

BELLEVUE PLANNING COMMISSION

Thursday, July 22, 2021 7:00 PM

Bellevue City Hall

1500 Wall Street

Bellevue, NE 68005

1. CALL TO ORDER:

a. Pledge of Allegiance

b. Roll Call

c. The Open Meetings Act location

d. Approve Minutes of June 24, 2021 Regular Meeting

e. Accept into the record all staff reports, attachments, memos, and handouts regarding each application.

2. CONSENT AGENDA/PUBLIC HEARINGS:

3. PUBLIC HEARINGS:

a. Request to declare as Blighted and Substandard Lots 4 and 5, Edward Warren Addition, and Tax Lot H2, located in the Southwest ¼ of Section 16, T14N, R13E of the 6th P.M., Sarpy County Nebraska. Applicant: Imperial Homes, LLC. General Location: 3501 Chandler Road West. Case #: EDC-49

b. Request to approve the Redevelopment Plan for Lot 7, Tiller's 4th Addition. Applicant: Freedom Village, LLC. General Location: 1811 Hillcrest Drive. Case #: ECD-50.

c. Request to rezone Lot 7, Tiller's 4th Addition, from BG to RG-20-PS for the purpose of a senior living development. Applicant: Freedom Village, LLC. General Location: 1811 Hillcrest Drive. Case #: Z-2106-07.

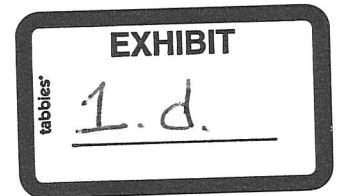
d. Request to rezone Lots 1 and 2, Harold Square Replat One, being a replat of Lot 49, Harold Square, from RG-50 to RG-20 and RG-50 for the purpose of a single-family residence and care facility for disabled adults; and small subdivision plat Lots 1 and 2, Harold Square Replat One. Applicant: Sharon Chaudhuri. General location: 8700 S 25th Street. Case #'s: Z-2106-08, S-2106-14.

e. Request to approve the 2022-2026 Capital Improvement Plan. Applicant: City of Bellevue.

f. Request to amend the Comprehensive Plan to include the Growth Management Plan of the Sarpy County and Cities Wastewater Agency. Applicant: City of Bellevue.

4. CURRENT BUSINESS

5. ADJOURNMENT



MINUTE RECORD

Bellevue Planning Commission Meeting, June 24, 2021, Page 1

The Bellevue Planning Commission held a regular meeting on Thursday, June 24, 2021 at 7:00 p.m. in the Bellevue City Council Chambers. Upon roll call, present were Commissioners Casey, Aerni, Ritz, Ackley, Hankins, and Cutsforth. Absent were Perrin, Cain, and Jacobson. Also present were Tammi Palm, Planning Department Manager, and Angela Curry, Assistant Planning Manager.

Notice of this meeting was given in advance thereof by publication in the Daily Record and posting in two public places, and was also given to the Chairperson and members prior to the meeting. These minutes were written and available for public inspection within ten days of the meeting.

Ritz announced a copy of the Open Meetings Act was posted in the entry to the City Council Chambers.

Motion was made by Ackley, seconded by Casey, to approve the minutes of the May 27, 2021 regular meeting as presented. Upon roll call, all present voted yes. Motion carried unanimously.

Ritz asked if there were any updates or additions to staff reports. Palm advised there were no updates or additions.

Motion was made by Cutsforth, seconded by Hankins, to accept into the record all staff reports, attachments, memos, and handouts regarding each application. Upon roll call, all present voted yes. Motion carried unanimously.

Ritz explained the public hearing procedures

PUBLIC HEARING was held on a request to rezone Lots 1 through 5, Svendsen Acres Replat One, being a replat of Lot 1, Svendsen's Acres, and a platting of Tax Lots D9H, D9D, D9C, and D9B, all located in the Northwest ¼ of Section 16, T14N, R13E of the 6th P.M., Sarpy County, Nebraska from BGH and BNH to BGH and RG-50 for the purpose of existing commercial and residential development; preliminary plat Lots 1 through 5, Svendsen Acres Replat One; final plat of Lots 1 through 5, Svendsen Acres Replat One; and waiver of Section 6-4, Subdivision Regulations, Street Design Standards. Applicant: Svendsen Real Estate, LLC. General Location: 3501 Harrison Street. Case #'s: Z-2105-05, S-2105-08, S-2105-09.

Ritz asked staff for an update. Palm stated the applicant's request is to replat the property in addition to rezoning an existing development near 35th Street and Harrison Street. Palm said two of the properties are being used commercially, and three are residential. She said the entire property is currently zoned BNH (Heavy Neighborhood Business) and BGH (Heavy General Business). Palm stated prior to the current Zoning Ordinance update in 2011, residential structures in a commercial zone were allowed as a permitted use. She said the current Zoning Ordinance made these residential structures legal non-conforming. Palm stated this request would bring all of the properties into conformance with the Zoning Ordinance. She stated the waiver request is to avoid the street standards required for a private street, which staff is supportive of. She stated staff prefers there are no additional drives onto Harrison Street. Palm stated there would be no additions to the current development and the platting will not change the access easements already in place.

Patrick Sullivan, 1246 Golden Gate Drive, Papillion, NE, was present on behalf of the applicant. Sullivan stated the applicant was unable to attend the meeting. He stated he was present with Jeff Stoll, E & A Consulting, Inc., to answer any questions.

There was no one present to speak in favor of, or in opposition to this request. Subsequently, Ritz closed the public hearing.

MOTION was made by Ackley, seconded by Cutsforth, to recommend APPROVAL of a request to rezone Lots 1 through 5, Svendsen Acres Replat One, being a replat of Lot 1, Svendsen's Acres, and a platting of Tax Lots D9H, D9D, D9C, and D9B, all located in the Northwest ¼ of Section 16, T14N, R13E of the 6th P.M., Sarpy County, Nebraska from BGH and BNH to BGH and RG-50 for the purpose of existing commercial and residential development; preliminary plat Lots 1 through 5, Svendsen Acres Replat One; final plat of Lots 1 through 5, Svendsen Acres Replat One; and waiver of Section 6-4, Subdivision Regulations, Street Design Standards. APPROVAL of the application based upon conformance with the Zoning Ordinance, Subdivision Regulations, and lack of perceived negative impact to the surrounding area. Upon roll call, all present voted yes. MOTION carried unanimously.

This item will proceed to City Council for PUBLIC HEARING ON July 20, 2021.

MINUTE RECORD

Bellevue Planning Commission Meeting, June 24, 2021, Page 2

PUBLIC HEARING was held on a request to rezone Lot 1, Redwood 25, being a platting of Tax Lot 4F, located in the Northwest ¼ of Section 27, T14N, R13E of the 6th P.M., Sarpy County, NE, from AG to RG-28-PS for the purpose of multi-family residential development, with site plan approval; preliminary plat Lot 1, Redwood 25; and final plat Lot 1, Redwood 25. General Location: South 25th Street and Cornhusker Road. Applicant: Redwood USA, LLC. Case #'s: Z-2105-06, S-2106-12, and S-2106-13.

Ritz asked staff for an update. Palm stated the applicant is requesting a change of zone from AG (Agricultural District) to RG-28-PS (General Residential, 2,800 Square Foot Zone – Planned Subdivision) to facilitate a multi-family residential development. She said the -Planned Subdivision overlay would allow for multiple buildings on one lot. Palm stated the Future Land Use Map designates this property as medium density residential and the applicant's request is in conformance with that plan. Palm stated Redwood would be constructing single story units with private streets. She stated the connecting streets to the development would be Jamestown Drive to the south and South 25th Street to the west. Palm stated the city requested the developer dedicate a right-of-way along the northern boundary of the property. She stated this future right-of-way along the northern boundary of this property would connect to South 21st Street and South 23rd Street, as well as South 25th Street. Palm said the city is in the preliminary stages of planning for this right-of-way. She said the city is working with OPPD (Omaha Public Power District) and is hopeful the right-of-way would provide another connection from South 21st Street out to South 25th Street. Palm said there would be no cost to the developer and the city is not requesting the private streets of the development connect to the future arterial street.

Paul DeKruiff, 7007 East Pleasant Valley Road, Independence, OH, was present on behalf of Redwood USA, LLC. DeKruiff thanked staff for their assistance with this project. He stated Redwood USA, LLC has core values and open and honest communication is how they do business. DeKruiff said core value number one is "do one thing really well." He stated the one thing Redwood has done well since 1991 is build townhome rental neighborhoods. DeKruiff stated to date Redwood has over one hundred neighborhoods throughout the Midwest. DeKruiff gave a presentation showing floor plans, materials used, landscaping, and the neighborhood layout. He stated their unique design allows them to manage unlike other traditional apartments. DeKruiff said there are rules and regulations that all residents must adhere to and anyone over the age of eighteen must submit to a criminal and economic background check. He stated residents are typically empty nesters, young professionals, and people who want peace and quiet. DeKruiff stated the site would have 20 buildings with a of total of 131 units, all with renewable annual leases.

Carol Edgren, 10603 S 18th Circle, Bellevue, NE, stated developing the property would devastate hundreds of trees and wildlife in the area. She stated she would rather have a retail development because she believes they would be better neighbors and there would be far less traffic. Edgren stated she objects to the entrance at Jamestown Drive. She said Willow Springs has been a cut-through neighborhood since the Walmart development in Wolf Creek and traffic has gotten worse. Edgren stated the apartments are lovely but they are still apartments, which would mean transients, and residents who do not respect the property like homeowners do. She stated she objects to the three pet limit the development advertises because the yards are not large enough to support that limit. Edgren stated she hopes there would be no plans to extend South 23rd Street. She stated the developer should be required to place a privacy fence around the exterior of the property. Edgren said she had concerns the buffer behind Menards would be used as a green space or a dog run for the apartments. She stated another concern was the speed limit on South 25th Street, which is 45 miles per hour (MPH) making access onto South 25th Street more difficult. Edgren stated she would like to see that speed limit lowered to 35 MPH.

Maria Yearwood, 2314 Willow Circle, Bellevue, NE, stated her property abuts the development and her concerns were the setbacks and if the existing buffer would remain in place. She stated the Jamestown Drive connection was a concern and she would like to see the access be from 23rd Street.

Kirk Breier, 2402 Yorktown Place, Bellevue, NE, asked where the public could get information on the studies that have been done on this development, such as the load on the sewage, utilities, and the traffic. Breier stated he also had concerns regarding traffic. He asked who is notified of the public hearing. Palm stated by State Statute the Planning Department notifies property owners within 300 feet of the proposed development, a legal ad is placed in the newspaper, and the property is also posted with a sign. Breier asked if the existing trees around the perimeter would remain and would the new landscaping be maintained.

Jody Young, 2410 Lewis and Clark Road, Bellevue, NE, stated her property does not border the proposed development but the traffic cutting through the subdivision is already excessive and this

MINUTE RECORD

Bellevue Planning Commission Meeting, June 24, 2021, Page 3

development would only make it worse.

Susan Boehling, 2408 Yorktown Place, Bellevue, NE, stated traffic was also a concern because children board the school bus on the corner of Jamestown Drive. She stated another concern was the storm basin's drainage areas on the southern edge of the development. Boehling asked if there would be standing water in that area.

Brandan Horn, 2314 Willow Circle, Bellevue, NE, stated his concern was also the traffic and he thinks there are alternative routes.

There was no one else present to speak in favor of, or opposition to this request. Subsequently, Ritz closed the public hearing.

Palm addressed neighbor's concerns. She stated regarding pets, the city Zoning Ordinance allows for three household pets over the age of six months, which could be a combination of dogs and cats. Palm stated the GIS photo is a recent photo from 2020 and shows an accurate layout of the property. She stated typically before a developer makes application for a project there is several months to a year's worth of time where the developer has worked with city staff and other agencies to mitigate problems. Palm stated there were many pre-application meetings with Redwood regarding traffic, layout, and impact on the neighborhood. She stated the proposal being shown tonight was the result of many revisions on the developer's part. Palm stated the Subdivision Regulations prohibit dead end streets. Jamestown Drive was stubbed-out at the time Willow Springs was developed to provide for a future connection. Palm stated the design of the development is such that it would be difficult to cut through the Willow Springs neighborhood. Palm said the north side of the plat identifies Wolf Creek Drive, which would be a future connection for the commercial properties to the north and east of the proposed development. She stated if Wolf Creek Drive works from an engineering standpoint and with OPPD, the city plans on having the engineering for that street in the upcoming CIP (Capital Improvement Plan) which would be budgeted for in the following year. Palm stated speed limits on South 25th Street are looked at with regards to traffic counts and the street classification. She stated the speed limit could be reduced at some point in the future. Palm stated there is a gas line that runs through the center of the project, which means no structures can be built there and, in part is the reason for the layout of the project. She stated with regards to density, Redwood is showing approximately 4 $\frac{3}{4}$ units per acre, and the adjacent neighborhoods are zones are RS-84 (Single Family Residential, 8,400 Square Foot Zone) and RS-72 (Single Family Residential, 7,200 Square Foot Zone). These zoning districts allow for three to four units per acre, which is very compatible with the proposed development. Palm stated there would be a landscape maintenance agreement which the developer would be required to sign before any Certificate of Occupancies are issued. She said the agreement states if any plantings should die, they are required to be replaced. Palm stated there are also landscaping buffer yards required along the north and west side of the property. Palm asked the developer's engineer to explain the dry detention ponds that are shown on the plat.

John Coolidge, Lamp Rynearson, 14710 W Dodge Road, Omaha, NE, was present on behalf of Redwood USA, LLC. Coolidge thanked the neighbors for their input. He stated no connection to the north was proposed so the commercial traffic to the north would not be routed through the site. Coolidge stated the proposed right-of-way to the north would connect to 23rd Street but not to this development, which would eliminate cut-through traffic from the north. Coolidge stated the water runs from north to south and the water would be captured, treated, and then released at no faster rate than it did before the development. He said the basins would fill up during a rain and then slowly drain out over a 24-hour period. Coolidge stated they insure the basins drain out during that 24-hour period so they cannot become mosquito ponds. He stated there is a 35-foot setback to the east and approximately 70-foot on the south side. He stated a discussion with Redwood regarding fencing could be had but there are no plans for a fence at this time.

DeKruiff stated the goal of Redwood USA is to be a neighbor for a long time and to be neighborly. He stated the core values are real and Redwood would be happy to discuss alternatives or additional buffering.

Ackley stated the proposed 131 units is less dense than what could be developed. Additionally, three-story buildings could be proposed as in recent city applications, so the one-story plan is a good one for the adjacent neighbors. He stated the Jamestown Drive stub was meant to be developed eventually. Because the site is difficult to develop from an engineering standpoint, it has been vacant for many years. He said he thought the access points and private streets were designed to alleviate people cutting through the development and adjacent neighborhoods. Ackley stated he appreciated the developer working with staff and he is in favor of the development.

MINUTE RECORD

Bellevue Planning Commission Meeting, June 24, 2021, Page 4

Aerni asked the developer what the range of rent would be. DeKruiff stated the low range would be \$1,700.00 per month and go as high as \$2,300.00 per month. Discussion ensued regarding the type of renters this development would draw.

MOTION was made by Ackley, seconded by Casey, to recommend APPROVAL of a request to rezone Lot 1, Redwood 25, being a platting of Tax Lot 4F, located in the Northwest ¼ of Section 27, T14N, R13E of the 6th P.M., Sarpy County, NE, from AG to RG-28-PS for the purpose of multi-family residential development, with site plan approval; preliminary plat Lot 1, Redwood 25; and final plat Lot 1, Redwood 25. APPROVAL based upon conformance with the Zoning Ordinance, Subdivision Regulations, and the Comprehensive Plan as well as lack of perceived negative impact upon the surround area. Upon roll call, all present voted yes. MOTION carried unanimously.

This item will proceed to City Council for PUBLIC HEARING ON July 20, 2021.

Meeting adjourned at 8:10 p.m.



Dianna Van Horn
Planning Secretary



3.a.

MEMORANDUM

To: Planning Commission
From: Angela Curry, Assistant Planning Manager
Date: July 22, 2021
Subject: Blighted and Substandard Designation for Lots 4 and 5, Edward Warren Addition, and Tax Lot H2

Elizabeth Sevcik, on behalf of Imperial Homes, LLC, is requesting Lots 4 and 5, Edward Warren Addition, and Tax Lot H2, be designated as blighted and substandard. Ms. Sevcik's analysis is attached. Lots 4 and 5, Edward Warren Addition, and Tax Lot H2, are located near the intersection of West Chandler Road and South 36th Street. Please refer to the attached map, where the property is outlined in blue. The properties were annexed on May 7, 2019.

The area requested to be designated as blighted and substandard is approximately 10.42 acres in total. The properties at 3421 West Chandler Road and 3501 West Chandler Road contain structures that were built in 1947 and 1961. Tax Lot H2 is undeveloped and covered in vegetation. The blighted property abuts West Chandler Road on the south, a major thoroughfare for the northeastern part of the city.

Section 18-2103 of Nebraska State Statutes provides the following definitions of "substandard" and "blighted" which must be met in order for the City Council to approve a resolution designating an area as blighted and substandard:

(3) Blighted area means an area, which (a) by reason of the presence of a substantial number of deteriorated or deteriorating structures, existence of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility, or usefulness, insanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations, or constitutes an economic or social liability and is detrimental to the public health, safety, morals, or welfare in its present condition and use and (b) in which there is at least one of the following conditions: (i) Unemployment in the designated area is at least one hundred twenty percent of the state or national average; (ii) the average age of the residential or

commercial units in the area is at least forty years; (iii) more than half of the plotted and subdivided property in an area is unimproved land that has been within the city for forty years

and has remained unimproved during that time; (iv) the per capita income of the area is lower than the average per capita income of the city or village in which the area is designated; or (v) the area has had either stable or decreasing population based on the last two decennial censuses. In no event shall a city of the metropolitan, primary, or first class designate more than thirty-five percent of the city as blighted, a city of the second class shall not designate an area larger than fifty percent of the city as blighted, and a village shall not designate an area larger than one hundred percent of the village as blighted.

(31) Substandard area means an area in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which, by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime, (which cannot be remedied through construction of prisons), and is detrimental to the public health, safety, morals, or welfare;

In order for the City Council to declare an area as blighted and substandard, the property must meet the statutory criteria outlined above. The authority of the City in making such a determination "shall be liberally construed" as stated in Section 18-2143 of the State Statutes.

The properties proposed to be designated as blighted and substandard are located along the West Chandler Road corridor. This area is in need of revitalization and improvement and has not been subject to comprehensive, sufficient, growth and development. The structures at 3421 West Chandler Road and 3501 West Chandler Road are 60 and 74 years old and both are showing signs of significant deterioration, including a lack of shingles on one of the homes. Such factors can be conducive to ill health and endangering life. Tax Lot H2 is undeveloped, covered in vegetation, and has remained so for many years. Additionally, the following conditions exist in the area:

The blighted properties are within Census Tract 105.01, which has an unemployment rate of 7.1%, more than 120% of the State unemployment rate of 3.3%. The per capita income is approximately \$27,108.00 which is lower than the average per capita income of Bellevue at approximately \$29,822.00.

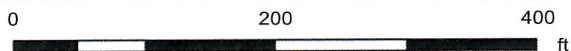
Based upon the above analysis, the Planning Department feels that Lots 4 and 5, Edward Warren Addition, and Tax Lot H2, meet the statutory requirements of blighted and substandard.

PLANNING DEPARTMENT RECOMMENDATION:

The Planning Department recommends APPROVAL of this designation based upon the above analysis that Lots 4 and 5, Edward Warren Addition, and Tax Lot H2, meet the statutory requirements of blighted and substandard. This designation supports the overall goal of redevelopment of the West Chandler Road corridor and will not result in more than 35% of the city being designated as blighted and substandard.



Esri, Inc., City of Naperville, Illinois | Esri, Inc., Sarpy County, Nebraska | Sarpy County, NE



Map Scale 1: 2257

This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the source records and information sources to ascertain the usability of the information.



Notes



**SUBSTANDARD AND BLIGHTED DESIGNATION REQUEST
FOR
W. CHANDLER ROAD REDVELOPMENT**

**LOTS 4 AND 5, EDWARD WARRAN ADDITION AND TAX LOT H2
BELLEVUE, NEBRASKA**

SUBMITTED: JUNE 4, 2021

Submitted by:

**Applicant: Imperial Homes, LLC
6648 Park Crest Dr.
Papillion, NE 68133**

**Attorney for Applicant: Elizabeth A. Sevcik
Croker Huck Law Firm
2120 S. 72nd St., Ste. 1200
Omaha, NE 68023
(402) 505-3159
esevcik@crokerlaw.com**

**RECEIVED
JUN 14 2021
PLANNING DEPT.**

Substandard and Blighted Standard:

Pursuant to the Community Development Law, an area is blighted when “by reason of the presence of a substantial number of deteriorated or deteriorating structures, existence of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility, or usefulness, insanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations, or constitutes an economic or social liability and is detrimental to the public health, safety, morals, or welfare in its present condition and use,” and when it also meets at least one of the following additional conditions:

“(i) Unemployment in the designated area is at least one hundred twenty percent of the state or national average;

(ii) the average age of the residential or commercial units in the area is at least forty years;

(iii) more than half of the plotted and subdivided property in an area is unimproved land that has been within the city for forty years and has remained unimproved during that time; (iv) the per capita income of the area is lower than the average per capita income of the city or village in which the area is designated; or

(v) the area has had either stable or decreasing population based on the last two decennial censuses. In no event shall a city of the metropolitan, primary, or first class designate more than thirty-five percent of the city as blighted, a city of the second class shall not designate an area larger than fifty percent of the city as blighted, and a village shall not designate an area larger than one hundred percent of the village as blighted. A redevelopment project involving a formerly used defense site as authorized under section 18-2123.01 shall not count towards the percentage limitations contained in this subdivision.” Neb. Rev. Stat. § 18-2103(3).

A substandard area is one “in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which, by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime, (which cannot be remedied through construction of prisons), and is detrimental to the public health, safety, morals, or welfare.” Neb. Rev. Stat. § 18-2103(31).

The Blighted and Substandard Area:

The area requested to be designated as blighted and substandard is approximately 10.42 acres and known as: Lots 4 and 5, Edward Warren Addition, an Addition to the City of Bellevue,

RECEIVED
JUN 14 2021
PLANNING DEPT.

and Tax Lot H2, Section 16, Township 14, Range 13, in Bellevue, Nebraska, and including the adjacent public rights-of-way of W. Chandler Road (the "Blighted Property"). The acquisition costs are estimated to be \$400,000.00 and the cost of public improvements, demolition of buildings, and other site development costs are estimated to be \$1,100,000.00. Accordingly, the TIF eligible costs are estimated to be approximately \$1,500,000.00.


The Blighted Property is located in an area where there is a significant number of aged and deteriorated houses and which has not seen any development in a number of years. The Blighted Property contains structures that are 60-75 years old and in significant deterioration, including but not limited to a lack of shingles/proper roofing on at least one of the structures. The Blighted Property abuts W. Chandler Road on the south, which has defective and inadequate street layout for the growth of the area it serves. W. Chandler Road, a significant thoroughfare for the area, contains numerous direct access points from driveways of individual residences creating a hazard that endangers life and property. A diversity of ownership, deterioration of residential and accessory structures in the area, and lack of unified planning of safe accessibility to and from W. Chandler Road in and around the Blighted Property substantially impairs and arrests the sound growth of the community, retards the provision of housing accommodations, constitutes an economic liability, and is detrimental to the public health, safety, morals and welfare in its present condition.

The Blighted Property meets numerous of the additional conditions required to be designated as blighted under the Community Development Law. The Blighted Property is within Census Tract 105.01, which has an unemployment rate of 7.1% (Exhibit A), more than 120% of the State unemployment rate of 3.3% (Exhibit B). Further, the average age of the residential structures in and around the Blighted Property is more than 40 years old. Finally, the per capita income for Census Tract 105.01, of which the Blighted Property is a part, is \$27,108 (Exhibit C), which is lower than the average per capita income of Bellevue, which is \$29,822 (Exhibit D).

There is a predominance of aged and obsolescent buildings in and around the Blighted Property, and, particularly, the structures in the Blighted property are dilapidated and/or deteriorating. The dilapidated and deteriorating structures, and numerous direct driveway access points to W. Chandler Road, endanger life and property, are conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime (which cannot be remedied through construction of prisons), and are detrimental to public health, safety, morals, and welfare.

Based upon the foregoing, the Blighted Property is blighted and substandard. We respectfully request that the City of Bellevue designate the Blighted Property as blighted and substandard in accordance with the Community Development Law.

Sincerely,



Elizabeth A. Sevcik

RECEIVED
JUN 14 2021
PLANNING DEPT.

Exhibit A

SELECTED ECONOMIC CHARACTERISTICS		United States Census Bureau
Note: The table shown may have been modified by user selections. Some information may be missing.		
DATA NOTES		
TABLE ID:	DP03	
SURVEY/PROGRAM:	American Community Survey	
VINTAGE:	2019	
DATASET:	ACSDP5Y2019	
PRODUCT:	ACS 5-Year Estimates Data Profiles	
UNIVERSE:	None	
FTP URL:	None	
API URL:	https://api.census.gov/data/2019/acs/acs5/profile	
USER SELECTIONS		
GEOS	Census Tract 105.01, Sarpy County, Nebraska	
EXCLUDED COLUMNS		
	None	
APPLIED FILTERS		
	None	
APPLIED SORTS		
	None	
WEB ADDRESS		
	https://data.census.gov/cedsci/table?q=unemployment&g=1400000US31153010501&tid=ACSDP5Y2019.DP03&hidePrevious=true	
TABLE NOTES		
	Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities, and towns and estimates of housing units for states and counties.	
	Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Technical Documentation section.	
	Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.	
	Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates	
	Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see ACS Technical Documentation). The effect of nonsampling error is not represented in these tables.	
	Employment and unemployment estimates may vary from the official labor force data released by the Bureau of Labor Statistics because of differences in survey design and data collection. For guidance on differences in employment and unemployment estimates from different sources go to Labor Force Guidance.	
	Workers include members of the Armed Forces and civilians who were at work last week.	
	Industry titles and their 4-digit codes are based on the North American Industry Classification System (NAICS). The Census industry codes for 2018 and later years are based on the 2017 revision of the NAICS. To allow for the creation of multiyear tables, industry data in the multiyear files (prior to data year 2018) were recoded to the 2017 Census industry codes. We recommend using caution when comparing data coded using 2017 Census industry codes with data coded using Census industry codes prior to data year 2018. For more information on the Census industry code changes, please visit our website at https://www.census.gov/topics/employment/industry-occupation/guidance/code-lists.html .	

RECEIVED

JUN 14 2021

PLANNING DEPT.

Table: ACSDP5Y2019.DP03

	<p>Logical coverage edits applying a rules-based assignment of Medicaid, Medicare and military health coverage were added as of 2009 -- please see https://www.census.gov/library/working-papers/2010/demo/coverage_edits_final.html for more details. Select geographies of 2008 data comparable to the 2009 and later tables are available at https://www.census.gov/data/tables/time-series/acs/1-year-re-run-health-insurance.html. The health insurance coverage category names were modified in 2010. See https://www.census.gov/topics/health/health-insurance/about/glossary.html#par_textimage_18 for a list of the insurance type definitions.</p>
	<p>Beginning in 2017, selected variable categories were updated, including age-categories, income-to-poverty ratio (IPR) categories, and the age universe for certain employment and education variables. See user note entitled "Health Insurance Table Updates" for further details.</p>
	<p>2019 ACS data products include updates to several categories of the existing means of transportation question. For more information, see: Change to Means of Transportation.</p>
	<p>Between 2018 and 2019 the American Community Survey retirement income question changed. These changes resulted in an increase in both the number of households reporting retirement income and higher aggregate retirement income at the national level. For more information see Changes to the Retirement Income Question.</p>
	<p>The categories for relationship to householder were revised in 2019. For more information see Revisions to the Relationship to Household item.</p>
	<p>Beginning in data year 2019, respondents to the Weeks Worked question provided an integer value for the number of weeks worked. For data years 2008 through 2018, respondents selected a category corresponding to the number of weeks worked.</p>
	<p>Occupation titles and their 4-digit codes are based on the Standard Occupational Classification (SOC). The Census occupation codes for 2018 and later years are based on the 2018 revision of the SOC. To allow for the creation of the multiyear tables, occupation data in the multiyear files (prior to data year 2018) were recoded to the 2018 Census occupation codes. We recommend using caution when comparing data coded using 2018 Census occupation codes with data coded using Census occupation codes prior to data year 2018. For more information on the Census occupation code changes, please visit our website at https://www.census.gov/topics/employment/industry-occupation/guidance/code-lists.html.</p>
	<p>In 2019, methodological changes were made to the class of worker question. These changes involved modifications to the question wording, the category wording, and the visual format of the categories on the questionnaire. The format for the class of worker categories are now listed under the headings "Private Sector Employee," "Government Employee," and "Self-Employed or Other." Additionally, the category of Active Duty was added as one of the response categories under the "Government Employee" section for the mail questionnaire. For more detailed information about the 2019 changes, see the 2016 American Community Survey Content Test Report for Class of Worker located at http://www.census.gov/library/working-papers/2017/acs/2017_Martinez_01.html.</p>
	<p>The 2015-2019 American Community Survey (ACS) data generally reflect the September 2018 Office of Management and Budget (OMB) delineations of metropolitan and micropolitan statistical areas. In certain instances, the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB delineation lists due to differences in the effective dates of the geographic entities.</p>
	<p>Estimates of urban and rural populations, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.</p>
	<p>Explanation of Symbols: * An "*" entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.</p> <ul style="list-style-type: none"> * An "-" entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution, or the margin of error associated with a median was larger than the median itself. * An "-" following a median estimate means the median falls in the lowest interval of an open-ended distribution. * An "+" following a median estimate means the median falls in the upper interval of an open-ended distribution. * An "*" entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate. * An "*****" entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate. * An "N" entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small. * An "(X)" means that the estimate is not applicable or not available.

RECEIVED

JUN 14 2021

PLANNING DEPT.

