center" and is planned as a blend of residential living options.
 - ❖ A network of narrow pedestrian passages or "paseos" are intended to connect to courts or gardens associated with multifamily buildings or complexes.
 - ❖ Residents will have parking and gathering available to them in the courts or areas gardens.
 - ❖ Mixed use commercial retail and office will occupy the portion of the District fronting on 84th Street.

- “*A Vision Plan for 84th Street*” advocates development and redevelopment efforts along both sides of 84th Street, between Harrison Street and Giles Road. New commercial uses are recommended along 84th Street, while mixed-use land uses of commercial on the lower and multifamily residential uses on upper levels are planned to buffer existing low density residential areas beyond the **Redevelopment Area** from the Street Corridor.
- Granville Parkway is recommended to be extended all the way to Giles Road to provide increased accessibility through the area and serve as a divider between future residential and commercial uses west of 84th Street. Two additional new streets are recommended to be extended from the new portion of Granville Parkway, westward into the existing residential areas.
- At the northern portion of the **Redevelopment Area**, the *Vision Plan* recommends expanding public/quasi-public municipal uses west towards the 84th Street Corridor. Mixtures of single and multifamily residential uses are advocated to buffer new commercial uses along the Corridor from the single family neighborhoods to the west of the **Redevelopment Area**.
- Implement Design Standards to guide commercial and mixed use residential areas so that buildings throughout all or any parts of the **Redevelopment Area** are compatible in terms of architectural style, construction materials and colors.

Infrastructure Systems throughout the Redevelopment Area:

Municipal Infrastructure:

- Infrastructure systems within the 84th Street municipal right-of-way are of appropriate size and in good condition.
- Although municipal sidewalks along 84th Street are in good condition, these sidewalks are too narrow to support the amount of pedestrian traffic that utilizes this major arterial street corridor.
- Public infrastructure improvements, whether publicly or privately acquired, constructed, improved, owned or maintained, will be required to implement this General Redevelopment Plan, including, but not limited to, the improvements further described below.

Privately Owned Infrastructure:

- Privately owned and maintained water and sewer service lines that extend from 84th Street to existing commercial uses associated with Brentwood Village and Brentwood Square shopping centers are aging, undersized and not supportive of future land use and development/redevelopment plans for the **84th Street Redevelopment Area**.
- Privately owned and maintained frontage streets, access roads and parking lots are in poor, substandard condition.
- To facilitate the redevelopment of the 84th Street Corridor and support the implementation of the proposed City Center, all privately owned infrastructure systems should be replaced.

Implementation

Both a time-line and budget should be developed for the implementation of this **General Redevelopment Plan**. Each of these processes should be designed in conformance with the resources and time available by the City. A projected time-line to complete the redevelopment activities identified in the **Plan** would be eight to 12 years, though actual time to complete might be longer or shorter.

Various funding sources, from time to time, might be available and used by the City or CDA for the preparation and implementation of capital improvement and other budgets designed to meet the funding needs of proposed development and redevelopment activities, including, but not limited to, local and federal funds commonly utilized to finance street improvement funds, LB840, Community Development Block Grants, Special Assessments, General Obligation Bonds, enhanced employment area (and GBOT) or other special districts, property tax levies, including levies authorized by Sections 18-2107(11) and 18-2140 and TIF ("Funding Sources"). The use of such Funding Sources, including TIF or GBOT for development and redevelopment projects in part or all of the **Redevelopment Area**, or as otherwise authorized under applicable law, as amended from time to time, is deemed to be an essential and integral element of this **General Redevelopment Plan** and/or redevelopment of the **Area**. The use of such Funding Sources, including TIF or GBOT, in connection with such projects or as otherwise permitted, is contemplated by this **General Redevelopment Plan** and such designation and use thereof will not constitute a substantial modification to the **Plan**. The CDA may observe the requirements of Section 18-2117 applicable for substantial modifications with respect to specific TIF or other projects, as it determines in its discretion from time to time in carrying out this **Plan**.

