

# Memorandum



**To:** Planning Commission

**From:** Christopher Solberg, City Planner

**Date:** 7/11/2013

**Re:** 84<sup>th</sup> Street Redevelopment Plan and Adoption as a Supplement to the Comprehensive Plan

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On April 19, 2011, the City Council approved Resolution No. 11-048 authorizing the selection of the firm Hanna:Keelan Associates, P.C., from Lincoln, Nebraska, to conduct a Blight and Substandard Determination for the 84<sup>th</sup> Street Redevelopment Study Area. Their proposal included an option for the preparation of a redevelopment plan if the area was designated blighted and substandard.

On February 7, 2012, the City Council adopted Resolution No. 12-011 declaring the 84<sup>th</sup> Street Redevelopment Area a substandard and blighted area, and in need of redevelopment.

Also on February 7, 2012, the City Council adopted Ordinance No. 1167 creating the La Vista Community Development Agency, governed by the Mayor and City Council and providing for actions of the Agency to be taken at City Council meetings.

Also on February 7, 2012, the City Council acting as the La Vista Community Development Agency adopted Resolution No. 12-012 which authorized the Mayor, on behalf of the Agency, to have a Redevelopment Plan prepared and submitted for review, hearings, recommendations and approvals in accordance with Nebraska Community Development Law. The Redevelopment Plan for the 84<sup>th</sup> Street Redevelopment Area has been completed by Hanna:Keelan Associates, P.C., as accompanying this report and presented at the Planning Commission meeting.

Nebraska statutes, Section 18-2112, requires that the Agency, before recommending the Redevelopment Plan for approval of the City Council, first submit the Plan to the Planning Commission for review and recommendations as to its conformity with the general plan for the development of the City as a whole (meaning in the present case, the City's Comprehensive Plan).

On October 18, 2012, the Planning Commission held a public hearing and reviewed an initial draft of the Redevelopment Plan for the 84<sup>th</sup> Street Redevelopment Area. Additional provisions found in section 6 and other edits were subsequently determined advisable before the Plan is recommended by the Agency to the City Council for approval, and the initial draft with said edits is being submitted for public hearing, review and recommendations of the Planning Commission as to its conformity with the Comprehensive Plan, before the same is recommended to the City Council for approval. An affirmative recommendation of the Redevelopment Plan by the Planning Commission would be made subject to a Comprehensive Plan amendment incorporating the Redevelopment Plan, and a separate agenda item is included for this purpose.

*July 11, 2013*

The notice of the public hearing has been published and provided in accordance with applicable law (see attached list for mailed notices).

The City Attorney will be available at the hearing.

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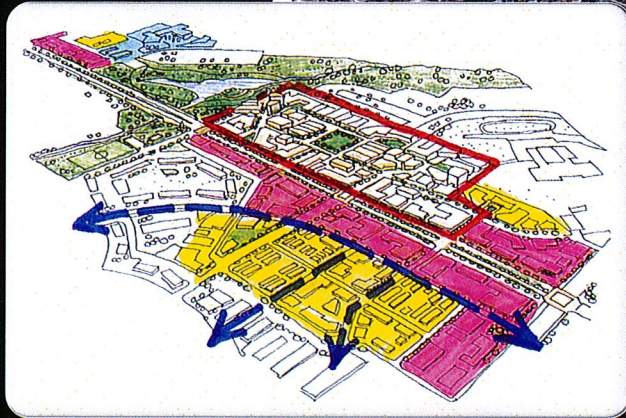
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JULY, 2013



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## HANNA:KEELAN ASSOCIATES, P.C. COMMUNITY PLANNING & RESEARCH

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General Redevelopment Plan  
84<sup>th</sup> Street Redevelopment Area



# GENERAL REDEVELOPMENT PLAN

## Purpose of Plan/Conclusion

The purpose of this **General Redevelopment Plan** (also referred to as the Redevelopment Plan), except as otherwise provided, is to serve as a guide for the public purposes and uses of eliminating, renewing and preventing the recurrence of the substandard and blighted area, including without limitation to implementation of development and redevelopment activities within the **84<sup>th</sup> Street Redevelopment Area**, in the City of La Vista, Nebraska (City). Said Plan and activities hereunder are adopted and will be carried out pursuant to State Statutes 18-2101 through 18-2154 ("Community Development Law"), and will be utilized to promote the general welfare and 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:

"...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

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

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

- |                                   |               |               |
|-----------------------------------|---------------|---------------|
| 1. 010748792                      | 10. 011100389 | 20. 011254742 |
| 2. Lots 1 and 2,<br>Parsley Place | 11. 010549781 | 21. 011181656 |
| 3. 010537449                      | 12. 010537341 | 22. 011181648 |
| 4. 010537023                      | 13. 010562028 | 23. 011181621 |
| 5. 010537481                      | 14. 011181583 | 24. 011181605 |
| 6. 011591964                      | 15. 011254750 | 25. 011181613 |
| 7. 010765174                      | 16. 011254769 | 26. 011181591 |
| 8. 010944656                      | 17. 011234237 | 27. 011288353 |
| 9. 010944648                      | 18. 011234245 | 28. 011288345 |
|                                   | 19. 011254734 | 29. 011288337 |



30. 011122536	47. 010581170	58. Vacant Lots:
31. 011288388	48. 010504737	980 – 977; 930 &
32. 011288361	49. 010580468	931; 933 – 938;
33. 011175656	50. 010580549	942 – 945.
34. 011045507	51. 010580727	59. Houses at Lots:
35. 010974458	52. 010580646	912 – 010561811
36. 011047305	53. 010973737	928 – 010561994
37. 011047313	54. 010584390	929 – 010562087
38. 010974482	55. 1412-15-NE-	932 – 010560769
39. 010974466	00000-000-TL1-0	939 – 010571175
40. 011047321		940 – 010571256
41. 010581111		941 – 010571264
42. 011082828	<u>La Vista Addn.</u>	60. House at Lot:
43. 011046414	56. Lots 990 – 981 of	913--010561900
44. 010580999	Central Park	61. Lot 159A6B
45. 010485651	57. Lots 914 – 927 of	010584226
46. 010973257	Champion Park	

