

GENERAL FACT SHEET

07R-37
BILL NUMBER

BRIEF TITLE

Amendment to the LINCOLN CENTER REDEVELOPMENT PLAN to create the North Haymarket Arts and Humanities Center redevelopment project area.

REASON

Support the redevelopment of Block 21, between 8th and 9th Streets, and R and S Streets in Downtown Lincoln to strengthen and extend the Haymarket District.

APPROVAL DEADLINE

DETAILS

POSITIONS/RECOMMENDATIONS

<p>Reason for the Amendment</p> <p>Create the North Haymarket Arts and Humanities Center redevelopment project area to allow for the use of TIF in funding public improvements in the redevelopment of Block 21, between 8th and 9th Streets, and R and S Streets in Downtown Lincoln. Proposed projects will remove blighted and substandard conditions; create new opportunities for housing, employment, and recreation; and, encourage further reinvestment in the Historic Haymarket District.</p>	<p>Sponsor</p> <p>Urban Development</p>
	<p>Program Departments, or Groups Affected</p> <p>Urban Development</p>
	<p>Applicants/ Proponents</p> <p>Applicant City of Lincoln</p> <p>City Department Urban Development</p> <p>Other Downtown Lincoln Association, Lincoln Haymarket Development Corporation</p>
<p>Discussion (Including Relationship to other Council Actions)</p> <p>The goals of this project are to strengthen and extend the Haymarket district by removal of blighted structures; redevelopment of an existing building into a modern, mixed-use office/retail building; construction of a mixed-use building, which will include a public-private center for the promotion of modern arts and humanities assembly; and, the construction of a mixed-use building, which will be primarily residential.</p> <p>The amendment will support the continued revitalization of the Haymarket and will allow TIF to be used in accordance with the goals of the Lincoln Center Redevelopment Plan.</p> <p>Publicly funded redevelopment activities may include acquisition, demolition and site preparation/ remediation, and public improvements throughout the project area, such as blight clearance and removal, site preparation, plaza improvements, and streetscape improvements.</p>	<p>Opponents</p> <p>Groups or Individuals</p> <p>Unknown</p> <p>Basis of Opposition</p>
	<p>Staff Recommendation</p> <p><input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against</p>
	<p>Board or Commission Recommendation</p> <p>BY <input type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> No Action Taken <input type="checkbox"/> For with revisions or conditions (See Details column for conditions)</p>
	<p>CITY COUNCIL ACTIONS (For Council Use Only)</p> <p><input type="checkbox"/> Pass <input type="checkbox"/> Pass (As Amended) <input type="checkbox"/> Council Sub. <input type="checkbox"/> Without Recommendation <input type="checkbox"/> Hold <input type="checkbox"/> Do not Pass</p>

MEMO

To: Lincoln City Council Members

From: Marc Wullschleger, Director

Date: January 26, 2007

Subject: North Haymarket Arts and Humanities Center Redevelopment Project Area
Amendment to the Lincoln Center Redevelopment Plan

Attached for your review is an amendment to the Lincoln Center Redevelopment Plan to reflect the North Haymarket Arts and Humanities Center Redevelopment Project Area (see Attachment A). Section 18-2104 of the Community Development Law requires that proposed amendments to the plan be accompanied with a statement that addresses the following areas: 1) Proposed method and costs of acquisition, 2) proposed methods and costs of redevelopment of the project area; 3) estimated proceeds or revenue from disposal to developers; 4) methods proposed for financing projects; and 5) feasible method proposed for relocating families to be displaced by the project.

1. If either of these projects require the City to acquire property, the funding source for this acquisition would be tax increment financing generated within the project area. The City would not use eminent domain to acquire property.
- 2 & 3. The total estimated public cost for these projects is \$1.2 million. The total public cost will be funded through tax increment financing generated by the private developments within the project area.
4. Following City Council approval of the redevelopment agreement negotiated between the City and developer(s), the City will issue and sell Community Improvement Financing bonds or notes to fund the public improvements related to these projects.
5. There will be no relocation of families as a result of the North Haymarket Arts and Humanities Center Redevelopment Project Area Amendment to the Lincoln Center Redevelopment Plan.