The City agrees, when approving the **General Redevelopment Plan**, to the utilization of TIF as determined appropriate for development and redevelopment projects, in which cases it agrees to pledge the taxes generated from such projects for such purposes in accordance with Neb. Rev. Stat. Sections 18-2101 through 18-2144. Any redevelopment project receiving TIF is subject to a Cost Benefit Analysis required by Neb. Rev. Stat. Sections 18-2113 and 18-2116. TIF, as a source of public financing, ultimately impacts taxing authorities in the City of La Vista and Sarpy County. Proposed projects using TIF must meet the Cost Benefit Analysis and other requirements of Nebraska Statutes.

1. Future Land Use Patterns.

The existing land use patterns within the **84th Street Redevelopment Area** are described in detail in the **Blight and Substandard Determination Study**. In general, the **Redevelopment Area** consists of residential, commercial, and parks/recreational land use types. The field survey identified properties and structures classified as being in a deteriorating condition, as well as vacant lands that have remained undeveloped in spite of having available utilities.

Illustration 5, Future Land Use Map, represents an effort to encourage land uses that reflect the land use plan contained within the **Vision Plan**. The **Future Land Use Map** recommends the development of multifamily residential uses to buffer existing single family neighborhoods from current and future commercial uses within the **Redevelopment Area**.

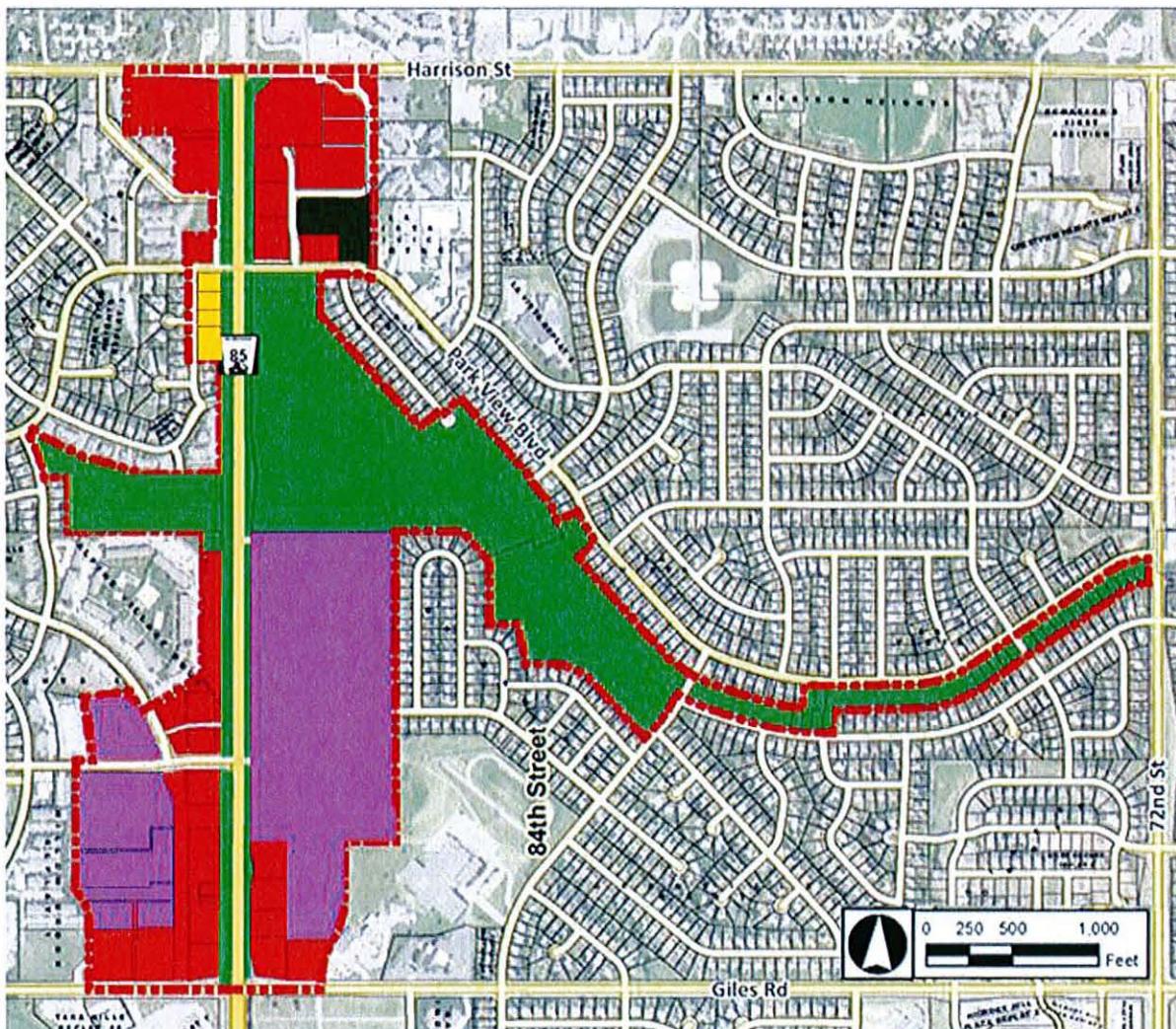
Existing commercial buildings located within the Brentwood Village and Brentwood Square Shopping Centers are recommended by the **84th Street Master Plan** to be demolished and/or replaced with small scale commercial buildings along the frontage of 84th Street. Multifamily residential uses are proposed to the rear of new commercial uses.