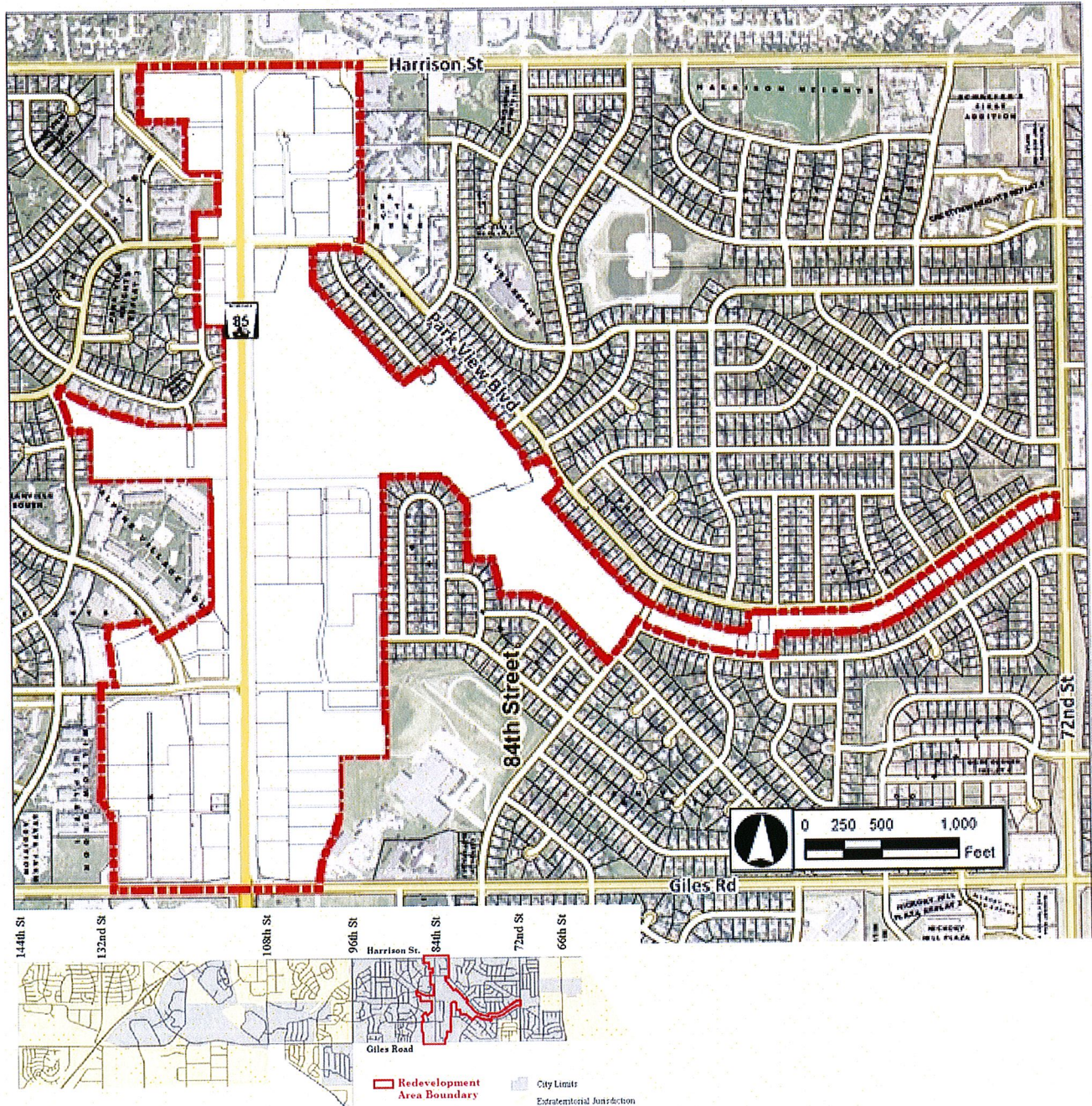
The **Redevelopment Area** is located within the Corporate Limits of the City of La Vista, Sarpy County, Nebraska, and generally includes properties and improvements on both sides of the 84<sup>th</sup> Street Corridor, between Harrison Street and Giles Road and areas between 84<sup>th</sup> and 72<sup>nd</sup> 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 84<sup>th</sup> 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 **84<sup>th</sup> 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 **84<sup>th</sup> Street Redevelopment Area** as **blighted** and **substandard** and in need of redevelopment in Resolution No. 12-011.