COLUMN NOTES	None
--------------	------

RECEIVED
JUN 14 2021
PLANNING DEPT.

Table: ACSDP5Y2019.DP03

	Census Tract 105.01, Sarpy County, Nebraska			
Label	Estimate	Margin of Error	Percent	Percent Margin of Error
EMPLOYMENT STATUS				
Population 16 years and over	5,789	±437	5,789	(X)
In labor force	4,130	±464	71.3%	±4.7
Civilian labor force	3,936	±471	68.0%	±5.0
Employed	3,657	±399	63.2%	±4.6
Unemployed	279	±152	4.8%	±2.5
Armed Forces	194	±120	3.4%	±2.1
Not in labor force	1,659	±266	28.7%	±4.7
Civilian labor force	3,936	±471	3,936	(X)
Unemployment Rate	(X)	(X)	7.1%	±3.4
Females 16 years and over	2,962	±256	2,962	(X)
In labor force	1,926	±282	65.0%	±6.9
Civilian labor force	1,911	±282	64.5%	±6.9
Employed	1,708	±246	57.7%	±7.3
Own children of the householder under 6 years	581	±193	581	(X)
All parents in family in labor force	388	±194	66.8%	±21.7
Own children of the householder 6 to 17 years	1,079	±305	1,079	(X)
All parents in family in labor force	643	±268	59.6%	±18.6
COMMUTING TO WORK				
Workers 16 years and over	3,732	±421	3,732	(X)
Car, truck, or van -- drove alone	3,290	±422	88.2%	±4.2
Car, truck, or van -- carpooled	270	±136	7.2%	±3.6
Public transportation (excluding taxicab)	10	±19	0.3%	±0.5
Walked	0	±14	0.0%	±0.6
Other means	0	±14	0.0%	±0.6
Worked from home	162	±92	4.3%	±2.5
Mean travel time to work (minutes)	23.1	±3.2	(X)	(X)
OCCUPATION				
Civilian employed population 16 years and over	3,657	±399	3,657	(X)
Management, business, science, and arts occupations	1,254	±264	34.3%	±5.8
Service occupations	720	±244	19.7%	±6.7
Sales and office occupations	794	±214	21.7%	±5.3

RECEIVED

JUN 14 2021

PLANNING DEPT.

Table: ACSDP5Y2019.DP03

	Census Tract 105.01, Sarpy County, Nebraska			
Label	Estimate	Margin of Error	Percent	Percent Margin of Error
Natural resources, construction, and maintenance occupations	375	±131	10.3%	±3.3
Production, transportation, and material moving occupations	514	±181	14.1%	±4.6
INDUSTRY				
Civilian employed population 16 years and over	3,657	±399	3,657	(X)
Agriculture, forestry, fishing and hunting, and mining	25	±28	0.7%	±0.8
Construction	351	±218	9.6%	±5.8
Manufacturing	280	±131	7.7%	±3.6
Wholesale trade	90	±91	2.5%	±2.5
Retail trade	350	±188	9.6%	±4.9
Transportation and warehousing, and utilities	289	±143	7.9%	±3.7
Information	65	±65	1.8%	±1.8
Finance and insurance, and real estate and rental and leasing	443	±183	12.1%	±4.6
Professional, scientific, and management, and administrative and waste management services	317	±165	8.7%	±4.6
Educational services, and health care and social assistance	913	±212	25.0%	±6.1
Arts, entertainment, and recreation, and accommodation and food services	345	±171	9.4%	±4.4
Other services, except public administration	20	±32	0.5%	±0.9
Public administration	169	±78	4.6%	±2.3
CLASS OF WORKER				
Civilian employed population 16 years and over	3,657	±399	3,657	(X)
Private wage and salary workers	2,820	±412	77.1%	±5.4
Government workers	533	±191	14.6%	±5.6

RECEIVED

JUN 14 2021

PLANNING DEPT.

Table: ACSDP5Y2019.DP03

	Census Tract 105.01, Sarpy County, Nebraska			
Label	Estimate	Margin of Error	Percent	Percent Margin of Error
Self-employed in own not incorporated business workers	281	±143	7.7%	±3.8
Unpaid family workers	23	±35	0.6%	±1.0
INCOME AND BENEFITS (IN 2019 INFLATION-ADJUSTED DOLLARS)				
Total households	2,473	±121	2,473	(X)
Less than \$10,000	100	±82	4.0%	±3.3
\$10,000 to \$14,999	41	±52	1.7%	±2.1
\$15,000 to \$24,999	113	±74	4.6%	±2.9
\$25,000 to \$34,999	139	±82	5.6%	±3.3
\$35,000 to \$49,999	303	±131	12.3%	±5.3
\$50,000 to \$74,999	567	±168	22.9%	±6.7
\$75,000 to \$99,999	432	±165	17.5%	±6.7
\$100,000 to \$149,999	540	±154	21.8%	±6.1
\$150,000 to \$199,999	188	±86	7.6%	±3.4
\$200,000 or more	50	±49	2.0%	±2.0
Median household income (dollars)	74,570	±6,035	(X)	(X)
Mean household income (dollars)	80,609	±6,343	(X)	(X)
With earnings	2,162	±152	87.4%	±4.5
Mean earnings (dollars)	78,739	±6,735	(X)	(X)
With Social Security	624	±148	25.2%	±5.7
Mean Social Security income (dollars)	19,693	±3,385	(X)	(X)
With retirement income	385	±120	15.6%	±4.9
Mean retirement income (dollars)	19,782	±6,268	(X)	(X)
With Supplemental Security Income	106	±81	4.3%	±3.3
Mean Supplemental Security Income (dollars)	8,626	±3,900	(X)	(X)
With cash public assistance income	50	±67	2.0%	±2.7
Mean cash public assistance income (dollars)	1,920	±1,317	(X)	(X)
With Food Stamp/SNAP benefits in the past 12 months	282	±113	11.4%	±4.6
Families	1,782	±170	1,782	(X)
Less than \$10,000	31	±35	1.7%	±2.0
\$10,000 to \$14,999	0	±14	0.0%	±1.3

Table: ACSDP5Y2019.DP03

	Census Tract 105.01, Sarpy County, Nebraska			
Label	Estimate	Margin of Error	Percent	Percent Margin of Error
\$15,000 to \$24,999	56	±60	3.1%	±3.3
\$25,000 to \$34,999	112	±70	6.3%	±3.8
\$35,000 to \$49,999	193	±116	10.8%	±6.4
\$50,000 to \$74,999	440	±150	24.7%	±8.0
\$75,000 to \$99,999	332	±147	18.6%	±8.1
\$100,000 to \$149,999	432	±145	24.2%	±7.5
\$150,000 to \$199,999	136	±75	7.6%	±4.3
\$200,000 or more	50	±49	2.8%	±2.8
Median family income (dollars)	82,130	±10,938	(X)	(X)
Mean family income (dollars)	87,006	±7,683	(X)	(X)
Per capita income (dollars)	27,108	±2,660	(X)	(X)
Nonfamily households	691	±189	691	(X)
Median nonfamily income (dollars)	52,454	±26,267	(X)	(X)
Mean nonfamily income (dollars)	60,872	±11,337	(X)	(X)
Median earnings for workers (dollars)	38,036	±3,881	(X)	(X)
Median earnings for male full-time, year-round workers (dollars)	52,626	±2,459	(X)	(X)
Median earnings for female full-time, year-round workers (dollars)	37,747	±4,723	(X)	(X)
HEALTH INSURANCE COVERAGE				
Civilian noninstitutionalized population	7,331	±618	7,331	(X)
With health insurance coverage	6,196	±523	84.5%	±6.2
With private health insurance	4,731	±493	64.5%	±6.6
With public coverage	2,036	±388	27.8%	±5.1
No health insurance coverage	1,135	±501	15.5%	±6.2
Civilian noninstitutionalized population under 19 years	1,979	±348	1,979	(X)
No health insurance coverage	184	±206	9.3%	±10.7
Civilian noninstitutionalized population 19 to 64 years	4,464	±442	4,464	(X)
In labor force:	3,647	±463	3,647	(X)
Employed:	3,439	±392	3,439	(X)

RECEIVED

JUN 14 2021

PLANNING DEPT.

Table: ACSDP5Y2019.DP03

	Census Tract 105.01, Sarpy County, Nebraska			
Label	Estimate	Margin of Error	Percent	Percent Margin of Error
With health insurance coverage	2,937	±370	85.4%	±8.4
With private health insurance	2,833	±363	82.4%	±8.6
With public coverage	133	±99	3.9%	±2.8
No health insurance coverage	502	±309	14.6%	±8.4
Unemployed:	208	±133	208	(X)
With health insurance coverage	68	±62	32.7%	±32.7
With private health insurance	30	±47	14.4%	±22.6
With public coverage	38	±40	18.3%	±23.4
No health insurance coverage	140	±123	67.3%	±32.7
Not in labor force:	817	±197	817	(X)
With health insurance coverage	520	±176	63.6%	±12.4
With private health insurance	370	±158	45.3%	±15.4
With public coverage	234	±112	28.6%	±11.3
No health insurance coverage	297	±114	36.4%	±12.4
PERCENTAGE OF FAMILIES AND PEOPLE WHOSE INCOME IN THE PAST 12 MONTHS IS BELOW THE POVERTY LEVEL				
All families	(X)	(X)	5.8%	±4.7
With related children of the householder under 18 years	(X)	(X)	10.4%	±9.3
With related children of the householder under 5 years only	(X)	(X)	0.0%	±10.8
Married couple families	(X)	(X)	1.1%	±2.8
With related children of the householder under 18 years	(X)	(X)	2.8%	±6.8
With related children of the householder under 5 years only	(X)	(X)	0.0%	±16.4
Families with female householder, no spouse present	(X)	(X)	33.0%	±27.1

Table: ACSDP5Y2019.DP03

	Census Tract 105.01, Sarpy County, Nebraska			
Label	Estimate	Margin of Error	Percent	Percent Margin of Error
With related children of the householder under 18 years	(X)	(X)	29.5%	±28.3
With related children of the householder under 5 years only	(X)	(X)	0.0%	±48.4
All people	(X)	(X)	10.9%	±5.4
Under 18 years	(X)	(X)	13.5%	±12.4
Related children of the householder under 18 years	(X)	(X)	12.4%	±12.4
Related children of the householder under 5 years	(X)	(X)	8.5%	±12.0
Related children of the householder 5 to 17 years	(X)	(X)	13.9%	±13.1
18 years and over	(X)	(X)	10.1%	±4.3
18 to 64 years	(X)	(X)	9.4%	±4.6
65 years and over	(X)	(X)	13.7%	±9.6
People in families	(X)	(X)	7.2%	±6.3
Unrelated individuals 15 years and over	(X)	(X)	28.2%	±14.0

RECEIVED

JUN 14 2021

PLANNING DEPT.

Exhibit B

SELECTED ECONOMIC CHARACTERISTICS		United States Census Bureau
Note: The table shown may have been modified by user selections. Some information may be missing.		
DATA NOTES		
TABLE ID:	DP03	
SURVEY/PROGRAM:	American Community Survey	
VINTAGE:	2019	
DATASET:	ACSDP1Y2019	
PRODUCT:	ACS 1-Year Estimates Data Profiles	
UNIVERSE:	None	
FTP URL:	None	
API URL:	https://api.census.gov/data/2019/acs/acs1/profile	
USER SELECTIONS		
GEOS	Nebraska	
EXCLUDED COLUMNS		
	None	
APPLIED FILTERS		
	None	
APPLIED SORTS		
	None	
WEB ADDRESS		
	https://data.census.gov/cedsci/table?q=unemployment%20nebraska&tid=ACSDP1Y2019.DP03&hidePreview=true	
TABLE NOTES		
	Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities, and towns and estimates of housing units for states and counties.	
	Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Technical Documentation section.	
	Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.	
	Source: U.S. Census Bureau, 2019 American Community Survey 1-Year Estimates	
	Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see ACS Technical Documentation). The effect of nonsampling error is not represented in these tables.	
	Employment and unemployment estimates may vary from the official labor force data released by the Bureau of Labor Statistics because of differences in survey design and data collection. For guidance on differences in employment and unemployment estimates from different sources go to Labor Force Guidance.	
	Workers include members of the Armed Forces and civilians who were at work last week.	
	Industry titles and their 4-digit codes are based on the 2017 North American Industry Classification System. The Industry categories adhere to the guidelines issued in Clarification Memorandum No. 2, "NAICS Alternate Aggregation Structure for Use By U.S. Statistical Agencies," issued by the Office of Management and Budget.	

RECEIVED

JUN 14 2021

PLANNING DEPT.

	<p>Logical coverage edits applying a rules-based assignment of Medicaid, Medicare and military health coverage were added as of 2009 -- please see https://www.census.gov/library/working-papers/2010/demo/coverage_edits_final.html for more details. Select geographies of 2008 data comparable to the 2009 and later tables are available at https://www.census.gov/data/tables/time-series/acs/1-year-re-run-health-insurance.html. The health insurance coverage category names were modified in 2010. See https://www.census.gov/topics/health/health-insurance/about/glossary.html#par_textimage_18 for a list of the insurance type definitions.</p>
	<p>Beginning in 2017, selected variable categories were updated, including age-categories, income-to-poverty ratio (IPR) categories, and the age universe for certain employment and education variables. See user note entitled "Health Insurance Table Updates" for further details.</p>
	<p>2019 ACS data products include updates to several categories of the existing means of transportation question. For more information, see: Change to Means of Transportation.</p>
	<p>Between 2018 and 2019 the American Community Survey retirement income question changed. These changes resulted in an increase in both the number of households reporting retirement income and higher aggregate retirement income at the national level. For more information see Changes to the Retirement Income Question.</p>
	<p>The categories for relationship to householder were revised in 2019. For more information see Revisions to the Relationship to Household item.</p>
	<p>Beginning in data year 2019, respondents to the Weeks Worked question provided an integer value for the number of weeks worked. For data years 2008 through 2018, respondents selected a category corresponding to the number of weeks worked.</p>
	<p>In 2019, methodological changes were made to the class of worker question. These changes involved modifications to the question wording, the category wording, and the visual format of the categories on the questionnaire. The format for the class of worker categories are now listed under the headings "Private Sector Employee," "Government Employee," and "Self-Employed or Other." Additionally, the category of Active Duty was added as one of the response categories under the "Government Employee" section for the mail questionnaire. For more detailed information about the 2019 changes, see the 2016 American Community Survey Content Test Report for Class of Worker located at http://www.census.gov/library/working-papers/2017/acs/2017_Martinez_01.html.</p>
	<p>The 2019 American Community Survey (ACS) data generally reflect the September 2018 Office of Management and Budget (OMB) delineations of metropolitan and micropolitan statistical areas. In certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB delineations due to differences in the effective dates of the geographic entities.</p>
	<p>Estimates of urban and rural populations, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.</p>
	<p>Explanation of Symbols: * An "***" entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.</p> <p>* An "-" entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution, or the margin of error associated with a median was larger than the median itself.</p> <p>* An "-" following a median estimate means the median falls in the lowest interval of an open-ended distribution.</p> <p>* An "+" following a median estimate means the median falls in the upper interval of an open-ended distribution.</p> <p>* An "****" entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.</p> <p>* An "*****" entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.</p> <p>* An "N" entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.</p> <p>* An "(X)" means that the estimate is not applicable or not available.</p>
COLUMN NOTES	None

RECEIVED
 JUN 14 2021
 PLANNING DEPT.

Table: ACSDP1Y2019.DP03

	Nebraska			
Label	Estimate	Margin of Error	Percent	Percent Margin of Error
EMPLOYMENT STATUS				
Population 16 years and over	1,509,290	±2,423	1,509,290	(X)
In labor force	1,049,680	±6,750	69.5%	±0.4
Civilian labor force	1,043,090	±6,699	69.1%	±0.4
Employed	1,008,957	±7,438	66.8%	±0.5
Unemployed	34,133	±3,095	2.3%	±0.2
Armed Forces	6,590	±1,298	0.4%	±0.1
Not in labor force	459,610	±6,530	30.5%	±0.4
Civilian labor force	1,043,090	±6,699	1,043,090	(X)
Unemployment Rate	(X)	(X)	3.3%	±0.3
Females 16 years and over	761,559	±2,299	761,559	(X)
In labor force	492,756	±4,997	64.7%	±0.6
Civilian labor force	491,591	±5,080	64.6%	±0.6
Employed	477,147	±5,268	62.7%	±0.7
Own children of the householder under 6 years	149,576	±2,645	149,576	(X)
All parents in family in labor force	114,043	±3,931	76.2%	±2.1
Own children of the householder 6 to 17 years	299,354	±3,366	299,354	(X)
All parents in family in labor force	242,548	±5,188	81.0%	±1.4
COMMUTING TO WORK				
Workers 16 years and over	1,001,268	±7,891	1,001,268	(X)
Car, truck, or van -- drove alone	818,915	±9,121	81.8%	±0.6
Car, truck, or van -- carpooled	89,738	±4,339	9.0%	±0.4
Public transportation (excluding taxicab)	8,159	±1,573	0.8%	±0.2
Walked	27,561	±2,783	2.8%	±0.3
Other means	10,459	±1,866	1.0%	±0.2
Worked from home	46,436	±3,483	4.6%	±0.4
Mean travel time to work (minutes)	19.5	±0.3	(X)	(X)
OCCUPATION				
Civilian employed population 16 years and over	1,008,957	±7,438	1,008,957	(X)
Management, business, science, and arts occupations	404,011	±7,584	40.0%	±0.7
Service occupations	159,127	±6,069	15.8%	±0.6
Sales and office occupations	199,244	±5,797	19.7%	±0.6

RECEIVED

JUN 14 2021

PLANNING DEPT.

Table: ACSDP1Y2019.DP03

	Nebraska			
Label	Estimate	Margin of Error	Percent	Percent Margin of Error
Natural resources, construction, and maintenance occupations	106,521	±3,891	10.6%	±0.4
Production, transportation, and material moving occupations	140,054	±6,131	13.9%	±0.6
INDUSTRY				
Civilian employed population 16 years and over	1,008,957	±7,438	1,008,957	(X)
Agriculture, forestry, fishing and hunting, and mining	46,776	±2,633	4.6%	±0.3
Construction	76,754	±3,757	7.6%	±0.4
Manufacturing	101,861	±5,181	10.1%	±0.5
Wholesale trade	23,839	±1,931	2.4%	±0.2
Retail trade	105,455	±5,597	10.5%	±0.5
Transportation and warehousing, and utilities	55,880	±2,782	5.5%	±0.3
Information	17,449	±2,108	1.7%	±0.2
Finance and insurance, and real estate and rental and leasing	80,285	±3,754	8.0%	±0.4
Professional, scientific, and management, and administrative and waste management services	88,188	±4,626	8.7%	±0.4
Educational services, and health care and social assistance	251,998	±6,212	25.0%	±0.6
Arts, entertainment, and recreation, and accommodation and food services	73,293	±4,110	7.3%	±0.4
Other services, except public administration	46,201	±3,671	4.6%	±0.4
Public administration	40,978	±2,853	4.1%	±0.3
CLASS OF WORKER				
Civilian employed population 16 years and over	1,008,957	±7,438	1,008,957	(X)
Private wage and salary workers	798,155	±8,908	79.1%	±0.6
Government workers	144,803	±4,955	14.4%	±0.5

RECEIVED
JUN 14 2021
PLANNING DEPT.

Table: ACSDP1Y2019.DP03

	Nebraska			
Label	Estimate	Margin of Error	Percent	Percent Margin of Error
Self-employed in own not incorporated business workers	63,559	±3,076	6.3%	±0.3
Unpaid family workers	2,440	±653	0.2%	±0.1
INCOME AND BENEFITS (IN 2019 INFLATION-ADJUSTED DOLLARS)				
Total households	771,444	±4,475	771,444	(X)
Less than \$10,000	37,219	±2,805	4.8%	±0.4
\$10,000 to \$14,999	30,395	±2,679	3.9%	±0.3
\$15,000 to \$24,999	61,627	±3,696	8.0%	±0.5
\$25,000 to \$34,999	67,044	±4,060	8.7%	±0.5
\$35,000 to \$49,999	102,347	±4,017	13.3%	±0.5
\$50,000 to \$74,999	150,357	±5,404	19.5%	±0.7
\$75,000 to \$99,999	111,438	±4,655	14.4%	±0.6
\$100,000 to \$149,999	122,363	±4,428	15.9%	±0.6
\$150,000 to \$199,999	47,279	±2,722	6.1%	±0.4
\$200,000 or more	41,375	±2,731	5.4%	±0.4
Median household income (dollars)	63,229	±936	(X)	(X)
Mean household income (dollars)	82,539	±1,174	(X)	(X)
With earnings	622,504	±6,234	80.7%	±0.5
Mean earnings (dollars)	81,600	±1,223	(X)	(X)
With Social Security	226,518	±3,417	29.4%	±0.4
Mean Social Security income (dollars)	20,271	±321	(X)	(X)
With retirement income	162,009	±4,881	21.0%	±0.6
Mean retirement income (dollars)	23,519	±887	(X)	(X)
With Supplemental Security Income	30,742	±2,706	4.0%	±0.3
Mean Supplemental Security Income (dollars)	9,698	±473	(X)	(X)
With cash public assistance income	12,041	±1,593	1.6%	±0.2
Mean cash public assistance income (dollars)	2,366	±340	(X)	(X)
With Food Stamp/SNAP benefits in the past 12 months	58,895	±3,920	7.6%	±0.5
Families	493,013	±6,118	493,013	(X)
Less than \$10,000	10,881	±1,542	2.2%	±0.3
\$10,000 to \$14,999	8,445	±1,253	1.7%	±0.2

Table: ACSDP1Y2019.DP03

	Nebraska			
Label	Estimate	Margin of Error	Percent	Percent Margin of Error
\$15,000 to \$24,999	22,620	±2,375	4.6%	±0.5
\$25,000 to \$34,999	30,751	±2,344	6.2%	±0.5
\$35,000 to \$49,999	56,922	±3,374	11.5%	±0.7
\$50,000 to \$74,999	97,882	±4,342	19.9%	±0.8
\$75,000 to \$99,999	84,348	±3,676	17.1%	±0.7
\$100,000 to \$149,999	103,836	±4,029	21.1%	±0.8
\$150,000 to \$199,999	41,948	±2,519	8.5%	±0.5
\$200,000 or more	35,380	±2,468	7.2%	±0.5
Median family income (dollars)	80,062	±1,124	(X)	(X)
Mean family income (dollars)	99,250	±1,724	(X)	(X)
Per capita income (dollars)	33,272	±481	(X)	(X)
Nonfamily households	278,431	±5,467	278,431	(X)
Median nonfamily income (dollars)	37,791	±1,205	(X)	(X)
Mean nonfamily income (dollars)	50,009	±1,405	(X)	(X)
Median earnings for workers (dollars)	36,077	±399	(X)	(X)
Median earnings for male full-time, year-round workers (dollars)	51,412	±412	(X)	(X)
Median earnings for female full-time, year-round workers (dollars)	41,148	±496	(X)	(X)
HEALTH INSURANCE COVERAGE				
Civilian noninstitutionalized population	1,904,211	±1,300	1,904,211	(X)
With health insurance coverage	1,746,288	±7,882	91.7%	±0.4
With private health insurance	1,431,512	±12,995	75.2%	±0.7
With public coverage	538,914	±11,213	28.3%	±0.6
No health insurance coverage	157,923	±7,846	8.3%	±0.4
Civilian noninstitutionalized population under 19 years	502,094	±2,665	502,094	(X)
No health insurance coverage	28,394	±4,008	5.7%	±0.8
Civilian noninstitutionalized population 19 to 64 years	1,101,127	±2,944	1,101,127	(X)
In labor force:	938,320	±6,139	938,320	(X)
Employed:	911,179	±6,615	911,179	(X)

RECEIVED

JUN 14 2021

PLANNING DEPT.

Table: ACSDP1Y2019.DP03

	Nebraska			
Label	Estimate	Margin of Error	Percent	Percent Margin of Error
With health insurance coverage	825,058	±8,138	90.5%	±0.6
With private health insurance	796,224	±8,361	87.4%	±0.6
With public coverage	51,895	±4,178	5.7%	±0.5
No health insurance coverage	86,121	±5,269	9.5%	±0.6
Unemployed:	27,141	±3,009	27,141	(X)
With health insurance coverage	15,012	±2,302	55.3%	±4.9
With private health insurance	11,324	±1,939	41.7%	±4.7
With public coverage	4,578	±1,268	16.9%	±4.2
No health insurance coverage	12,129	±1,701	44.7%	±4.9
Not in labor force:	162,807	±5,870	162,807	(X)
With health insurance coverage	131,996	±5,122	81.1%	±1.4
With private health insurance	90,131	±4,087	55.4%	±1.7
With public coverage	53,867	±3,809	33.1%	±2.0
No health insurance coverage	30,811	±2,681	18.9%	±1.4
PERCENTAGE OF FAMILIES AND PEOPLE WHOSE INCOME IN THE PAST 12 MONTHS IS BELOW THE POVERTY LEVEL				
All families	(X)	(X)	6.2%	±0.4
With related children of the householder under 18 years	(X)	(X)	9.6%	±0.9
With related children of the householder under 5 years only	(X)	(X)	12.2%	±2.4
Married couple families	(X)	(X)	2.9%	±0.4
With related children of the householder under 18 years	(X)	(X)	3.2%	±0.6
With related children of the householder under 5 years only	(X)	(X)	2.7%	±1.4
Families with female householder, no spouse present	(X)	(X)	22.5%	±2.4

Table: ACS DP1Y2019.DP03

	Nebraska			
Label	Estimate	Margin of Error	Percent	Percent Margin of Error
With related children of the householder under 18 years	(X)	(X)	29.5%	±3.1
With related children of the householder under 5 years only	(X)	(X)	40.3%	±8.5
All people	(X)	(X)	9.9%	±0.5
Under 18 years	(X)	(X)	11.0%	±1.1
Related children of the householder under 18 years	(X)	(X)	10.5%	±1.0
Related children of the householder under 5 years	(X)	(X)	13.3%	±1.7
Related children of the householder 5 to 17 years	(X)	(X)	9.5%	±1.2
18 years and over	(X)	(X)	9.5%	±0.5
18 to 64 years	(X)	(X)	9.9%	±0.6
65 years and over	(X)	(X)	8.1%	±0.7
People in families	(X)	(X)	6.5%	±0.5
Unrelated individuals 15 years and over	(X)	(X)	23.0%	±1.3

RECEIVED
 JUN 14 2021
 PLANNING DEPT.

Exhibit C

PER CAPITA INCOME IN THE PAST 12 MONTHS (IN 2019 INFLATION-ADJUSTED DOLLARS)		United States Census Bureau
Note: The table shown may have been modified by user selections. Some information may be missing.		
DATA NOTES		
TABLE ID:	B19301	
SURVEY/PROGRAM:	American Community Survey	
VINTAGE:	2019	
DATASET:	ACSDT5Y2019	
PRODUCT:	ACS 5-Year Estimates Detailed Tables	
UNIVERSE:	Total population	
FTP URL:	None	
API URL:	https://api.census.gov/data/2019/acs/acs5	
USER SELECTIONS		
GEOS	Census Tract 105.01, Sarpy County, Nebraska	
TOPICS	Income (Households, Families, Individuals)	
EXCLUDED COLUMNS		
	None	
APPLIED FILTERS		
	None	
APPLIED SORTS		
	None	
WEB ADDRESS		
	https://data.census.gov/cedsci/table?q=per%20capita%20income&g=1400000US31153010501&tid=ACSDT5Y2019.B19301&hidePreview=true	
TABLE NOTES		
	Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities, and towns and estimates of housing units for states and counties.	
	Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Technical Documentation section.	
	Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.	
	Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates	
	Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see ACS Technical Documentation). The effect of nonsampling error is not represented in these tables.	
	Between 2018 and 2019 the American Community Survey retirement income question changed. These changes resulted in an increase in both the number of households reporting retirement income and higher aggregate retirement income at the national level. For more information see Changes to the Retirement Income Question .	
	The 2015-2019 American Community Survey (ACS) data generally reflect the September 2018 Office of Management and Budget (OMB) delineations of metropolitan and micropolitan statistical areas. In certain instances, the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB delineation lists due to differences in the effective dates of the geographic entities.	
	Estimates of urban and rural populations, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.	

RECEIVED

JUN 14 2021

PLANNING DEPT.

	<p>Explanation of Symbols: * An "***" entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.</p> <p>* An "-" entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution, or the margin of error associated with a median was larger than the median itself.</p> <p>* An "-" following a median estimate means the median falls in the lowest interval of an open-ended distribution.</p> <p>* An "+" following a median estimate means the median falls in the upper interval of an open-ended distribution.</p> <p>* An "****" entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.</p> <p>* An "*****" entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.</p> <p>* An "N" entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.</p> <p>* An "(X)" means that the estimate is not applicable or not available.</p>
COLUMN NOTES	None

RECEIVED

JUN 14 2021

PLANNING DEPT.

Table: ACSDT5Y2019.B19301

	Census Tract 105.01, Sarpy County, Nebraska	
Label	Estimate	Margin of Error
Per capita income in the past 12 months (in 2019 inflation-adjusted dollars)	27,108	±2,660

RECEIVED
JUN 14 2021
PLANNING DEPT.

Exhibit D

PER CAPITA INCOME IN THE PAST 12 MONTHS (IN 2019 INFLATION-ADJUSTED DOLLARS)		United States Census Bureau
Note: The table shown may have been modified by user selections. Some information may be missing.		
DATA NOTES		
TABLE ID:	B19301	
SURVEY/PROGRAM:	American Community Survey	
VINTAGE:	2019	
DATASET:	ACSDT5Y2019	
PRODUCT:	ACS 5-Year Estimates Detailed Tables	
UNIVERSE:	Total population	
FTP URL:	None	
API URL:	https://api.census.gov/data/2019/acs/acs5	
USER SELECTIONS		
TOPICS	Income (Households, Families, Individuals)	
GEOS	Bellevue city	
EXCLUDED COLUMNS		
	None	
APPLIED FILTERS		
	None	
APPLIED SORTS		
	None	
WEB ADDRESS		
	https://data.census.gov/cedsci/table?q=bellevue%20nebraska%20per%20capita%20income&tid=ACSDT5Y2019.B19301&hidePreview=true	
TABLE NOTES		
	Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities, and towns and estimates of housing units for states and counties.	
	Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Technical Documentation section.	
	Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.	
	Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates	
	Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see ACS Technical Documentation). The effect of nonsampling error is not represented in these tables.	
	Between 2018 and 2019 the American Community Survey retirement income question changed. These changes resulted in an increase in both the number of households reporting retirement income and higher aggregate retirement income at the national level. For more information see Changes to the Retirement Income Question .	
	The 2015-2019 American Community Survey (ACS) data generally reflect the September 2018 Office of Management and Budget (OMB) delineations of metropolitan and micropolitan statistical areas. In certain instances, the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB delineation lists due to differences in the effective dates of the geographic entities.	
	Estimates of urban and rural populations, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.	