The proposed “**City Center**” advocates the utilization of mixed-use land uses to support the development of residential uses in combination with (i.e. on upper floors of) commercial retail and office buildings in both the “**Promenade**” and “**Park**” Districts. The “**Paseo District**” is proposed as a multifamily area for a mixture of single and multi-story residential building types.

The La Vista Falls Golf Course is recommended to be converted into public spaces such as a **Civic Center Park** with a lake, picnic areas, amphitheater and extensive walking trails, with connection to the linear park along the south side of Park View Boulevard to the eastern edge of the **Redevelopment Area**. This could include a new bridge or other structures on 84th Street providing connectivity of the proposed **Civic Center Park** with the City Swimming Pool on the west side of the 84th Street Corridor.

FUTURE LAND USE MAP

84th STREET REDEVELOPMENT AREA
LA VISTA, NEBRASKA



LEGEND

- PARKS/RECREATION
- PUBLIC/QUASI-PUBLIC
- MULTIFAMILY RESIDENTIAL
- COMMERCIAL
- MIXED-USE (COMMERCIAL/RESIDENTIAL)
- REDEVELOPMENT AREA BOUNDARY

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ILLUSTRATION 5

La Vista, Nebraska
General Redevelopment Plan
84th Street Redevelopment Area

2. Future Zoning Districts.

The recommended **Future Zoning Map** for **Redevelopment Area** is identified in **Illustration 5**. The **Future Zoning Map** is generally in conformance with the current Comprehensive Plan of La Vista and specifically with the **Future Land Use Map, Illustration 3**. The entire **Redevelopment Area** is reconfigured to support future developments highlighted in the **Vision Plan** and the proposed “**City Center**.”

Existing areas currently zoned as “C-1 Shopping Center Commercial” and “C-2 General Commercial” Districts, are reduced in size to front along the 84th Street Corridor and allow “M-U Mixed-Use Residential” Districts to be developed behind in support of the **Future Land Use Map**.