# CONTEXT MAP

84TH STREET REDEVELOPMENT AREA  
LA VISTA, NEBRASKA



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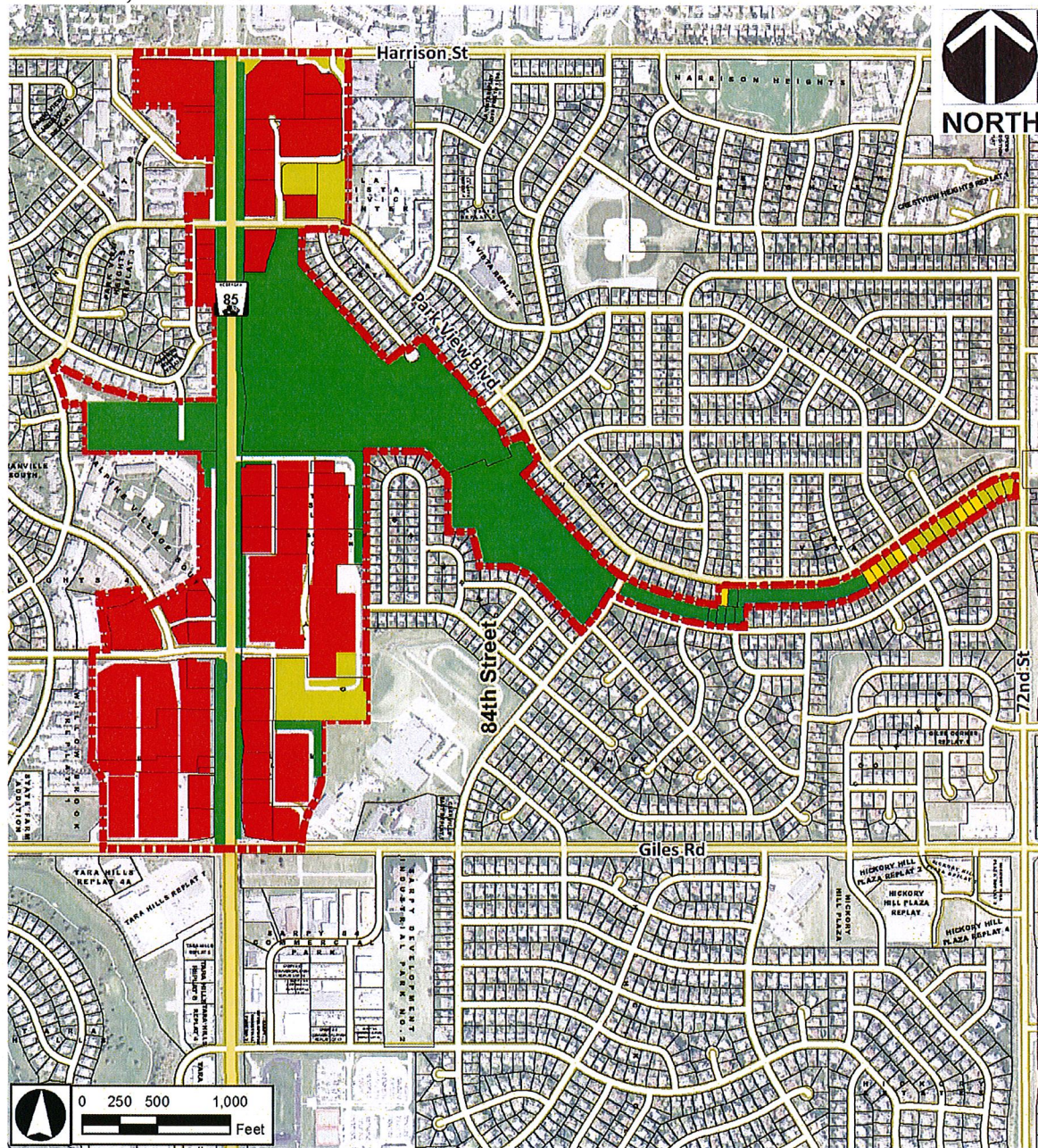
## ILLUSTRATION 1

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



# EXISTING LAND USE MAP

84<sup>TH</sup> 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  
84<sup>th</sup> Street Redevelopment Area



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

## **Exterior Structural Rating**

<u><b>Activity</b></u>	<u><b>Sound</b></u>	<u><b>Deteriorating (Minor)</b></u>	<u><b>Deteriorating (Major)</b></u>	<u><b>Dilapidated</b></u>	<u><b>Number of Structures</b></u>	<u><b>Deteriorating and/ or Dilapidated</b></u>
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>
<b>Total</b>	<b>28</b>	<b>18</b>	<b>5</b>	<b>5</b>	<b>56</b>	<b>10</b>
Percent	50.0%	32.1%	8.9%	8.9%	100.0%	17.8%

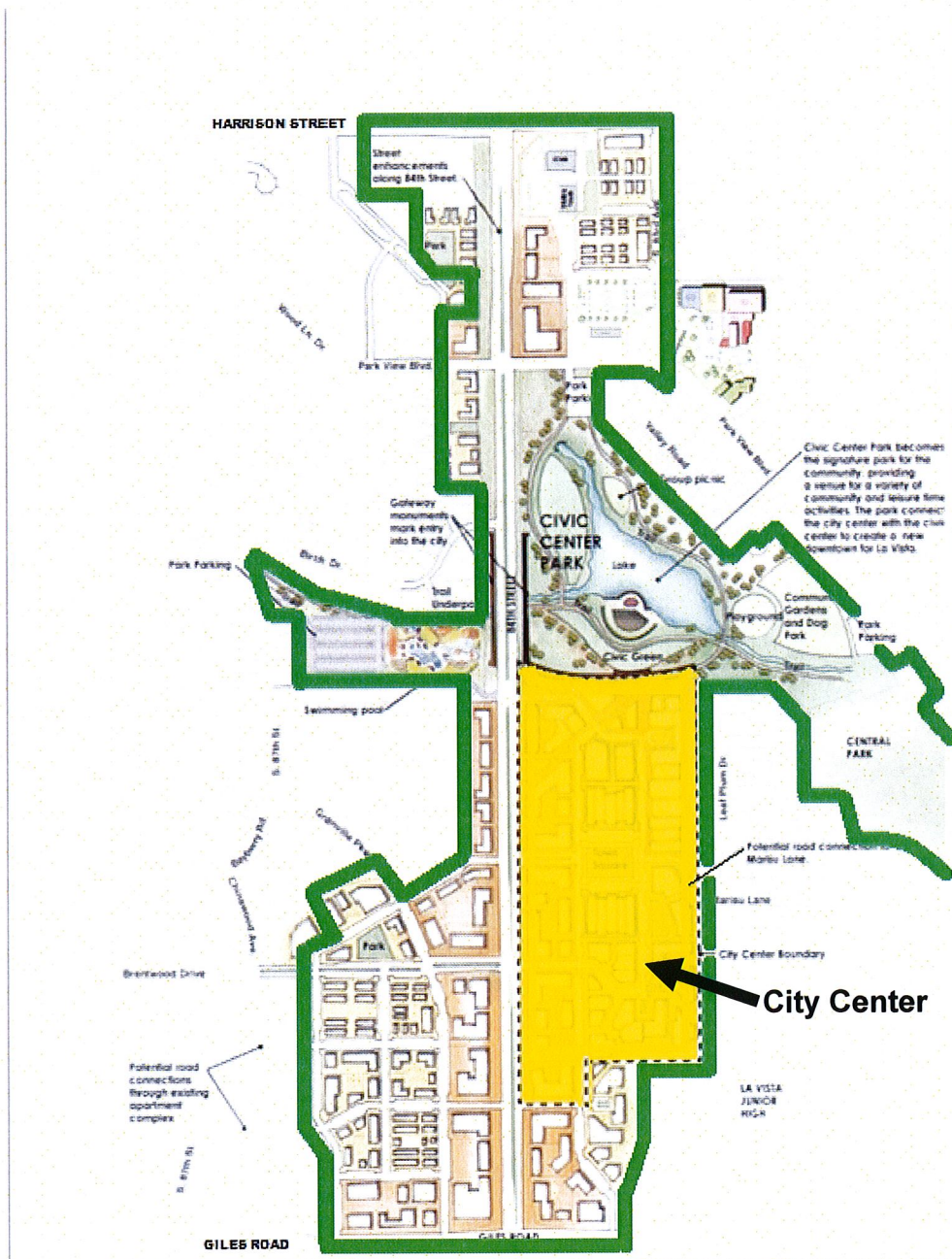
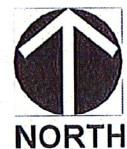
Source: Hanna:Keelan Associates, P.C., 2012