	<p>Explanation of Symbols: * An "***" entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.</p> <p>* An "-" entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution, or the margin of error associated with a median was larger than the median itself.</p> <p>* An "-." following a median estimate means the median falls in the lowest interval of an open-ended distribution.</p> <p>* An "+." following a median estimate means the median falls in the upper interval of an open-ended distribution.</p> <p>* An "****" entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.</p> <p>* An "*****" entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.</p> <p>* An "N" entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.</p> <p>* An "(X)" means that the estimate is not applicable or not available.</p>
<p>COLUMN NOTES</p>	<p>None</p>

RECEIVED

JUN 14 2021

PLANNING DEPT.

Table: ACSDT5Y2019.B19301

	Bellevue city, Nebraska	
Label	Estimate	Margin of Error
Per capita income in the past 12 months (in 2019 inflation-adjusted dollars)	29,822	±1,107

RECEIVED
JUN 14 2021
PLANNING DEPT.



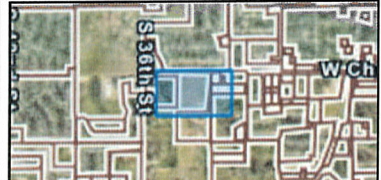
Esri, Inc., City of Naperville, Illinois | Esri, Inc., Sarpy County, Nebraska | Sarpy County, NE



Map Scale 1: 2257

42

This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the source records and information sources to ascertain the usability of the information.



Notes



RECEIVED
JUN 14 2021
PLANNING DEPT.



City of Bellevue
Planning Department

1510 Wall Street • Bellevue, Nebraska 68005 • (402) 293-3026

3.b.

MEMORANDUM

To: Planning Commission
FROM: Angela Curry, Assistant Planning Manager
DATE: July 16, 2021
RE: Proposed Redevelopment Plan for 1811 Hillcrest Drive

Attached for your review and recommendation is the Redevelopment Plan for Freedom Village, LLC. This plan proposes the redevelopment of the vacant property of Lot 7, Tiller's 4th Addition. This area was previously designated as blighted and substandard by Resolution 2007-09, which was approved by the City Council on March 12, 2007. Approval of the Redevelopment Plan is the next step in the redevelopment process.

The site is approximately 6.18 acres in size and consists of one lot located on the northeast corner of Hillcrest Drive and Highway 370. The lot is undeveloped with concrete parking areas, along the west side of the property along Hillcrest Drive and along the south side abutting Highway 370. The property lacks improvements and has been vacant for many years.

The applicant is proposing redevelopment of the property by rezoning the existing lot to be developed into a 55 and older senior living community. The community will consist of seven 4-plex single family garden homes between 1,050 to 1,287 square feet each with a garage; and a four-story apartment building with 28-units, each unit between 850 and 990 square feet.

The applicant indicates a large retaining wall will be repaired, a broken parking lot will be removed to install new off-street parking, and the access from Harlan Drive will be closed off.

The applicant is estimating the property's valuation to be \$12,500,000 upon completion.

The Redevelopment Plan states there is approximately \$4,401,173 of Tax Increment Financing (TIF) eligible redevelopment costs associated with the project. The applicant is proposing the use of TIF to fund \$2,609,077 of the expenses. The breakdown of costs and data supporting the payback of TIF expenditures is attached to the Redevelopment Plan for your review.

The Planning Department believes this project will be a benefit to the city through the improvement of a blighted and substandard area that has remained vacant and underutilized.

The Redevelopment Plan meets the requirements of Section 18-2111 of Nebraska State Statutes with respect to required plan contents. As required by Nebraska State Statutes, the Planning Department advertised the public hearing on this application twice in local publications and sent notification to the governing bodies of Sarpy County, the Papio-Missouri River NRD, Metropolitan Community College, ESU #3, and the Bellevue Public School District.

PLANNING DEPARTMENT RECOMMENDATION:

The Planning Department recommends approval of the Freedom Village, LLC Redevelopment Plan based on the elimination of a blighted and substandard area, conformance with the requirements of the State Statutes, and the opportunity for redevelopment along the Harlan Drive corridor.

FREEDOM VILLAGE

THE REDEVELOPMENT PLAN FOR AN ADULT ACTIVE COMMUNITY AT 1811 HILLCREST DRIVE, LOT 7, TILLER'S 4TH ADDITION, BELLEVUE, NE

JUNE 18, 2021

SUBMITTED BY:

Applicant:
Freedom Village, LLC
1902 Harlan Drive, Bellevue, NE 68005

Attorney:
Larry A. Jobeun
Fullenkamp Jobeun Johnson & Beller, LLP
11440 West Center Road, Omaha, NE 68144

Introduction:

This redevelopment plan proposes to develop 1811 Hillcrest Drive in Bellevue Nebraska, Sarpy County, legally described in **Exhibit A** attached hereto, into an age 55 and older, active adult community. The redevelopment site is immediately to the east of Hillcrest Health and Rehabilitation (post-acute rehab and long-term care of 151 occupants) and south of Harmony Court (independent living for over 100 aging adult occupants) and east of Hillcrest Home Care and Hospice and Innovate Rehab and Wellness. This redevelopment compliments the existing neighborhood of housing and services for aging adults 55 years and older.

The new Freedom Village can be described as a small community of people who desire to live in a 'lock and leave' homestyle environment. Freedom Village consists of two living options. The first is designed as a 4-plex single family garden home (28 homes total). Each ranch style home size is 1050 SF to 1287 SF. Each home has a garage, two bedrooms or bedroom with den, two bathrooms, kitchen, living room, laundry and storage space. The homes face a large green community space that will feature a fire pit area, gazebo reading/conversation area, and BBQ grill with outdoor covered dining area. In addition, Freedom Village will feature a fenced-in dog park and designated garden plots.

The second living option entails a small apartment building featuring 28 individual apartments. Apartments will range in size from 850 SF to 990 SF and have one bedroom with bath, or one bedroom with den, laundry, kitchen, storage, and a balcony/patio. The entry level of the intimate apartment building faces the large open courtyard space and offers a clubhouse for Freedom Village residents. Within the clubhouse is a fireplace room, large group gathering area with a kitchen, and a fitness center. The onsite property manager will have a sales office near the clubhouse. Refer to **Exhibit B** for the Site Plan and apartment renderings.

Site History:

The redevelopment site contains approximately 6.1 acres of vacant land. It was originally farm ground until the early 1970's when a local family developed it into a hotel. The hotel had a number of owners over the years, and in 2008 the then-owner tried to expand the hotel into a water park. That project was ultimately unsuccessful, leaving the ground with a closed and outdated hotel. The Applicant bought the property in 2000 with the understanding that the site was TIF eligible.

The site does pose certain challenges. There is a large elevation change from the property to the east on the northern end on the site. Additionally, an installed retaining wall was customized and designed around the water park that was to be built and is in need of rehabilitation. Finally, the site will need to have an access from Harlan Drive closed off, several yards of broken parking lot removed, new off-street parking installed, all new landscaping, and total re-grading. All utilities will have to be brought from the street.

Site Zoning and Land Use:

The redevelopment site is currently zoned BG – Business General. The Applicant plans to rezone the site as RG-20–PS General Residential, which permits high density multifamily

housing. As previously described, the Applicant plans to develop the existing site into 28 independent adult living conjoined garden homes and a four-story, 28-unit apartment building on the south side of the campus along Harlan Drive. The development will also feature numerous community amenities, including, but not limited to, fire pit, picnic area with grill, dog park, covered reading and relaxation area, and extensive community green space.

Utilities and Infrastructure:

Currently, utility services are located within the public rights-of-way adjacent to the property. However, the Applicant will be incurring costs to improve the entryway to the site and parking along Hillcrest Drive per the Site Plan attached hereto as **Exhibit B**. Additional utility services and public facilities will be added as required by the redevelopment plans and as required by the City.

The Applicant will use TIF to fund the eligible acquisition, site preparation, and public improvement costs as outlined in **Exhibit C** (collectively, the "TIF Eligible Expenses").

TIF Compliance:

The Applicant's request meets the necessary requirements for consideration under the Nebraska Community Redevelopment Act. The project will provide attractive new housing for individuals aged 55 and older in the community. The TIF proceeds will be used to cover TIF Eligible Expenses. Additionally, the project will add positive economic growth to the City of Bellevue through new construction jobs. Furthermore, as set forth in the financial proforma attached hereto as **Exhibit D**, the up-front costs associated with the acquisition and development of the proposed site would be prohibitively high without the use of TIF. Therefore, the Applicant requests TIF to help offset the costs in order to make this redevelopment viable.

Substandard and Blighted:

The Nebraska Community Redevelopment Law requires that the site be "Substandard" as defined under Neb. Rev. Stat. Section 18-2103(31) and "Blighted" as defined under Neb. Rev. Stat. 18-2103(3), subsections (a) and (b). The area meets the requirements of the Community Development Law to be declared blighted and substandard by the City of Bellevue and the City declared the same pursuant to Resolution No. 2010-37 dated November 23, 2010, and Resolution NO. 2013-22 dated July 8, 2013.

The cost of the acquisition, public improvements and other TIF eligible expenses are estimated to be \$4,401,173. The itemized cost-breakdown of the TIF eligible expenses is attached hereto as **Exhibit C**. The approval of this redevelopment plan will facilitate the rehabilitation of the proposed site by creating the opportunity for TIF to be used as a financing method to cover some of the TIF eligible expenses.

The Sarpy County assessor shall determine the redevelopment project valuation based upon the fair market valuation of the parcel(s) as of January 1 of the year prior to the year that

the ad valorem taxes are to be divided. The proposed valuation upon full build-out of the site is expected to be approximately \$12,500,000, based upon the site plan attached hereto as **Exhibit B**.

Financing:

The estimated assessed value of the project upon completion is estimated to be \$12,500,000. Consequently, the project will support the TIF request in the maximum principal amount of \$2,609,077, with interest accruing at the rate of 4.50% per annum. The amortization schedule is attached hereto as **Exhibit E**. The remaining project costs will be paid through equity and debt financing.

TIF Cost Benefit Analysis:

The proposed multi-family project provides for development in the area of the City that has remained relatively undeveloped and underutilized. Because of the high cost associated with the development of the project, the rate of return to the Applicant in developing this property is marginal and unacceptable to the Applicant without the use of TIF to defray the TIF Eligible Expenses. It is necessary to implement innovative financing approaches to be used to encourage redevelopment and to support the potential growth that will occur as a result of this and other improvements that are likely to follow within the surrounding area. The following are a list of benefits from the redevelopment of this area through the use of TIF:

- 1) No community public service needs will be generated as a result of this project. The proposed TIF will be used, in part, to offset infrastructure and building improvement costs that are eligible for TIF.
- 2) The use of TIF will not result in tax shifts. The current level of taxes will continue to flow to the current taxing authorities and only the increased value of revenues resulting from the improvements will be applied to the cost of the improvements through the use of TIF.
- 3) The development of this site will have a positive impact on employers and employees in the immediate area outside of the site. The architecture and material choices of the project will be aesthetically pleasing, which will result in a positive impact to the traffic in the surrounding area.
- 4) The development of this site will provide additional rental housing in the part of the City.
- 5) The development project would not be economically feasible and would not occur within the proposed site without the use of TIF.
- 6) The project site is to be re-zoned for housing (RG-20-PS) and meets the requirements of the City's Comprehensive Development Plan and City Ordinances as well as the Nebraska Community Redevelopment Law that establishes the process and requirements for the approval of this plan.

Based upon the abovementioned, the applicant respectfully requests TIF in the principal amount of \$2,609,077.

Respectfully Submitted,

Freedom Village, LLC

Exhibit A

LEGAL DESCRIPTION

Lot 7, Tiller's 4th Addition, a Subdivision as surveyed, platted and recorded in Sarpy County,
Nebraska.

Parcel Number: 010449779

Exhibit B
SITE PLAN AND
PROJECT RENDERINGS

(Attached Hereto)





2021-05-14

VIEW 1 - LOOKING EAST TO READING STRUCTURE AND NEIGHBORHOOD GREEN
FREEDOM VILLAGE



VIEW 3 - LOOKING SOUTHWEST TO APARTMENT BUILDING
FREEDOM VILLAGE

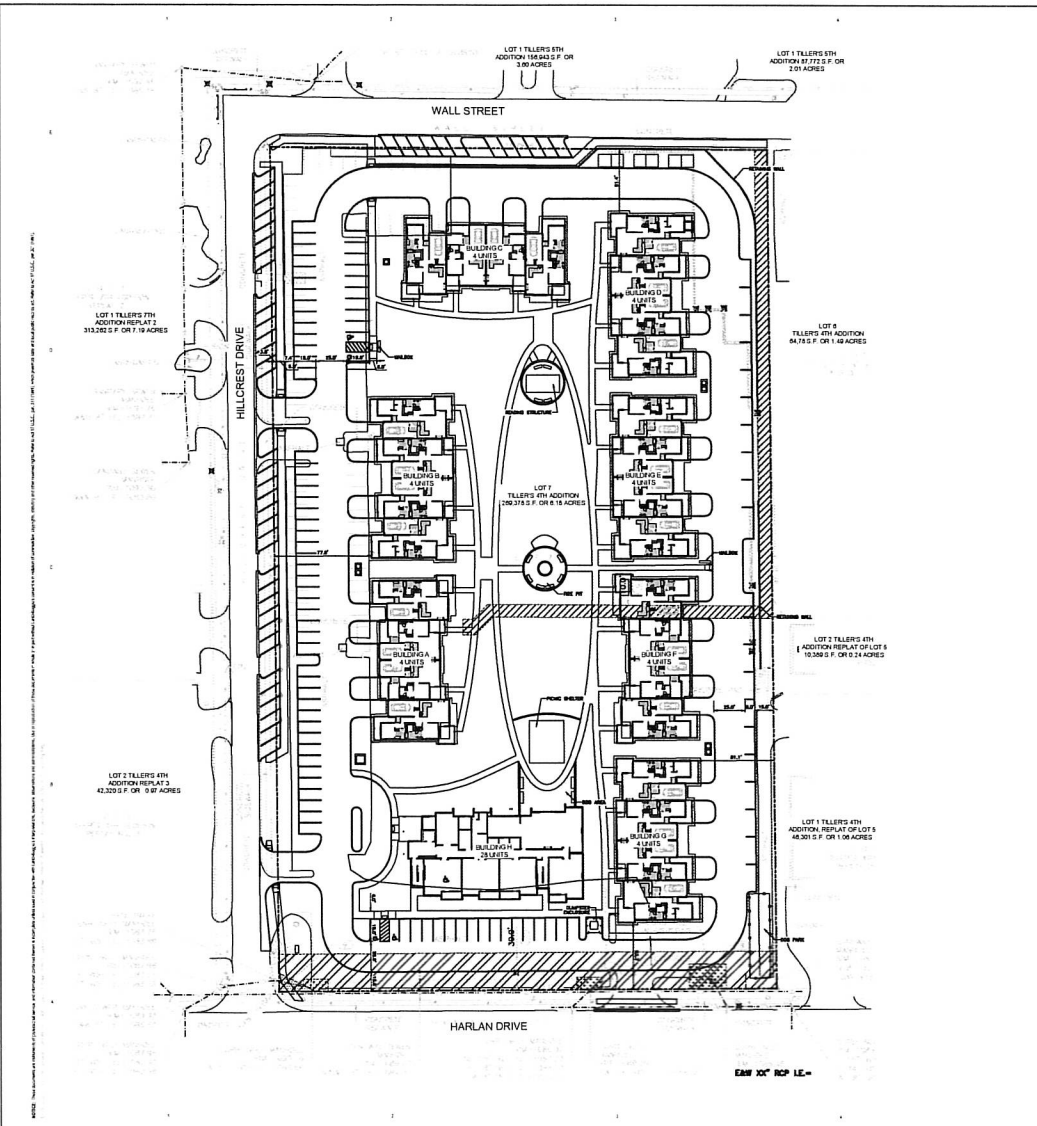
2021-05-14



VIEW 4 - APARTMENT BUILDING ENTRY
FREEDOM VILLAGE

2021-05-14





SITE SUMMARY		
EXISTING ZONING OR PROPOSED ZONING R13.02/P16		
SITE DATA	REQUIRED	PROVIDED
TOTAL SITE SIZE	2,000,000 (1,120,000 S.F.)	2,000,000 (2,000,000 S.F.)
SETBACKS*	FRONT YARD - 20' REAR YARD - 10' SIDE YARD - 0' SIDE YARD - 0'	FRONT YARD - 31' (MIN) REAR YARD - 31' (MIN) SIDE YARD - 5' (MIN) SIDE YARD - 5' (MIN)
MAXIMUM FLOOR COVERAGE	80% MAX	100%
BUILDING HEIGHT	75'	80'-0" MAX (APPROX.)

PER P16 DISTRICT REQUIREMENTS

- NOTES:
- THE SITE PLAN SHALL BE PRINTED AND CEMENT CONCRETE, POOL AS REQUIRED BY SITE. THE SITE PLAN SHALL BE PROVIDED FOR APPROVAL AS PROVIDED FOR IN THE CITY OF BELLEVUE, WASHINGTON, ARTICLE 13.04.010.
 - THE USE OF MATERIALS FOR THIS SITE INCLUDE THE FOLLOWING:
 - COMMON AREA FLOORING
 - ROOFING
 - PAINT
 - WOOD
 - ROOFING
 - FINISH FLOORING

GARDEN HOME SUMMARY			
BUILDING #	TYPE	1 BED UNITS	2 BED UNITS
BUILDING A	TYPE A	2	2
BUILDING B	TYPE B	2	2
BUILDING C	TYPE C	0	4
BUILDING D	TYPE D	0	4
BUILDING E	TYPE E	2	2
BUILDING F	TYPE F	0	4
BUILDING G	TYPE G	2	2
BUILDING H	TYPE H	0	4
BUILDING I	TYPE I	2	2
BUILDING J	TYPE J	0	4
BUILDING K	TYPE K	2	2
BUILDING L	TYPE L	0	4
BUILDING M	TYPE M	2	2
BUILDING N	TYPE N	0	4
BUILDING O	TYPE O	2	2
BUILDING P	TYPE P	0	4
BUILDING Q	TYPE Q	2	2
BUILDING R	TYPE R	0	4
BUILDING S	TYPE S	2	2
BUILDING T	TYPE T	0	4
BUILDING U	TYPE U	2	2
BUILDING V	TYPE V	0	4
BUILDING W	TYPE W	2	2
BUILDING X	TYPE X	0	4
BUILDING Y	TYPE Y	2	2
BUILDING Z	TYPE Z	0	4
TOTAL UNITS		38	38

APARTMENT UNIT BREAKDOWN (BUILDING H)	
TYPE	NUMBER OF UNITS
1-BED ROOM	28
TOTAL	28

PARKING SUMMARY	
STALL TYPE	STALLS
STANDARD STALLS	103
ADA STALLS	2
GARAGE STALLS	28
TAXI STALLS (AT CURB)	28
TOTAL STALLS	161

REMARKS: 1. STALLS TO BE PROVIDED IN STALLS 103 AND 28 STALLS IN STALLS 28. 2. STALLS TO BE PROVIDED IN STALLS 28 AND 28 STALLS IN STALLS 28.



EASEMENT LEGEND	
	EASEMENT GRANTED TO CHURCH OF CHRIST DISTRICT FOR CONSTRUCTION OF STALLS 103 AND 28 STALLS IN STALLS 28.
	EASEMENT GRANTED TO CHURCH OF CHRIST DISTRICT FOR CONSTRUCTION OF STALLS 28 AND 28 STALLS IN STALLS 28.
	EASEMENT GRANTED TO CHURCH OF CHRIST DISTRICT FOR CONSTRUCTION OF STALLS 28 AND 28 STALLS IN STALLS 28.

LANTZ-BOGGIO
Architects & Interior Designers

1811 HILLCREST DRIVE, BELLEVUE, WA 98005

FREEDOM VILLAGE

1811 HILLCREST DRIVE, BELLEVUE, WA 98005

PRELIMINARY

Overall Site Plan

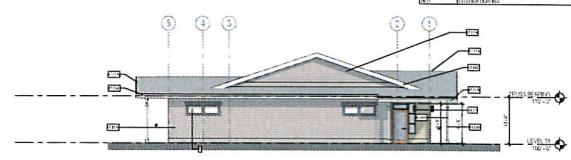
C0.1

NOT FOR CONSTRUCTION

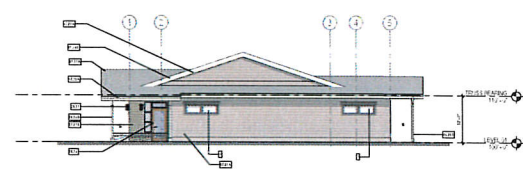
REMARK: These drawings are prepared for the use of the contractor and are not to be used for any other purpose. The contractor shall be responsible for obtaining all necessary permits and for complying with all applicable codes and regulations. The architect shall not be responsible for any errors or omissions in these drawings.

CONTRACTOR: [Name]
 ARCHITECT: [Name]
 PROJECT: [Name]

VENTILATION	
TYPE	LOCATION
1	...
2	...
3	...
4	...
5	...
6	...
7	...
8	...
9	...
10	...



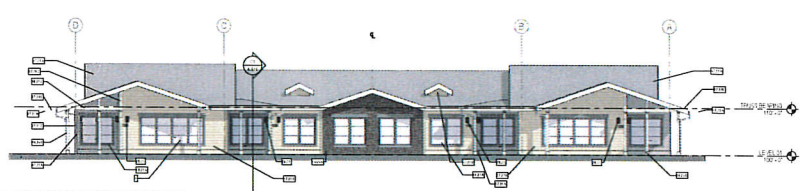
D1 EXTERIOR ELEVATION - SIDE
1/8" = 1'-0"



C1 EXTERIOR ELEVATION - SIDE
1/8" = 1'-0"



B1 EXTERIOR ELEVATION - GARAGE SIDE
1/8" = 1'-0"



A1 EXTERIOR ELEVATION FACING PARK
1/8" = 1'-0"

LANTZ-BOGGIO
 Architects & Interior Designers
 1811 Hillcrest Drive, Bellevue, NE 68005

**FREEDOM VILLAGE -
GARDEN HOME A**

1811 HILLCREST DRIVE, BELLEVUE, NE 68005

Rev.	No.	Date	Description

Issue #	Date

PRELIMINARY

USA Project #	2019-01
State	NE, NE, NE
City/Town	Bellevue
Client Name	

NOT FOR CONSTRUCTION
 EXTERIOR ELEVATIONS

A-401.A

FREEDOM VILLAGE BUILDING C

1811 HILLCREST DRIVE, BELLEVUE, NE 68005

Item No.	Date	Description

Issue / Revision	Date

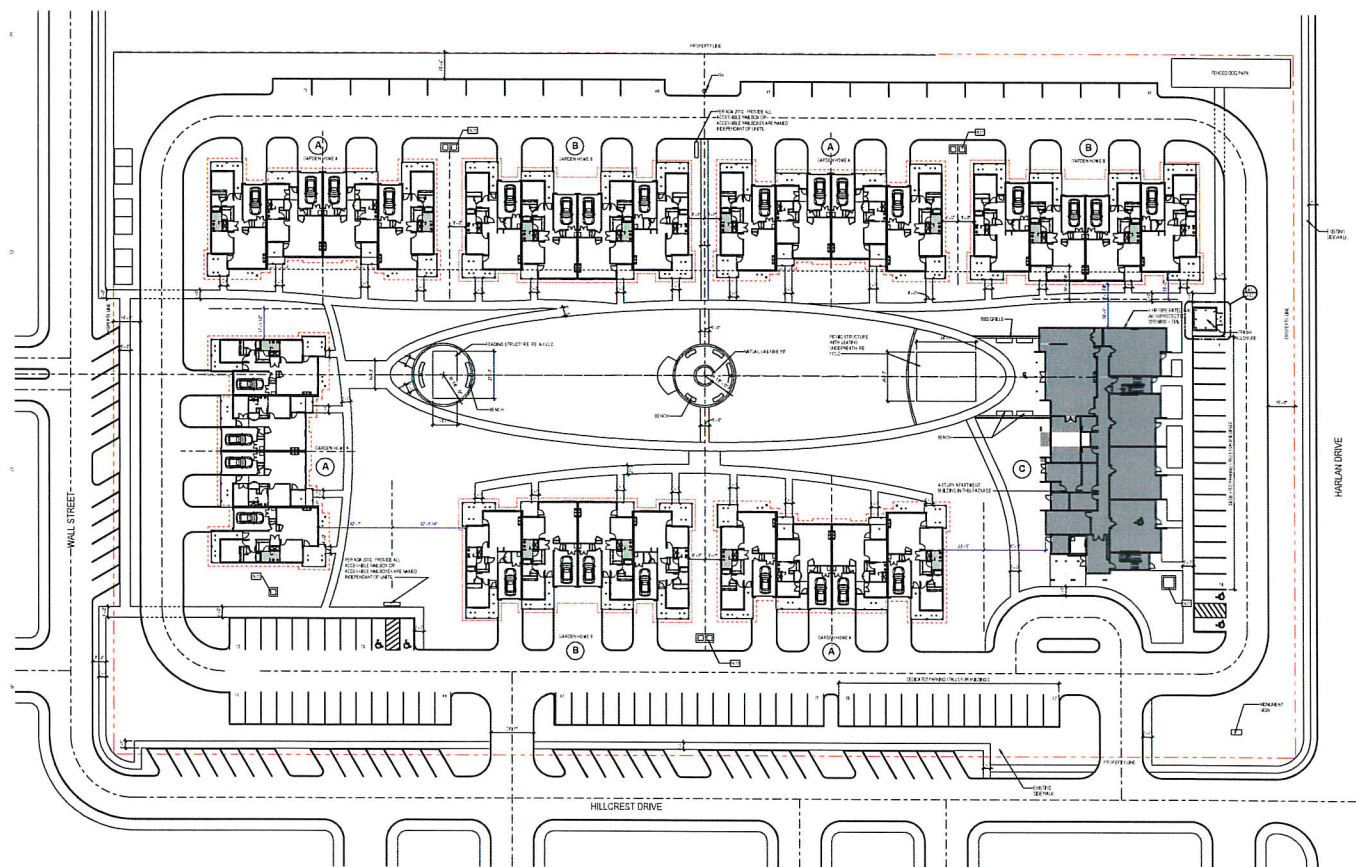
PRELIMINARY

Task	Start	End

ARCHITECTURAL SITE PLAN

A-101.C

NO.	DESCRIPTION
1	APARTMENT
2	DRIVEWAY
3	CONCRETE DRIVEWAY



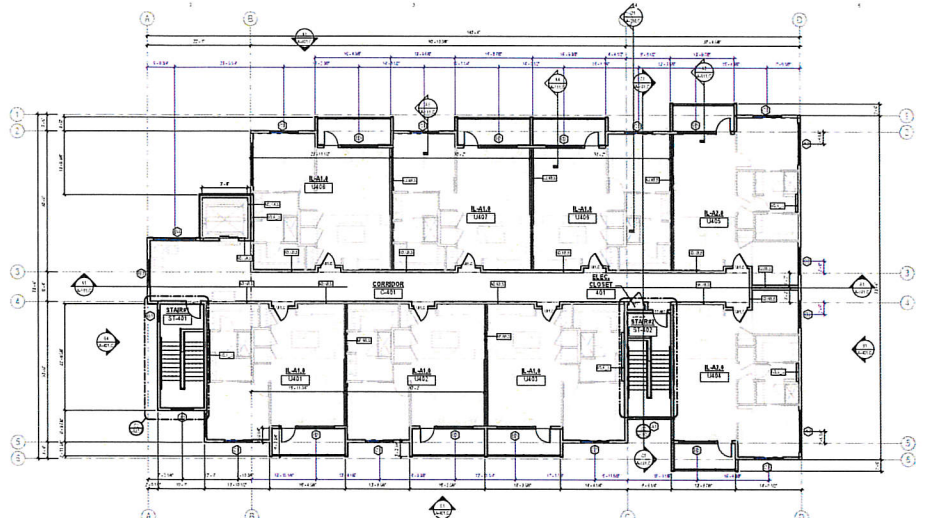
- SITE PROGRAM**
- 28 GARDEN HOMES
 - 28 APARTMENTS
 - 28 GARAGE PARKING SPACES AT GARDEN HOMES
 - 28 DRIVEWAY PARKING SPACES AT GARDEN HOMES
 - 91 SURFACE PARKING REGULAR STALLS
 - 4 ACCESSIBLE PARKING
 - 95 TOTAL SURFACE PARKING (REGULAR STALLS + ACCESSIBLE PARKING)

- A 4 PLEX GARDEN HOME***
- (2) 1BD+1BA-DEN+1 CAR GARAGE AT 1050 SF.
 - (2) 2BD+2BA+1 CAR GARAGE AT 1250 SF.
 - *AREAS DO NOT INCLUDE GARAGE
- B 4 PLEX GARDEN HOME***
- (2) 2BD+2BA+1 CAR GARAGE AT 1250 SF.
 - (2) 2BD+2BA+1 CAR GARAGE AT 1290 SF.
 - *AREAS DO NOT INCLUDE GARAGE
- C APARTMENT BUILDING (4 LEVELS)**
- (2) 1BD+1BA APARTMENTS AT 845 SF.
 - (7) 1BD+1BA-DEN APARTMENT AT 900 SF.
 - 1470 SF. COMMUNITY ROOM ON LEVEL 1
 - 430 SF. EXERCISE ROOM ON LEVEL 1

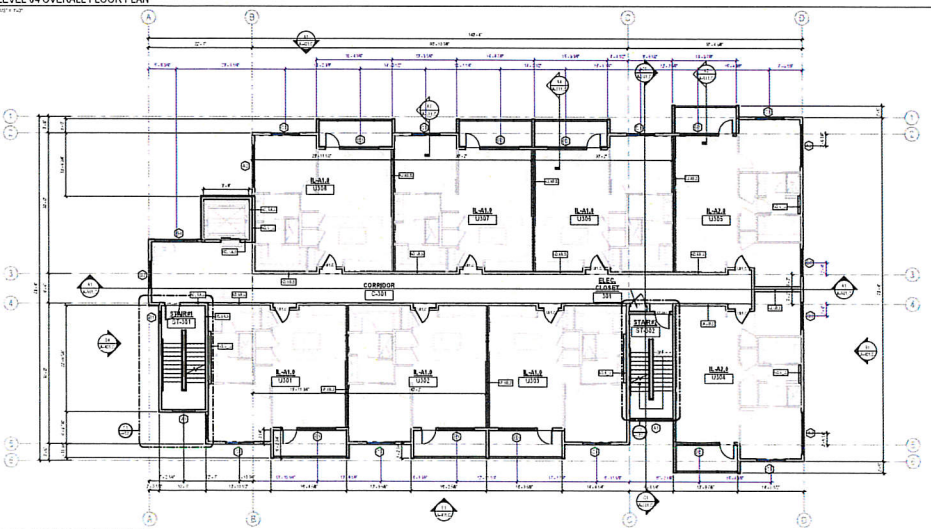
A1 SITE PLAN

NOT FOR CONSTRUCTION

PROJECT: 1811 HILLCREST DRIVE, BELLEVUE, NE 68005
 SHEET: A-220.C
 DATE: 04/20/2018 10:30 AM
 DRAWN BY: J. BOGGIO
 CHECKED BY: J. BOGGIO
 PROJECT MANAGER: J. BOGGIO
 ARCHITECT: LANTZ BOGGIO ARCHITECTS & INTERIOR DESIGNERS
 1811 HILLCREST DRIVE, BELLEVUE, NE 68005
 TEL: 402.233.1111
 WWW.LANTZBOGGIO.COM



C1 LEVEL 04 OVERALL FLOOR PLAN
10' x 11' 0"



A1 LEVEL 03 OVERALL FLOOR PLAN
10' x 11' 0"

- FLOOR PLAN GENERAL NOTES**
1. VERIFY ALL DIMENSIONS AND LOCATIONS OF STRUCTURAL ELEMENTS AND FINISHES WITH THE ARCHITECT.
 2. ALL PARTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS OR THE SPECIFICATIONS OF THE MANUFACTURER.
 3. VERIFY ALL DIMENSIONS AND LOCATIONS OF STRUCTURAL ELEMENTS AND FINISHES WITH THE ARCHITECT.
 4. REFER TO ALL OTHER SHEETS FOR FINISHES AND MATERIALS.
 5. REFER TO ALL OTHER SHEETS FOR FINISHES AND MATERIALS.
 6. ALL FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS OR THE SPECIFICATIONS OF THE MANUFACTURER.
 7. REFER TO ALL OTHER SHEETS FOR FINISHES AND MATERIALS.
 8. ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS OR THE SPECIFICATIONS OF THE MANUFACTURER.
 9. REFER TO ALL OTHER SHEETS FOR FINISHES AND MATERIALS.