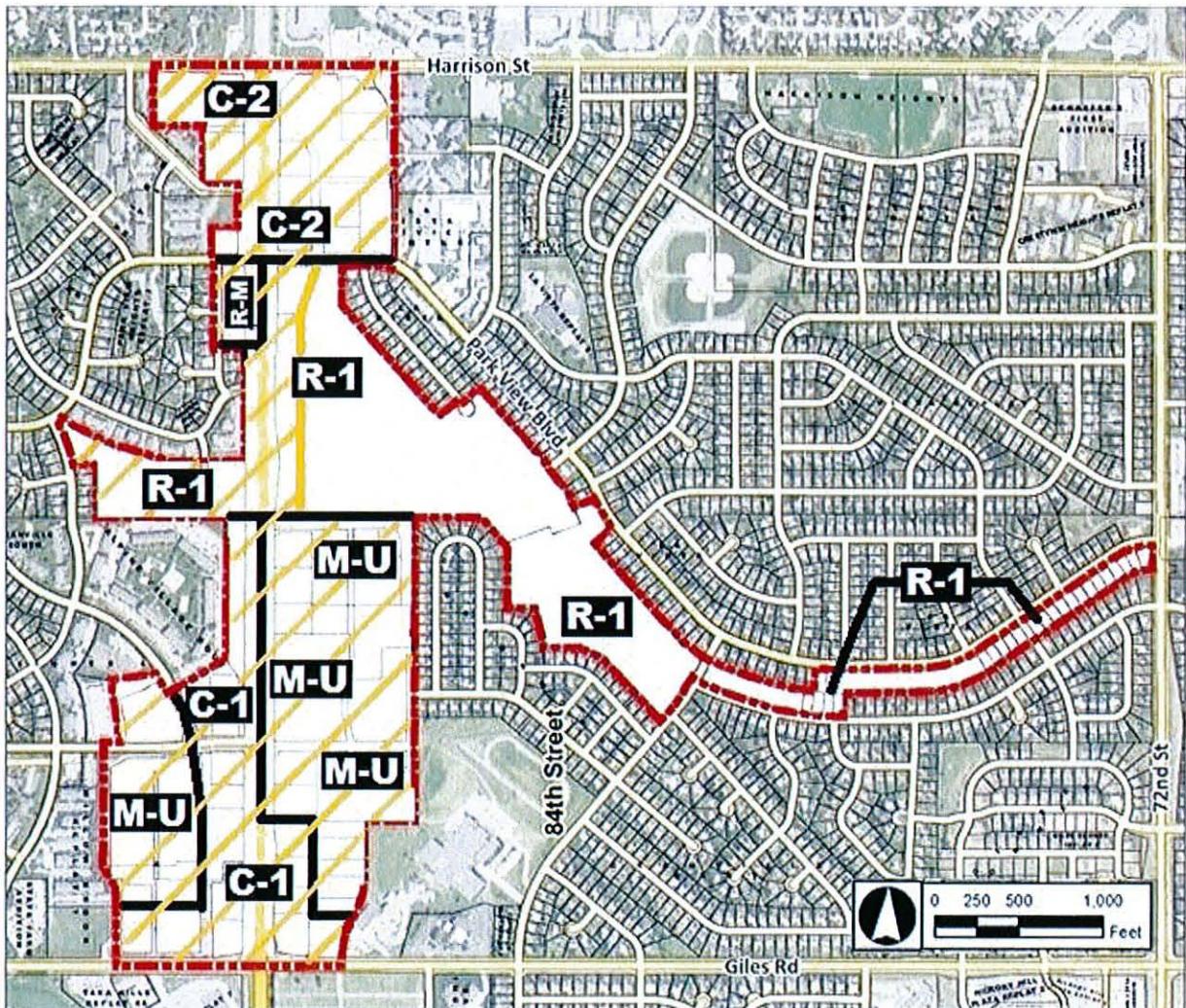
The region of the **Redevelopment Area** that includes the proposed “**City Center**” includes a future establishment of an “M-U Mixed Use” Zoning District. La Vista Community Development Staff have indicated that a new zoning district is needed to support of the types of commercial and residential building types proposed in the **Vision Plan**. The “C-2 General Commercial” zone is the only commercial classification in the Zoning Regulations that allows residential uses on floors above first-level commercial uses by a conditional use permit. The C-2 District does not allow uses that are listed in the City’s “C-1” or “C-3” Districts, such as department stores, hotels, office parks, outlet shopping stores. The types of commercial and residential uses promoted in the **Vision Plan** will necessitate the creation of a commercial district that allows for a variety of commercial and residential uses in the City of La Vista.

