City of Omaha
Jean Stothert, Mayor

RECEIVED
2015 MAR 20 PM 12: 29
CITY CLERK
OMAHA, NEBRASKA

Planning Department
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James R. Thele
Director

March 31, 2015

Honorable President

And members of the City Council

The attached Resolution approves the 30th and Fort Street Redevelopment Plan. The approximately 129 acre site is bounded by the Storz Expressway/North Freeway on the south, Ellison Avenue on the north, Florence Boulevard on the east and 30th Street on the west.

The 30th and Fort Streets Redevelopment Plan proposes the acquisition of vacant property and demolition of vacant, deteriorated housing followed by the construction of affordable single-family housing on as many as thirty sites. The City will acquire property and prepare them for housing constructions by a yet to be determined developer. The Plan authorizes the use of the eminent domain process as may be required to assist in the assemblage of land in the redevelopment area. Complementing the new housing construction, the City will use owner- and renter-occupied rehabilitation programs to improve the existing housing in close proximity to the new housing units.

Community Development Block Grant (CDBG) funds will be used to acquire property, demolish houses and prepare lots for the housing construction. HOME Investment Partnerships and Nebraska Affordable Housing Trust Funds will be used for construction. In addition, private funding in the form of first mortgages for homebuyers will help pay for this redevelopment effort.

The Omaha City Planning Board approved the 30th and Fort Street Redevelopment Plan at the March 4, 2015 meeting.

We urge your favorable consideration of this Resolution.

Respectfully submitted,

James R. Thele 3/13/15
James R. Thele Date
Planning Director

Referred to City Council for Consideration:

Jean Stratton 3/18/15
Mayor's Office Date

Approved as to Funding:

Stephen B. Curtiss 3/13/15
Stephen B. Curtiss Date
Finance Director

2163 dlh

Notice of publication and public hearing April 2, and April 9, 2015

Public Hearing: April 21, 2015

C-25A

CITY OF OMAHA

LEGISLATIVE CHAMBER

Omaha, Nebraska

RESOLVED BY THE CITY COUNCIL OF THE CITY OF OMAHA:

WHEREAS, the primary objectives of the City of Omaha' Master Plan and Community Development Program are to encourage additional investment within inner-city neighborhoods, and to eliminate conditions which are detrimental to public health, safety and welfare by improving and developing underutilized property within these neighborhoods; and,

WHEREAS, the 30th and Fort Street Redevelopment Plan area is an approximately 129 acre site bounded by the Storz Expressway/North Freeway on the south, Ellison Avenue on the north, Florence Boulevard on the east and 30th Street on the west. The 30th and Fort Street Redevelopment Plan area is located in an area declared "blighted and substandard and in need of redevelopment" by the City Council on June 2, 1992; and,

WHEREAS, the 30th and Fort Street Redevelopment Plan which calls for the acquisition of vacant property and demolition of vacant, deteriorated housing followed by the construction of affordable housing; and,

WHEREAS, Nebraska State Statute 18-2018 requires that the City of Omaha adopt a redevelopment plan before taking an active part in a redevelopment project; and,

WHEREAS, the 30th and Fort Street Redevelopment Plan was approved by the Omaha Planning Board on March 4, 2015.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF OMAHA:

THAT, the attached 30th and Fort Street Redevelopment Plan, prepared by the Omaha City Planning Department, be and hereby is approved as a Redevelopment Plan for the redevelopment of the area bounded by the Storz Expressway/North Freeway on the south, Ellison Avenue on the north, Florence Boulevard on the east and 30th Street on the west.

APPROVED AS TO FORM:

12 MAR 2015

CITY ATTORNEY DATE

2163 dlh

By.....
Councilmember

Adopted.....

.....
City Clerk

Approved.....
Mayor

30th and Fort Streets Redevelopment Plan

February 2015

Jean Stothert, Mayor

City of Omaha

James R. Thele, Director

Planning Department

30TH AND FORT STREETS REDEVELOPMENT PLAN

INTRODUCTION

The 30th and Fort Streets Redevelopment Plan (30FRP) area is in northeast Omaha in a location bounded by the Storz Expressway/North Freeway on the south, Ellison Avenue on the north, Florence Boulevard on the east and 30th Street on the west. (See Map 1) The redevelopment area is in an older portion of the city. Almost half of the 129 acre site, the area south of Fort Street, is within a portion of the city that was declared a Community Redevelopment Area (then known as Blighted and Substandard) by the Omaha City Council on June 2, 1992. A Community Redevelopment Area designation is also planned for a portion of the redevelopment area north of Fort Street.

The 2007 closing and deterioration of the Mr. C's restaurant at the northeast corner of 30th and Fort Streets may have exacerbated a physical decline which was already underway within the redevelopment area. Current signs of decline are apparent in the physical condition of the housing stock as well as in the presence of vacant lots in the neighborhood. Indicators of economic well-being also suggest that current residents of the area are experiencing more difficult economic circumstances than those of the recent past.

As detracting as the former Mr. C's site is, it presents an opportunity for dramatic improvement to the area in the form of new development. (See Exhibit 1 Site Plan) The 30 Metropolitan Place (30 MP) is a 110,000 square foot mixed use development which includes 110 one- and two-bedroom apartments affordable to lower income households and 11,000 square feet of new office/commercial space. The five-story structure, estimated to cost $16 million, will bring activity, possibly retail, as well as the benefits a well-managed apartment complex generates. The close proximity of the 30 MP development to the Metro Community College on the west side of 30th Street improves the linkage of the school with the residential to its east.

In support of this development, the city will undertake a redevelopment effort in the neighborhood around the 30 MP development east of 30th Street. Part of the effort will be to acquire vacant property on which to construct new affordable housing. In some instances, the acquisition of vacant houses will be undertaken so that they may be demolished and the vacant lots used as sites for new affordable housing. Approximately ten single-family homes are estimated to be constructed as part of the initial stage of the redevelopment effort which includes the area west of 27th Street within the redevelopment area. Further development using a similar approach will construct an additional approximately twenty units of affordable single-family housing. This longer-term redevelopment effort, which will focus on the area east of 27th Street, will proceed as funding becomes available.

Complementing the new housing construction, the city will provided housing rehabilitation resources for rental and homeowner housing targeted to areas in which housing construction is occurring.