LANTZ BOGGIO
Architects & Interior Designers
1811 Hillcrest Drive, Bellevue, NE 68005

**FREEDOM VILLAGE
BUILDING C**
1811 HILLCREST DRIVE, BELLEVUE, NE 68005

Rev.	No.	Date	Description

DATE: 04/20/2018
DRAWN BY: J. BOGGIO
CHECKED BY: J. BOGGIO
PROJECT MANAGER: J. BOGGIO

PRELIMINARY

DATE: 04/20/2018
DRAWN BY: J. BOGGIO
CHECKED BY: J. BOGGIO
PROJECT MANAGER: J. BOGGIO
**OVERALL FLOOR PLAN -
LEVEL 3 & 4**

A-220.C

NOT FOR CONSTRUCTION

Exhibit C

TIF ELIGIBLE EXPENSES

(Attached Hereto)

SUMMARY OF TIF ELIGIBLE EXPENSES

The Project: FREEDOM VILLAGE

<u>Description</u>	<u>Costs</u>
Earthwork & Erosion Control	\$245,750
Site Paving	\$416,037
Site Improvements	\$190,753
Landscaping, Irrigation, & Sod	\$181,000
Site Utilities	\$424,500
Architectural Fees	\$501,068
TIF Application Costs/ Legal Fees	\$30,000
Engineering Fees	\$120,000
Construction Contingency	\$331,865
<i>Land Acquisition</i>	\$1,960,200
TOTAL:	\$4,401,173

Exhibit D

PRO-FORMA

(Attached Hereto)



Freedom Village

Exhibit D

Financial Pro Forma

Investment Return

	With TIF	Without TIF
Stabilized Excess Cash	\$ 138,085	\$ 28,826
Equity Investment	2,980,353	2,980,353
Return on Equity	4.6%	1.0%

Financial Pro Forma

Operating Assumptions

Apartment Unit Mix

	# of Units	Mix %	Unit Square Footage	Rent Per Unit	Rent PSF
Garden Home - 2BD/2BA	14	25%	1,250	\$ 2,042	1.63
Garden Home - 1BD/1BA	8	14%	1,287	\$ 2,101	1.63
Apartment - 1BD/1BA	6	11%	1,050	\$ 1,721	1.64
Apartment - 1BD/1BA	21	38%	860	\$ 1,371	1.59
Apartment - 1BD/1BA (888)	7	13%	888	\$ 1,459	1.64
Total/Average	56	100%			

Other Income

Pet Rent Per Unit	\$ 500	18.9%	Growth and Occupancy	
Move In Deposit	\$ 500	100.0%	Rent Growth	3.5%
			Expense Growth	0.2%
			Stabilized Occupancy	96.4%

Expenses:

	Per Unit		
Payroll	\$ 216	Property Taxes	
Administrative	436	Current Taxes	\$ 15,333
Repairs and Maintenance	1,209	Stabilized Taxes	\$ 288,460
Insurance	325	Fees	
Real Estate Taxes	5,169	Management Fee (% of Income)	2.00%
Utilities	158		
Management Fees	417		
Total	\$ 7,929		

Lease Up, Concessions

Pet Fee Income	\$ 500
Move In Fee	\$ 500

**Freedom Village
Statement of Revenues
and Expenses**

	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>	<u>Year 5</u>
REVENUE					
Independent Living	\$ 867,965	\$ 1,128,516	\$ 1,162,740	\$ 1,203,436	\$ 1,245,556
Other Income	31,500	3,500	3,500	3,500	3,500
TOTAL REVENUE	\$ 899,465	\$ 1,132,016	\$ 1,166,240	\$ 1,206,936	\$ 1,249,056
EXPENSE					
Salaries and Wages	-	-	-	-	-
Employee Benefits	-	-	-	-	-
Supplies and Other Operating	108,910	109,999	110,034	112,235	114,480
Utilities	3,000	3,030	3,031	3,092	3,153
Lease Cost	-	-	-	-	-
Insurance	18,000	18,180	18,186	18,640	19,107
Real Estate Taxes	286,513	289,378	289,471	296,708	304,125
Management Fees	17,989	22,640	23,325	36,208	37,472
Depreciation	418,277	418,277	418,277	418,277	418,277
Interest Expense	317,484	308,826	299,887	290,657	281,127
Amortization Expense	46,282	46,282	46,282	46,282	46,282
Total Expenses	1,216,455	1,216,612	1,208,492	1,222,099	1,224,023
Net Income/(Loss)	\$ (316,990)	\$ (84,596)	\$ (42,252)	\$ (15,163)	\$ 25,033
Net Operating Income	\$ 465,053	\$ 688,789	\$ 722,193	\$ 740,053	\$ 770,719
Debt Service	\$ 584,109	\$ 584,109	\$ 584,109	\$ 584,109	\$ 584,109
Debt Service Coverage		1.18	1.24	1.27	1.32
Rent Per Unit	\$ 1,695	\$ 1,742	\$ 1,794	\$ 1,863	\$ 1,928
Operating Expense Ratio	83.6%	66.4%	63.8%	62.8%	60.8%
Expense Growth Rate		0.0%	-0.7%	1.1%	0.2%

Exhibit E

AMORTIZATION SCHEDULE

(Attached Hereto)

**CITY OF BELLEVUE
PLANNING DEPARTMENT**

RECOMMENDATION REPORT # 1

CASE NUMBER: Z-2106-07

FOR HEARING OF:
REPORT #1: July 22, 2021

I. GENERAL INFORMATION

A. APPLICANT:

Freedom Village, LLC
Jolene Roberts
1902 Harlan Drive
Bellevue, NE 68005

B. PROPERTY OWNER:

Hillcrest Offices, LLC
Jolene Roberts
1902 Harlan Drive, Suite A
Bellevue, NE 68005

C. GENERAL LOCATION:

1811 Hillcrest Drive

D. LEGAL DESCRIPTION:

Lot 7, Tiller's 4th Addition, located in the Northeast ¼ of Section 35, T14N, R13E of the 6th P.M., Sarpy County, Nebraska.

E. REQUESTED ACTIONS:

1. Rezone Lot 7, Tiller's 4th Addition, from BG to RG-20-PS with site plan approval.

F. EXISTING ZONING AND LAND USE:

BG, Vacant

G. PURPOSE OF REQUEST:

The purpose of this request is to obtain approval of a rezoning to facilitate the construction of a senior living development.

H. SIZE OF SITE:

The site is approximately 6.2 acres.

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE:

The site is presently vacant and covered in vegetation. There is also a parking lot covering the south and west portions of the property.

B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:

- 1. **North:** Hillcrest Health, BG and RG-8-PS
- 2. **East:** Commercial/Vacant, BG
- 3. **South:** Single Family Residential (across Harlan Dr), RS-72
- 4. **West:** Hillcrest Health, BG

C. REVELANT CASE HISTORY:

There have been no recent requests to rezone or replat this property.

D. APPLICABLE REGULATIONS:

- 1. Section 5.14, Zoning Ordinance, regarding RG-20 uses and requirements.
- 2. Section 5.17, Zoning Ordinance, regarding the Planned Subdivision District.

III. ANALYSIS

A. COMPREHENSIVE PLAN:

The Future Land Use Map of the Comprehensive Plan shows this area as commercial.

B. OTHER PLANS:

The applicant is requesting Tax Increment Financing (TIF) for this project.

C. TRAFFIC AND ACCESS:

1. There is no MAPA traffic data available for this specific area.
2. The property will have access from two points along Hillcrest Drive. There will be no access to Harlan Drive.

D. UTILITIES:

All utilities are available to this property.

E. ANALYSIS:

1. Jolene Roberts, on behalf of Freedom Village, LLC, has submitted a request for a rezoning for Lot 7, Tiller's 4th Addition, from BG to RG-20-PS, for the purpose of a senior living development.

The intent of the RG-20 district is to permit moderately high density development and uses that are typical and compatible in the operation of apartment houses.

The -PS zoning overlay allows for the construction of multiple buildings on one lot, in addition to encouraging the creative design of new living areas. With the -PS zoning overlay, site plan approval is required.

2. The proposal consists of two living options for its residents:

- Seven 4-plex single family "garden homes" are proposed. Each garden home will have a garage and will consist of between 1,050 to 1,287 square feet of living space.
- A 28-unit, four-story apartment building. Each apartment will range in size from 850 to 990 square feet.

There are 56 units total with this proposal.

3. Architectural renderings have been provided by the applicant and are attached. These renderings have not been reviewed for compliance with Section 8.11, Zoning Ordinance, for the city's design standards. Compliance with these regulations will be reviewed as part of the building permit process.

4. The site plan contains community green space with a fire pit, gazebo structure, dog park, and a picnic shelter with a barbecue grill as amenities for the Freedom Village residents. In addition, the apartment building will have a clubhouse with gathering space and a fitness center.

5. The site plan shows 153 parking stalls for the development. Twenty-eight of these parking stalls will be provided with garages. This exceeds the minimum requirement of 84 stalls.

6. The landscape plan has been reviewed by staff and meets the minimum requirements of the zoning ordinance.

7. This application was sent out to the following departments for review: Public Works, Permits and Inspections, Chief of Police, Offutt Air Force Base, Fire Inspector, and the Bellevue Public School District. The cover letter indicated a deadline to send comments back to the Planning Department, and also stated if the requested department did not have comments pertaining to the application, no response was needed.

Public Works Engineer Matt Knight had technical comments regarding the site plan. These comments have since been satisfied.

Don Gifford, Bellevue Fire Department, had comments regarding fire hydrant placement. The applicant has been in contact with Mr. Gifford. This item will be addressed as part of the building permit process.

No other comments were received on this case.

8. This property is part of the Harlan Drive corridor, which is presently a mix of commercial and residential uses. The south side of the corridor is a mix of multi-family and single family residences. The north side of the corridor consists of single family residences and a church to the west of Hillcrest's existing development, with commercial uses to the east.

This property was the former site of the Days Inn Hotel and failed waterpark project. Ms. Roberts purchased the property in 2010, with the intent of the future expansion of Hillcrest. At the time this property was purchased, the BG zoning district allowed for nursing home facilities and senior residences as a permitted use. Most of the existing Hillcrest development is zoned BG for this reason. The 2011 Zoning Ordinance update changed the previous pyramidal zoning structure, therefore, requiring the requested change of zone for this property from BG to RG-20-PS.

9. This property was previously deemed blighted and substandard. The applicant is requesting Tax Increment Financing (TIF) through a separate redevelopment plan proposal.

10. The Future Land Use Map of the Comprehensive Plan shows this area as commercial; however, staff is supportive of an amendment to multi-family residential for this property. As previously stated, this corridor is a mix of residential and commercial uses currently, with this project being an expansion of the adjacent Hillcrest development.

F. TECHNICAL DEFICIENCIES:

None

IV. DEPARTMENT RECOMMENDATION

APPROVAL based upon compatibility with the surrounding neighborhood, lack of perceived negative impact, and conformance with the Zoning Ordinance.

V. PLANNING COMMISSION RECOMMENDATION

Under Review

VI. ATTACHMENTS TO REPORT

1. Zoning Map
2. 2020 GIS aerial photo of the property
3. Justification letter received June 21, 2021
4. Site plan received June 18, 2021
5. Landscape plan received July 8, 2021
6. Architectural renderings received June 18, 2021

VII. COPIES OF REPORT TO:

1. Freedom Village, LLC
2. TD2
3. Larry Jobeun, Fullenkamp, Jobeun, Johnson & Bellevue LLP
4. Public Upon Request



Prepared by:

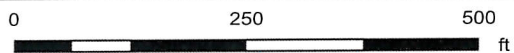


Planning Manager:

Date of Report



Esri, Inc., City of Naperville, Illinois | Esri, Inc., Sarpy County, Nebraska | Sarpy County, NE



Map Scale 1: 3185

This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the source records and information sources to ascertain the usability of the information.



Notes



FREEDOM VILLAGE
WRITTEN JUSTIFICATION OF THE ZONING CHANGE

The Applicant proposes to develop 1811 Harlan Drive in Bellevue Nebraska, Sarpy County, legally described as Lot 7 Tiller's 4th Addition, into an age 55 and older, active adult community. The redevelopment site is immediately to the east of Hillcrest Health and Rehabilitation (post-acute rehab and long-term care of 151 occupants) and south of Harmony Court (independent living for over 100 aging adult occupants) and east of Hillcrest Home Care and Hospice and Innovate Rehab and Wellness. This redevelopment compliments the existing neighborhood of housing and services for aging adults 55 years and older.

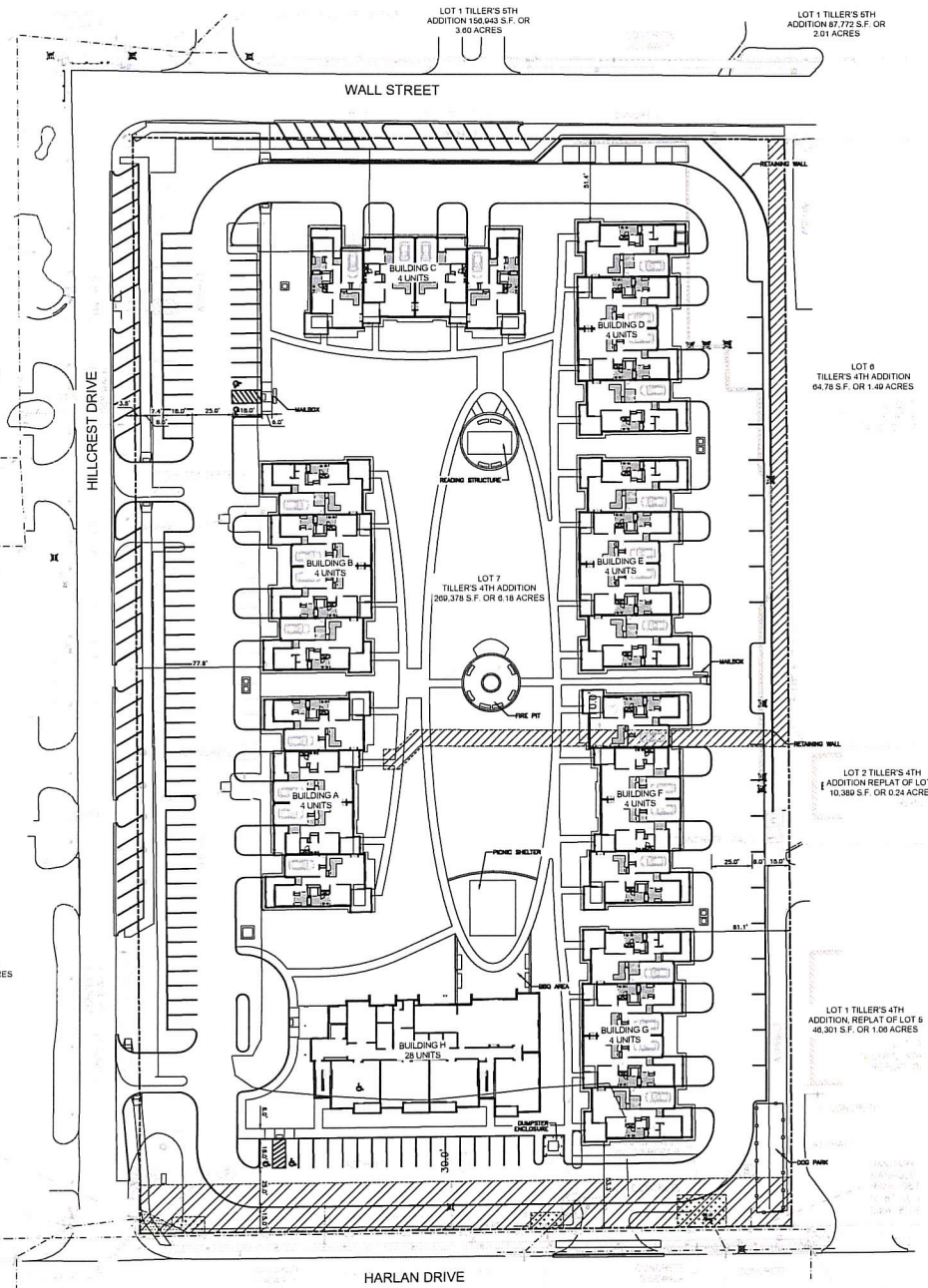
The new development, which shall be known as Freedom Village, can be described as a small community of people who desire to live in a 'lock and leave' homestyle environment. Freedom Village consists of two living options. The first is designed as a 4-plex single family garden home (28 homes total). Each ranch style home size is 1050 SF to 1287 SF. Each home has a garage, two bedrooms or bedroom with den, two bathrooms, kitchen, living room, laundry and storage space. The homes face a large green community space that will feature a fire pit area, gazebo reading/conversation area, and BBQ grill with outdoor covered dining area. In addition, Freedom Village will feature a fenced-in dog park and designated garden plots.

The second living option entails a small apartment building featuring 28 individual apartments. Apartments will range in size from 850 SF to 990 SF and have one bedroom with bath, or one bedroom with den, laundry, kitchen, storage, and a balcony/patio. The entry level of the intimate apartment building faces the large open courtyard space and offers a clubhouse for Freedom Village residents. Within the clubhouse is a fireplace room, large group gathering area with a kitchen, and a fitness center. The onsite property manager will have a sales office near the clubhouse.

Currently, the subject property is zoned as BG (Business General District) and does not allow for the intended use of the redevelopment project. As such, the Applicant requests a re-zoning of the subject property from BG to RG-20 PS – General Residential, which permits moderately high density, multifamily housing. A re-zoning of the subject property to RG-20 is required for the redevelopment project to move forward.

RECEIVED
JUN 21 2021
PLANNING DEPT.

NOTICE: These drawings are prepared by the architect and are not to be used for any other purpose without the written consent of the architect. The architect is not responsible for any errors or omissions in these drawings. The architect is not responsible for any construction or other work done in reliance on these drawings. The architect is not responsible for any construction or other work done in reliance on these drawings. The architect is not responsible for any construction or other work done in reliance on these drawings.



SITE SUMMARY		
EXISTING ZONING: BG PROPOSED ZONING: RG-20-PS		
SITE DATA	REQUIRED	PROVIDED
TOTAL SITE SIZE	2,000 UNITS (112,000 S.F.)	4,108 UNITS (269,378 S.F.)
SETBACKS*	FRONTYARD - 30' REARYARD - 15' SIDEYARD - 0' STREET YARD - 10'	FRONTYARD - 51.4' (MIN) REARYARD - 51.4' (MIN) SIDEYARD - 01.1' (MIN) STREET YARD - 51.4' (MIN)
IMPERVIOUS COVERAGE	80% MAX.	80%
BUILDING HEIGHT	75'	48-47' MAX (APPROX.)

*PER PS DISTRICT REQUIREMENTS.

- SITE NOTES:**
- THE SITE PAVEMENT SHALL BE PORTLAND CEMENT CONCRETE (PCC) AS REQUIRED BY SITE. SITE SPECIFIC DESIGN IS PROVIDED FOR APPROVAL AS PROVIDED FOR IN BELLEVUE MUNICIPAL CODE APPENDIX A, ARTICLE 6.0344, SUBPARAGRAPH 2.
 - THE LIST OF AMENITIES FOR THIS SITE INCLUDE THE FOLLOWING:
 - COMMON AREA FOR RESIDENTS
 - READING STRUCTURE
 - BBI AREA
 - FIRE PIT
 - PONIC SHELTER
 - BBI AREA
 - FENCED IN DOG PARK FOR USE BY THE RESIDENTS

GARDEN HOME SUMMARY			
BUILDING NO.	TYPE	1 BED UNITS	2 BED UNITS
BUILDING A	TYPE A	0	4
BUILDING B	TYPE B	2	2
BUILDING C	TYPE A	0	4
BUILDING D	TYPE A	0	4
BUILDING E	TYPE B	2	2
BUILDING F	TYPE A	0	4
BUILDING G	TYPE B	2	2
TOTAL UNITS		28	28

APARTMENT UNIT BREAKDOWN (BUILDING H)	
TYPE	NUMBER OF UNITS
1 BEDROOM	28
TOTAL	28

PARKING SUMMARY	
STALL TYPE	STALLS
STANDARD STALLS	93
ADA STALLS	4
GARAGE STALLS	28
TANDEM STALLS (AT GARAGE)	28
TOTAL STALLS	153

PARKING REQUIREMENT:
 1 PER DWELLING = 28 STALLS
 2 PER APARTMENT = 56 STALLS
 TOTAL REQUIRED = 84 STALLS



EASEMENT LEGEND	
	EASEMENT GRANTED TO OMAHA PUBLIC WORKS DISTRICT RECORDED MAY 25, 1972 AT BOOK 48 PAGE 296 OF THE SHERIFF COUNTY RECORDS
	30' SIDE FOOTING EASEMENT GRANTED TO OMAHA PUBLIC WORKS DISTRICT RECORDED MAY 25, 1972 AT BOOK 48 PAGE 296 OF THE SHERIFF COUNTY RECORDS
	EASEMENT GRANTED TO THE STATE OF NEBRASKA RECORDED AUGUST 17, 2008 AT BOOK 51 PAGE 5619 OF THE SHERIFF COUNTY RECORDS

LANTZ-BOGGIO
 Architects & Interior Designers
 1650 Old Plwy | Suite 200 | Omaha, NE 68154
 402.330.8600 | www.lantz-boggio.com



FREEDOM VILLAGE

1811 HILLCREST DRIVE BELLEVUE, NE 68005

RECEIVED
 JUN 18 2021
 PLANNING DEPT.

PRELIMINARY

NOT FOR CONSTRUCTION

Project Status: _____

Issue / Status: _____

Date of Issue: _____

Date of Review: _____

Date of Approval: _____

Date of Construction: _____

Project Name: _____

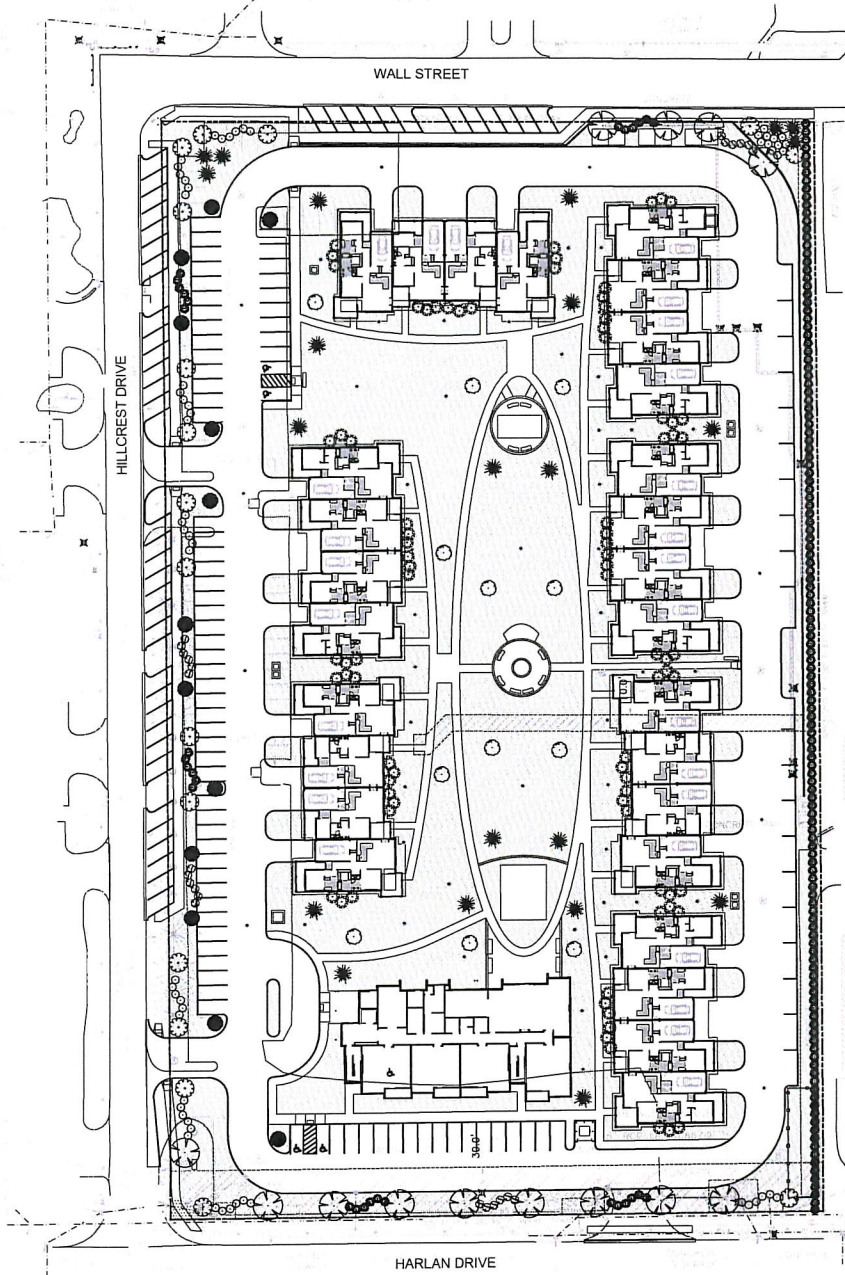
Overall Site Plan

Sheet Number: _____

C0.1

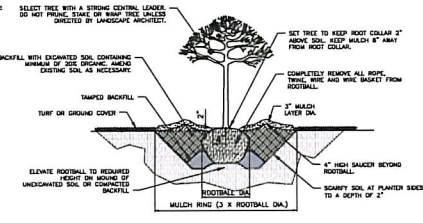
FREEDOM VILLAGE

1811 HILLCREST DRIVE, BELLEVUE, NE 68005

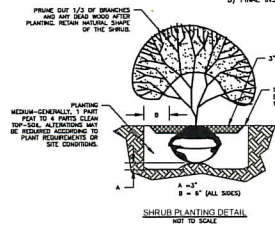


LEGEND

- AREAS TO BE BODDED
- AUTUMN BLAZE MAPLE
- RED OAK
- AMUR MAPLE
- PRINCE FINE OAK
- BLACKHILLS SPRUCE
- RED CHOKEBERRY
- REGENT SERVICEBERRY
- BIRCHLEAF SPIREA
- MANEY JUNIPER



- NOTES:**
1. SOIL USED AS BACKFILL SHALL BE AMENDED AS NECESSARY TO CONTAIN 20% ORGANIC MATERIAL.
 2. PLANTING STAGES:
A) REMOVE BOTTOM THIRD OF BASKET, ROPE AND TWINE DISSET TREE AND PLUMB. TAMP BACKFILL TO STABILIZE.
B) COMPLETE REMOVAL OF ALL WIRE, ROPE, AND TWINE.
C) FINISH BACKFILL AND WATER.
 3. STREET TREE PLANTING INSPECTION AND APPROVAL BY CITY OF OMAHA SHALL BE DONE IN TWO STAGES:
A) EXCAVATION OF PLANTER AREA AND COMPACTION RELIEF TREATMENT PRIOR TO PLANTING AND BACKFILLING.
B) FINAL INSTALLATION AFTER PLANTING AND BACKFILLING.