In addition, Section 18-2116 of the Community Development Law requires the City Council to make the following findings before authorizing the use of Community Development Financing:

- the redevelopment project and plan would not be economically feasible without the use of Tax Increment Financing; and,
- the redevelopment project would not occur in the Community Development area without the use of Tax Increment Financing.

The Urban Development Department believes that the public improvements included in this plan amendment would not occur without the Tax Increment Financing generated by private redevelopment within the project area. Attachment B shows the TIF funds estimated to be generated by the project. Attachment C consists of a cost benefit analysis of the North Haymarket Arts and Humanities Center Redevelopment Project.

The revitalization of the Haymarket is in the best interest of Downtown Lincoln and the entire Lincoln community. As both our community's signature historic district and one of our community's premier dining and entertainment districts, the Haymarket is a highly visible symbol of our City's heritage and our commitment to supporting entertainment options that will enhance the quality of life for all our residents in the future. The public and private improvements together will enhance the attractiveness of an entryway to downtown Lincoln. Importantly, these improvements will also enhance pedestrian flow in the Haymarket. The public investments in infrastructure will, therefore, solidify Haymarket's attractiveness as a destination for many years to come and will complement future redevelopment projects.

The Urban Development Department recommends your approval of the North Haymarket Arts and Humanities Center Redevelopment Project Amendment to the Lincoln Center Redevelopment Plan.

Attachment A

Proposed Amendments to the Lincoln Center Redevelopment Plan for the North Haymarket Arts and Humanities Center Redevelopment Project

Section III

North Haymarket Arts and Humanities Center Redevelopment Project (p.III – 20)

The North Haymarket Arts and Humanities Center Redevelopment Project area incorporates all of Block 21, located between 8th and 9th Streets and R and S Streets in Downtown Lincoln. The goals of this project are to strengthen and extend the Haymarket district by removal of blighted structures; redevelopment of an existing building into a modern, mixed-use office/retail building; construction of a mixed-use building, which will include a public-private center for the promotion of modern arts and humanities assembly; and, the construction of a mixed-use building, which will be primarily residential. These projects will remove blighted and substandard conditions and will make positive contributions to the continued revitalization of the Haymarket district in downtown Lincoln. This project will also create the new north entrance to the Haymarket district. City support may include property acquisition, site preparation and remediation, property demolition, utility improvements, parking improvements, and the construction of project related public amenities and related streetscape amenities. These improvements will support the continued revitalization of the Haymarket District and downtown Lincoln.

Section IV

P. North Haymarket Arts and Humanities Center Redevelopment Project

1. Revitalization Project Description

The North Haymarket Arts and Humanities Center Redevelopment Project area incorporates all of Block 21, located between 8th and 9th Streets and R and S Streets in Downtown Lincoln (see Exhibit IV-137).

The existing land use in the North Haymarket Arts and Humanities Center Redevelopment Project area consists of office and warehouse uses. Exhibit IV-138 identifies existing land use within the project area.

The goals of this project are to strengthen the Haymarket district by removal of blighted structures; redevelopment of an existing building into a modern, mixed-use office/retail building; construction of a mixed-use building, which will include a public-private center for the promotion of modern arts and humanities assembly; and, the construction of a mixed-use building, which will be primarily residential. These projects will remove blighted and substandard conditions, will make positive contributions to the continued revitalization of the Haymarket district in downtown Lincoln, and create a vibrant entrance to the Haymarket.

The project will support the continued revitalization of the Haymarket and is consistent with the goals of the Lincoln Center Redevelopment Plan and are intended to support private sector retail, commercial and/or residential development and amenities in this redevelopment area. Publicly funded redevelopment activities may include acquisition, demolition and site preparation/remediation, and public improvements throughout the project area, such as blight clearance and removal, site preparation, plaza improvements, and streetscape improvements. These improvements correspond to several of the Downtown Redevelopment Goals identified in Section III. The redevelopment project addresses these goals by accomplishing the following:

- encouraging private redevelopment in and enhancing the architectural character of downtown Lincoln;
- utilizing an underdeveloped lot and removing blight;
- supporting the vision of a revitalized Downtown and Haymarket District, which is a specialty retail, cultural, and entertainment core of our city and a regional destination;
- encouraging development of mixed-use projects that attract and maintain commercial activity and residential developments in the Downtown and Haymarket District;
- integrating streetscape and landscape improvements in the project area with existing public and private amenities;
- supporting downtown business recruitment efforts; and,
- enhancing the area's pedestrian-friendly, street-level orientation.