# ***“A VISION PLAN FOR 84<sup>TH</sup> STREET”***

**84TH STREET REDEVELOPMENT AREA  
LA VISTA, NEBRASKA**



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## **ILLUSTRATION 3**

La Vista, Nebraska  
General Redevelopment Plan  
84<sup>th</sup> Street Redevelopment Area



## Planning and Implementation Recommendations

To eliminate, renew or prevent the recurrence of the blighted and substandard area or enhance private development and redevelopment activities to prevent recurrence of the blighted and substandard area represented by the **Redevelopment Area**, the City of La Vista or CDA will need to consider the following general planning and redevelopment actions:

- Create an **Initiative** in the **Redevelopment Area** that concentrates on the use of Tax Increment Financing and other applicable incentives, if any, for the redevelopment 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 to facilitate the acquisition, demolition, clearing, preparation, replacement, redevelopment or other improvements of properties or facilities throughout all or any part of the **Redevelopment Area** to eliminate or prevent the recurrence of the substandard and blighted area, or as otherwise permitted under the Community Development Law ("TIF").
- Consider the potential of Mixed Use or Planned Unit Development techniques to promote a variety of commercial and residential uses and thereby prevent the recurrence of the substandard and blighted area.
- Expand and implement alternative energy systems in the **84<sup>th</sup> 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.
- To redevelop and thereby prevent the recurrence of the substandard and blighted area, coordinate development and redevelopment efforts within the **Redevelopment Area** by implementing the 84<sup>th</sup> Street Master Plan, "***A Vision Plan for 84<sup>th</sup> Street***," which the Plan depicts in **Illustration 3, Page 7**, including redevelopment of the entire 84<sup>th</sup> Street Corridor. The **green** boundary represents the portion of the ***Vision Plan*** that is located within the **84<sup>th</sup> 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 requirements, intensities and densities in the **Redevelopment Area**, after redevelopment, to the extent not specified elsewhere in this Plan, 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

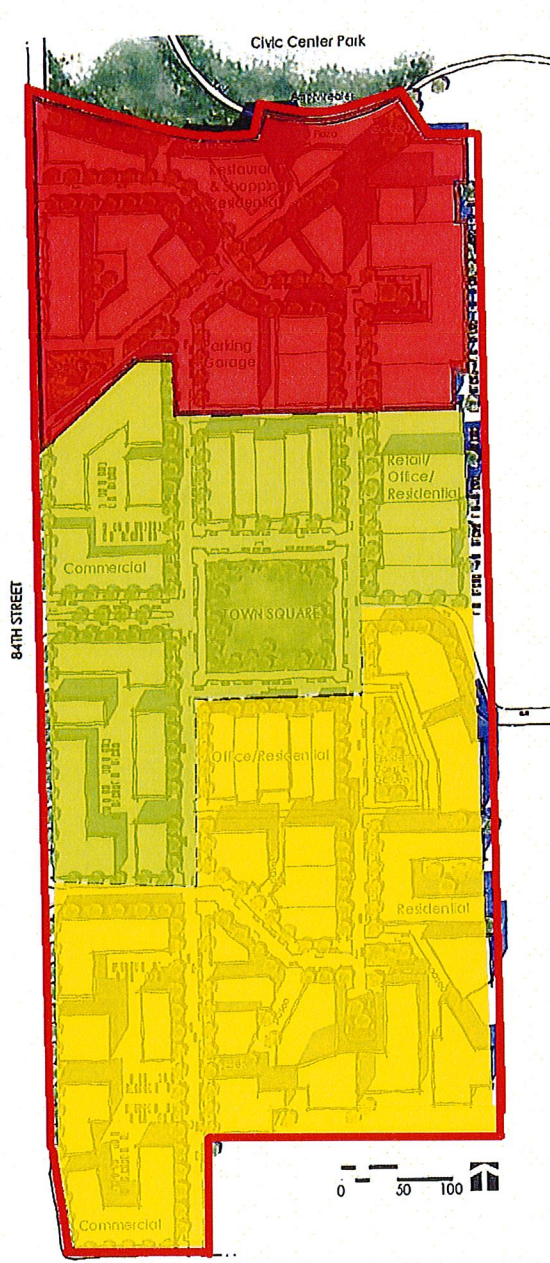


enhanced employment area and imposition of a general business occupation tax therein in accordance with applicable statutes, including Neb. Rev. Stat. Sections 18-2116 and 18-2142.02 (“GBOT”).