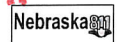


LANDSCAPE TREE SCHEDULE							
QTY.	BOTANICAL NAME	COMMON NAME	PLANTING METHOD	SIZE @ PLANTING	SPACING	MATURE SPREAD	MATURE HEIGHT
OVERSTORY DECIDUOUS TREES							
13	ACER FREMANII 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	B&B	2" CAL	AS SHOWN	35'	45'
12	QUERCUS RUBRUM	RED OAK	B&B	2" CAL	AS SHOWN	50'	60'
UNDERSTORY/ORNAMENTAL							
18	ACER GINNALA	AMUR MAPLE	B&B	2" CAL	AS SHOWN	20'	20'
13	MALUS X 'PRAIRIFIRE'	PRAIRIFIRE CRAB	B&B	2" CAL	AS SHOWN	15'	20'
CONIFEROUS TREE							
22	PICEA GLAUCA DENSATA	BLACKHILLS SPRUCE	B&B	8" HT.	AS SHOWN	25'	50'
DECIDUOUS SHRUBS							
24	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	RED CHOKEBERRY	CONT.	5 GAL.	AS SHOWN	3'	7'
60	AMELANCHIER ALNIFOLIA 'REGENT'	REGENT SERVICEBERRY	CONT.	3 GAL.	AS SHOWN	5'	5'
84	SPIREA BETULIFOLIA 'TOR'	BIRCHLEAF SPIREA	CONT.	3 GAL.	36" O.C.	3'	3'
EVERGREEN SHRUBS							
165	JUNIPERUS CHINENSIS 'MANEY'	MANEY JUNIPER	CONT.	3 GAL.	8" O.C.	6'	3'

LANDSCAPING CALCULATIONS

- REQUIRED LANDSCAPING AREA = 125 PROPOSED STALLS X 19 S.F./STALL = 2,375 S.F.
- TOTAL PROVIDED LANDSCAPING AREA = 12,061 S.F.
- 12,061 S.F. > 2,375 S.F.

RECEIVED
JUL 08 2021
PLANNING DEPT.



NOT FOR CONSTRUCTION

Landscaping Plan

L1.1

NOTICE: THESE PLANS ARE PRELIMINARY AND NOT TO BE USED FOR CONSTRUCTION. ANY CHANGES TO THESE PLANS SHALL BE MADE BY A REVISION. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OMAHA AND THE NEBRASKA DEPARTMENT OF REVENUE. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OMAHA AND THE NEBRASKA DEPARTMENT OF REVENUE. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OMAHA AND THE NEBRASKA DEPARTMENT OF REVENUE.



RECEIVED
JUN 18 2021
PLANNING DEPT.

2021-05-14

SCHEMATIC DESIGN
FREEDOM VILLAGE



RECEIVED
JUN 18 2021
PLANNING DEPT.

2021-05-14

VIEW 1 - LOOKING EAST TO READING STRUCTURE AND NEIGHBORHOOD GREEN
FREEDOM VILLAGE



RECEIVED
JUN 18 2021
PLANNING DEPT.

2021-05-14

VIEW 3 - LOOKING SOUTHWEST TO APARTMENT BUILDING
FREEDOM VILLAGE



RECEIVED
MAY 18 2021
PLANNING DEPT.

2021-05-14

VIEW 4 - APARTMENT BUILDING ENTRY
FREEDOM VILLAGE



RECEIVED

JUN 18 2021

2021-05-14

VIEW 5 - NEIGHBORHOOD GREEN FROM NORTH
FREEDOM VILLAGE

22

PLANNING DEPT.

3.d.

**CITY OF BELLEVUE
PLANNING DEPARTMENT**

RECOMMENDATION REPORT # 1

CASE NUMBERS: Z-2106-08
S-2106-14

FOR HEARING OF:
REPORT #1: July 22, 2021

I. GENERAL INFORMATION

A. APPLICANT:

Sharon Chaudhuri
12054 Carpenter
Papillion, NE 68046

B. PROPERTY OWNERS:

Farouq and Marlen Qaqish
12316 Rose Lane
Omaha, NE 68154

C. GENERAL LOCATION:

8700 South 25th Street

D. LEGAL DESCRIPTION:

Lots 1 and 2, Harold Square Replat One, being a replat of Lot 49, Harold Square

E. REQUESTED ACTIONS:

1. Rezone Lots 1 and 2, Harold Square Replat One, from RG-50 to RG-50 and RG-20.
2. Small Subdivision plat Lots 1 and 2, Harold Square Replat One.

F. EXISTING ZONING AND LAND USE:

RG-50, Vacant

G. PURPOSE OF REQUEST:

The applicant is requesting a change of zone and small subdivision plat to facilitate the construction of a single family residence, as well as a care facility for young disabled adults.

H. SIZE OF SITE:

The site is approximately 5.8 acres.

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE:

The site is presently vacant and covered in vegetation.

B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:

1. **North:** Duplex Residential, RD-60
2. **East:** Single Family Residential, RS-72
3. **South:** Single Family Residential, RS-72
4. **West:** Single Family Residential (across S 25th St), RE

C. REVELANT CASE HISTORY:

There have been no recent requests to rezone or replat this property.

D. APPLICABLE REGULATIONS:

1. Section 5.12, Zoning Ordinance, regarding RG-50 uses and requirements.
2. Section 5.14, Zoning Ordinance, regarding RG-20 uses and requirements.
3. Chapter 5, Subdivision Regulations, regarding small subdivisions.

III. ANALYSIS

A. COMPREHENSIVE PLAN:

The Future Land Use Map of the Comprehensive Plan designates this property as medium density residential.

B. OTHER PLANS:

None

C. TRAFFIC AND ACCESS:

1. There is no MAPA traffic data information available for this area.
2. The property has access from South 25th Street.

D. UTILITIES:

All utilities are available to this property.

E. ANALYSIS:

1. Sharon Chaudhuri has submitted a request to small subdivision plat Lots 1 and 2, Harold Square Replat One.
2. The applicant is also requesting to rezone Lots 1 and 2, Harold Square Replat One. The property is presently zoned RG-50.

The applicant is requesting RG-20 zoning for proposed Lot 1, while Lot 2 will remain zoned RG-50.

3. Ms. Chaudhuri wishes to construct a single family residence for herself on proposed Lot 2. She wants to build a care facility for young disabled adults (ages 18-34) on proposed Lot 1. The applicant has indicated this facility will be named Asha's House after her late daughter. The intent of this facility is "to give parents an opportunity to refresh themselves while their loved one enjoys time socializing with others their age." The applicant has established a non-profit for Asha's House. Ms. Chaudhuri will provide a day learning center, as well as overnight stays at Asha's House. She states the facility will be designed like a large single-family residence. Please refer to Ms. Chaudhuri's attached letter and architectural plans.
4. This request is not for site plan approval. The conceptual site plan and architectural plans are for reference only. Staff will complete a full review of items such as access, parking, setbacks, and architectural design standards upon submittal of a building permit.
5. The proposed lots meet the minimum requirements for their intended zoning districts.
6. This application was sent out for review by the following departments and individuals: Public Works, Permits and Inspections, Chief of Police, Offutt Air Force Base, Fire Inspector, Sarpy County Planning Director, Sarpy County Public Works Department, and the Omaha Public School District. The cover letter indicated a deadline to send comments back to the Planning Department, and also stated if the requested department did not have comments pertaining to the application, no response was needed.

Public Works Engineer Matt Knight requested minor technical revisions to the plat. These revisions have since been made by the applicant's surveyor.

No other comments were received in this case.

7. This property was platted in 1973. It has likely remained vacant due to a 75' wide OPPD easement which cuts through the property, thereby making development difficult.

With the platting and proposed layout of the property, the buildings will front and take access from South 25th Street. This property has no access through the adjacent neighborhood.

8. The Future Land Use Map of the Comprehensive Plan designates this area as medium density residential. While the requested RG-50 zoning is compatible with the Future Land Use Map, a change to RG-20 zoning will require an amendment.

F. TECHNICAL DEFICIENCIES:

None

IV. DEPARTMENT RECOMMENDATION

APPROVAL based upon conformance with the Zoning Ordinance and Subdivision Regulations, as well as lack of perceived negative impact upon the surrounding area.

V. PLANNING COMMISSION RECOMMENDATION

Under Review

VI. ATTACHMENTS TO REPORT

1. Zoning Map
2. 2020 GIS aerial photo of the property
3. Small Subdivision plat received July 14, 2021
4. Letter from the applicant received June 17, 2021
5. Conceptual site plan received June 17, 2021
6. Architectural rendering received June 17, 2021
7. Email from Christine Anderson received July 14, 2021

VII. COPIES OF REPORT TO:

1. Sharon Chaudhuri
2. TD2, Chris Dorner
3. Public Upon Request

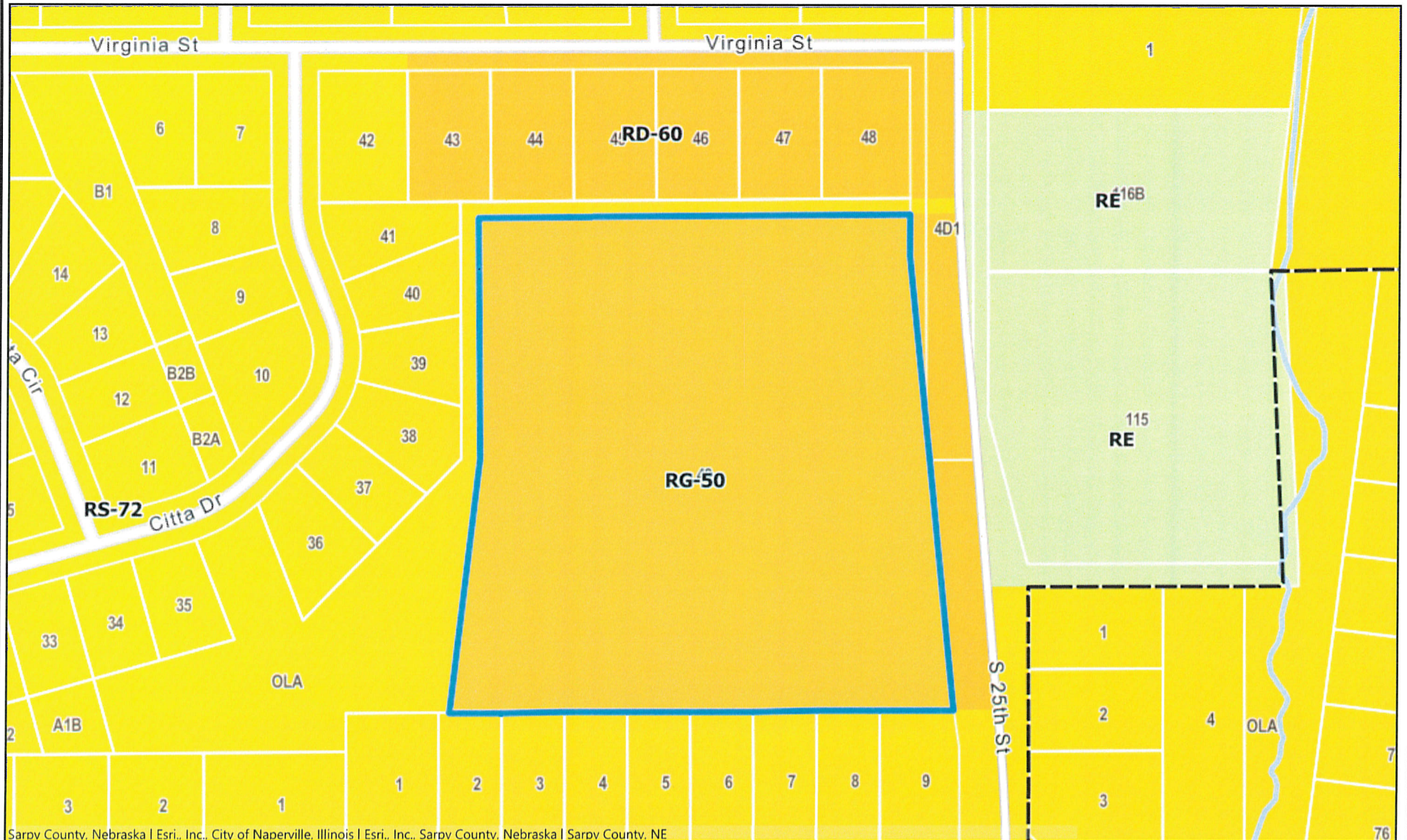
Jammi L Palm

Prepared by:

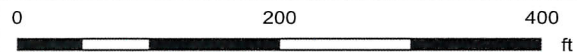
Jammi L Palm 07/15/21

Planning Manager:

Date of Report



Sarpy County, Nebraska | Esri, Inc., City of Naperville, Illinois | Esri, Inc., Sarpy County, Nebraska | Sarpy County, NE



Map Scale 1: 2257

This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the source records and information sources to ascertain the usability of the information.

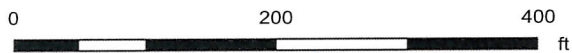


Notes





Esri, Inc., City of Naperville, Illinois | Esri, Inc., Sarpy County, Nebraska | Sarpy County, NE



Map Scale 1: 2257

This product is for informational purposes and may not have been prepared for, or be suitable for, legal, engineering, or surveying purposes. Users of this information should review or consult the source records and information sources to ascertain the usability of the information.



Notes



HAROLD SQUARE REPLAT ONE

LOTS 1 AND 2

BEING A REPLATTING OF LOT 49 HAROLD SQUARE, A SUBDIVISION IN SARPY COUNTY, NEBRASKA, LOCATED IN THE NE 1/4 OF SECTION 21, T4N, R13E OF THE 6th P.M. SAID SARPY COUNTY.

RECEIVED

JUL 14 2021

PLANNING DEPT.



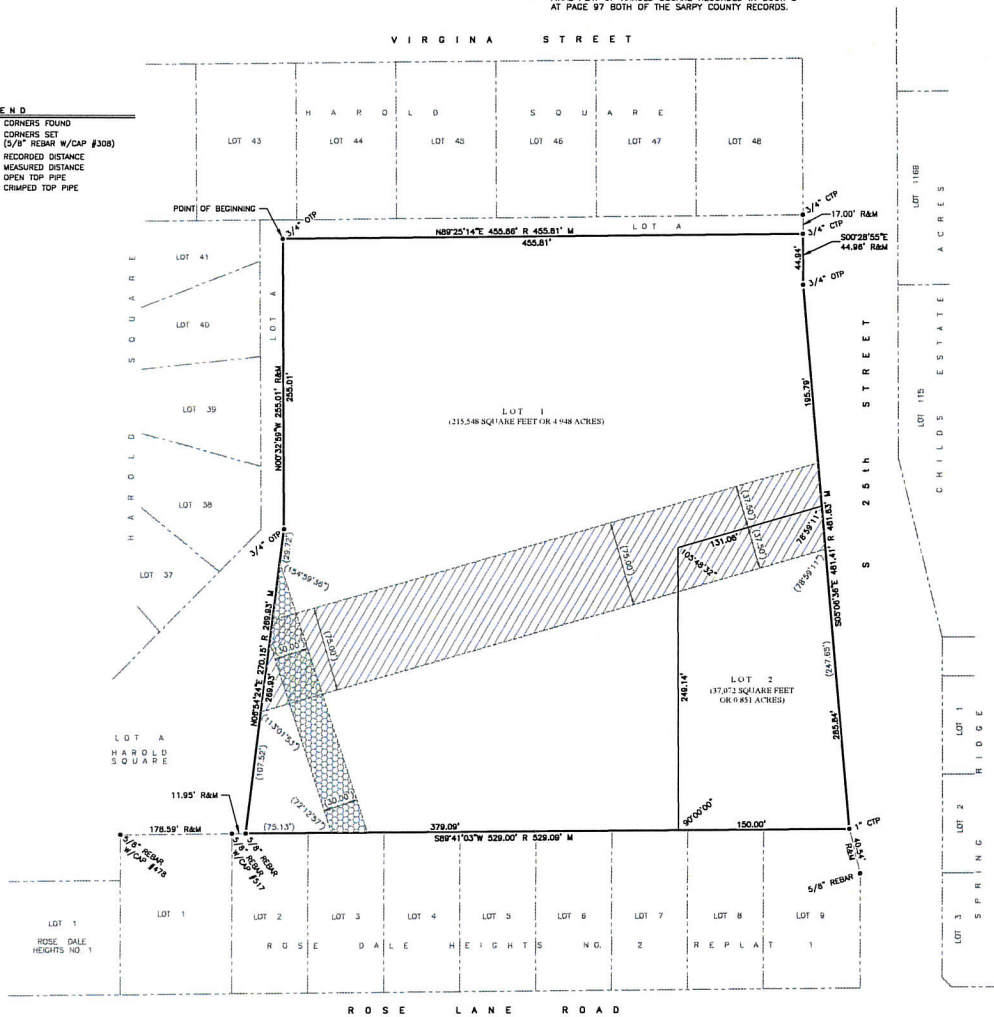
thompson, dressen & dornier, inc.
10836 Old Mill Rd
Omaha, NE 68154
p.402.330.8860 f.402.330.5866
td2co.com

NOTE:
1. DIMENSIONS AND ANGLES IN PARENTHESIS PERTAIN TO EASEMENTS.

30 FOOT WIDE SANITARY AND DRAINAGE EASEMENT RECORDED AS SHOWN ON THE FINAL PLAT OF HAROLD SQUARE, RECORDED IN BOOK 5 AT PAGE 97 OF THE SARPY COUNTY RECORDS.

OMAHA PUBLIC POWER DISTRICT EASEMENT RECORDED IN MISC. BOOK 50 AT PAGE 514 AND AS SHOWN ON THE FINAL PLAT OF HAROLD SQUARE, RECORDED IN BOOK 5 AT PAGE 97 BOTH OF THE SARPY COUNTY RECORDS.

LEGEND
 • CORNERS FOUND
 ◦ CORNERS SET (5/8" REBAR W/CAP #308)
 R RECORDED DISTANCE
 M MEASURED DISTANCE
 ODP OPEN TOP PIPE
 CTP CRIMPED TOP PIPE



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN WAS MADE UNDER MY DIRECT SUPERVISION AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND AT ALL LOT CORNERS WITHIN SAID SUBDIVISION TO BE KNOWN AS HAROLD SQUARE REPLAT ONE, LOTS 1 AND 2, BEING A REPLATTING OF LOT 49, HAROLD SQUARE, A SUBDIVISION IN SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, BEGINNING AT THE NW CORNER OF SAID LOT 49:

THENCE N89°25'14"E (ASSUMED BEARING) 455.81 FEET ON THE NORTH LINE OF SAID LOT 49 TO THE NE CORNER THEREOF;
 THENCE S00°28'55"E 44.98 FEET ON THE EAST LINE OF SAID LOT 49;
 THENCE S05°06'38"E 481.63 FEET ON THE EAST LINE OF SAID LOT 49 TO THE SE CORNER THEREOF;
 THENCE S89°41'03"W 529.09 FEET ON THE SOUTH LINE OF SAID LOT 49 TO THE SW CORNER THEREOF;
 THENCE N06°54'24"E 289.93 FEET ON THE WEST LINE OF SAID LOT 49;
 THENCE N00°32'59"W 255.01 FEET ON THE WEST LINE OF SAID LOT 49 TO THE POINT OF BEGINNING.

CONTAINING 252,620 SQUARE FEET OR 5,799 ACRES

JUNE 8, 2021
DATE:



JAMES D. WARNER
NEBRASKA RLS #308

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT I, SHARON CHAUDHURI, BEING THE OWNER, OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS, TO BE NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS HAROLD SQUARE REPLAT ONE, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE DO HEREBY GRANT PERPETUAL EASEMENTS TO OMAHA PUBLIC POWER DISTRICT (OPPD), CENTURYLINK AND COX COMMUNICATIONS ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING THE FRONT AND SIDE BOUNDARY LOT LINES; AND AN EIGHT (8) FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES.

PERPETUAL EASEMENTS ARE HEREBY GRANTED TO METROPOLITAN UTILITIES DISTRICT AND/OR BLACK HILLS ENERGY, THEIR SUCCESSORS AND ASSIGNS TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW PIPELINES, HYDRANTS AND OTHER RELATED FACILITIES AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, THROUGH, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING THE STREET.

NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID OR RIGHTS HEREIN GRANTED.

SHARON CHAUDHURI

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF SARPY)

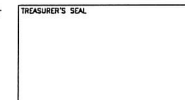
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2021 BY SHARON CHAUDHURI.

NOTARY PUBLIC

SARPY COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT AS SHOWN ON THE RECORDS OF THIS OFFICE THIS _____ DAY OF _____, 2021.

SARPY COUNTY TREASURER



APPROVAL OF BELLEVUE CITY COUNCIL

THIS PLAT OF HAROLD SQUARE REPLAT ONE WAS APPROVED BY THE BELLEVUE CITY COUNCIL THIS _____ DAY OF _____, 2021.

SUSAN KLUTHE, CITY CLERK

RUSTY HIKE, MAYOR

APPROVAL OF BELLEVUE PLANNING COMMISSION

THIS PLAT OF HAROLD SQUARE REPLAT ONE WAS APPROVED BY THE BELLEVUE PLANNING COMMISSION THIS _____ DAY OF _____, 2021.

CHAIRMAN

REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS PLAT OF HAROLD SQUARE REPLAT ONE WAS REVIEWED BY THE SARPY COUNTY SURVEYORS OFFICE THIS _____ DAY OF _____, 2021.

SARPY COUNTY SURVEYOR/ENGINEER

HAROLD SQUARE REPLAT ONE
LOTS 1 AND 2



Revision Dates

No.	Description	MM-DD-YY

Job No.: B1436-21-5B
 Drawn By: RJR
 Reviewed By: JDW
 Date: JUNE 8, 2021
 Book: 21/03
 Pages: 31-33

Sheet Title

CITY OF BELLEVUE
FINAL PLAT

Sheet Number

SHEET 1 OF 1

To the Bellevue City Council Members RE:Parcel at 8700 S. 25th Street,

On December 27, 2018, my 25-year-old daughter, Asha, was called home to be with the Lord after she was accidentally trapped in our home elevator. Asha was born with a condition called “cavernous malformation” which are lesions located in her mid-brain. Asha underwent several surgical procedures as well as major brain operations leaving her with vision and hearing impairments. A brain bleed in 2013 rendered her wheelchair bound. Asha suffered a great deal, but never giving up on the ideal of walking again or her love for Christ.

I have a desire to honor her life while meeting a need I discovered while caring for my daughter. The vision for Asha’s house came out of my own frustration. While caring for Asha, I was never successful at finding a place where she could feel like she belonged and enjoy the company of people in similar life situations. I also found it impossible to find a caring, safe environment where I could entrust Asha’s care whenever I needed respite as her caregiver. In Asha’s House, I want to give parents an opportunity to refresh themselves while their loved one enjoys time socializing with others their age.

Our mission is to support parents and caregivers of young disabled adults (18-34) years of age. Asha’s House is a non-profit 501(3C) which is already in place. We have an active board of directors with a heart for the disabled. I’ve been looking for the perfect location for over a year and I feel that the location at 8700 S. 25th Street is it. Our ministry is helping these young disabled adults find “A PLACE TO BELONG”. We want the residents to feel like they are on a retreat with their friends. We have plans in place for a 5200+ FSF single story seven-bedroom home will be set up like any other single-family home. Asha’s House will accommodate up to seven guests on weekends from Friday 3:00 pm to Sunday 3:00 pm. Monday – Friday Asha’s Day Learning Center will accommodate up to eight students from 8 am – 3:30 pm.

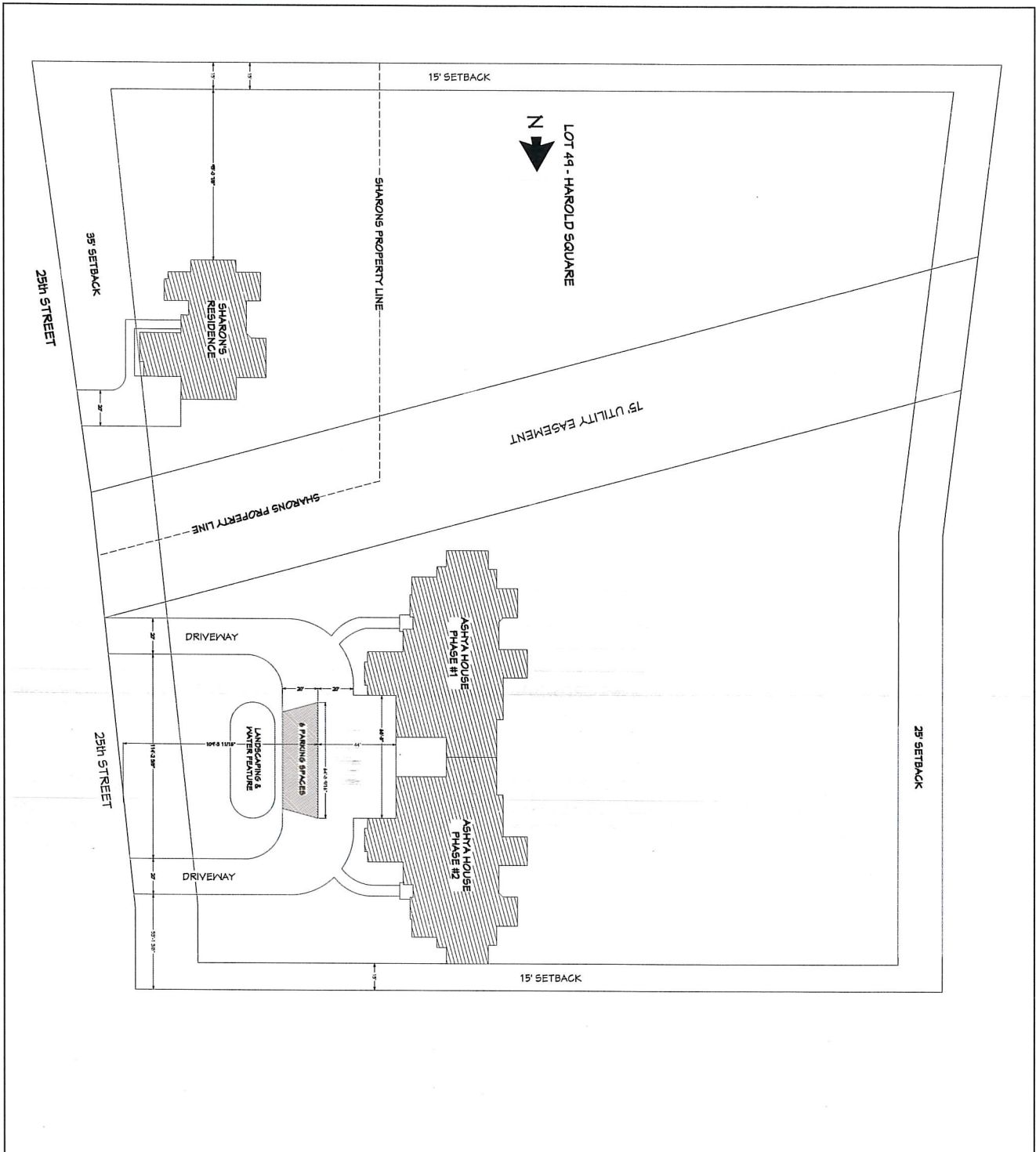
As I understand it, the current zoning of RG-50 does not allow for overnight guests. Therefore, I am asking for a rezoning of the Asha’s House parcel to RG-20 to accommodate my plans for the facility. I will be needing to separate the original 5.82 parcel in order to have two separate legal descriptions as I will be building my personal administrative house on site. This is a requirement of the 501(3C). Please see the Offer to Purchase Offer and the other supporting documents and feel free to contact me with any questions. Thank you, in advance, for your consideration.

Sharon Chaudhuri
President/Founder

Please visit our website for more information, floor plans and artist renderings:

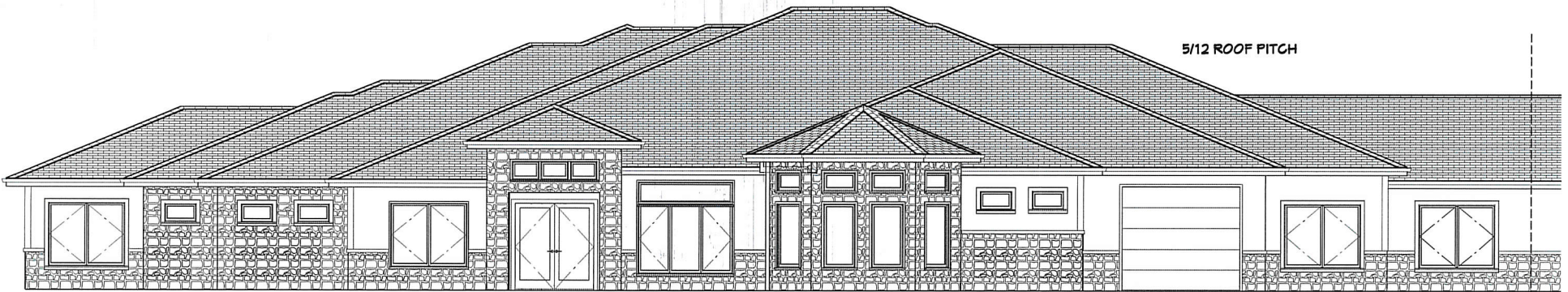
www.ashashouse.org

RECEIVED
JUN 17 2021
PLANNING DEPT.