The portion of the **Redevelopment Area** that is located along either side of 84th Street currently supports the City’s “Gateway Corridor Overlay” District. Design guidelines requiring property and structures to meet appearance standards in this overlay district are currently focused on building materials, architectural styles, landscaping, signage and lighting requirements. The guidelines require applicants to submit elevations and designated types of materials, color and textures to be used in new construction or for the exterior remodeling of existing buildings. These requirements will be revised to state specific standards to be used for structures in the **Area**.

The City of La Vista should develop a set of new design standards that provide for the types of development proposed in the **Vision Plan**. These standards should specifically state the types of architectural styles, building elements, materials, textures, window and door treatments, main entrance designs and roof lines to guide future development.

FUTURE ZONING MAP

84TH STREET REDEVELOPMENT AREA
LA VISTA, NEBRASKA



LEGEND

- R-1 SINGLE FAMILY RESIDENTIAL DISTRICT
- R-M MULTIFAMILY RESIDENTIAL DISTRICT
- C-1 SHOPPING CENTER COMMERCIAL DISTRICT
- C-2 GENERAL COMMERCIAL DISTRICT
- M-U MIXED-USE DISTRICT
- GATEWAY CORRIDOR
- REDEVELOPMENT AREA BOUNDARY

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ILLUSTRATION 5

La Vista, Nebraska
General Redevelopment Plan
84th Street Redevelopment Area

3. Recommended Public Improvements

A purpose for a **General Redevelopment Plan** is to allow for the use of public financing in a specific area. This public financing is planned and implemented to serve as a "first step" for public improvements and encourage private development within the **84th Street Redevelopment Area**. The most common form of public improvements occur with infrastructure, specifically streets, water, sanitary sewer and storm sewer systems, sidewalks, open space and recreational uses. The primary infrastructure concerns in the **Area** are the need to monitor utility and infrastructure systems in order to make repairs or replacement as these systems continue to age.

Under the **General Redevelopment Plan**, the flow of pedestrian and vehicular traffic along the 84th Street Corridor would be improved. The current traffic volumes along 84th Street hinder the ability of pedestrians and bike riders to cross this busy street. Also, additional landscaping is recommended to further separate pedestrians and vehicles. The sidewalks along either side of 84th Street should be moved farther back from the roadway and widened to enhance the usage of 84th Street to support redevelopment efforts.

The Blight and Substandard Determination Study focused on the improvement needs of the privately owned and maintained infrastructure systems within the shopping center areas. **Private frontage roads, circulation roads and parking lots within the shopping centers are extensively deteriorated.** Recommended improvements throughout the 84th Street Redevelopment Area also include the following:

- ◆ Storm Water Management Facilities.
- ◆ Rehabilitation of 84th Street Pavement.
- ◆ New intersections along the 84th Street Corridor.
- ◆ Decorative street lighting and landscaping.
- ◆ Bridge or structure to provide a pedestrian underpass or other crossing of 84th Street. Consider modifying current bridge at the Thomas Creek crossing or replacing structures to incorporate a pedestrian underpass.
- ◆ Facilitate pedestrian connections of the trail system in the **Redevelopment Area**.
- ◆ Provisions to enhance/facilitate Multi-Modal Transportation.
- ◆ Traffic signal modernization/ITS improvements.
- ◆ Seek alternative methods to finance a new municipal pool.

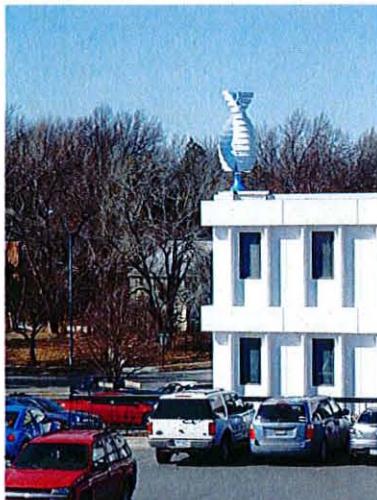
It is recommended that the City of La Vista work closely with developers to determine if future streets or other infrastructure or public improvements within the proposed **"City Center"** should be owned and maintained by the City or the developer. If privately owned, water, sewer lines, along with streets and sidewalks and all other infrastructure and public improvements must be constructed to the design standards of the City of La Vista Subdivision Regulations.