The development of infill housing in the redevelopment area will necessitate the acquisition of property. The 30FRP authorizes the use of eminent domain to acquire vacant lots and deteriorated structures.

Existing Conditions

About Census Information

Information about population and housing is taken from the 2000 and 2010 Census/American Community Survey (ACS). Some of the Census data is available at the block level permitting high geographic specificity which closely matches the 30FRP area boundary. Unfortunately not all information is available at the block level. Some data, related to income, employment and housing is available only at the Census block group or tract level. Depending on the type of information presented, the closest level of geography, either Census block, block group or tract level data are used in the tables. The tables identify the year(s) from which the information comes, the level of geography used along with the source (Census or ACS).

Demographics and Housing

Table 1 provides basic information about the people living in the 30FRP area using Census information from 2000 and 2010 and, for reference, compares it to the same information for the city as a whole. The 30FRP area experienced a decline in population from 2000 to 2010, while the city, including annexations, experienced a small increase. Both areas grew more diverse during the 2000s, with the 30FRP area remaining more racially diverse but less ethnically diverse than the City (Basic ethnicity using Census information is determined by how a Census respondent identifies him/herself as either Hispanic or non-Hispanic.) The largest racial group within the redevelopment area; African American, was 64 percent of the population in 2010, while the largest racial group in the city was the White population at 75 percent. With the possible exception of people that identified themselves as "of some other race", which increased to four percent in 2010 from 0.6 percent in 2000, no dramatic shift in the proportion of the population was experienced by any racial group in either area from 2000 to 2010. The proportion of White residents declined somewhat from 34 percent in 2000 to 30 percent in 2010 within the 30FRP area. The proportion of Hispanic population increased in both areas; from almost three percent of the population in 2000 to almost eight percent in 2010 for the 30FRP area, compared to the nearly eight percent in 2000 to thirteen in 2010 for the city.

At 29, the median age of the population in 30FRP was younger than that of the City at 34 years, though over all very little change occurred in either area between 2000 and 2010 regarding age.

Table 1
Population

	2000		2010	
	30th and Fort Area	**Omaha**	**30th and Fort Area**	**Omaha**
Population				
Number	1,452	390,007	1,342	408,958
Gain or loss in Percent			-7.6%	4.9%
Race/ Ethnicity				
One Race	1,398	382,529	1,288	396,689
percent	96.3%	98.1%	96.0%	97.0%
White	468	305,745	380	298,815
percent	33.5%	79.9%	29.5%	75.3%
African American	914	51,917	818	55,950
percent	65.4%	13.6%	63.5%	14.1%
Native American	6	2,616	19	3,391
percent	0.4%	0.7%	1.5%	0.9%
Asian/Pacific Islander	2	701	1	10,340
percent	0.1%	0.2%	0.1%	2.6%
Some other Race	8	15,250	70	29,193
percent	0.6%	4.0%	5.4%	7.4%
Multi-Racial	54	7,478	54	12,269
percent	3.7%	2.0%	4.0%	3.0%
Hispanic	40	29,397	103	53,553
percent	2.8%	7.7%	7.7%	13.1%
Age				
Median	28	34	29	34
Under 5	136	28,249	132	30,5041
percent	9.4%	7.2%	9.8%	7.5%
5 to 19	438	83,500	386	84,476
percent	30.2%	21.4%	28.8%	20.7%

	2000		2010	
	30th and Fort Area	**Omaha**	**30th and Fort Area**	**Omaha**
20 to 34	272	91,470	263	97,356
percent		23.5%		23.8%
	18.7%		19.6%	
35 to 61	445	132,927	416	141,537
percent		34.1%		34.6%
	30.6%		31.0%	
62 to 74	97	31,671	98	32,198
percent		8.1%		7.9%
	6.7%		7.3%	
75 and older	64	22,190	47	22,887
percent	4.0%	5.7%	3.5%	5.6%

Data Sources: 2000 and 2010 Censuses using block data

In the late 2000s, Omaha, along with the rest of the nation, experienced what has been referred to as the "Great Recession," an event triggered by, or at least related to the housing mortgage crisis. One effect of the mortgage crisis, homeowners losing their homes, reduced the amount of owner-occupied housing and added pressure to the rental housing market. While having fared better than many other places so far, Census data suggests Omaha was not immune. The housing vacancy rate in Omaha went from 5.4 percent in 2000 to 8.4 percent in 2010; an increase of almost 6,000 vacant units in the city. A shift in tenure in Omaha from owner- to renter-occupied housing continued from 2000 to 2010 with the proportion of owner-occupied units declining to 58.3% in 2010 from 59.6 percent in 2000. An effect of the housing mortgage crisis subsequent to the increase in vacant housing is the eventual loss of some of those housing units altogether and increasing pressure on rental housing; a process which is probably not yet complete in Omaha. While several important economic indicators such as median housing value, per-capita income and median household income, appear stable or improving not all indicators are encouraging. The unemployment rate increased to nearly 5 percent in 2010 from 4.3 percent in 2000. Of greater concern was the change in the percent of people in poverty increasing by three percentage points from 2000 to 15.3 percent in 2010.

While the housing and economic indicators revealed a mix of changing conditions for Omaha residents from 2000 to 2010, the changes were more dramatic and negative within the 30FRP area. Within the redevelopment area the total number of housing units was down only slightly from 2000 to 2010, while the number of occupied units decreased more, resulting in the doubling of the housing vacancy rate. Losses of owner-occupied units explain much of the increase in vacancy as the number of renter-occupied units remained steady during this period. A swing in tenure of seven percentage points in the 30FRP area during the 2000s changed the balance from more owner-occupied to more renter-occupied units. This more dramatic shift in tenure was also probably influenced by the housing mortgage crisis

Other market related signs that the housing mortgage crisis was having an impact on the housing within the30FRP area are also evident. Housing values increased in the city, no doubt bolstered by record increases through the mid- 2000s, but in the 30FRP area values were stagnant. During the same period, rental housing cost increases in the 30FRP area kept pace with those in the city indicating a demand for affordable rental housing.