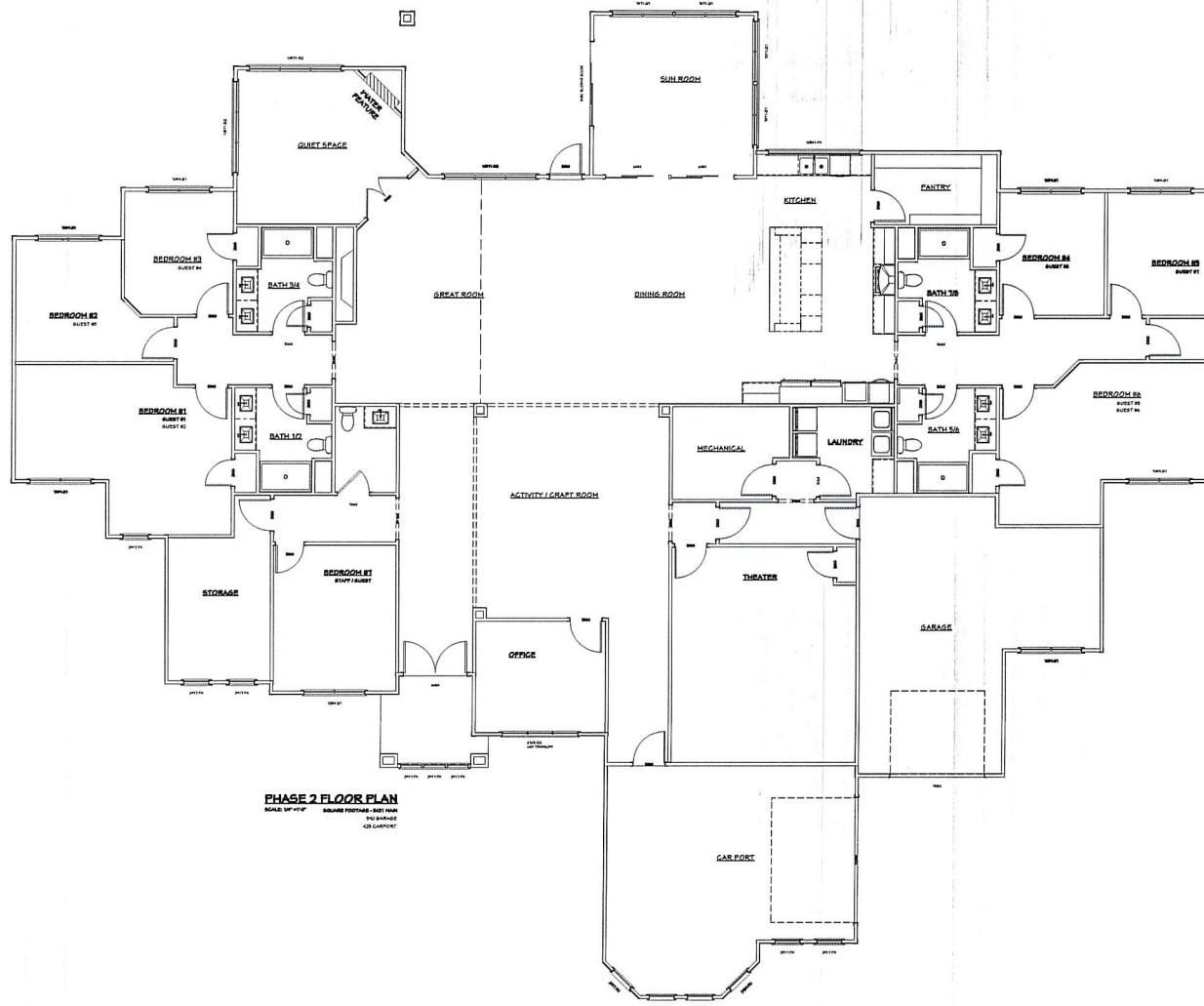


RECEIVED
JUN 17 2021
PLANNING DEPT.

PRELIMINARY PRELIMINARY FINAL DRAFT REVISED REVISED	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	INITIALS:	THE "AYSHA" HOUSE LOT TBD	<p>The PLANNING DEPARTMENT is not responsible for the accuracy of these plans. All rights of legal title are reserved. The owner of these plans shall be held responsible for the accuracy of the information contained herein. The owner shall be held responsible for the accuracy of the information contained herein. The owner shall be held responsible for the accuracy of the information contained herein.</p> <p>NOTICE OF COPYRIGHT: THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION AS AN ARCHITECTURAL WORK UNDER THE FEDERAL COPYRIGHT ACT. ANY REPRODUCTION OR DISTRIBUTION OF THESE PLANS WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT IS STRICTLY PROHIBITED. ANY REPRODUCTION OR DISTRIBUTION OF THESE PLANS WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT IS STRICTLY PROHIBITED.</p>
SHEET 6 OF 6				



FRONT ELEVATION PHASE 1
SCALE 3/8" = 1'-0"



RECEIVED
JUN 17 2021
PLANNING DEPT.

Tammi Palm

From: Christine Anderson <cranderson63@yahoo.com>
Sent: Wednesday, July 14, 2021 7:41 PM
To: Tammi Palm
Subject: Proposed Care Facility

Ms. Palm,

I am writing about the rezoning of lots at 8700 South 25th street. I have researched the project on applicant Sharon Chaudhuri's website, Asha's House, and understand how important this project is to her and the people she wishes to help. However, the area off of 25th street doesn't seem to be the most appropriate location for this facility. This is mostly a residential area. I would assume there would be a more commercial area for it to be located. Having grown up in the area, I always thought nothing could be built under the power lines. There are numerous empty buildings and lots throughout both Sarpy and Douglas counties that may be a better fit. Traffic on 25th street has already doubled even tripled in the last 10 years with the Habitat for Humanity houses along Rose Lane and the new subdivisions east of 25th to Cornhusker Road. Please consider another area for this facility. Thank you.

Very Respectfully,

Christine Anderson

RECEIVED
JUL 14 2021
PLANNING DEPT.



City of Bellevue
Planning Department

1510 Wall Street • Bellevue, Nebraska 68005 • (402) 293-3026

3.e.

July 16, 2021

To: Planning Commission Members
From: Angela Curry, Assistant Planning Manager
Subject: Proposed 2022-2027 Capital Improvement Plan

Attached is the proposed fiscal year 2022-2027 Capital Improvement Plan (CIP) showing current projected expenditures. Please note some changes may occur as the budget process progresses.

Attachments: 2022-2027 Capital Improvement Plan Spreadsheet

Prepared by:

Date of Report

MEMORANDUM

TO: Planning Commission Members
FROM: Angela Curry, Assistant Planning Manager
DATE: July 16, 2021
SUBJECT: Proposed FY 2022-2027 City of Bellevue Capital Improvement Plan

Attached for your review is the proposed City of Bellevue Capital Improvement Plan for Fiscal Years 2022 through 2027.

As with past CIPs, the document lists projects by department for each of the years of the plan. For each project, the total cost is shown along with any outside funding sources and the amount of the funding. The source of City funding is the General Fund, unless otherwise shown. For projects beyond the upcoming annual budget, the funding sources are shown where they have been identified. The total for each department, as well as the yearly total is also included. Following the list of projects and costs is a list of the projects with a brief description.

The first year of the CIP corresponds with the proposed annual budget. For FY 2022 the proposed Capital Projects total \$30,937,431 with \$20,267,931 being funded by the City and \$10,669,500 being funded from outside sources. For FY 2023, the proposed Capital Projects total \$38,787,213 with \$34,019,213 being funded by the City and \$4,768,000 being funded from outside sources. The total cost of all capital projects shown in the CIP is \$174,015,463 with \$127,024,683 being funded by the City and \$47,081,500 coming from outside sources.

The CIP includes several major projects. Major projects include a Library renovation (\$4,000,000), and a Wastewater South Lift Station Flood Recovery improvement (\$2,300,000). Significant road improvement projects within the plan include 36th Street from Highway 370 to Platteview Road, major street resurfacing and reconstruction projects and bridge repairs .

Funding for the upcoming fiscal year includes an allocation of \$750,000 for projects within the designated LB 840 area. This amount is carried over into each year of the plan.

EXPENDITURES BY DEPARTMENT BY YEAR

<u>DEPARTMENT</u>	<u>FY 2021-22</u> ##	<u>FY 2022-23</u>	<u>FY 2023-24</u>	<u>FY 2024-25</u>	<u>FY 2025-26</u>	<u>FY 2026-27</u>	<u>TOTAL</u>
Administrative Services	70,000		-	-	-	-	70,000
Building Maintenance	75,000		-	-	-	-	75,000
Cemetery	100,000	-	-	-	-	-	100,000
Code Enforcement	61,431	-	-	-	-	-	61,431
Fire	1,065,000	805,000	1,010,000	1,275,000	-	-	4,155,000
Fleet Maintenance	175,000	98,500	-	176,175	104,170	-	553,845
Information Technology(IT)	-						-
Library	4,000,000	-	-	250,000		-	4,250,000
Parks	1,650,000	13,000,000	-	-	-	-	14,650,000
Permits & Inspections	81,000	-	-	243,000	-	-	324,000
Police	875,000	858,713	727,474	-	-	-	2,461,187
Public Works	-	200,000	200,000	200,000	200,000	200,000	800,000
Recreation	-	-	-	-	-	-	-
Streets	18,460,000	21,185,000	17,825,000	43,510,000	37,070,000	5,560,000	138,050,000
Wastewater	3,575,000	1,890,000					5,465,000
Economic Development	750,000	750,000	750,000	750,000	-	-	3,000,000
TOTAL	30,937,431	38,787,213	20,512,474	46,404,175	37,374,170	5,760,000	174,015,463
City funding	20,267,931	34,019,213	17,319,194	31,724,175	23,694,170	-	127,024,683
Funding from others	10,669,500	4,768,000	3,284,000	14,680,000	13,680,000	-	47,081,500

**CITY OF BELLEVUE CAPITAL IMPROVEMENT PLAN
FY 2020 THROUGH FY 2025
PROJECTS BY YEAR**

FISCAL YEAR 2022					
DEPARTMENT/PROJECT	7/16/2021 TOTAL COST	CITY COST	OTHER AGENCY COST	NOTES	
Administrative Services					
AS 22(1) Mini-bus replacement	70,000	18,000	52,000	Grant awarded by MAPA	
Total	<u>70,000</u>	<u>18,000</u>	<u>52,000</u>		
Building Maintenance					
BM 22(1) Washington Park Gazebo	75,000	75,000	-		
Total	<u>75,000</u>	<u>75,000</u>	<u>-</u>		
Cemetery					
CE 22(1) Columbariums	100,000	100,000	-		
Total	<u>100,000</u>	<u>100,000</u>	<u>-</u>		
Code Enforcement					
CO 22(1) 2021 Ford F150	28,696	28,696	-		
CO 22(2) MDC Computers and Accessories for 5 vehicles	32,735	32,735	-		
Total	<u>61,431</u>	<u>61,431</u>	<u>-</u>		
Economic Development Fund					
ED 22(1) LB 840 Infrastructure improvements	750,000	750,000	-	Community Betterment	
Total	<u>750,000</u>	<u>750,000</u>	<u>-</u>		
Fire					
FI 22(1) Replace Engine 15	625,000	625,000	-		
FI 22(2) Replace Medic 42	275,000	275,000	-		
FI 22(3) Replace Fire Car 7	55,000	55,000	-		
FI 22(4)Add FC 12	55,000	55,000	-		
FI 22(5) Replace FC 9	55,000	55,000	-		
Total	<u>1,065,000</u>	<u>1,065,000</u>	<u>-</u>		
Fleet					
FL 22(1) Vehicles and Equipment	175,000	175,000	-	See Detail Listing	
Total	<u>175,000</u>	<u>175,000</u>	<u>-</u>		
Information Technology (IT)					
No capital projects this fiscal year.	-	-	-		
Total	<u>-</u>	<u>-</u>	<u>-</u>		
Library					

LI 22(1) Library renovation project	4,000,000	4,000,000		Financed by Bonds/Loan
Total	4,000,000	4,000,000	-	

Parks

PK 22(1) Faulkland Park Improvements	\$ 100,000	\$ 100,000	-	
PK 22(2) Stonecroft Park Parking Lot Improvements	\$ 220,000	\$ 220,000	-	
PK 22(3) Baldwin Ballfield Lighting	\$ 140,000	\$ 140,000	-	
PK 22(4) American Heroes Park Amphitheater	\$ 600,000	\$ -	600,000	FEMA
PK 22(5) American Heroes Park Restroom	\$ 590,000	\$ -	590,000	FEMA
Total	1,650,000	460,000	1,190,000	

Permits & Inspections

PI 22(1-3) 3 - 2021 Chevy Colorado Extended Cab 4x4 Truck	81,000	81,000	-	
Total	81,000	81,000	-	

Police

PO 22(1) Cruiser purchase	260,000	260,000	-	
PO 22(2) Moveable Storage for Evidence Room	25,000	25,000	-	
PO 22(3) Radios	40,000	40,000	-	
PO 22(4) Body Cameras/Cruiser Cameras	550,000	550,000	-	
Total	875,000	875,000	-	

Public Works

	-	-	-	
Total	-	-	-	

Recreation

No capital projects this fiscal year.	-	-	-	
Total	-	-	-	

Streets

ST 22(1) Major Street Resurfacing (MAPA/NDOT AC Funding)	\$ 3,750,000	\$ 3,750,000	\$ -	AC Funding/Bond Funding
ST 22(2) 2022 Concrete Projects	\$ -	\$ -	\$ -	See Detail Listing
ST 22(3) 2022 Overlay Projects	\$ 350,000	\$ 175,000	\$ 175,000	See Detail Listing
ST 22(4) 2022 Reconstruction Projects	\$ 2,935,000	\$ 2,935,000	\$ -	See Detail Listing/Bond Funding
ST 22(5) South 36th Street	\$ 9,050,000	\$ 1,810,000	\$ 7,240,000	NDOT 80% cost share
ST 22(6) Bridge Repairs	\$ 1,770,000	\$ 1,770,000	\$ -	See Detail Listing
ST 22(7) Drainage Improvements	\$ 80,000	\$ 80,000	\$ -	See Detail Listing
ST 22(8) Wall Rehabilitation	\$ -	\$ -	\$ -	See Detail Listing
ST 22(9) Facilities	\$ 75,000	\$ 75,000	\$ -	See Detail Listing
ST 22(10) Road Construction	\$ 80,000	\$ 80,000	\$ -	See Detail Listing
ST 22(11) Signal Improvements	\$ -	\$ -	\$ -	See Detail Listing
ST 22(12) Asset Management	\$ 175,000	\$ 175,000	\$ -	See Detail Listing
ST 22(13) Vehicles and Equipment	\$ 195,000	\$ 195,000	\$ -	See Detail Listing
Total	18,460,000	11,045,000	7,415,000	

Wastewater

WW 22(1) Utility Vehicle	75,000	75,000	-	Wastewater fund
WW 22 (2) QUAIL CREEK LIFT STATION	1,200,000	1,200,000	-	Wastewater fund
WW 22 (3) SOUTH LIFT STATION FLOOD RECOVERY	2,300,000	287,500	2,012,500	FEMA
WW 22(4) SOUTH RIDGELINE IMPROVEMENTS	-	-	-	

Total	3,575,000	1,562,500	2,012,500
CAPITAL TOTAL ALL DEPARTMENTS	30,937,431	20,267,931	10,669,500

PROJECT DESCRIPTIONS

AS 22(1) Mini-bus replacement
AS 22(2) Consulting Fees

BM 22(1) Demo & Reconstruct Gazebo at Washington Park

CE 22(1) Columbariums

CO 22(1) 2021 Ford F150 1/2 Ton Extended Cab 4x4 Truck	\$ 28,696.00	\$ 28,696.00	
CO 22(2) MDC Computers and Accessories for 5 vehicles			
Getac Tablet	\$ 16,000.00	\$ 16,000.00	-
Havis Mounts	\$ 3,615.00	\$ 3,615.00	-
Floor Plate	\$ 645.00	\$ 645.00	-
Getac Docking Station	\$ 3,800.00	\$ 3,800.00	
Keyboard	\$ 1,650.00	\$ 1,650.00	
Unlimited Data Plan <i>per month</i>	\$ 195.00	\$ 195.00	
MACH/TraCS user accounts <i>per year</i>	\$ 350.00	\$ 350.00	
Printer	\$ 1,550.00	\$ 1,550.00	
Printer Mount (\$300-\$400 depending on type)	\$ 2,000.00	\$ 2,000.00	
Printer Paper (<i>case of 36 rolls</i>)	\$ 1,000.00	\$ 1,000.00	(5 CASES)
Scanner	\$ 1,780.00	\$ 1,780.00	
GPS Pucks	\$ 150.00	\$ 150.00	
	\$ 61,431.00	\$ 61,431.00	-

ED 22(1) LB 840 Infrastructure improvements

FI 22(1) Replace Engine 15
FI 22(2) Replace Medic 42
FI 22(3) Replace Fire Car 7
FI 22(4) Add FC 12
FI 22(5) Replace FC 9

FL 22(1) Vehicles and Equipment - FLT-13 1994 Ford L800 Crane truck

LI 22(1) Library renovation project - Facilities Improvements (Bond/Loan financing)

PK 22(1) Faulkland Park - New Playground, Shelter and ADA Parking Lot & Walking Path Renovations
PK 22(2) Stonecroft Park Parking Lot Renovations-ADA Improvements
PK 22(3) Baldwin Field - New lights for all three ballfields
PK 22(4) American Heroes Park Amphitheater & Electrical/Lighting - Construction (FEMA)
PK 22(5) American Heroes Park Restroom - Design & Construction for north park area (FEMA)

PI 22(1) 2021 Chevy Colorado Extended Cab 4x4 Truck
PI 22(2) 2021 Chevy Colorado Extended Cab 4x4 Truck
PI 22(3) 2021 Chevy Colorado Extended Cab 4x4 Truck

PO 22(1) Cruiser purchase--On-going program to replace 15 cruisers
PO 22(2) Moveable Storage for Evidence Room
PO 22(3) Radios
PO 22(4) Body Cameras/Cruiser Cameras

PW 22(1) Project Engineering--Outsourced engineering for various projects

ST 22(1) Major Street Resurfacing (MAPA/NDOT AC Funding)			
M146(237B) Jewell Rd; Harvell Dr to Bellevue Blvd S - RESURFACING**	\$ 188,500	\$ 188,500	
M146(239B) Golden Hills Addition - RESURFACING**	\$ 728,000	\$ 728,000	
M146(243C) 25th St; Harrison St to Mose Ave - RESURFACING**	\$ 422,500	\$ 422,500	
M146(244B) 42nd St; Harrison St to Giles Rd - RESURFACING**	\$ 520,000	\$ 520,000	
M146(247) Chandler Rd W; 39th St, High Meadows Lane - RESURFACING**	\$ 348,500	\$ 348,500	
M146(249B) Avery Rd.; Bellevue Blvd N to Ft Crook Rd - RESURFACING**	\$ 292,500	\$ 292,500	
M146(273B) Capehart Rd; Ft Crook Rd to Dow St - RESURFACING**	\$ 1,250,000	\$ 1,250,000	

	<u>\$ 3,750,000</u>	<u>\$ 3,750,000</u>	<u>-</u>	
ST 22(2) 2022 Concrete Projects				
M146(122D) So 38th St, Hwy 370 to Sheridan Rd - PHASE 1, YR 2 - WIDENING/RECONSTRUCTION	\$ -	\$ -		
	<u>\$ -</u>	<u>\$ -</u>	<u>-</u>	
ST 22(3) 2022 Overlay Projects				
M146(288A,B) Harrison St, 36th to 48th St - RESURFACING**	\$ 350,000	\$ 175,000	175,000	Cost share with Omaha
	<u>\$ 350,000</u>	<u>\$ 175,000</u>	<u>\$ 175,000</u>	
ST 22(4) 2022 Reconstruction Projects (Bond Funding)				
M146(179B) Gregg Rd W, 23rd to 25th St - RECONSTRUCTION	\$ 725,000	\$ 725,000		
M146(194) Gilmore Lake Rd e/ 25th St - RECONSTRUCTION, DRAINAGE IMPROVEMENTS	\$ 75,000	\$ 75,000	-	
M146(279) Bernadette Ave, Margo St, 48th to 42nd St - REHAB CONCRETE REPAIRS	\$ 220,000	\$ 220,000		
M146(283A) Chandler Rd, Bell Blvd N to 26th St - REHAB ADVANCE CONCRETE REPAIRS, STREETSCAPE	\$ 640,000	\$ 640,000		
M146(324) Cornhusker Rd; Ft Crook to 25th St YR 1 PRELIM ENG/DESIGN -> CORRIDOR WIDENING	\$ 500,000	\$ 500,000		
M146(305A) 36th St, Cornhusker to 370 - YR 2 ENG/DESIGN -> RECONSTRUCTION	\$ 425,000	\$ 425,000		
M146(307A) Ft Crook Rd, S 13th St to Harlan Dr - ENG/DESIGN -> REDEVELOPMENT, RECONSTRUCTION	\$ 125,000	\$ 125,000		
M146(318) Ft Crook Rd; Chandler to Capehart - DRAINAGE STRUCTURE REHAB; YR 1	\$ 100,000	\$ 100,000		
M146(74A) Capehart Rd; 27th to 36th St - YR 2 ENG/DESIGN -> RECONSTRUCTION	\$ 125,000	\$ 125,000		
	<u>\$ 2,935,000</u>	<u>\$ 2,935,000</u>	<u>-</u>	
ST 22(5) South 36th Street				
M146(122D) So 36th St; Hwy 370 to Sheridan Rd - PHASE 1, YR 2 - WIDENING/RECONSTRUCTION	\$ 7,400,000	\$ 1,480,000	5,920,000	Federal Aid Project (80/20)
M146(171A) So 36th St; Sheridan Rd to Platteview - PHASE 2, YR 2 - ENG/DESIGN	\$ 1,650,000	\$ 330,000	1,320,000	
	<u>\$ 9,050,000</u>	<u>\$ 1,810,000</u>	<u>7,240,000</u>	
ST 22(6) Bridge Repairs				
M146(252B) Galvin Rd & Hansen Ave - PEDESTRIAN BRIDGE REHAB	\$ 500,000	\$ 500,000		
M146(301B) Schilling Dr, 9th St to 13th St - BRIDGE #U023031235 CONTRACT PLANS, BRIDGE REMOVAL	\$ 250,000	\$ 250,000		
M146(320) Cornhusker Rd e/ 10th St; Bridge #U023000615P EROSION MITIGATION	\$ 295,000	\$ 295,000		
M146(321) Harlan Dr & Ft Crook Rd; Bridge #U023001654 - EXPANSION JOINTS, APPROACH SLABS, DRA	\$ 725,000	\$ 725,000		
	<u>\$ 1,770,000</u>	<u>\$ 1,770,000</u>	<u>-</u>	
ST 22(7) Drainage Improvements				
M146(157A) Betz Ditch, south of Lloyd St - YR 2, ENG/DESIGN -> DRAINAGE IMPROVEMENTS	\$ 80,000	\$ 80,000	-	
	<u>\$ 80,000</u>	<u>\$ 80,000</u>	<u>-</u>	
ST 22(8) Wall Rehabilitation				
	\$ -	\$ -		
	<u>\$ -</u>	<u>\$ -</u>	<u>-</u>	
ST 22(9) Facilities				
M146(325) City of Bellevue Public Works Facility ENG/DESIGN	\$ 75,000	\$ 75,000		
	<u>\$ 75,000</u>	<u>\$ 75,000</u>	<u>-</u>	
ST 22(10) Road Construction				
M146(334) Ft Crook Rd N; 1200 Block - MEDIAN ACCESS RD	\$ 80,000	\$ 80,000		
	<u>\$ 80,000</u>	<u>\$ 80,000</u>	<u>-</u>	
ST 22(11) Signal Improvements				
	\$ -	\$ -		

	<u>\$ -</u>	<u>\$ -</u>	<u>-</u>
ST 22(12) Asset Management			
<i>M146(319) Pavement Manage System - DATA COLLECTION, IMPLEMENTATION; YR 1</i>	\$ 175,000	\$ 175,000	
	<u>\$ 175,000</u>	<u>\$ 175,000</u>	<u>-</u>
ST 22(13) Vehicles and Equipment - Capital Lease			
<i>Pickup Trucks - 3 @ \$65k each</i>	\$ 195,000	\$ 195,000	
	<u>\$ 195,000</u>	<u>\$ 370,000</u>	<u>-</u>
WW 22(1) Utility vehicle is used in our emergency reponse to events. Current vehicle is 30 years old and needs to be replaced	\$ 75,000	\$ 75,000	
WW 22(2) Due to growth in this sanitary basin, this lift station and forcemain will need to be replaced (Quail Creek)	\$ 1,200,000	\$ 1,200,000	
WW 22(3) Project is continued from 2020-2021(South Lift Station Flood Recovery)	\$ 2,300,000	\$ 287,500	\$ 2,012,500
WW 22(4) South Ridgeline Improvements (FEMA)	\$ -	\$ -	
	<u>\$ 3,575,000</u>	<u>\$ 1,562,500</u>	<u>\$ 2,012,500</u>

**CITY OF BELLEVUE CAPITAL IMPROVEMENT PLAN
 FY 2020 THROUGH FY 2025
 PROJECTS BY YEAR**

FISCAL YEAR 2023

DEPARTMENT/PROJECT	7/16/2021 TOTAL COST	CITY COST	OTHER AGENCY COST	NOTES
Administrative Services				
No capital projects this fiscal year.	-	-	-	
Total	-	-	-	
Building Maintenance				
No capital projects this fiscal year.	-	-	-	
Total	-	-	-	
Cemetery				
No capital projects this fiscal year.	-	-	-	
Total	-	-	-	
Economic Development Fund				
ED 23(1) LB 840 Infrastructure improvements	750,000	750,000	-	Community Betterment
Total	750,000	750,000	-	
Fire				

FI 23(1) Replace Engine 41	675,000	675,000	-	Community Betterment
FI 23(2) Replace Fire Car 2	65,000	65,000		
FI 23(3) Replace Fire Car 9	65,000	65,000		

Total	<u>805,000</u>	<u>805,000</u>	<u>-</u>	
-------	----------------	----------------	----------	--

Fleet

FL 23(1) Vehicles and Equipment	98,500	98,500	-	
	-	-	-	
	-	-	-	
Total	<u>98,500</u>	<u>98,500</u>	<u>-</u>	

Information Technology (IT)

No capital projects this fiscal year.	-	-	-	
Total	<u>-</u>	<u>-</u>	<u>-</u>	

Library

No capital projects this fiscal year.	-	-	-	
Total	<u>-</u>	<u>-</u>	<u>-</u>	

Parks

PK 23(1) Aquatic Center-Construction	13,000,000	13,000,000	-	
Total	<u>13,000,000</u>	<u>13,000,000</u>	<u>-</u>	

Police

PO 23(1) Cruiser purchase	500,000	500,000	-
PO 23(2) Tablets for Vehicles with Wi-Fi	331,239	331,239	-
PO 23(3) Pro-Phoenix LRMS	27,474	27,474	-
Total	<u>858,713</u>	<u>858,713</u>	<u>-</u>

Public Works

PW 23(1) Project Engineering	200,000	200,000	-
Total	<u>200,000</u>	<u>200,000</u>	<u>-</u>

Recreation

No capital projects this fiscal year.	-	-	-
Total	<u>-</u>	<u>-</u>	<u>-</u>

Streets

ST 23(1) Major Street Resurfacing (MAPA/NDOT AC Funding)	1,100,000	1,100,000	-	AC Funding
ST 23(2) Concrete Projects	2,790,000	2,790,000	-	See Detail Listing
ST 23(3) 2023 Overlay Projects	-	-	-	See Detail Listing
ST 23(4) 2023 Reconstruction Projects	4,800,000	4,800,000	-	See Detail Listing
ST 23(5) South 36th Street	5,960,000	1,192,000	4,768,000	NDOT 80% cost share
ST 23(6) Bridge Repairs	-	-	-	See Detail Listing
ST 23(7) Drainage Improvements	2,745,000	2,745,000	-	See Detail Listing
ST 23(8) Wall Rehabilitation	1,115,000	1,115,000	-	See Detail Listing
ST 23(9) Facilities	2,500,000	2,500,000	-	
ST 23(10) Road Construction	-	-	-	
ST 23(11) Signal Improvements	75,000	75,000	-	See Detail Listing
ST 23(12) Asset Management	100,000	100,000	-	See Detail Listing
ST 23(13) Vehicles and Equipment	-	-	-	

	Total	<u>21,185,000</u>	<u>16,417,000</u>	<u>4,768,000</u>
Wastewater				
WW 23(1) CIPP Pipeline Rehabilitation		230,000	230,000	-
WW 23(2) Bluff St Force Main replacement		200,000	200,000	-
WW 23 (3) CCTV Van Replacement		260,000	260,000	
WW 24 (4) South Bellevue Sanitary Upgrades		1,200,000	1,200,000	
	Total	<u>1,890,000</u>	<u>1,890,000</u>	<u>-</u>
CAPITAL TOTAL ALL DEPARTMENTS		38,787,213	34,019,213	4,768,000

PROJECT DESCRIPTIONS

ED 23(1) Infrastructure--Funding for LB 840 program, possible projects to be determined

FI 23(1) Replace Pumper 41--1997 Seagrave

FI 23(2) Replace Fire Car 2--Replace 2011 Tahoe

FI 23(3) Replace Fire Car 9--Replace 2010 Tahoe

PO 23(1) Cruiser purchase (on-going)

PO 23(2) Tablet for vehicles with Wi-Fi

PO 23(3) Pro-Phoenix LRMS software

PW 23(1) Citywide sidewalk installation--Continuation of city-wide program

PW 23(2) Project Engineering--Outsourced engineering for various projects

ST 23(1) Hancock St.; E Mission Ave to E 29th Ave - REHAB ADVANCE CONCRETE REPAIRS

ST 23(2) Giles Rd; 42nd to 48th St - REHAB ADVANCE CONCRETE REPAIRS

ST 23(3) E/25th St, Lynnwood Dr to Blackhawk Dr - DITCH REHAB; TREE CLEARING, BANK STABILIZATION, EROSION MITIGATION - YR 1