2. **Statutory elements**

(A) Property Acquisition Relocation Demolition and Disposal

Accomplishing the North Haymarket Arts and Humanities Center Redevelopment Project will involve all six buildings on Block 21, including the redevelopment of two existing buildings, a University of Nebraska-owned building (University Press building 401 N 9th Street) and a privately-owned building (Sawmill Building Partnership at 801 S Street); and, the demolition of an existing University operated building (Bison Books at 800 R Street). These projects may involve acquisition, sales, or reconveyances as provided by law and consistent with the plan. The City may acquire property for public infrastructure and other needs. Exhibit IV-139 identifies the proposed uses in the project area.

(B) Population density

There are no residential units within the proposed project boundaries. However, there are a total of 105 residential units in the adjacent area today, all of which are located in mixed-use buildings. These include 60 units in the Hardy Building at 335 N 8th Street, 16 units in the Haymarket Loft Building at 311 N 8th Street, 26 units in the Grainger Building at 105 N 8th Street, and 3 units in the Burkholder Project at 719 P Street. All of these units will remain after implementation of the

redevelopment project. In addition, there are 13 units proposed at the new Option 13 project at 727 R Street. Additional housing units are planned for the Salvation Army building complex at 151 N 8th Street. Construction of these units will continue during and after implementation of the projects envisioned in this redevelopment plan amendment. We anticipate these projects will be completed in 2007 and 2008.

The construction of a new mixed-use residential building on Block 21 will result in the addition of approximately 40 housing units in the project area.

(C) Land Coverage and Building Density

Land coverage and building density will be altered with the implementation of this project. One building on Block 21 will be removed as part of these public improvements. The Bison Books building, a one-story warehouse at 800 R Street, will be demolished and replaced with a maximum five-story, mixed-use residential building with approximately 40 units, on site parking for condo owners, and first-floor commercial activity. All other existing buildings within the project area, while subject to significant investment and redevelopment, will remain. The proposed uses are shown on Exhibit IV-139.

(D) Traffic Flow, Street Layout and Street Grades

The existing street system within the project area will not be changed as a result of this project. Depending on future needs of adjacent and district-wide users, however, the project envisions the possible redesign of the existing frontage road on 9th Street. Such redesign would allow for the extension of the 9th Street entry corridor into downtown. The mixed use residential building will have entry and exiting requirements with access planned off of R Street.

Pedestrian amenities may be constructed in the right-of-way adjacent to all sides of the Block 21 redevelopment project.

(E) Parking

Currently, there are approximately 13 stalls of surface parking on the project block. Parking in the adjacent area includes the 409-stall Haymarket public garage and 159 stalls at the City's Iron Horse lot. Various on-street parking configurations surround each block in the project area.

On-site parking for condo owners will be constructed with the residential portion of the project.

(F) Zoning, Building Codes and Ordinances

The area is located within the downtown B-4 business zone that allows for a wide range of uses including the mixed-use developments that are being proposed. See Exhibit IV-140.

The Uniform Housing Code, the International Building Code, the International Residential Code and their local amendments, as well as other City Construction Codes will be followed in the demolition, redevelopment, and construction of these buildings to properly protect the health, safety, and welfare of the people. Leadership in Energy and Environmental Design (LEED) Certification will be sought on the 801 S Street property, with a goal of making the entire block LEED certified.

Zoning will remain unchanged as a result of this project. At this time, there are no contemplated changes in the City zoning laws or building codes to implement this project.

(G) Public Infrastructure

New infrastructure improvements are anticipated to be needed as a result of this project. These improvements may include alley construction, dock construction, new curbs, sidewalks, lighting, and other streetscape improvements on Block 21. The City may also work with developers to improve public utilities serving these developments.

(H) Cost Benefit Analysis

A cost-benefit analysis will be prepared and included as a part of the material that will be presented to City Council.

3. Proposed Costs and Financing

The proposed cost and financing of the North Haymarket Arts and Humanities Center Project is identified below:

The estimated total cost to implement this mixed-use redevelopment is \$17 million; this includes approximately \$1.2 million of City public investment.