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

- “A *Vision Plan for 84<sup>th</sup> Street*” in the interests of redeveloping and thereby preventing recurrence of the substandard and blighted area advocates the development of a new “City Center.”
- The **Plan** is comprised of three separate “Districts” along the east side of 84<sup>th</sup> Street.



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 84<sup>th</sup> Street.

ILLUSTRATION 4



- *“A Vision Plan for 84<sup>th</sup> Street”* advocates development and redevelopment efforts along both sides of 84<sup>th</sup> Street, between Harrison Street and Giles Road. New commercial uses are recommended along 84<sup>th</sup> 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 84<sup>th</sup> 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 84<sup>th</sup> 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 84<sup>th</sup> Street municipal right-of-way are of appropriate size and in good condition.
- Although municipal sidewalks along 84<sup>th</sup> 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 84<sup>th</sup> 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 **84<sup>th</sup> 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 84<sup>th</sup> 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. The CDA and City to implement this Redevelopment Plan shall be authorized to exercise all authority under applicable law, including without limitation the Community Development Law, as enacted or amended from time to time.

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 or other activities, expenditures or purposes under this Redevelopment Plan, 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 and taxes, sales taxes and 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 or other activities, expenditures or purposes under this Redevelopment Plan 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 eliminating or preventing the recurrence of the substandard and blighted area by measures including without limitation 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 the City determines 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 the Community Development Law. 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 **84<sup>th</sup> 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 that are largely vacant are recommended by the **84<sup>th</sup> Street Master Plan** to be demolished and/or replaced with small scale commercial buildings along the frontage of 84<sup>th</sup> 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**.

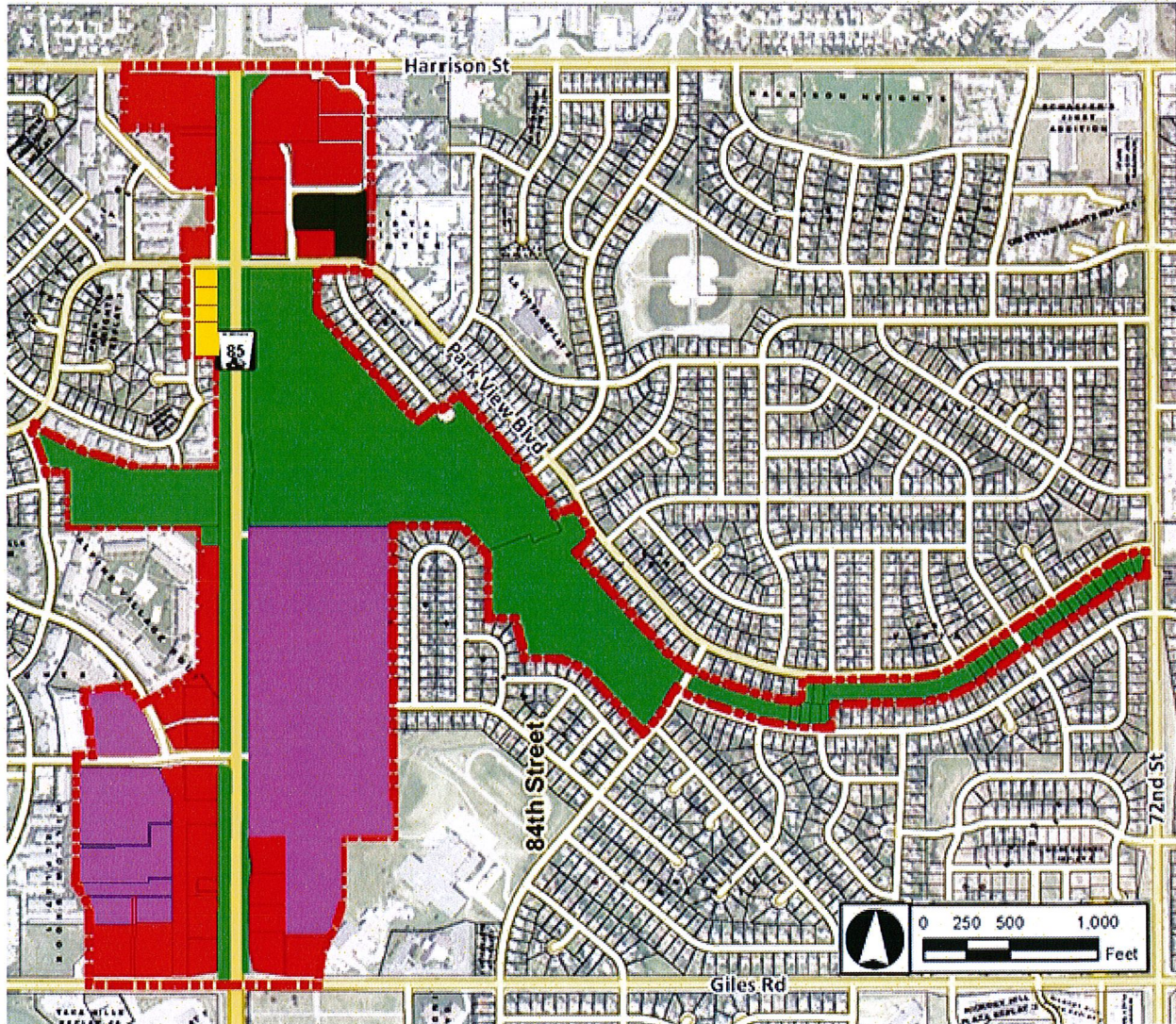
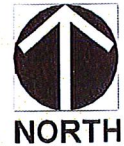


This could include a new bridge or other structures on 84<sup>th</sup> Street providing connectivity of the proposed **Civic Center Park** with the City Swimming Pool on the west side of the 84<sup>th</sup> Street Corridor.