ST 23(4) S 21st St s/Cornhusker Rd; Pratt Ave, 21st to 23rd St - RESURFACING

- ST 23(5) Capehart Rd; Kennedy Freeway to Dow St - REHAB ADVANCE CONCRETE REPAIRS
- ST 23(6) NE Corner of Harvell Dr & Lincoln, NE for 0.16 Mi toward Lila Ave - GROUT, SLIP-LINE CONCRETE DRAINAGE PIPE
- ST 23(7) Department Vehicles and Equipment--Replace various department vehicles and equipment
- ST 23(8) So 36th St - Sheridan Rd to Platteview Rd - PH 2 CONSTRUCTION, YR 2
- ST 23(9) Gilmore Lake Rd e/25th St - DRAINAGE, RECONSTRUCTION
- ST 23(10) Area w/ Harlan Lewis Rd, Industrial Dr to Paradise Park - DRAINAGE IMPROVEMENTS
- ST 23(11) 36th & Chandler intersection - DRAINAGE STRUCTURES, SIDEWALKS, PAVING
- ST 23(12) College Heights; Lot 177B - DRAINAGE AREA IMPROVEMENT
- ST 23(13) S 28th Ave; Capehart Rd to Leawood Dr - RESURFACING
- ST 23(14) S 29th Ave; Capehart Rd to Southdale Plaza - RESURFACING
- ST 23(15) Bernadette Ave, Margo St; 42nd to 48th - RESURFACING
- ST 23(16) Fontenelle Hills Addition; Martin Dr, Ridgewood Ct - REHAB ADVANCE CONCRETE REPAIRS
- ST 23(17) Freeman Dr/Jackson St; Harvell Dr to Mission Ave - REHAB ADVANCE CONCRETE REPAIRS
- ST 23(18) Cascio Addition; Kings Dr, Cascio Dr - REHAB ADVANCE CONCRETE REPAIRS
- ST 23(19) Chandler Rd; Bellevue Blvd N to 25th St - REHAB ADVANCE CONCRETE REPAIRS, MEDIAN
- ST 23(20) Mission Ave; Main St to Lincoln Rd - REHAB ADVANCE CONCRETE REPAIRS
- ST 23(21) High Meadows Ln, 39th St, Valleyview - REHAB ADVANCE CONCRETE REPAIRS

- WW 23(1) CIPP Pipeline Rehabilitation
- WW 23(2) Bluff St Force Main replacement

**CITY OF BELLEVUE CAPITAL IMPROVEMENT PLAN
 FY 2020 THROUGH FY 2025
 PROJECTS BY YEAR**

FISCAL YEAR 2024

DEPARTMENT/PROJECT	7/16/2021 TOTAL COST	CITY COST	OTHER AGENCY COST	NOTES
Administrative Services				
No capital projects this fiscal year.	-	-	-	
Total	-	-	-	
Building Maintenance				
No capital projects this fiscal year.	-	-	-	
Total	-	-	-	
Cemetery				
No capital projects this fiscal year.	-	-	-	
Total	-	-	-	
Economic Development Fund				
ED 24(1) LB 840 Infrastructure improvements	750,000	750,000	-	Community Betterment
Total	750,000	750,000	-	
Fire				

FI 24(1) Replace Engine/Tanker 4	850,000	850,000	-
FI 24(2) Replace Utility 1	65,000	65,000	-
FI 24(3) Replace Brush 33	95,000	95,000	-
Total	<u>1,010,000</u>	<u>1,010,000</u>	<u>-</u>

Fleet

FL 24(1) Vehicles and Equipment	90,720	90,720	-
	-	-	-
	-	-	-
Total	<u>90,720</u>	<u>90,720</u>	<u>-</u>

Information Technology (IT)

No capital projects this fiscal year.	-	-	-
Total	<u>-</u>	<u>-</u>	<u>-</u>

Library

No capital projects this fiscal year.	-	-	-
Total	<u>-</u>	<u>-</u>	<u>-</u>

Parks

No capital projects this fiscal year.	-	-	-
Total	<u>-</u>	<u>-</u>	<u>-</u>

Police

PO 24(1) Cruiser purchase	500,000	500,000	-
PO 24(2) Pro Phoenix LRMS	27,474	27,474	-
PO 24(3) Servers	200,000	200,000	-
Total	<u>727,474</u>	<u>727,474</u>	<u>-</u>

Public Works

PW 24(2) Project Engineering	200,000	200,000	-
	-	-	-
Total	<u>200,000</u>	<u>200,000</u>	<u>-</u>

Recreation

No capital projects this fiscal year.	-	-	-
Total	<u>-</u>	<u>-</u>	<u>-</u>

Streets

ST 24(1) Major Street Resurfacing (MAPA/NDOT AC Funding)	3,220,000	3,220,000	-	
ST 24(2) 2024 Concrete Projects	2,855,000	2,855,000	-	
ST 24(3) 2024 Overlay Projects	2,405,000	2,405,000	-	
ST 24(4) Capehart Rd; Kennedy Freeway to Dow St	1,125,000	225,000	900,000	Sarpy County Cost Share
ST 24(5) Fontenelle Hills Addition; Martin Dr, Ridgewood Ct	2,980,000	596,000	2,384,000	NDOT 80% cost share
ST 24(6) Freeman Dr/Jackson St; Harvell Dr to Mission Ave	-	-	-	
ST 24(7) Cascio Addition; Kings Dr, Cascio Dr	2,090,000	2,090,000	-	
ST 24(8) Chandler Rd; Bellevue Blvd N to 25th St	-	-	-	
ST 24(9) Mission Ave; Main St to Lincoln Rd	2,500,000	2,500,000	-	
ST 24(10) High Meadows Ln, 39th St, Valleyview	-	-	-	
ST 24(11) Ft Crook Rd; Cornhusker Rd to Capehart Rd	650,000	650,000	-	
ST 24(12) Willow Springs Addition; Lewis and Clark	-	-	-	
ST 24(13) Harrison St; Sarpy Ave to 48th St (Yr 1 - 36th to 48th	-	-	-	

	Total	<u>17,825,000</u>	<u>14,541,000</u>	<u>3,284,000</u>
Wastewater				
No capital projects this fiscal year.		-	-	-
	Total	<u>-</u>	<u>-</u>	<u>-</u>
CAPITAL TOTAL ALL DEPARTMENTS		20,603,194	17,319,194	3,284,000

PROJECT DESCRIPTIONS

ED 24(1) Infrastructure--Funding for LB 840 program, possible projects to be determined

FI 24(1) Replace Engine/Tanker 4 --A 2000 Seagrave

FI 24(2) Replace Utility 1--A 2004 F 250 dual wheel pickup

FI 24(3) Replace Brush 33--A 2002 Chevy 3500 pick-up with water tank and pump

FLT-1 2011 Ford F350 Plow truck

FLT-6 2005 Ford F350

PO 24 (1) Cruiser purchase ongoing

PO 24 (2) Pro-Phoenix LRMS software

PO 24 (3) Servers

PW 24(1) Project Engineering--Outsourced engineering for various projects

ST 24(1) Major Street Resurfacing (MAPA/NDOT AC Funding)

M146(245) Kayleen Dr; Gregg Rd E to Harvell Dr - RESURFACING

M146(269B) Hancock St.; E Mission Ave to E 29th Ave - RESURFACING

M146(270B) Giles Rd; 42nd to 48th St - RESURFACING

M146(281B) Freeman Dr/Jackson St; Harvell Dr to Mission Ave - RESURFACING
M146(282B) Cascio Addition – Kings Dr, Cascio Dr – RESURFACING
M146(284B) Mission Ave; Main St to Lincoln Rd - RESURFACING
M146(288D) Harrison St, Sarpy Ave to 36th St - RESURFACING
M146(308B) Galvin Rd/Lincoln Rd; Ludwig Dr to Bellevue Gate - RESURFACING

ST 24(2) 2024 Concrete Projects

M146(238A) Childs Rd E; Camp Gifford Rd to Ft Crook Rd - REHAB ADVANCED CONCRETE REPAIRS
M146(286A) Ft Crook Rd; Cornhusker Rd to Capehart Rd - REHAB ADVANCE CONCRETE REPAIRS
M146(287A) Willow Springs – Lewis and Clark east of 25th St to Kennedy Freeway - REHAB ADVANCE CONCRETE REPAIRS
M146(289A) Blue Ridge Addition; Oak Ridge Dr to 36th St, Sherwood Dr to Cornhusker Rd - REHAB ADVANCED CONCRETE REPAIRS
M146(292A) AREA OF: Borman to Harrison, 45th to 48th St - REHAB ADVANCE CONCRETE REPAIRS
M146(293A) Birchcrest Rd/Lloyd St; Harvell Dr to Betz Rd - REHAB ADVANCE CONCRETE REPAIRS
M146(296A) S 36th St; Harrison to Chandler - REHAB ADVANCED CONCRETE REPAIRS
M146(298A) Fairfax Rd; Harvell Dr to Wilroy Rd - REHAB ADVANCE CONCRETE REPAIRS
M146(316A) 25th St, 625' N/ Sautter Ave to Cornhusker Rd - REHAB ADVANCE CONCRETE REPAIRS
M146(322A) Harvell Dr; Birchcrest Rd to Ft Crook Rd - REHAB ADVANCE CONCRETE REPAIRS/STREET-SCAPE

ST 24(3) 2024 Overlay Projects

M146(233) Electri-City, Dietz Meadows, Buller's First Addition - RESURFACING
M146(241) Kasper St; City limits to Ft Crook Frontage Rd - RESURFACING
M146(242) Twin Ridge II Addition; Bryan Ave, Victoria Ave - RESURFACING
M146(280B) Fontenelle Hills; Martin Dr and Ridgewood Dr – RESURFACING
M146(285B) Valleyview , 39th St - RESURFACING
M146(297B) St Andrews Rd; Lincoln Rd to Birchcrest Rd - RESURFACING

ST 24(4) 2024 Reconstruction Projects

M146(305B) 36th St, Cornhusker to 370 - ROW, UTILITIES

ST 24(5) South 36th Street

M146(171C) So 36th St - Sheridan Rd to Platteview Rd - PHASE 2;
CONSTRUCTION, YR 2

ST 24(6) Bridge Repairs

ST 24(7) Drainage Improvements

M146(253B) Area 19th to 18th, north of Chandler Rd - DRAINAGE STRUCTURES
M146(157B) Betz Ditch, south of Lloyd St - DRAINAGE IMPROVEMENTS, YR 2
M146(271B) E/25th St, Lynnwood Dr to Blackhawk Dr - DRAINAGE DITCH REHAB, YR 2
M146(276B) College Heights; 407 MMK (Lot 177B) - EASEMENT, EROSION MITIGATION, DRAINAGE IMPROVEMENTS, YR 2

M146(300B) Area west of 26th St, N of Chandler Rd - DRAINAGE IMPROVEMENTS, STRUCTURES, PAVING YR 2

ST 24(8) Wall Rehabilitation

ST 24(9) Facilities

M146(325) City of Bellevue Public Works Facility SITE PREP, UTILITIES

ST 24(10) Road Construction

ST 24(11) Signal Improvements

M146(232) City-wide Traffic Signal Communication Upgrades (controllers, signal heads, office communication capability, pre-empt upgrades, intersection cameras)

ST 24(12) Asset Management

ST 24(13) Vehicles and Equipment

**CITY OF BELLEVUE CAPITAL IMPROVEMENT PLAN
FY 2020 THROUGH FY 2025
PROJECTS BY YEAR**

FISCAL YEAR 2025

DEPARTMENT/PROJECT	7/16/2021 TOTAL COST	CITY COST	OTHER AGENCY COST	NOTES
Administrative Services				
No capital projects this fiscal year.	-	-	-	
Total	<u>-</u>	<u>-</u>	<u>-</u>	
Building Maintenance				
No capital projects this fiscal year.	-	-	-	
Total	<u>-</u>	<u>-</u>	<u>-</u>	
Cemetery				
No capital projects this fiscal year.	-	-	-	
Total	<u>-</u>	<u>-</u>	<u>-</u>	
Economic Development Fund				
ED 25(1) LB 840 Infrastructure improvements	750,000	750,000	-	Community Betterment
Total	<u>750,000</u>	<u>750,000</u>	<u>-</u>	
Fleet				
FL 25(1) Vehicles and Equipment	-	-	-	
	176,175	176,175	-	
	-	-	-	
Total	<u>176,175</u>	<u>176,175</u>	<u>-</u>	
Fire				
FI 25 (1) Replace Medic 31	425,000	425,000	-	
FI 25 (2) Replace Engine 41	850,000	850,000	-	
			-	

	Total	<u>1,275,000</u>	<u>1,275,000</u>	<u>-</u>
Information Technology (IT)				
No capital projects this fiscal year.		-	-	-
	Total	<u>-</u>	<u>-</u>	<u>-</u>
Library				
LI 25 (1) RFID System		200,000	200,000	
LI 25(2)Public Lockers		50,000	50,000	
	Total	<u>250,000</u>	<u>250,000</u>	<u>-</u>
Parks				
No capital projects this fiscal year.		-	-	-
	Total	<u>-</u>	<u>-</u>	<u>-</u>
Permits and Inspectoins				
P&I 25 (3) Chevy Colorado Pickup Trucks		243,000	243,000	-
	Total	<u>243,000</u>	<u>243,000</u>	<u>-</u>
Public Works				
PW 25(1) Project Engineering/Surveying		200,000	200,000	-
	Total	<u>200,000</u>	<u>200,000</u>	<u>-</u>
Recreation				
No capital projects this fiscal year.		-	-	-
	Total	<u>-</u>	<u>-</u>	<u>-</u>
Streets				
ST 25(1) Major Street Resurfacing (MAPA/NDOT AC Funding)		6,235,000	6,235,000	-
ST 25(2) 2025 Concrete Projects		2,710,000	2,710,000	-
ST 25(3) 2025 Overlay Projects		2,550,000	2,550,000	-
ST 23(4) 2023 Reconstruction Projects		17,285,000	3,605,000	13,680,000
ST 23(5) South 36th Street		0	0	-
ST 23(6) Bridge Repairs		0	0	-
ST 23(7) Drainage Improvements		1,445,000	445,000	1,000,000
ST 23(8) Wall Rehabilitation		0	0	-
				AC Funding

ST 23(9) Facilities	10,000,000	10,000,000	-
ST 23(10) Road Construction	3,000,000	3,000,000	-
ST 23(11) Signal Improvements	285,000	285,000	-
ST 23(12) Asset Management			
ST 23(13) Vehicles and Equipment			
Total	<u>43,510,000</u>	<u>28,830,000</u>	<u>14,680,000</u>
Wastewater			
No capital projects this fiscal year.	-	-	-
Total	<u>-</u>	<u>-</u>	<u>-</u>
CAPITAL TOTAL ALL DEPARTMENTS	46,404,175	31,724,175	14,680,000

PROJECT DESCRIPTIONS

ED 25(1) Infrastructure--Funding for LB 840 program, possible projects to be determined

FI 25(1) Replace Medic 31--A 2006 International Medic Unit

FI 25(2) Replace Engine 41--A 1997 Seagrave Pumper

FL 25(1) Vehicles and Equipment

FLT-4 2018 Ford Transit Van Parts Pickup

Above Ground Truck Lifts

P&I 25(1) 3 Chevy Colorado Trucks

PO 25(1) Land Purchase for Impound Lot/K-9 Complex

PO 25(2) Range Outbuilding

LI 25(1) Implement RFID (Radio Identification) System

LI 25(2) Public Lockers

PW 25(1) Project Engineering/Surveying

ST 25(1) Major Street Resurfacing (MAPA/NDOT AC Funding)

M146(238B) Childs Rd E; Camp Gifford Rd to Ft Crook Rd - RESURFACING

M146(286B) Ft Crook Rd; Cornhusker Rd to Capehart Rd - RESURFACING

M146(293B) Birchcrest Rd/Lloyd St; Harvell Dr to Betz Rd - RESURFACING

M146(296B) S 36th St; Harrison to Chandler - RESURFACING

M146(316B) 25th St, 625' N/ Sautter Ave to Cornhusker Rd- RESURFACING*

M146(322B) Harvell Dr; Birchcrest Rd to Ft Crook Rd - RESURFACING*

ST 25(2) 2025 Concrete Projects

M146(277A) S 28th Ave; Capehart Rd to Leawood Dr - REHAB ADVANCED CONCRETE REPAIRS

M146(278A) S 29th Ave; Capehart Rd to Southdale Plaza - REHAB ADVANCED CONCRETE REPAIRS

M146(286C) Ft Crook Rd, 13th St; Harrison to Cornhusker Rd - REHAB ADVANCE CONCRETE REPAIRS

M146(287A) Willow Springs - Lewis and Clark east of 25th St to Kennedy Freeway - REHAB ADVANCE CONCRETE REPAIRS

M146(290A) BBN; Prairie Ave to Gregg Rd - REHAB ADVANCE CONCRETE REPAIRS

M146(291A) BBS, Lord Blvd; Lincoln Rd to Franklin St - REHAB ADVANCE CONCRETE REPAIRS
M146(309A) Gregg Rd, Bellevue Blvd N to Galvin Rd - REHAB ADVANCE CONCRETE REPAIRS
M146(310A) Harlan Dr, Galvin Rd to Ft Crook Rd - REHAB ADVANCE CONCRETE REPAIRS
M146(311A) 25th St, Lynnwood Dr to Fairview Rd - REHAB ADVANCE CONCRETE REPAIRS

ST 25(3) 2025 Overlay Projects

M146(227) Kirby Addition; Garden Ave, Westridge Ave - RESURFACING
M146(246) Marian Ave.; Bellevue Blvd S to Lincoln Rd - RESURFACING
M146(250) Area Sarpy Ave to 30th St, Harrison St to Chandler Rd - RESURFACING
M146(257) Southern Valley Addition; 45th-48th St, Suburban Dr to Greene Ave - RESURFACING
M146(263) Bellaire Heights Addition; Crestridge Dr, Hillside Dr, Valleyview Dr - RESURFACING
M146(289B) Blue Ridge Addition; Oak Ridge Dr to 36th St, Sherwood Dr to Cornhusker Rd - RESURFACING
M146(292B) AREA OF: Borman to Harrison, 45th to 48th St - RESURFACING
M146(298B) Fairfax Rd; Harvell Dr to Wilroy Rd - RESURFACING

ST 25(4) 2025 Reconstruction Projects

M146(74B) Capehart Rd; 27th to 36th St - RECONSTRUCTION YR1
M146(235) Bellevue Blvd North; Prairie Ave TO 13th St - BRICK PAVER REHAB
M146(305B) 36th St, Cornhusker to 370 - YR 1 RECONSTRUCTION

ST 25(5) South 36th Street

ST 25(6) Bridge Repairs

ST 25(7) Drainage Improvements

M146(258) Willow Springs Addition; s/Hogantown Dr, b/t Lots 198,40 - DRAINAGE IMPROVEMENTS
M146(266B) Fontenelle Hills Addition near 502 Edgewood Ct - STORM SEWER REPAIRS AND DRAINAGE IMPROVEMENT
M146(268B) Quail Creek; Outlot 2 Twin Creek Plaza, Parcel ID #011317434 - DRAINAGE IMPROVEMENTS

ST 25(8) Wall Rehabilitation

ST 25(9) Facilities

M146(325) City of Bellevue Public Works Facility YR 1 CONSTRUCTION

ST 25(10) Road Construction

M146(294B) Willow Springs; s/15th St, west to 25th St - ACCESS ROAD

ST 25(11) Signal Improvements

M146(243A) 25th & Chandler Rd - SIGNAL REPLACEMENT

ST 25(12) Asset Management

ST 25(13) Vehicles and Equipment

**CITY OF BELLEVUE CAPITAL IMPROVEMENT PLAN
FY 2020 THROUGH FY 2025
PROJECTS BY YEAR**

FISCAL YEAR 2026

DEPARTMENT/PROJECT	7/16/2021 TOTAL COST	CITY COST	OTHER AGENCY COST	NOTES
Administrative Services				
Total	-	-	-	
Building Maintenance				
Total	-	-	-	
Cemetery				
Total	-	-	-	
Code				
Total	-	-	-	
Economic Development Fund				
Total	-	-	-	
Fire				

-	-	-
-	-	-
-	-	-

Total	<u>-</u>	<u>-</u>	<u>-</u>
-------	----------	----------	----------

Fleet

FL 26(1) Vehicles and Equipment	104,170	104,170	-
	-	-	-
	-	-	-

Total	<u>104,170</u>	<u>104,170</u>	<u>-</u>
-------	----------------	----------------	----------

Information Technology (IT)

	-	-	-
Total	<u>-</u>	<u>-</u>	<u>-</u>

Library

	-	-	-
Total	<u>-</u>	<u>-</u>	<u>-</u>

Parks

-	-	-	
-	-	-	
-	-	-	
-	-	-	
-	-	-	
Total	<u>-</u>	<u>-</u>	<u>-</u>

Permits and Inspections

-	-	-
---	---	---

Total	<u>-</u>	<u>-</u>	<u>-</u>
-------	----------	----------	----------

Police

	-	-	-
	-	-	-
Total	<u>-</u>	<u>-</u>	<u>-</u>

Public Works

PW 26(1) Project Engineering	200,000	200,000	-
	-	-	-
Total	<u>200,000</u>	<u>200,000</u>	<u>-</u>

Recreation

Total	<u>-</u>	<u>-</u>	<u>-</u>
-------	----------	----------	----------

Streets

ST 26(1) Major Street Resurfacing (MAPA/NDOT AC Funding)	\$ 6,180,000	\$ 6,180,000	\$ -	AC Funding
ST 26(2) 2026 Concrete Projects	\$ -	\$ -	\$ -	See Detail Listing
ST 26(3) 2026 Overlay Projects	\$ 390,000	\$ 390,000	\$ -	See Detail Listing
ST 26(4) 2026 Reconstruction Projects	\$ 20,500,000	\$ 6,820,000	\$ 13,680,000	See Detail Listing
ST 26(5) South 36th Street	\$ -	\$ -	\$ -	NDOT 80% cost share
ST 26(6) Bridge Repairs	\$ -	\$ -	\$ -	See Detail Listing
ST 26(7) Drainage Improvements	\$ -	\$ -	\$ -	See Detail Listing
ST 26(8) Wall Rehabilitation	\$ -	\$ -	\$ -	See Detail Listing
ST 26(9) Facilities	\$ 10,000,000	\$ 10,000,000	\$ -	See Detail Listing
ST 26(10) Road Construction	\$ -	\$ -	\$ -	See Detail Listing
ST 26(11) Signal Improvements	\$ -	\$ -	\$ -	See Detail Listing
ST 26(12) Asset Management	\$ -	\$ -	\$ -	See Detail Listing
ST 26(13) Vehicles and Equipment	\$ -	\$ -	\$ -	See Detail Listing
	<u>\$ 37,070,000</u>	<u>\$ 23,390,000</u>	<u>\$ 13,680,000</u>	

Wastewater

			-
			-
			-
			-
Total	<u>-</u>	<u>-</u>	<u>-</u>
CAPITAL TOTAL ALL DEPARTMENTS	37,374,170	23,694,170	13,680,000

PROJECT DESCRIPTIONS

FL 26(1) Vehicles and Equipment

- FLT-3 2012 Ford F250 Service Truck
- FLT-8 2013 Ford F350 Fabrication Welding Service Truck

- P&I 25(1) Chevy Colorado PU
- P&I 25(2) Chevy Colorado PU
- P&I 25(3) Chevy Colorado PU

PW 26(1) Project Engineering--Outsourced engineering for various projects

ST 26(1) Major Street Resurfacing (MAPA/NDOT AC Funding)

- M146(277B) S 28th Ave; Capehart Rd to Leawood Dr - RESURFACING
- M146(278B) S 29th Ave; Capehart Rd to Southdale Plaza - RESURFACING
- M146(286D) Ft Crook Rd, 13th St; Harrison to Cornhusker Rd - RESURFACING
- M146(290B) BBN; Prairie Ave to Gregg Rd - RESURFACING
- M146(291B) BBS, Lord Blvd; Lincoln Rd to Franklin St - RESURFACING
- M146(309B) Gregg Rd, Bellevue Blvd N to Galvin Rd - RESURFACING
- M146(310B) Harlan Dr, Galvin Rd to Ft Crook Rd - RESURFACING
- M146(311B) 25th St, Lynnwood Dr to Fairview Rd - RESURFACING

ST 26(2) 2026 Concrete Projects

ST 26(3) 2026 Overlay Projects

- M146(240) 43rd St; Harrison to Margo St - RESURFACING
- M146(287B) Willow Springs – Lewis and Clark east of 25th St to Kennedy Freeway - RESURFACING

ST 26(4) 2026 Reconstruction Projects

M146(74C) Capehart Rd; 27th to 36th St - RECONSTRUCTION YR2
M146(215) Fontenelle Hills Addition; Ridgewood Ct, Bayberry Dr, Laurel Dr, Laurel Cir - RECONSTRUCTION
M146(312A) S 32nd St, south of Chandler to City Limits - ENG/DESIGN --> RECONSTRUCTION
M146(313A) S 42nd St, south of Giles to City Limits - ENG/DESIGN --> RECONSTRUCTION
M146(314A) Area 19th to 25th St, Cornelia St to Childs Rd - ENG/DESIGN --> RECONSTRUCTION
M146(315A) Area west fo 36th St, Giles Rd to Marie St - ENG/DESIGN --> RECONSTRUCTION
M146(328) Bellevue Blvd N; 13th St to n/Prairie Ave - ENG/DESIGN --> COOORDOR REHAB
M146(216B) Forest Hills Addition; Shagbark Ct, Redbud Ln, Forestview Cir - RECONSTRUCT ASPHALT STREETS
M146(305B) 36th St, Cornhusker to 370 - YR 2 RECONSTRUCTION

ST 26(5) South 36th Street

ST 26(6) Bridge Repairs

ST 26(7) Drainage Improvements

ST 26(8) Wall Rehabilitation

ST 26(9) Facilities

M146(325) City of Bellevue Public Works Facility YR 2 CONSTRUCTION

ST 26(10) Road Construction

ST 26(11) Signal Improvements

ST 26(12) Asset Management

ST 26(13) Vehicles and Equipment

**CITY OF BELLEVUE CAPITAL IMPROVEMENT PLAN
FY 2020 THROUGH FY 2025
PROJECTS BY YEAR**

FISCAL YEAR 2027

DEPARTMENT/PROJECT	7/16/2021 TOTAL COST	CITY COST	OTHER AGENCY COST	NOTES
Administrative Services				
Total	-	-	-	
Building Maintenance				
Total	-	-	-	
Cemetery				
Total	-	-	-	
Code				
Total	-	-	-	
Economic Development Fund				
Total	-	-	-	
Fire				

-
-
-

Total

- - -

Information Technology (IT)

-
-
-

Total

- - -

Library

-
-
-

Total

- - -

Parks

-
-
-
-
-

Total

- - -

Permits and Inspections

-
-
-

Total

- - -

Police

-
-
-

Total

- - -

0

Public Works

PW 27(1) Project Engineering	200,000	200,000	-
	-	-	-
Total	<u>200,000</u>	<u>200,000</u>	<u>-</u>

Recreation

Total	<u>-</u>	<u>-</u>	<u>-</u>
--------------	----------	----------	----------

Streets

ST 27(1) Major Street Resurfacing (MAPA/NDOT AC Funding)	\$ 820,000	820,000	-	AC Funding
ST 27(2) 2027 Concrete Projects	\$ 1,225,000	1,225,000	-	See Detail Listing
ST 27(3) 2027 Overlay Projects	\$ 325,000	325,000	-	See Detail Listing
ST 27(4) 2027 Reconstruction Projects	\$ 2,965,000	2,965,000	-	See Detail Listing
ST 27(5) South 36th Street	\$ -		-	NDOT 80% cost share
ST 27(6) Bridge Repairs	\$ 225,000	225,000	-	See Detail Listing
ST 27(7) Drainage Improvements	\$ -		-	See Detail Listing
ST 27(8) Wall Rehabilitation	\$ -		-	See Detail Listing
ST 27(9) Facilities	\$ -		-	See Detail Listing
ST 27(10) Road Construction	\$ -		-	See Detail Listing
ST 27(11) Signal Improvements	\$ -		-	See Detail Listing
ST 27(12) Asset Management	\$ -		-	See Detail Listing
ST 27(13) Vehicles and Equipment	\$ -		-	See Detail Listing
			-	
Total	<u>5,560,000</u>	<u>5,560,000</u>	<u>-</u>	

Wastewater

			-
			-
			-
			-
Total	<u>-</u>	<u>-</u>	<u>-</u>

CAPITAL TOTAL ALL DEPARTMENTS

5,760,000

5,760,000

-

PROJECT DESCRIPTIONS

PW 27(1) Project Engineering--Outsourced engineering for various projects

ST 27(1) Major Street Resurfacing (MAPA/NDOT AC Funding)

M146(326) Childs Rd W; 19th to 25th St - RESURFACING

M146(331) Harlan Lewis Rd ; 29th & Hancock to City Limits s/Cunningham Rd - RESURFACING

ST 27(2) 2027 Concrete Projects



City of Bellevue

Planning Department

1510 Wall Street • Bellevue, Nebraska 68005 • (402) 293-3026

3.f.

MEMORANDUM

To: Planning Commission
FROM: Tammi Palm, Planning Manager
DATE: July 16, 2021
RE: Comprehensive Plan Amendment

The Sarpy County and Cities Wastewater Agency was created on September 19, 2017. The city adopted the Agency's Growth Management Plan on May 18, 2021. In doing so, the city agreed to incorporate the Growth Management Plan into our Comprehensive Plan.

Staff is proposing to incorporate new language into Section 3.2 Preferred Development Concept under "Papillion Creek Drainage Basin" to address this requirement. The new language would read as follows:

The Sarpy County and Cities Wastewater Agency ("Agency") was created on September 19, 2017. The city adopted the Agency's Growth Management Plan in May 2021. An interlocal agreement between the Agency and the City of Bellevue for the operation of Bellevue sewer services located within the agency's jurisdiction has also been approved. As a result, the Growth Management Plan set forth by the Agency will be incorporated as part of this plan.

Attached Exhibit "A" is the proposed updated language in Section 3.2. Exhibit "B" is the Growth Management Plan for reference.

PLANNING DEPARTMENT RECOMMENDATION:

APPROVAL based upon adoption of Resolutions 2021-13 and 2021-016.

opportunities are needed. Bellevue’s Preferred Development Concept was designed to achieve these goals.