Public investment may assist in acquisition, demolition and site preparation/remediation, and public improvements throughout the project area. Those improvements are likely to include: blight clearance and removal, site preparation, plaza improvements, and streetscape improvements throughout the project area. The streetscape improvements could include façade enhancements, sidewalk construction/expansion, curb and gutter construction, parking reconfiguration, street reorientation, dock construction, landscape

enhancements, and installation of pedestrian lighting, benches, trash receptacles, signage, and other street furniture.

Funding Sources

The source of public funds for these improvements will be Community Improvement Financing, estimated to be \$1.2 million, generated from the private developments within the project area, and Capital Improvement Program funding.

4. Implementation Steps

Under Nebraska Community Development Law, the first step in the redeveloping an area is for the City to declare the area blighted and substandard and in need of redevelopment and revitalization. The Lincoln City Council completed this first step by declaring the Downtown Area, including the proposed redevelopment area, blighted on October 22, 1984, and affirmed by resolution on October 19, 1987, the area as “blighted and substandard.” The City Council determined that private enterprise could not redevelop this area without the assistance provided by the Community Development Law (see Blight Resolutions, Appendix 1 and Appendix 9).

Implementation steps for the North Haymarket Arts and Humanities Center Redevelopment Project:

- Negotiate Redevelopment Agreement with the developers of the Block 21 improvements.
- Issue and sell Community Improvement Financing bonds or notes.
- Select architects and engineers pursuant to city standard practice to design public improvements.
- Approve the public/streetscape improvement design.
- Competitively select primary contractor to construct public improvements.
- Construct public facilities and improvements.