Measures of income and the economic well-being of residents also indicate substantial differences between the city and 30FRP area. The median household income and per-capita income are considerably greater in Omaha than those of the 30FRP in 2000 and 2010; they also increased during that time in Omaha while remaining about the same in the 30FRP area. The rate of unemployment, generally considered an economic strength in Omaha and Nebraska, increases from 2000 to 2010 for the City, but still remains below five percent. In the 30FRP area it is more than double the City rate in 2000 and almost doubles in the 30FRP area over the decade to more than four times the city unemployment rate by 2010. Significant changes from 2000 to 2010 in another important economic indicator, the rate of poverty, are apparent even at the city-wide level which increased from 11.3 percent to 15.3 percent. Again, the 30FRP area experience is far more dramatic with poverty at a much higher level than the city and a rate of increase which is much faster from 2000 to 2010.

Table 3
Housing and Economic Indicators

	2000		2010	
	30FRP Area	**Omaha**	**30FRP Area**	**Omaha**
Housing Units				
#	527	165,731	521	177,518
Percent Occupied	92.0%	94.5%	83.9%	91.6%
Percent Vacant	8.0%	5.4%	16.1%	8.4%
Tenure				
Number Owner-Occupied	270	93,449	213	94,815
Percent Owner Occupied	55.7%	59.6%	48.7%	58.3%
Number Renter Occupied	215	63,289	224	67,812
Percent Renter Occupied	44.3%	40.4%	51.3%	41.7%
Median Housing Value*	$39,487	$94,200	$38,235	$131,900
Median Contract Rent*	$382	$471	$491	$593
Median Household Income*	$22,463	$40,006	$22,833	$46,230
Per Capita Income*	$9,331	$21,756	$10,776	$26,123
Percent in Poverty**	24.3%	11.3%	39.5%	15.3%

	2000		2010	
	30FRP Area	**Omaha**	**30FRP Area**	**Omaha**
Unemployment Rate**	11.0%	4.3%	21.3%	4.9%

**Census Block Group data*
***Census Tract data*

Land Use

Residential is the most prevalent land use in 30FRP area consisting of 73 acres and comprising 57 percent of the area. (See Map I) Commercial uses, limited to 30th and 24th Streets, make up a very small portion of the area at 1.4 acres. Civic uses, also limited in the area, include several churches and an MUD facility at 27th and Saratoga Street and occupy just 1.8 acres and 1.4 percent of the area. Vacant land is found scattered throughout the redevelopment area. Small clusters of vacant lots, primarily former single-family housing sites, are somewhat more prevalent south of Fort Street, but very few streets in the redevelopment area do not have at least one vacant lot. Right-of-Way makes up 32 percent of the 30FRP area.

Table 4
Land Use

Land Use	Acres	Percent
SF-Residential	72.8	56.6%
Commercial	1.4	1.1%
Civic	1.8	1.4%
Vacant	11.9	9.2%
Right-of-Way	40.8	31.7%
Total	128.7	100.0%

In addition to the land uses within the 30FRP area proper, it is adjacent to uses which are not only important to the city and the region but impact the redevelopment area. To the immediate west of the redevelopment area along 30th Street is Metro Community College (MCC), Fort Omaha Campus. This 73 acre site is the administrative headquarters of MCC and the second highest student attendance facility for the college which has an enrollment of nearly 37,000 students.

The termination of the North Freeway at the east/west extension of the Storz Expressway/Sorensen Parkway constitutes the southern boundary of the redevelopment area. While these major roadways provide important transportation access to and from the redevelopment and surrounding area to the city and the region, they also block access to and from neighborhoods to the immediate south. This separation is magnified by physical attributes associated with major transportation routes such as grade change and the width of the roadway.

Florence Boulevard, the 30FRP area's eastern and shortest boundary, follows the ridgeline along the Missouri River Valley to the east and possesses some access limiting characteristics as well. Because it provides additional north-south access, the boulevard and the row of houses on its east side in combination with the natural ridgeline behind them, is a much more compatible, softer edge to the redevelopment area.

Ellison Avenue serves as more of a seam to the single-family residential use to the north of the 30FRP area. It is essentially the same as the portion of the redevelopment area to which it is adjacent and provides several points of access to and from the north side of the redevelopment area.

Housing Conditions

Only approximately one-quarter of the residential structures in the 30FRP area are in Good or better condition according to a windshield survey of the housing stock. The majority of the housing stock is in Fair condition at 60 percent but a significant amount of the housing is in Poor condition as indicated on Table 5.

In October of 2014, the 30FRP area had 54 active housing code enforcement cases on file. For the 42 houses involved, some housing has more than one code enforcement case on file, seventeen have demolition orders on them, 24 are designated unfit/unsafe and one has only minor housing code violations. The locations of enforcement activity are scattered, with some blocks having more than one house and several locations with tightly clustered areas where housing code enforcement activity is taking place.

Table 5
Residential Structure Conditions

Condition	Units	Percent
Good (no, or almost no condition issues)	126	24.8%
Fair (minor condition issues)	302	59.3%
Poor (major condition issues)	81	15.9%
Total	509	100.0%

Utilities and Infrastructure

Sewers
The capacity and coverage by the sewer system in the 30FRP area was designed to accommodate the once fully developed neighborhood. Following implementation of the 30FRP, the sewer system will continue to accommodate the single-family portion of the area but the connections of storm and sanitary sewers to city infrastructure will be constructed to accommodate the 30 MP development. Currently, no sewer problems are being reported, although maintenance will be

needed at some point and replacement of the sewer system will be required eventually. (See Map 2)

Water
Sufficient water supply was provided for the 30FRP area when it was originally developed and will continue to be available throughout the 30FRP area for infill development. (See Map 3)

Gas
Like the other utilities in the 30FRP area sufficient natural gas capacity is available to accommodate the new proposed infill housing development. Every street has at least one gas line to provide service for additional residential units. (See Map 4)

Transportation

Most of the streets within the 30FRP area are local streets intended primarily to serve the immediate residents. As previously discussed, some nearby and adjacent transportation routes serve regional purposes and provide good access to the rest of the community but also create access problems for more local transportation needs. The western boundary of the redevelopment area, 30th Street, a Major Arterial, provides north and south access to neighborhoods and other parts of the city. The east west running Sorensen Parkway/Storz Expressway constitutes the redevelopment areas southern boundary making access to the city and region excellent. The eastern boundary, Florence Boulevard, is a minor arterial that serves as access to neighborhoods to the north and south. North 24th Street, a minor arterial, serves as the only access to and from the south from the interior of the redevelopment area.