Papillion Creek Drainage Basin

Bellevue and its ETJ area is contained almost entirely within the Papillion Creek Basin. The natural contour and topography of the Papillion Creek Basin gradually slopes toward the Missouri River. Growth boundaries flow gradually in the same direction as the basin boundaries and ridgelines. Developed areas must have infrastructure and services (i.e., sewer and water). Pumping wastewater uphill or across a ridgeline into another drainage basin can be expensive. Therefore, a basin that already has sewer and water service should be completely developed before developing an adjacent basin. Eventually, Bellevue’s growing population base, in tandem with market forces, will require the development of land that is located southwest of the ridgeline, within the Platte River Basin. The Bellevue Preferred Development Concept acknowledges these trends and, therefore, includes land-use development suggestions for this area. However, Bellevue should first maximize development potential within the existing Papillion Creek Basin before extending development into the Platte River Basin. Future Platte River Basin development will require pump stations to carry wastewater back to the Papillion Creek Basin or to new wastewater treatment plants.

A thorough wastewater study of Sarpy County was recently completed, and the report includes both short-term and long-term recommendations. The preferred development concept abides by the recommendations and suggestions contained in that report.

The Sarpy County and Cities Wastewater Agency (“Agency”) was created on September 19, 2017. The city adopted the Agency’s Growth Management Plan in May 2021. An interlocal agreement

Available Land for Infill Development

Land Use Type	Area Inside City Limits	% of Area Inside City
Open Space	511.5	6.9%
Vacant Lots	294.7	3.9%
Agriculture	315.9	4.2%
Sub Total	1,122.1	15.0%
Total	7,382.4	-

Table 3-2: Available Land for Infill Development

between the Agency and the City of Bellevue for the operation of Bellevue sewer services located within the agency's jurisdiction has also been approved. As a result, the Growth Management Plan set forth by the Agency will be incorporated as part of this plan.

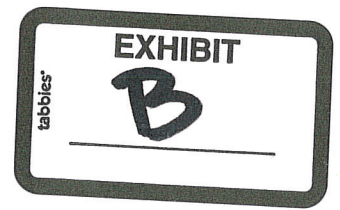
Infill Development

Bellevue has not grown in a consistently concentric manner. Natural growth impediments like the Missouri River and the Papio Creek floodplain, along with Offutt's AICUZ, have contributed to an amorphous growth pattern. Generally speaking, Olde Towne and the Bellevue Boulevard area developed first. Northwest Bellevue and south Omaha represented the next growth tier. Most of the recent growth has occurred to the west and to the south. The development pattern is logical when looking at Bellevue's growth constraints. However, Bellevue is somewhat unique because large swaths of undeveloped land remain within the city limits. Developers, in response to market forces, built on virgin land outside the city limits instead of developing all or most of the available land within the city. The large number of vacant parcels within Bellevue's city limits has impacted Bellevue's community character, tax base, transportation corridors, and the continuity of development.

The land-use survey indicated that 15 percent of the land within Bellevue's city limits is either vacant, open space, or used for agriculture. This land use is not wrong, but this high percentage of undeveloped land within the city limits affects the tax base. Developing land within Bellevue's city limits, before developing the ETJ area, offers various benefits, including a larger tax base, efficient use of existing infrastructure, and a more compact development pattern.

The results of the Bellevue Comprehensive Plan survey indicated that Bellevue residents are frustrated with Bellevue's current tax rate. Question three of the survey asked, "What are the top three things you like least about Bellevue?" The most prevalent response was "Taxes." Additional development within the city limits will increase the City of Bellevue's tax base and can improve its fiscal status. Although lower taxes are not a guarantee, infill development within Bellevue could have a beneficial effect on the city's tax rate.

The results also indicate that Bellevue residents support development that uses existing infrastructure and public services. Nearly 85 percent of respondents "Strongly agreed" or "Agreed" with the statement, "I believe that the redevelopment of land served by existing infrastructure and public services is important." Additionally, strong support was found for efficient development patterns that



SARPY COUNTY AND CITIES WASTEWATER AGENCY
GROWTH MANAGEMENT PLAN

Effective June 26, 2019

Adopted by Sarpy County and Cities Wastewater Agency on June 26, 2019 Pursuant to Resolution No. 2019-004

Amended on February 26, 2020 Pursuant to Resolution No. 2020-004

Overview

This Growth Management Plan (the “Plan”) provides an overall framework for the suburban/urban development of a portion of southern Sarpy County (the “County”) to be served by a unified sanitary sewer system owned and operated under the auspices of the Sarpy County and Cities Wastewater Agency (the “System”). The Plan identifies areas intended to be served by the System as well as growth zones intended to manage development in phases.

The Agency and its individual Members agree that the System’s design, phasing and operation are intended to achieve the following objectives:

- Enable future development while limiting it to areas that can be served by sanitary wastewater facilities and other necessary public infrastructure, facilities and services.
- Encourage economic development in the County through targeted public infrastructure development.
- Provide support for the Future Land Use plans and related infrastructure and service plans of each Agency Member.
- Consider market demand while providing predictability for private investment.
- Support projects that provide County-wide benefit.
- Reflect holistic public infrastructure, facility and service needs and impacts.
- Ensure that those who benefit from the System contribute to its development, operation and maintenance.

To achieve these objectives, the Agency and its Members intend to adopt this Plan and, separately, the policies and procedures required to implement it. The Agency may periodically update this Plan, the Growth Zones (as defined below) and the implementing policies and procedures.

Growth Management Area

The Service Area map (Figure 1) depicts the “Service Area” covered by the Growth Management Plan. Land within this area (the “Growth Management Area”) is intended to be

developed to a suburban/urban density, defined as development that requires municipal water and sanitary sewer service. Land outside of the Growth Management Area and outside of the Papillion Creek Watershed is restricted to lower-density development that can be accommodated through individual or small-scale well and septic systems.

Growth Zones

The Growth Management Area comprises two “Growth Zones” that manage where and how new development occurs within the Growth Management Area: (1) the Urban Reserve Zone (“URZ”), which limits growth in areas not currently served with sanitary sewer and other public utilities but which can be served in the future; and (2) the Urban Development Zone (“UDZ”), which provides opportunity for immediate investment and development and which best supports urban and suburban-scale densities with corresponding infrastructure extensions.

The URZ’s purpose is to ensure that sufficient land is available to accommodate projected demand for future urban development. Further, given the cost of the infrastructure needed to support such development, it is critical that enough land is reserved within the URZ to accommodate the density of development needed to pay for the sewers, streets, utilities and other infrastructure required to serve the new urban development. As urban scale infrastructure (sanitary sewer, roads, etc.) becomes available on the periphery of the URZ, the Agency should assess the phased transition of watersheds to the UDZ.

The Growth Zone map (Figure 2) depicts the boundaries of each Growth Zone. Boundary adjustments will be made in accordance with policies and procedures set forth by the Agency and will support the Agency’s objective of ensuring any development occurring within the URZ is consistent with infrastructure development plans and availability within the UDZ. Criteria considered by the Agency in evaluating boundary adjustment requests to include portions of the URZ in the UDZ may include:

- Will the property in question be served by sanitary interceptor sewers and other infrastructure necessary to support urban-scale development?
- Can the property be served by industry-standard depth gravity flow to an existing municipal sanitary sewer line in the UDZ?
- Is there a factual error in the delineation of the URZ boundary?

If a boundary adjustment request meets one or more of the criteria set forth above, the Agency should consider adjusting the URZ boundary to incorporate the property in question into the UDZ and update the Growth Zone map accordingly.

This Growth Management Plan does not supersede each Member’s planning approval jurisdiction.

GROWTH MANAGEMENT PLAN IMPLEMENTING POLICIES AND PROCEDURES

Effective August 26, 2020

Adopted by Sarpy County and Cities Wastewater Agency on August 26, 2020 Pursuant to Resolution No. 2020-013

I. Purpose

The policies and procedures set forth herein (collectively, these "Policies") are intended to and do effectuate the Growth Management Plan adopted by the Sarpy County and Cities Wastewater Agency (the "Agency") on June 26, 2019 pursuant to Resolution No. 2019-004 and amended on February 26, 2020 pursuant to Resolution No. 2020-004 (as amended, the "Growth Management Plan") to guide suburban and urban development within the Agency's jurisdiction in southern Sarpy County depicted as the "Service Area" on **Figure 1** attached hereto (the "Agency's Jurisdiction") to be served by a unified sanitary sewer system owned and operated under the Agency (the "System"). The Growth Management Plan is incorporated herein by this reference.

II. Amendments

The Agency Board may establish and adopt such additional procedures as it deems necessary and appropriate to effectuate these policies and procedures.

III. Policies

The following policies, as adopted by the Agency and its individual members (individually, a "Member"; collectively, "Members"), applies to property within the designated Urban Reserve Zone ("URZ") and Urban Development Zone ("UDZ"), as depicted on the Growth Zone map attached hereto as **Figure 2**.

A. URZ Policies:

1. Standard suburban/urban/industrial development requiring municipal water and/or sewage treatment services will not be allowed in the URZ until individual watersheds are included within the UDZ and "opened" for development as part of the phased extension of sanitary sewer service from the UDZ, unless otherwise provided in these Policies.
2. New development in this zone will be limited except as may be allowed by the applicable Member's large acreage and build-through or similar type of zoning and/or subdivision regulations. For Members that do not have a large acreage, build-through or similar type zoning and/or subdivision regulations, developments in those Members' zoning and planning jurisdiction shall adhere to Sarpy County's corresponding regulations.

3. New developments in this zone must provide for arterial street connections and through-street connections and adequate easements for future utility extensions. Such future extensions cannot be altered, blocked or denied. The applicable Members shall follow their respective street connection plans or similar type policies. For Members that do not have such plans or policies, those Members shall follow Sarpy County's street connection plan.
4. Prior to a Member's approval of a final plat for any tract, parcel or lot within the URZ, there must be a Member Agreement for such tract, parcel or lot.
5. If development is permitted in these areas it should be designed in a way that minimizes impact on surrounding uses and allows for future suburban/urban/industrial development, i.e. cluster development.
6. The URZ should be periodically monitored/evaluated for adjustment by the Agency. As urban scale infrastructure (sanitary sewer, roadways, and other improvements) becomes available on the periphery of the URZ, the Agency may assess the phased transition of watersheds located in the URZ to the UDZ.
7. If a Member determines that standard suburban/urban/industrial development should occur within a portion of the URZ located within that Member's planning and zoning jurisdiction, that Member may allow such standard suburban/urban/industrial development consistent with the following procedure, unless waived or otherwise agreed to by the Agency Board in writing:
 - (a) Such Member must notify the Agency Administrator in writing that it desires to pursue a Member Agreement (defined below) to allow standard suburban/urban/industrial development in the URZ;
 - (b) The Agency pays for and commissions from its financial advisor(s) a new study of the potential adverse impact of such development within the URZ to the System's anticipated capacity, function and connection fees if such development were to occur. The Member shall provide the Agency's financial advisor(s) with all pertinent information reasonably requested by said advisor(s) related to the proposed standard suburban/urban/industrial development in order for the advisor(s) to conduct such a study;
 - (c) Prior to such impact study being conducted, (i) a preliminary plat of such proposed standard suburban/urban/industrial development must have previously been submitted to the Member's planning and zoning board, and (ii) the Member requesting the Agency impact study must pay to the Agency one-half of the cost for the same;

- (d) In the event the Member disagrees with the results of the Agency's impact study, such Member may, at the Member's sole cost and expense, obtain a separate study on the potential adverse impact of such development in the URZ. If the Member elects to obtain a separate impact study, it shall provide a copy of the same to the Agency Administrator. The Agency is under no obligation to accept, consider, adopt or incorporate any portion of such Member's impact study, and the Agency Board retains the authority to determine the adverse impact of such development in the URZ in its sole and absolute discretion; and
- (e) The Agency and such Member enter into a written agreement (a "Member Agreement") pursuant to which such Member agrees to compensate the Agency for and make other accommodations necessary to eliminate any adverse impact as determined by the Agency's impact study. If the Member agrees to compensate the Agency for and otherwise eliminate the potential impacts to the System capacity, function and connection fees as determined by the impact study, then the Agency cannot deny or delay approval of the Member Agreement.

- 8. To the extent feasible and agreed to by the Agency and the applicable Member, the Member Agreement may include provisions permitting the developer of such land to be reimbursed by such Member or other future developments in connection with the developer's pioneering of the construction and payment of non-interceptor sewer infrastructure.

B. *UDZ Policies:*

- 1. Development in these areas must be served with public infrastructure, facilities, utilities and services in a manner that is coordinated with the appropriate Member jurisdictions.
- 2. Development must follow the Agency's technical advisor's sewer flow and revenue assumptions for the land within the UDZ and the Agency's Growth Management Plan. In general, it is assumed that the future land use pattern in the Agency's Jurisdiction will be urban, suburban, or industrial in character and density.
- 3. If a Member approves a development within the UDZ that is not urban, suburban or industrial in character and density, such development shall be subject to a connection fee on a per acre basis as set forth in the Agency's rate and fee schedule then in effect. If, however, such Member does not want to assess a connection fee on a per acre basis, the procedure set forth in Section III(A)(7) above shall be followed to determine the adverse impact of such development and the Member's agreement to compensate the Agency for the same.

- C. *Policies Applicable to Unique Developments:* If a Member notifies the Agency of a development in its zoning and planning jurisdiction that such Member does not otherwise support pursuant to subsections (B) or (C) above, and only after such Member used good faith efforts to reach an agreement with the applicable developer with respect to connection fees, user rates and other considerations applicable to such development not otherwise addressed in this Section III or set forth in the Growth Management Plan, the Agency agrees to waive the connection fees otherwise payable to the Agency applicable to such development in accordance with the Agency's rate and fee schedules then in effect.

IV. Boundary Adjustment Procedures and Criteria

Although it is not encouraged, a limited amount of development may be allowed within the URZ prior to the installation of infrastructure necessary to support urban development. However, it is important that any such interim development provides for future sewer and utility easements and follows applicable Agency and Member policies for arterial and internal street connections.

In addition, it is important that any such development reserves sufficient land for future urban development. Such steps will ensure that future urban development can be supported and fit seamlessly with earlier development. To ensure that sufficient land is set aside and that proper connections and easements are provided, any development approved by the Agency in the URZ in accordance with the Agency's policies and procedures shall adhere to build-through regulations comparable to those of Sarpy County with respect to the level of sewer flows and revenue generated by such development or the applicable Member's similar type regulations, whichever is more restrictive and promotes the most dense development.

A. *Agency Boundary Updates:*

1. Following the initial adoption of the Growth Management Plan and establishment of the URZ and Udz boundaries by the Agency, the Agency shall set aside a portion of the fees collected from development for future updates to the Growth Management Plan. This update shall occur every 4-5 years or sooner if market conditions require. The update shall follow the same process as the initial adoption of the plan, as follows:
 - (a) Document and review historic development data and trends in the Agency's Jurisdiction and the surrounding metropolitan area
 - (b) Review all plans for the area and ensure that those plans and the new growth management plan are compatible.
 - (c) Analyze current market conditions and estimate future development needs.

- (d) Review actual revenue from various sources and estimate revenue based on future development patterns and trends.
- (e) Review potential watersheds for a shift from the URZ to the UDZ and estimate costs.
- (f) Consider not only the sewer costs but also the cost of other needed public infrastructure, utility, facility and service costs.
- (g) Based on this analysis identify preferred watershed(s), if any, that are needed to accommodate new development, to be included in the UDZ. Calculate the revenue adjustments needed to pay for the necessary improvements.
- (h) Meet with the Member jurisdictions, development community, business community and public, to develop the proposed changes, costs and financing plan.
- (i) Based on input from these interested parties prepare a final boundary plan for approval by the Agency Board and adoption by the applicable Member jurisdictions.

B. *Boundary Adjustment Requests:* The following section outlines the process and criteria for adjusting the Urban Reserve Zone and Urban Development Zone boundaries following a special request by an Agency Member.

1. Requests for boundary adjustments by an Agency Member should be made in writing to the Agency Administrator stating the reason or reasons for the adjustment. The Agency Administrator will transmit the request to the Board as a Growth Management Plan amendment for appropriate action.
2. In considering the request for a boundary adjustment, the Agency Board should inquire whether the following criteria can be met:
 - (a) The applicable Member and/or developer must have taken the necessary steps to ensure that a portion of the URZ will be served by municipal sanitary interceptor sewers and other infrastructure necessary to support urban development.
 - (b) The applicant can show that there is a factual defect in the delineation of the Urban Reserve Zone boundary line.
 - (c) A developer can show that after the proposed grading of a portion of its plat that is within the URZ, the property can be served by industry standard depth gravity flow to an existing municipal sanitary sewer line in the Urban Development Zone (UDZ).
 - (d) Any other criteria not now anticipated that follows the objectives outlined in the Growth Management Plan.

If it is determined by the Agency Board that at least one of the above criteria has been met and upon execution of agreements and/or adoption of an Agency Board resolution

effectuating the above, the development area will be added into the UDZ and the Growth Zone map(s) will be adjusted accordingly unless the Agency determines that such modification would: (i) adversely impact the System, the Agency, or any Member jurisdiction; (ii) cause the Agency to violate any agreements to which it is a party; or (iii) otherwise violate Agency policies and/or procedures then in effect.

V. **Exception Requests Procedures and Criteria**

- A. The following provides the process and criteria for evaluating specific requests by an applicant or Agency Member for an exception (an "Exception") from the Growth Management Plan and/or these Policies:
1. Requests for Exception should be made in writing to the Agency Administrator stating the reason or reasons why the guidelines should be waived.
 2. The Agency Administrator will transmit the request to the Board for appropriate action as a Growth Management Plan Exception.
 3. In considering the request for Exception, the Board shall determine whether one or more of the following criteria can be met:
 - (a) The applicant can show that it made a bona fide application for subdivision approval and/or rezoning prior to the effective date of the 2019 Growth Management Plan and, therefore, should be entitled to have its plat considered in accordance with the regulations prevailing at the time they submitted their plat.
 - (b) The applicant can show that approval of the request would further another important Member Comprehensive Plan objective which might offset any detrimental impact of granting an Exception from the URZ requirements.
 - (c) The applicant can show that the approval will allow division of property for settlement of an estate between family members so that ownership will be continued uninterrupted within the family and that they have followed the County's guidelines for utility and drainage easements and roadway access and connections.
 - (d) The applicant can show that it is requesting to create a single additional lot for sale or transfer to a member of their immediate family for construction of a home for that family member and that they have followed the County's guidelines for utility and drainage easements and roadway access and connections.
 - (e) The applicant agrees to pay sewer connection and usage fees established by the Agency and to set aside any necessary sewer easements as may be necessary to ensure the future extension of sewer service within the Agency's Jurisdiction.

- B. Exceptions shall not be granted if the subdivision is proposed for land that has previously been set aside as an "outlot" through the Build-Through Overlay Zoning District process.
 - C. Exceptions related to 3b above should not be granted unless supported by the applicable Member jurisdiction within which the exception is located and only after appropriate physical and financial adjustments and possible compensations are provided to ensure that the exception will not adversely affect the Agency's objectives, policies, procedures or finances. In addition, such an exception should not be granted if the small lot subdivision can be achieved through a Build-Through Overlay Zoning District process.
 - D. In the event the Agency grants conditional approval of an Exception request, such Agency conditions shall be satisfied before the applicable Agency Member approves the applicable preliminary plat and/or rezoning approval.
- VI. **Administrative Changes/Approvals.** Requests for an Exception and/or Agency approval of developments within the Agency's Jurisdiction that are determined to be, as determined by the Agency's planning and land use advisor(s), (a) non-material or administrative in nature, or (b) in conformance with, or otherwise satisfy, the criteria set forth in the Growth Management Plan and these Policies may be approved by the Agency Administrator without Agency Board approval. Such approval by the Agency Administrator must be in writing and accompanied by a written recommendation by the applicable Agency planning and land use advisor(s) and approved by Agency legal counsel.
- VII. **Fees and Rates**
- A. Prior to the connection to the Agency's System of any development or land located within the Agency's Service Area, such development or land shall be subject to the payment of applicable connection, usage, and other rates and fees established by the Agency from time to time. Each Member having zoning jurisdiction over such developments shall be responsible for collecting and paying to the Agency such rates and fees in accordance with applicable Agency resolutions, policies and procedures then in effect.
 - B. Except as otherwise set forth in the Agency's then applicable rate and fee schedules, single-family lots of three (3) acres or less, or single-family lots of twenty (20) acres or more located in the URZ and as allowed by the applicable Member's large acreage and build-through or similar type of zoning and/or subdivision regulations that are approved and developed in accordance with the Growth Management Plan (as amended) and these Policies (as amended), shall be assessed a connection fee equal to one (1) equivalent dwelling unit (EDU) as

defined and set forth in the applicable Agency rate and fee schedules then in effect.

- VIII. **Connection Agreements.** Prior to a Member's approval of a final plat for any development or land located within the Agency's Service Area, the Agency, the Member having zoning and planning jurisdiction, and such owner, developer or sub-divider shall enter into a three-party connection agreement that authorizes the connection of such development or land to the Agency's System and incorporates the Agency's Growth Management Plan, these Policies, and the sewer connection fees and user rates schedules and policies then in effect. Each Member shall include this provision as a condition to each preliminary plat approval. Provided however, that no such three-party connection agreement is required for any final plat for any development or land that is (a) within the Gretna Sewer Service Area, Springfield Sewer Service Area, Sarpy Sewer Service Area, or Papillion Sewer Service Area, respectively, pursuant to the separate interlocal agreements by the Agency and Gretna and Springfield and as otherwise set forth in Agency Resolution 2019-004 dated June 26, 2019, and (b) not connecting to the Agency's System.

Agency Growth Management Plan and Implementing Policies and Procedures Adopted by:

Agency Board:	August 26, 2020
Sarpy County Governing Body:	[], 2020
Bellevue Governing Body:	[], 2020
Gretna Governing Body:	[], 2020
La Vista Governing Body:	[], 2020
Papillion Governing Body:	[], 2020
Springfield Governing Body:	[], 2020

FIGURE 1

Agency's Jurisdiction
Established by Agency Pursuant to Resolution 2019-004 on June 26, 2019

[Attached]

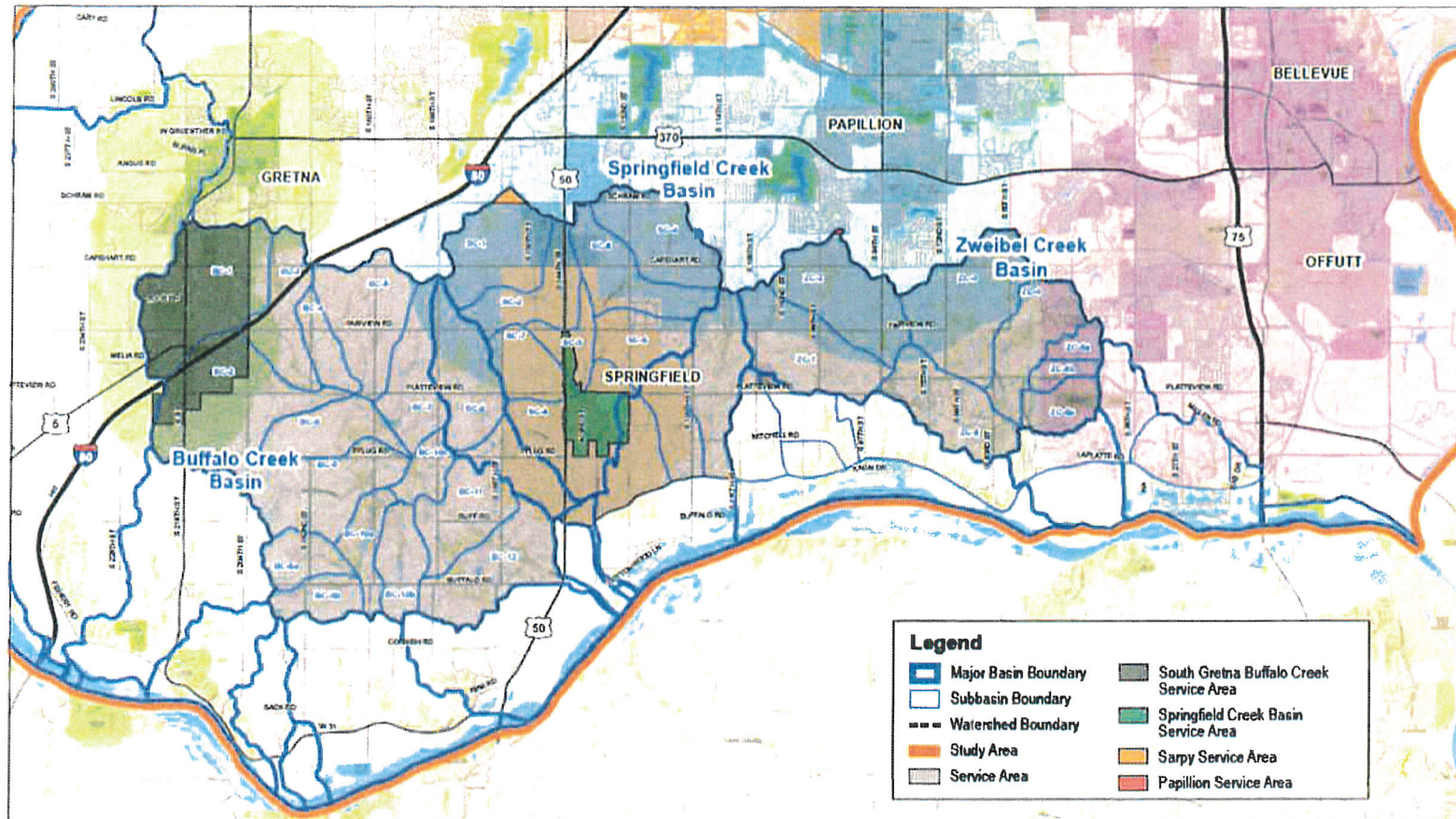


FIGURE 1
Growth Management Plan



SOUTHERN SARPY COUNTY



DATE: June 2019

FIGURE: Service Area

FIGURE 2

Growth Zones

**Initially Established by Agency on June 26, 2019 Pursuant to Resolution 2019-004
Amended by the Agency on February 26, 2020 Pursuant to Resolution 2020-004**

[Attached]

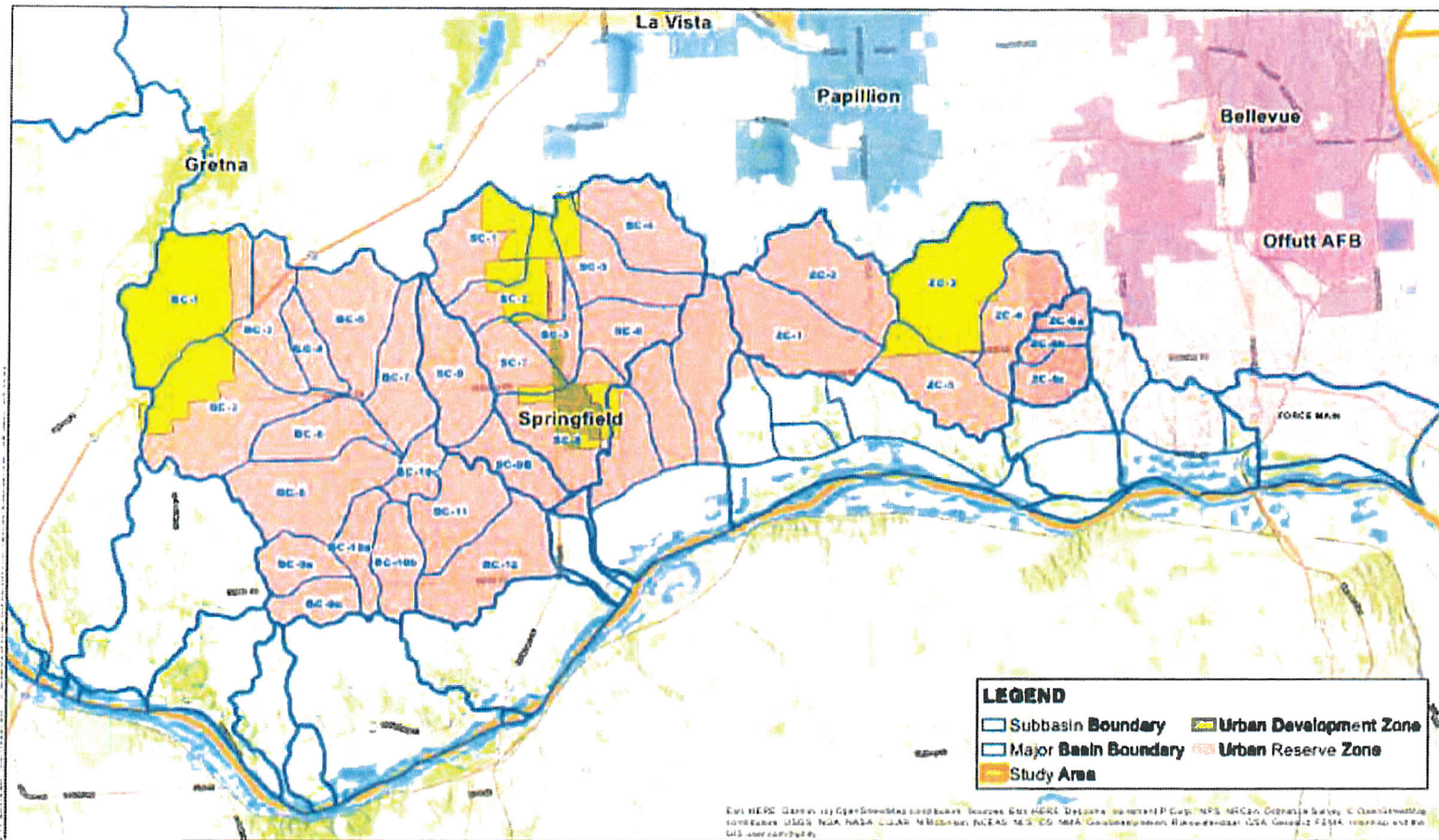


EXHIBIT A-GZ2020



**SOUTHERN SARPY COUNTY
UPDATED URBAN DEVELOPMENT ZONE**



FEBRUARY 2020

Figure 2