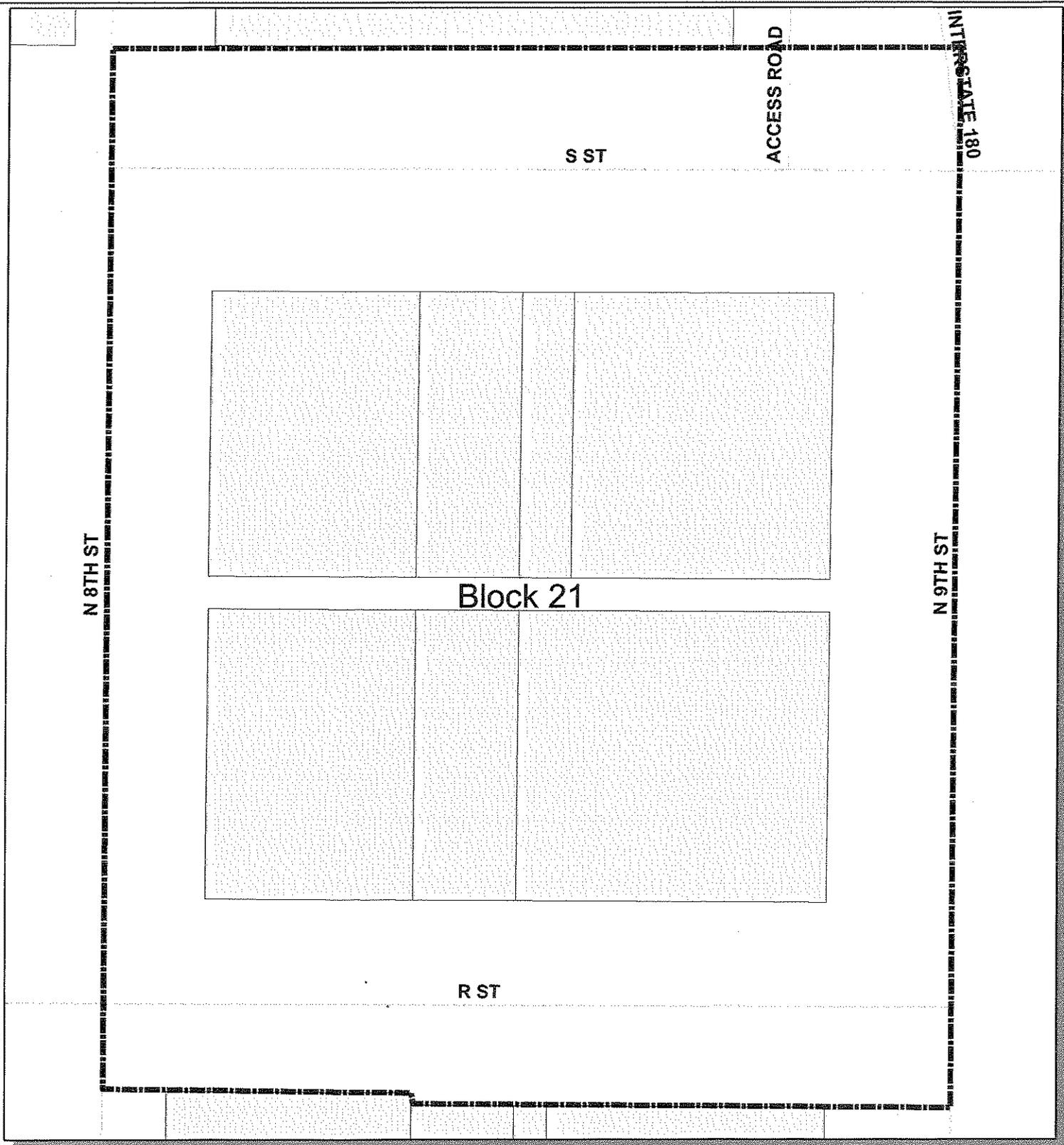
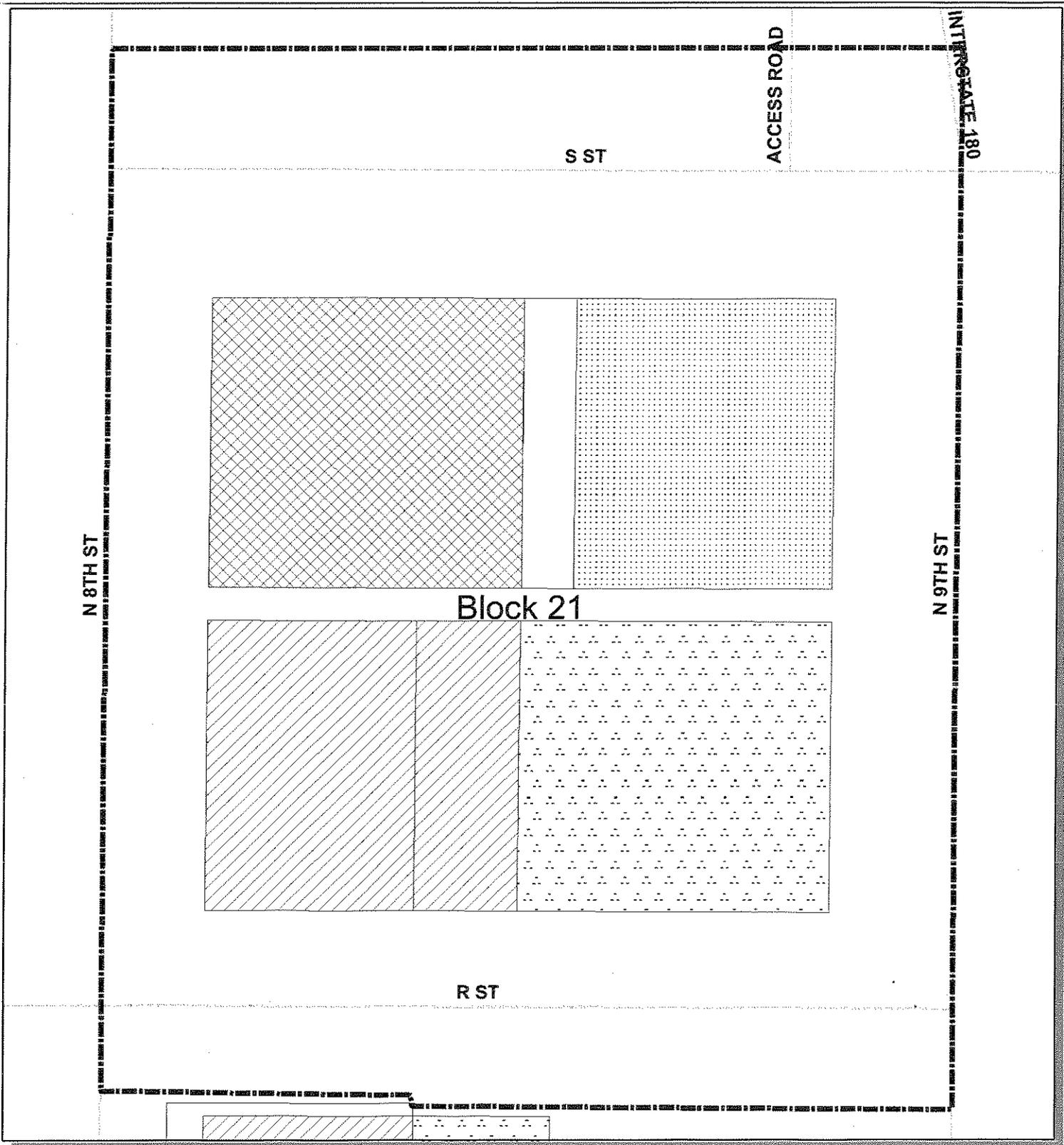