# FUTURE LAND USE MAP

84<sup>th</sup> STREET REDEVELOPMENT AREA  
LA VISTA, NEBRASKA



## LEGEND

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

**HANNA:KEELAN ASSOCIATES, P.C.**  
**COMMUNITY PLANNING & RESEARCH**

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## ILLUSTRATION 5

La Vista, Nebraska  
General Redevelopment Plan  
84<sup>th</sup> Street Redevelopment Area



## 2. Future Zoning Districts.

The recommended **Future Zoning Map** for **Redevelopment Area** is identified in **Illustration 6**. 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 5**. 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 84<sup>th</sup> 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.

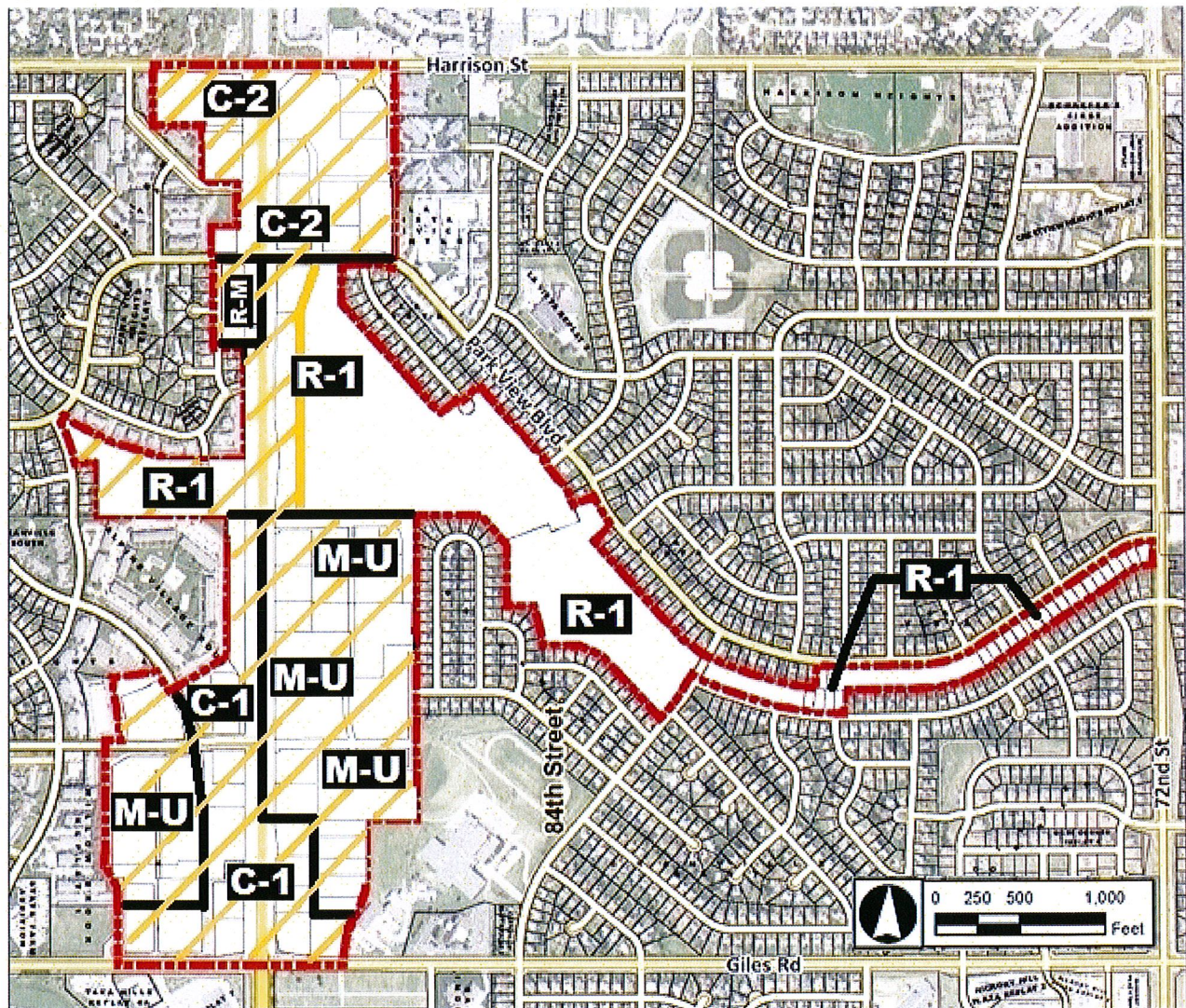
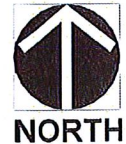
The portion of the **Redevelopment Area** that is located along either side of 84<sup>th</sup> Street currently supports the City’s “Gateway Corridor Overlay” District. Design guidelines requiring property and structures to meet appearance standards in this overlay district are currently focused on building 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

84<sup>TH</sup> 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

**HANNA:KEELAN ASSOCIATES, P.C.**  
**COMMUNITY PLANNING & RESEARCH**

\*Lincoln, Nebraska\* 402.464.5383 \*

ILLUSTRATION 6

La Vista, Nebraska  
General Redevelopment Plan  
84<sup>th</sup> 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 expenditures and improvements to eliminate the substandard and blighted area and facilitate private redevelopment to prevent recurrence of the substandard and blighted area within the **84<sup>th</sup> 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 84<sup>th</sup> Street Corridor would be improved. The current traffic volumes along 84<sup>th</sup> 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 84<sup>th</sup> Street should be moved farther back from the roadway and widened to enhance the usage of 84<sup>th</sup> 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 84<sup>th</sup> Street Redevelopment Area also include the following:

- ♦ Storm Water Management Facilities.
- ♦ Rehabilitation of 84<sup>th</sup> Street Pavement.
- ♦ New intersections along the 84<sup>th</sup> Street Corridor.
- ♦ Decorative street lighting and landscaping.
- ♦ Bridge or structure to provide a pedestrian underpass or other crossing of 84<sup>th</sup> 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**

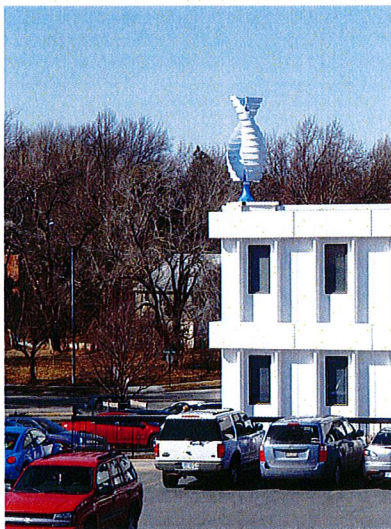
Development and redevelopment projects on the scale of those identified in the ***Vision Plan*** are supplementing the standard energy sources for electrical power, heating and cooling, with alternative energy systems such as wind, solar, geothermal, biomass and methane. Individual buildings and large 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.