Alternative Energy Considerations

Development and redevelopment projects on the scale of those identified in the ***Vision Plan*** are supplementing the standard energy sources for electrical power, heating and cooling, with alternative energy systems such as wind, solar, geothermal, biomass and methane. Individual buildings and large commercial developments are routinely accessing these alternative energy sources and combining the use of “***green building***” techniques.



Roof top application of an older building in Philadelphia.



A Helix Wind Turbine on top of a Lincoln, Nebraska Office building.



Solar panels on top of the Denver Convention Center.

“**LEED**” building certification also guides the use of energy conservation methods to reduce the consumption of energy by HVAC systems in new and rehabilitated buildings. In the United States, LEED certification is recognized as a standard for measuring building sustainability. Achieving this certification demonstrates that the building meets the ideals of being “green.”

The potential exists to utilize geothermal exchange systems to reduce the cost of heating and cooling for buildings located throughout the **City Center** area. A joint alternative energy system could also be marketed as a pilot project for the entire **84th Street Redevelopment Area** as a method to both conserve energy and reduce utility costs for commercial and residential developments.

4. Financing of Improvements

The City of La Vista utilizes a Capital Improvement Plan (CIP) to identify improvement projects and establish a priority for implementation. The CIP includes a statement of need, estimated cost and date to complete the project. Public improvement projects are grouped by year, according to priority, for completion and accounted for in the annual budget of a five-year plan.

A line item in the 2014 Project Year lists “**Vision 84 Implementation**” to budget for establishing design guidelines, preparing a financial analysis and potentially identifying development consultants to implement the various components of the Plan. As specific components of the **Vision Plan** begin to be implemented, it is recommended that the annual CIP be utilized to coordinate all public infrastructure needs within the **84th Street Redevelopment Area**.

5. Capital Improvements:

Estimated expenditures for public improvements required for the General Redevelopment Plan are projected to include, but not be limited to, the following:

Vision 84 Implementation, \$100,000

Establish funding for studies, master plans, develop design guidelines for buildings/public infrastructure, preparing a financial analysis. Blight and Substandard Determination Study, General Redevelopment Plan and Civic Center Park Master Plan are included in this estimate. An additional \$100,000 is identified for use in 2014.

Thompson Creek, \$2.7 Million

The portion of the **Redevelopment Area** located within Central and Champion Parks. Part 1, completed, consisted of the purchase and removal of 20 homes along the south side of Park View. Residents were relocated in accordance with applicable law. Displacement of additional families within the Redevelopment Area is not expected for purposes of implementing the General Redevelopment Plan. Part 2 funding is designated for planning/study of channel stabilization and trail development.

Aquatic Facility, \$8.5 Million

Cost includes engineering fees and right-of-way acquisition. Initial bond issue referendum in 2008 was not passed. A new aquatic center \$8.5 million bond issue for construction of the facility was also turned down by La Vista residents on May 15, 2012, putting the future of the proposed aquatic center in question.

84th Street and Summer Drive, \$520,000

Proposed public street connection to (southbound) 84th Street and south along the existing dead-end private roadway facilitating future redevelopment of the commercial properties along the west side of 84th Street. Project is also listed in the One- and Six-Year Road Plan.

Civic Center Park Master Plan

Construction Cost, \$42.3 Million

Preliminary construction costs to implement the Civic Center Park proposals are projected to cost approximately \$42.3 million. 84th Street Corridor streetscape improvements adjacent the Park includes \$4.3 million, with an additional \$6.3 million designated for the 84th Street underpass or other crossing.

The CDA periodically may acquire vacant or other properties within the **Redevelopment area**, as the CDA determines necessary or advisable to implement this **General Redevelopment Plan**. Unless the CDA otherwise provides, acquisition or preparation for redevelopment of the redevelopment project area may be carried out by purchase, condemnation or other permissible means, with estimated costs to include all costs of such acquisitions and preparation, as the CDA determines necessary or advisable in accordance with applicable law. Estimated proceeds or revenues from disposal of the redevelopment project area are projected as the gross amounts the CDA receives from redevelopers, reduced by any directly attributable costs of disposal.