Several bus public transportation options are readily available to 30FRP area residents. Two Metro (formerly Metro Area Transit) bus lines serve the redevelopment area, one along 30th Street (#30 Route) and the other along 24th Street (#24 Route). The North Omaha Transit Center at 30th and Taylor is within walking distance of some portions of the neighborhood. The transit center permits improved access to destinations throughout the Metro bus network, including express bus routes and connections to Sarpy County and Council Bluffs.

Zoning

The entire 30FRP area is zoned R4 (35) single-family residential with very few exceptions. R4 zoning is intended for medium density residential and is well suited for the area. The exceptions are the limited amount of GC General Commercial located along a portion of 30th Street and 24th Street between Brown and Ogden Streets. Recent changes in zoning to the MP 30 project site are not indicated on the map. (See Map 5)

The Project Site was rezoned to Community Commercial (CC) with an Area of Civic Importance (ACI) type 2 overlay district designation approved in May of 2014. The CC zoning designation is intended for commercial facilities that serve the needs of several neighborhoods containing office and commercial uses that are compatible with residential areas. The ACI, Area of Civic Importance, is an overlay district intended to implement the urban design element of the city's comprehensive

plan by creating four overlay districts for different settings, of which the 30 MP development is a type 2 intended for urban settings. Concurrently to the May 14 action, the City Council approved the Planned Unit Development (PUD) Plan and the Zoning Board of Appeals approved waivers relating to the proposed height and onsite parking requirements. The PUD planned unit development overlay district is intended to provide flexibility in the design of planned urban projects, to encourage comprehensive planning of major developments, to permit innovation in project design that includes incorporation of open space and other amenities, and to insure compatibility of developments with the surrounding urban environment.

The developer of the MP 30 project is applying for a Major Amendment to the PUD and additional waivers to the Zoning Board of Appeals, both of which are required based on the addition of a fifth floor of residential units. The applicant anticipates both requests will be approved in March 2015.

Natural Features

The 30FRP area is flat, though the eastern portion of it lies within about 100 feet of the ridgeline of the Missouri River Valley. Another topographical feature, though not a natural one, is the increase in grade along the southern edge of the redevelopment area on which the Storz Expressway/Sorensen Parkway and the end of the North Freeway are located.

Development Plan Strategy

The 30FRP will use a development approach that is mutually beneficial to the two primary redevelopment efforts proposed by the plan. The 30 MP project's size and mix of new housing and office/commercial activity provides a good basis around which to develop infill housing. Initiating the infill housing development near the 30 MP further improves the physical conditions surrounding the new mixed use development, improves the quality of the affordable single-family housing and adds new residents. These new residents are potential users of the MP 30 development which could be a long term benefit to the mixed use development. Complementing both the MP 30 project and the new housing construction, housing rehabilitation resources will improve existing homeowner and renter units targeted to areas in which infill housing construction is occurring using existing city programs.

Property Acquisition

This Redevelopment Plan provides for the acquisition of property within the 30FRP area. The City plans to acquire vacant lots in several locations within the area. The City may also acquire deteriorated houses and remove them as a blighting influence as well as for locations for new housing construction.

As part of the acquisition process the City of Omaha will have the property appraised and offer just compensation to the property owners. Every reasonable attempt will be made to acquire the property through negotiated agreement between the property owner and the City. In the event that the City is unable to negotiate the purchase, the Redevelopment Plan authorizes the use of

the eminent domain process to assist in the acquisition of the property necessary to implement the plan.

Occupants, if any, will receive moving costs and relocation payments in accordance with the federal Uniform Relocation Act and the Nebraska Relocation Assistance Act. A one-for-one replacement of any low/moderate-income dwelling unit demolished for the project will be provided as required by the Federal Housing and Community Development Act of 1974, as amended. An equivalent replacement housing unit will be provided within the city limits in accordance with Nebraska Community Development Statutes. The City of Omaha will utilize programs identified in the Annual Omaha-Council Bluffs Consortium Consolidated Submission for Community Development Programs Action Plan to provide the replacement dwelling units.

New Infill Housing Development

During the initial phase of the infill development the City of Omaha will acquire approximately ten sites for the construction of housing. The City may acquire and demolish vacant, abandoned single-family housing and may use the subsequent lots for new housing construction. Through its annual Consolidated Plan request for proposals process, the City will secure developers to construct the homes. The estimated total cost for the initial infill development is $2,200,000 including $700,000 in Community Development Block Grant (CDBG) funds from the City for property acquisition and site preparation. The new housing construction will include financing from the Nebraska Affordable Housing Trust Fund (NAHTF) for $500,000 and from Home Investment Partnerships Program (HOME) funds for $500,000. These public sources will be combined with private debt/equity financing in the amount of $500,000, for a total cost of $1,500,000 for housing construction and $2.2 million in total development costs.

Initial Phase of New Infill Housing Development Budget

Use of Funds	Source of Funds	Amount
Property Acquisition, Demolition, Site Preparation and rehabilitation	CDBG	$700,000
Housing Construction (10 units)	HOME	$500,000
	NAHTF	$500,000
	Private	$500,000
Total		$2,200,000

Sources and uses of funds are estimates and may be revised pending the final design and the cost of improvements.

Following the initial phase of infill housing development, the same approach will be taken within the redevelopment area east of 27th street for the construction of approximately twenty additional units of affordable single-family housing as funding become available.