Solar panels on top of the Denver Convention Center.



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

“**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 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 **84<sup>th</sup> 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, identifying development consultants to implement the various components of the Plan, and acquiring portions of the Redevelopment Area to eliminate or prevent recurrence of the substandard and blighted area. As specific components of the **Vision Plan** begin to be implemented, it is recommended that the annual CIP be utilized to coordinate all public acquisition and infrastructure needs within the **84<sup>th</sup> 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.

**84<sup>th</sup> Street and Summer Drive, \$520,000**

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

**Civic Center Park Master Plan**

Construction Cost – initial phase, \$14.8 Million

Preliminary construction costs to implement the initial phase of the Civic Center Park proposals are projected to cost approximately \$14.8 million. 84<sup>th</sup> Street Corridor streetscape improvements adjacent the Park includes \$4.3 million, with an additional \$6.3 million designated for the 84<sup>th</sup> Street underpass or other crossing.

**Initial Property Acquisition and Clearance, \$10 - \$15 Million**

Preliminary estimated costs of initial property acquisitions and related demolition, clearance and other work pursuant to the Initial Redevelopment Project described in Section 6 below. Any net proceeds from any sale or other disposition of properties shall be used to recoup cost of the CDA or City to acquire, demolish, clear and otherwise prepare the properties.

**6. Property Acquisitions**

The CDA periodically may acquire, demolish, clear, improve or dispose of improved or unimproved properties, or any interests therein, within the **Redevelopment Area**, on such terms and conditions as the CDA determines necessary or advisable to eliminate or prevent the recurrence of the substandard and blighted area or otherwise implement this **General Redevelopment Plan**. Acquisition of properties may be carried out by voluntary purchase and sale, eminent domain or other permissible means, with estimated costs of acquisition and preparation for redevelopment 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 properties or any interests therein not needed for use of the CDA or City are projected as the gross amounts the CDA receives (estimated as the fair value up to an amount equal to the



estimated cost of the City's acquisition and clearance above), and reduced by any directly attributable costs of demolition, clearance, preparation and disposal. Any such net proceeds or revenues will be used to recoup expenses of the CDA or City of eliminating or preventing recurrence of the substandard and blighted area, or for other permissible purposes, in accordance with this Redevelopment Plan or the Community Development Law.

Funding Sources or other redevelopment finance tools, such as Tax Increment Financing or GBOT, to the extent available under the particular circumstances, will facilitate redevelopment and can serve as a valuable source of additional monies, for example to defer the cost of all necessary utilities and infrastructural systems within the **84<sup>th</sup> 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.

**Initial Redevelopment Project.** The CDA desires to acquire, demolish, clear, prepare, improve and dispose of portions of the substandard and blighted Redevelopment Area depicted in **Illustration 7** ("Initial Redevelopment Project Area") as necessary or incidental to eliminate or prevent recurrence of the substandard and blighted Redevelopment Area or otherwise carry out this Redevelopment Plan or the Community Development Law.

The CDA among other powers pursuant to Neb. Rev. Stat. Section 18-2107(4) is authorized within its area of operation to purchase, lease or acquire by eminent domain or otherwise any real or personal property or interest therein, together with any improvements thereon as necessary or incidental to a redevelopment project; to hold, improve, clear or prepare for redevelopment any such property; to sell, lease, exchange, subdivide, retain, mortgage or otherwise encumber or dispose of any such property or interest therein; to enter contracts with redevelopers containing covenants, restrictions and conditions regarding the use of such property or as the CDA deems necessary to prevent recurrence of a substandard and blighted area or effectuate purposes of the Community Development Law; to borrow money, issue bonds and provide security for loans or bonds; to establish a revolving loan fund; and to enter into any contracts necessary to effectuate the purposes of the Community Development Law.

The Redevelopment Area is within the area of operation of the CDA. A redevelopment project, pursuant to Neb. Rev. Stat. Section 18-2103(12), includes without limitation any work or undertaking in any community redevelopment areas to acquire substandard and blighted areas or portions thereof, including lands, structures, or improvements the acquisition of which



is necessary or incidental to the proper clearance, development, or redevelopment of such substandard and blighted areas; to clear any such areas by demolition or removal of existing buildings, structures or other improvements; to sell, lease or otherwise dispose of or make available such areas or any interests therein for uses in accordance with the redevelopment plan or otherwise permitted by applicable law; and to carry out plans for a program of voluntary or compulsory repair, rehabilitation, or demolition of buildings or other improvements in accordance with the redevelopment plan.

A community redevelopment area pursuant to Neb. Rev. Stat. Section 18-2103(20) is a substandard and blighted area which the community redevelopment authority designates as appropriate for a renewal project. The City Council in Resolution No. 12-011 designated the Redevelopment Area as a substandard and blighted area and in need of redevelopment. The CDA through the recommendation and adoption of this Plan designates the Redevelopment Area as appropriate for one or more renewal projects. Accordingly, the Redevelopment Area shall be a Community Redevelopment Area and all works or undertakings in accordance with the Initial Redevelopment Project described below or otherwise in accordance with the Community Development Law shall constitute redevelopment projects under Neb. Rev. Stat. Section 18-2103(12).