Funding Sources or other redevelopment finance tools, such as Tax Increment Financing or GBOT, will provide incentives to facilitate development and can serve as a valuable source of additional monies to defer the cost of the development of all necessary utilities and infrastructural systems within the **84th Street Redevelopment Area**. The Community Development Block Grant Program is one example of a State and Federal program to assist in financing development activities in a designated blighted and substandard area.

Conclusions

A successful **General Redevelopment Plan** for the **84th Street Redevelopment Area** should guide redevelopment and development opportunities, while securing the viability of this **Area** as a combined residential neighborhood and commercial service area. New construction should not imitate, but be compatible by similar materials, colors and heights exhibited by existing structures within, and adjacent the **Area**.

The Community Development Agency (CDA) and the City of La Vista should seek funding sources to create a revolving loan and/or grant program for the rehabilitation and improvement of buildings and public uses in the **84th Street Redevelopment Area**. The demolition of existing buildings will enhance the visual appearance of the **Area**, making it more attractive for future development. Prior to transportation network improvements, the City and the CDA should develop a timeline and set of objectives to accommodate efficient infrastructure development and improvements.

All documents referred to in this **General Redevelopment Plan** are incorporated herein by reference, and all referenced statutes or laws shall be deemed to include said statutes or laws as amended or superseded from time to time. The CDA, or City Staff on behalf of the CDA, from time to time may develop policies, procedures, rules, regulations and forms for implementing this **General Redevelopment Plan**, as periodically amended.

Public and Private Foundations

This **General Redevelopment Plan** addresses numerous community and economic development activities for **84th Street Redevelopment Area** in La Vista, Nebraska. The major components of this **General Redevelopment Plan** will be accomplished as individual projects, however, a comprehensive redevelopment effort is recommended. Just as the redevelopment efforts should be tied together, so should the funding sources to ensure a complete project. The use of state and federal monies, local equity and tax incentives coupled with private funding sources, can be combined for a realistic and feasible funding package. The following provides a nonexclusive listing of the types of funding to assist in implementing this **General Redevelopment Plan**. Each selected redevelopment project should be accompanied with a detailed budget of both sources and uses of various funds.

Building Improvement District
Tax Increment Financing
LB 840 or LB 1240
Historic Preservation Tax Credits
Low Income Housing Tax Credits
Sales Tax
Property Tax

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Community Development Block Grants - Re-Use Funds
Local Lender Financing
Owner Equity
Small Business Association-Micro Loans
Community Assistance Act
Donations and Contributions
Intermodal Surface Transportation Efficiency Act
GBOT

Private Foundations

American Express Foundation
Kellogg Corporate Giving Program
Marietta Philanthropic Trust
Monroe Auto Equipment Company Foundation
Norwest Foundation
Piper, Jaffray & Hopwood Corporate Giving
Target Stores Corporate Giving
Pitney Bowes Corporate Contributions
Burlington Northern Santa Fe Foundation
US West Foundation
Woods Charitable Fund, Inc.
Abel Foundation
ConAgra Charitable Fund, Inc.
Frank M. and Alice M. Farr Trust
Hazel R. Keene Trust
IBP Foundation, Inc.
Mid-Nebraska Community Foundations, Inc.
Northwestern Bell Foundation
Omaha World-Herald Foundation
Peter Kiewit and Sons Inc. Foundation
Thomas D. Buckley Trust
Valmont Foundation
Quivey-Bay State Foundation

GENERAL REDEVELOPMENT PLAN AMENDMENTS

PROJECT NAME / LOCATION AND COST**RESOLUTION #**

1.	\$ _____	_____
2.	\$ _____	_____
3.	\$ _____	_____
4.	\$ _____	_____
5.	\$ _____	_____
6.	\$ _____	_____
7.	\$ _____	_____
8.	\$ _____	_____
9.	\$ _____	_____
10.	\$ _____	_____