30 Metropolitan Place

The development of the $16 million 30 MP project will also take place during the initial stage of development beginning in 2015 or early 2016. The 121,000 square foot mixed use development includes 11,000 square feet of new commercial space and 110 one- and two-bedroom apartments (54 one-bedroom and 56 two-bedroom) affordable to lower income (less than 60 percent of the Area Median Income) households. The project includes: $1,000,000 in Tax Increment Financing, $1,754,341 in Owner/General Partner Equity, $4,743,003 in Tax Credit Equity, and an $8.6 million construction loan. (See Exhibit 1, Metro 30 Site Plan)

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30 Metropolitan Place Development Budget

Source of Funds	Amount
Tax Increment Financing	$1,000,000
Owner/General Partner Equity	$1,754,341
Tax Credit Equity	$4,743,003
Residential Construction Loan	$8,600,000
Total	$16,097,344

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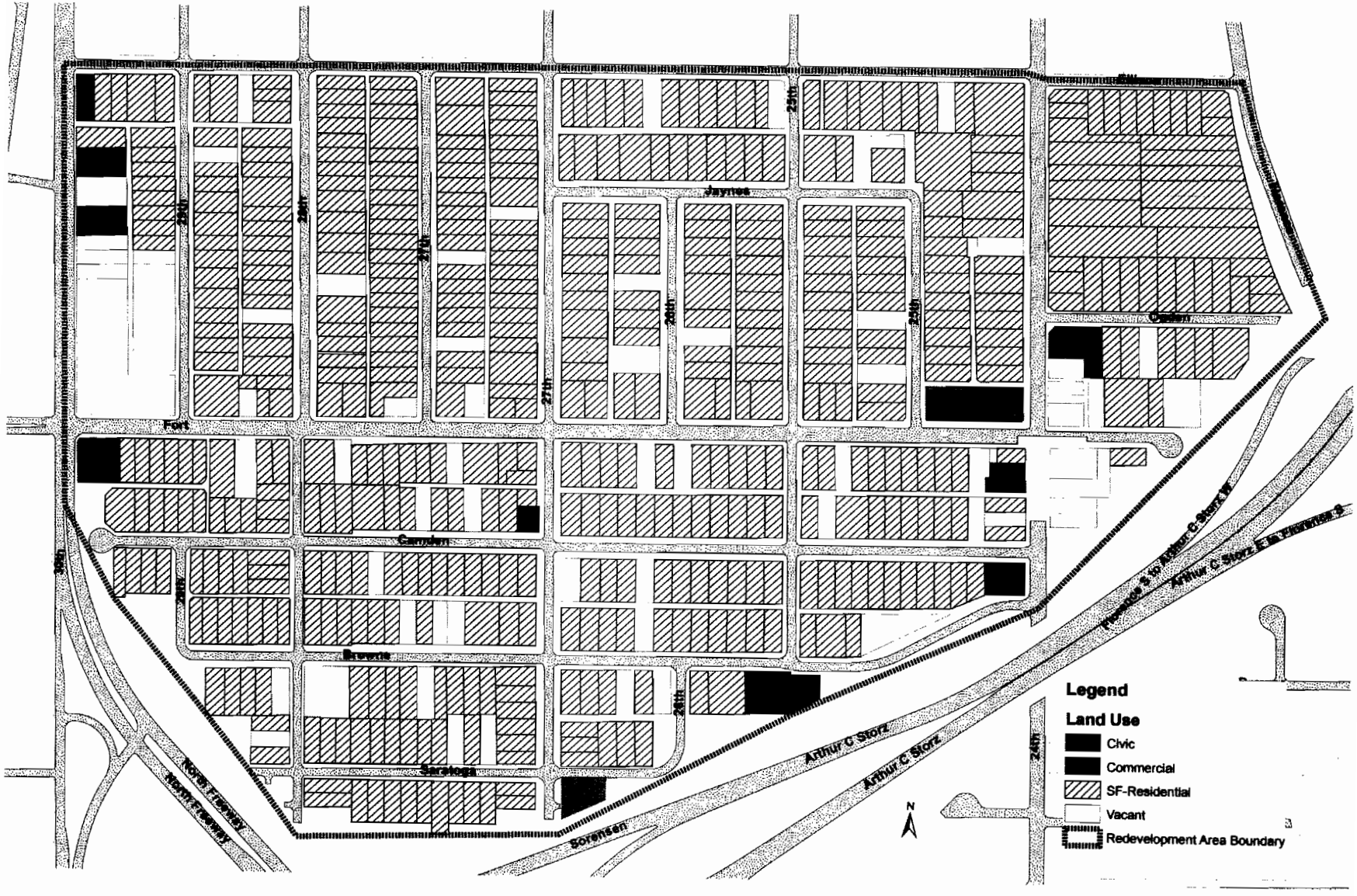
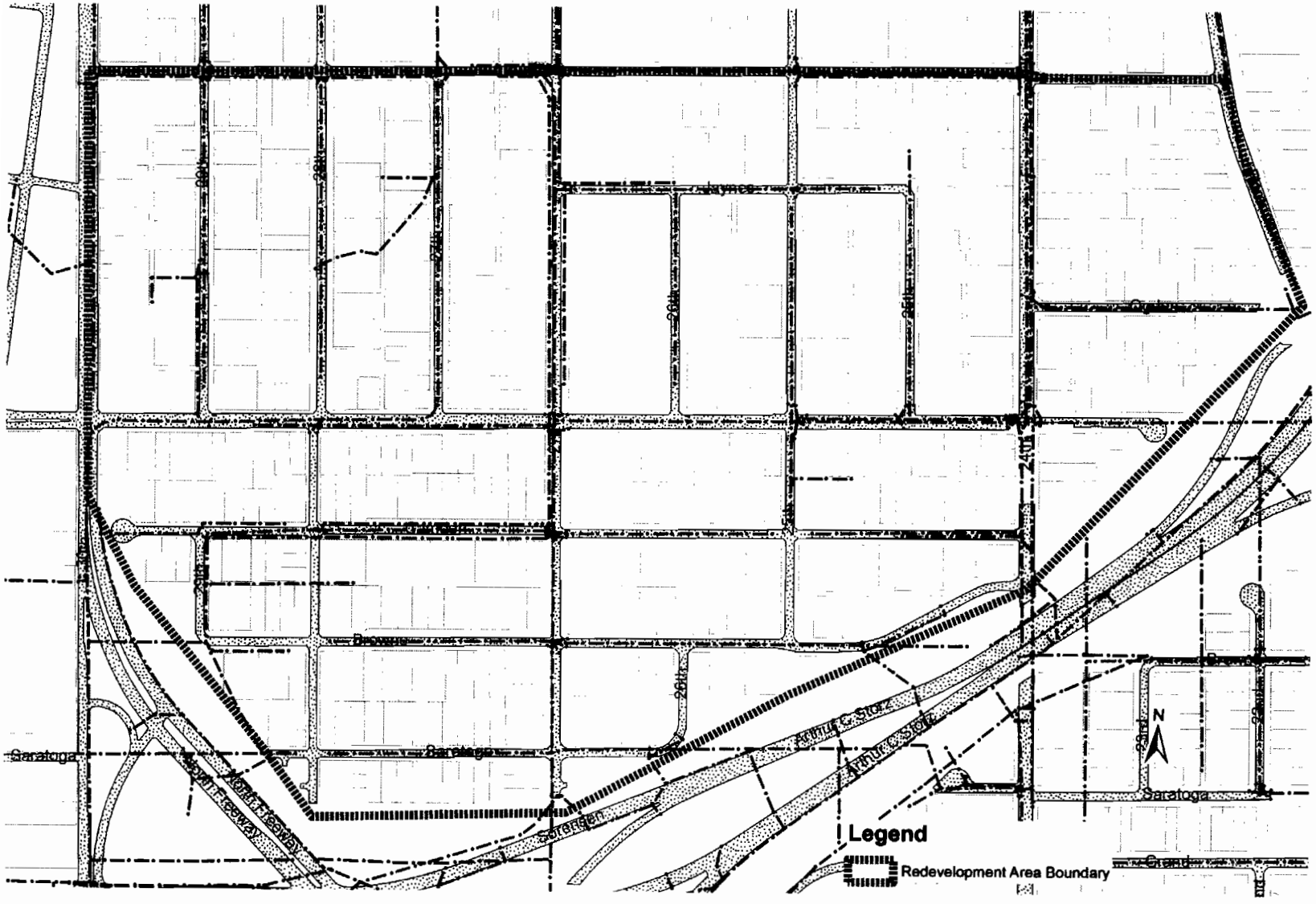
Consistency with the Master Plan