The CDA to eliminate or prevent recurrence of the substandard and blighted area or otherwise carry out this Redevelopment Plan shall acquire by voluntary purchase and sale, lease, eminent domain or otherwise, and demolish, clear, prepare, improve, hold, encumber, lease, sell or otherwise dispose of or make available, any or all of the Initial Redevelopment Project Area, or any improvements thereon or interests therein, for uses in accordance with this Redevelopment Plan or otherwise permitted by applicable law, and on terms and conditions satisfactory to the CDA and in accordance with applicable law ("Initial Redevelopment Project"). The Initial Redevelopment Project shall be financed by and subject to financing satisfactory to the CDA or City using one or more of the Funding Sources or any other sources or methods the CDA or City determines in accordance with the Community Development Law or other applicable law; provided, however, any use of TIF shall be subject to conducting the required cost benefit analysis and satisfying other applicable requirements of the Community Development Law.

The CDA will determine when and which properties or interests will be acquired, cleared, held or disposed of. The initial sense is that buildings within Zone A shown on Illustration 7 as subject to substantial vacancies will be demolished and cleared by the CDA or City as soon as practicable after acquisition to prepare for subsequent uses in accordance with this Redevelopment Plan or otherwise permitted by applicable law. It is



anticipated that buildings within Zone B shown on Illustration 7 that are occupied by a business actively conducted from the premises will not be subject to immediate demolition and clearing after acquisition. Rather, the desire would be to transition these businesses and properties on such timetable and terms as the CDA determines appropriate to implementation of the Redevelopment Plan after discussions with the appropriate parties, taking into consideration, among other things, the interests of business retention. The CDA or City as determined appropriate shall prepare plans and provide reasonable assistance for the relocation of businesses displaced from the Initial Redevelopment Project Area to the extent required or permitted by applicable law.

The City or CDA, in addition to powers expressly set forth in this Redevelopment Plan, shall be authorized to take such further actions as allowed under the Community Development Law, including without limitation, Neb. Rev. Stat. Section 18-2103(12) or 18-2107, and as the CDA or City determines necessary or appropriate to implement this Initial Redevelopment Project, eliminate or prevent recurrence of the substandard and blighted area or otherwise carry out this Redevelopment Plan. Any proceeds related to any disposition of property or any interests therein shall be used to recoup expenses related to the Initial Redevelopment Project or for other permissible purposes under this Redevelopment Plan or Community Development Law.

The Initial Redevelopment Project will be carried out on such terms and conditions as the CDA or City determines necessary or advisable in accordance with this Redevelopment Plan and the Community Development Law. The CDA by adopting and recommending to the City this Redevelopment Plan finds and determines that acquisitions within the Initial Redevelopment Project Area, or any interests therein, are necessary or incidental to the Initial Redevelopment Project and proper clearance, development, or redevelopment of the substandard and blighted Redevelopment Area. The CDA also shall be authorized to acquire within the Initial Redevelopment Project Area such personal property as the CDA determines necessary or appropriate in accordance with this Redevelopment Plan and applicable law. Approval of this Redevelopment Plan shall be deemed approval of said Initial Redevelopment Project, and the CDA and City shall carry out the Initial Redevelopment Project and to do so shall have all authority provided under this Redevelopment Plan or otherwise provided by the Community Development Law or other applicable law. The City Administrator or her designee shall be authorized to take such actions from time to time on behalf of the CDA or City as necessary or appropriate to carry out the Initial Redevelopment Project. Provided, however, any contract or agreement of the CDA or City in excess of \$5,000 shall be subject to approval of the governing body of the CDA or City, as the case may be.



Though having no immediate plans to do so, the CDA also shall be authorized to periodically acquire by voluntary purchase and sale, eminent domain or other permissible means, demolish, clear, prepare, improve and dispose of other portions of the 84<sup>th</sup> Street Redevelopment Area that are outside of the Initial Redevelopment Project Area as the CDA from time to time determines necessary or appropriate to eliminate or prevent recurrence of the substandard and blighted area or otherwise carry out this Redevelopment Plan on terms and conditions as the CDA determines satisfactory.

The CDA, pending disposition of real property acquired in a redevelopment project area for redevelopment, shall be authorized to operate and maintain said real property for uses and purposes as the CDA determines appropriate, though not in conformity with the redevelopment plan and without regard to provisions of the Community Development Law applicable to lease, sale or other disposition of real property, including without limitation leasing said property to private parties.



# INITIAL PROPERTY ACQUISITIONS

84TH STREET REDEVELOPMENT AREA

LA VISTA, NEBRASKA



## LEGEND

- ZONE A
- ZONE B

ILLUSTRATION 7



## Conclusions

A successful **General Redevelopment Plan** for the **84<sup>th</sup> Street Redevelopment Area** will guide the public purposes and uses described in this Plan, including without limitation eliminating or preventing the recurrence of the substandard and blighted area, by redevelopment or other permissible means under the Community Development Law, 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, not in limitation of other Funding Sources, 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 **84<sup>th</sup> Street Redevelopment Area**. The demolition of existing buildings will eliminate a portion of the substandard and blighted area, make the Redevelopment Area more attractive for redevelopment and thereby prevent recurrence of the substandard and blighted area. 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.

The CDA and City, in addition to any authority expressly set forth in this Plan, each shall have all authority provided under the Community Development Law or other applicable law as the CDA or City determines necessary or appropriate to implement and carry out this Redevelopment Plan or the Initial Redevelopment Project within the Redevelopment Area. 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 enacted or amended 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**, the Initial Redevelopment Project and any additional redevelopment projects, as periodically adopted or amended.

## Public and Private Foundations

This **General Redevelopment Plan** addresses numerous community and redevelopment activities for **84<sup>th</sup> Street Redevelopment Area** in La Vista, Nebraska. The major components of this **General Redevelopment Plan** will be accomplished as individual projects, beginning with the Initial Redevelopment Project; 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 or soon thereafter include a detailed plan 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
- 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

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## PROJECT NAME / LOCATION AND COST

## RESOLUTION #

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