The number of vacant lots, including the three-acre site at the northeast corner of 30th and Fort Street, as well as the old and increasingly poor physical condition of the housing within the redevelopment area detract significantly from the health of the neighborhood and its residents. One goal of the *Concept Element* of the *City Master Plan* states: "The City will ensure that policies and programs are in place to create healthy and diverse neighborhoods and ensure that Omahans find affordable housing throughout the city". Infill housing development brings about significant changes in a neighborhood. In terms of health, infill development eliminates some of the harmful influences in the neighborhood such as vacant lots and abandoned housing, and replaces them with the health promoting influence of new single-family housing units. The master plan element goal of neighborhood health and diversity is further supported by the 30 MP project. In particular, the 11,000 sq. ft. commercial portion of that project that will attract desirable activity to the area and bring potential goods and services for neighborhood residents while the one- and two bedroom rental units broaden the choices available for affordable housing there.

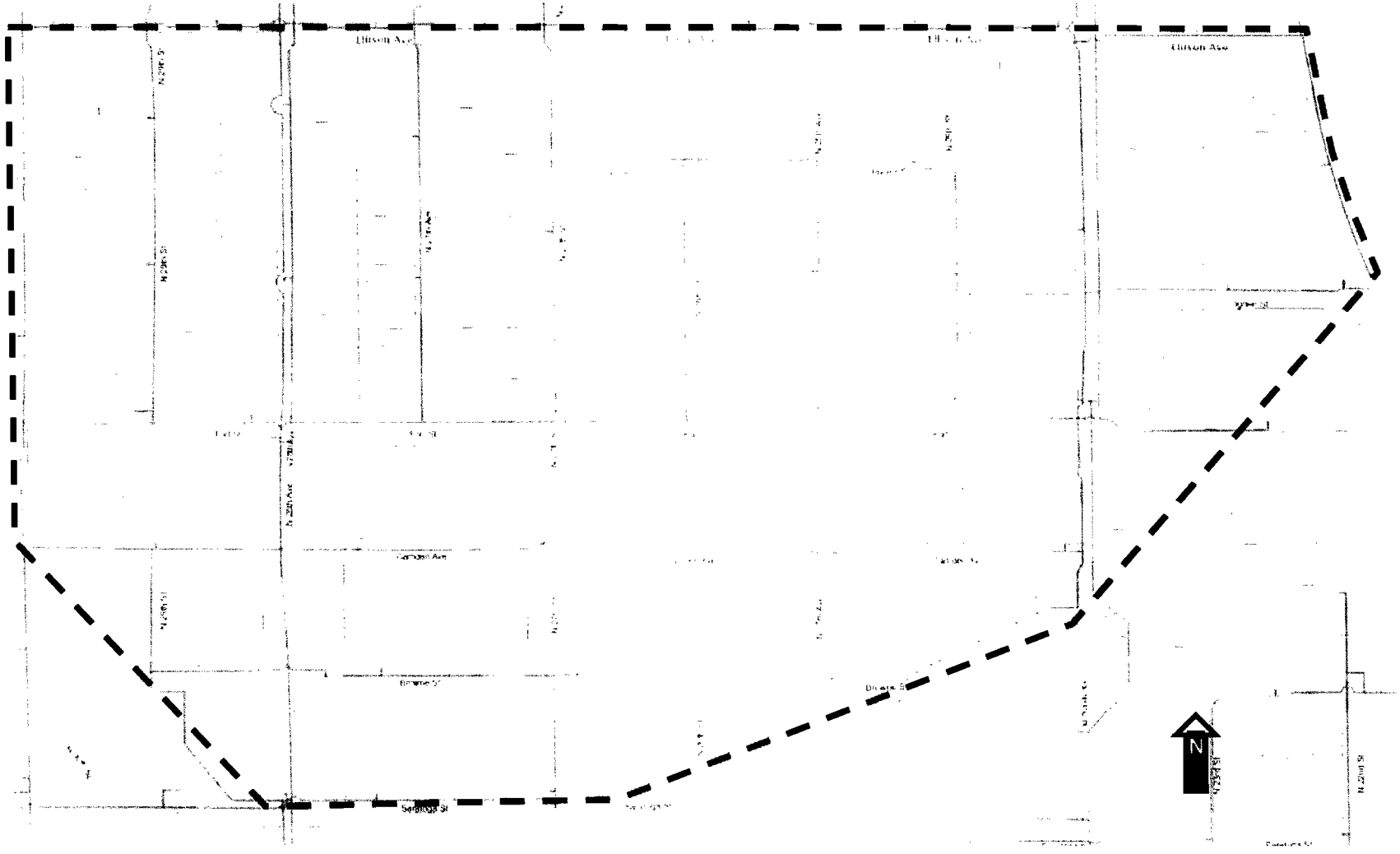
Map 1
Land Use



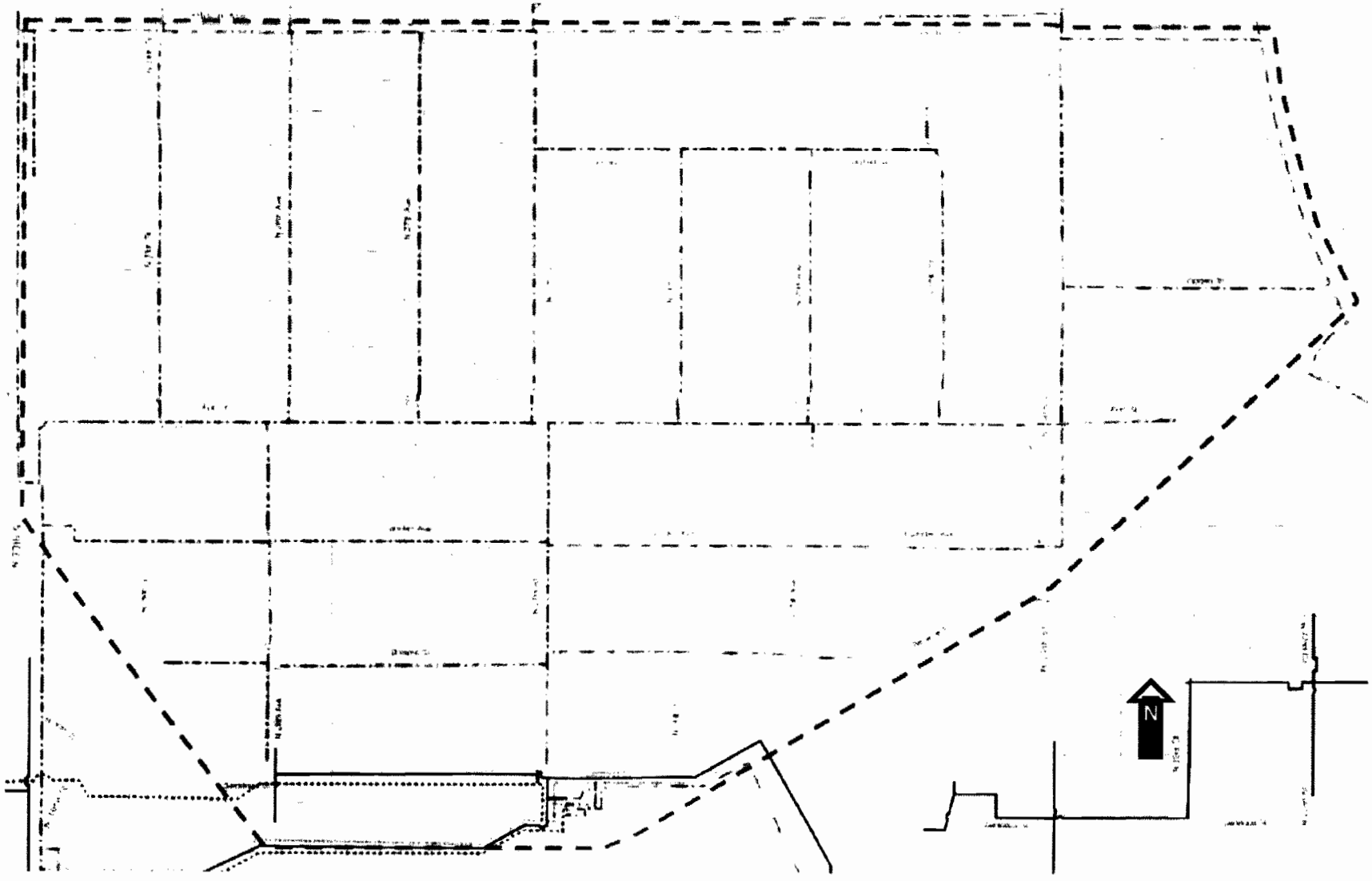
Map 2
Sewers


Saratoga
Saratoga
Saratoga
Arthur C. Storz
Arthur C. Storz
Sorensen
North Freeway
Legend
Redevelopment Area Boundary
N

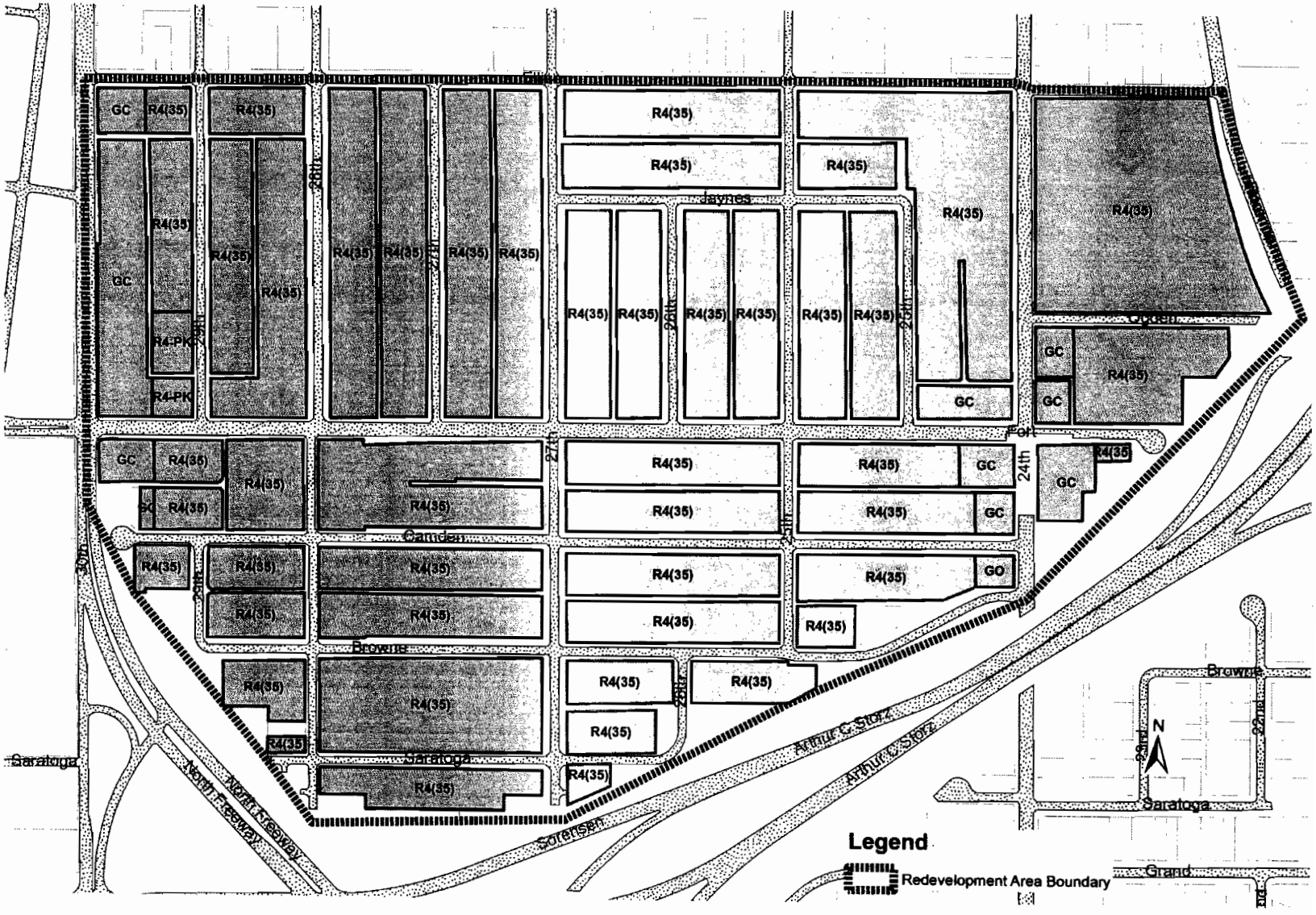
Map 3
Water Service



Map 4
Gas Service



Map 5
Zoning



GC
R4(35)
R4-PK
Jaynes
Ogden
Fort
Camden
Browne
Saratoga
Sorensen
Arthur C. Storz
North Freeway
Grand
30th
29th
28th
27th
26th
25th
24th
23rd
22nd
N
Legend
Redevelopment Area Boundary

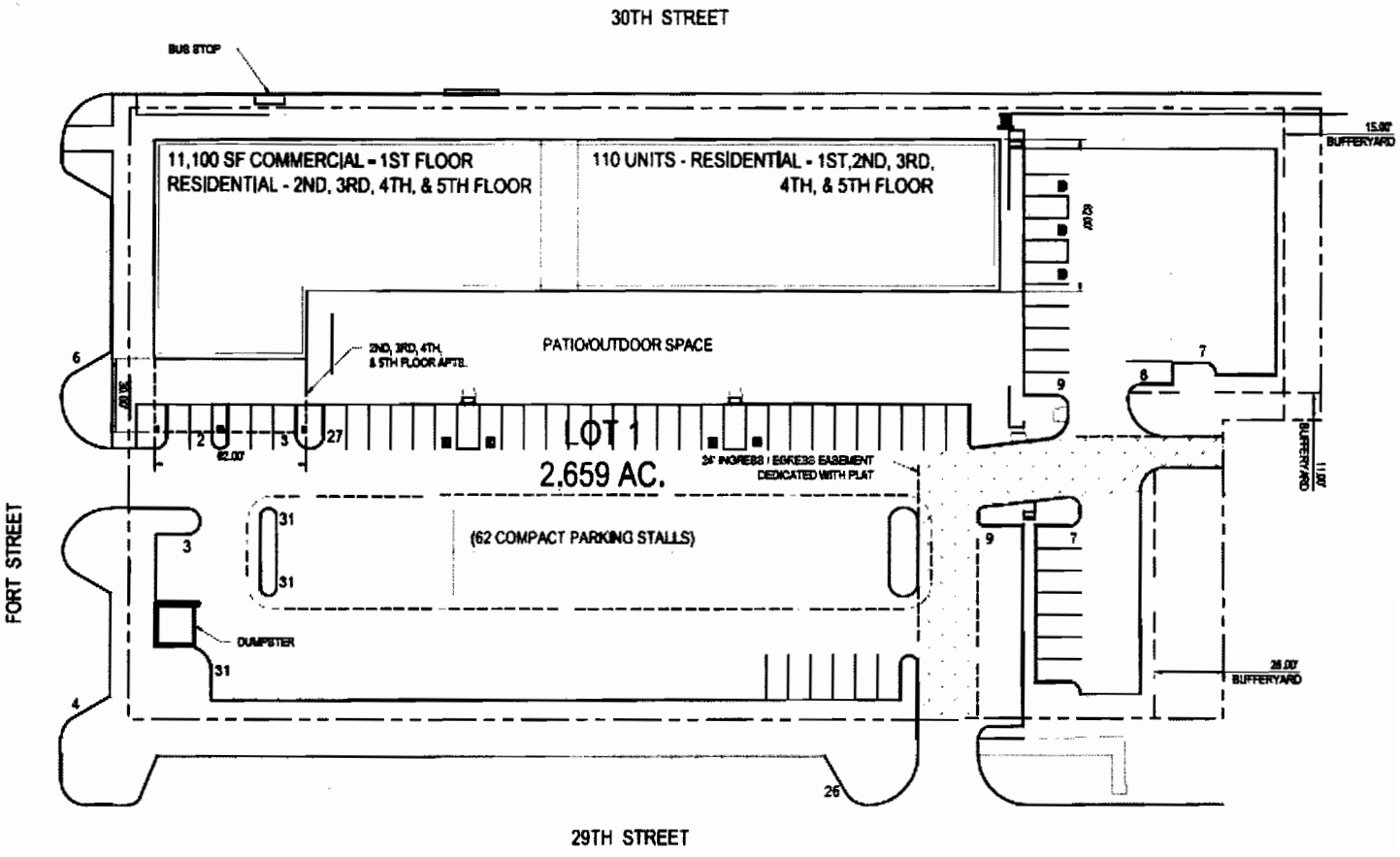



Exhibit 1
30 Metro Place Site Plan