Exhibit IV - 137

**North Haymarket Arts and Humanities Center
Redevelopment Project Area**

 Project Area
  Streets
  Parcels





N 8TH ST

S ST

ACCESS ROAD

INTERSTATE 180

ISH 16 N

Block 21

R ST

Exhibit IV - 138

North Haymarket Arts and Humanities Center Redevelopment Project Area

Existing Land Use

- Project Area
- Commercial
- Heavy Industrial
- Vacated ROW
- Streets
- Light Industrial
- Educational Institution



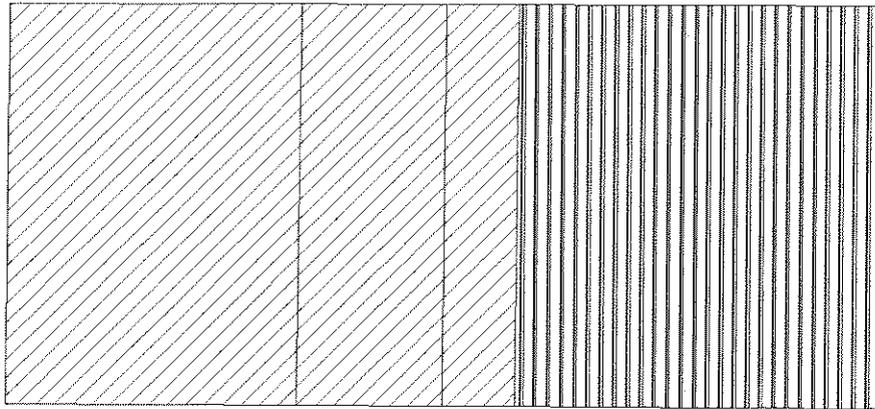
INTERSTATE 180

ACCESS ROAD

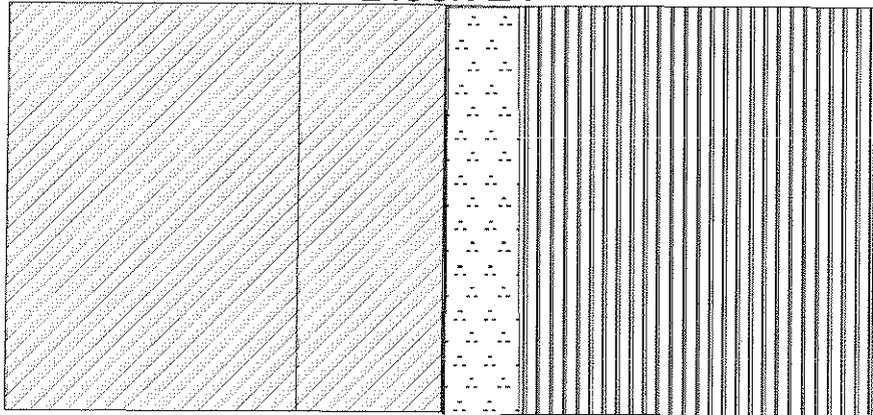
S ST

N 8TH ST
N 9TH ST

N 8TH ST



Block 21



R ST

Exhibit IV - 139

North Haymarket Arts and Humanities Center Redevelopment Project Area Proposed Changes in Uses from Existing Uses

-  Project Area
-  Mixed Use Commercial
-  Public/Private Space
-  Streets
-  Mixed Use Residential
-  Mixed Use, Public/Private Center



City of Lincoln
Urban Development GIS
Printed 1/2007

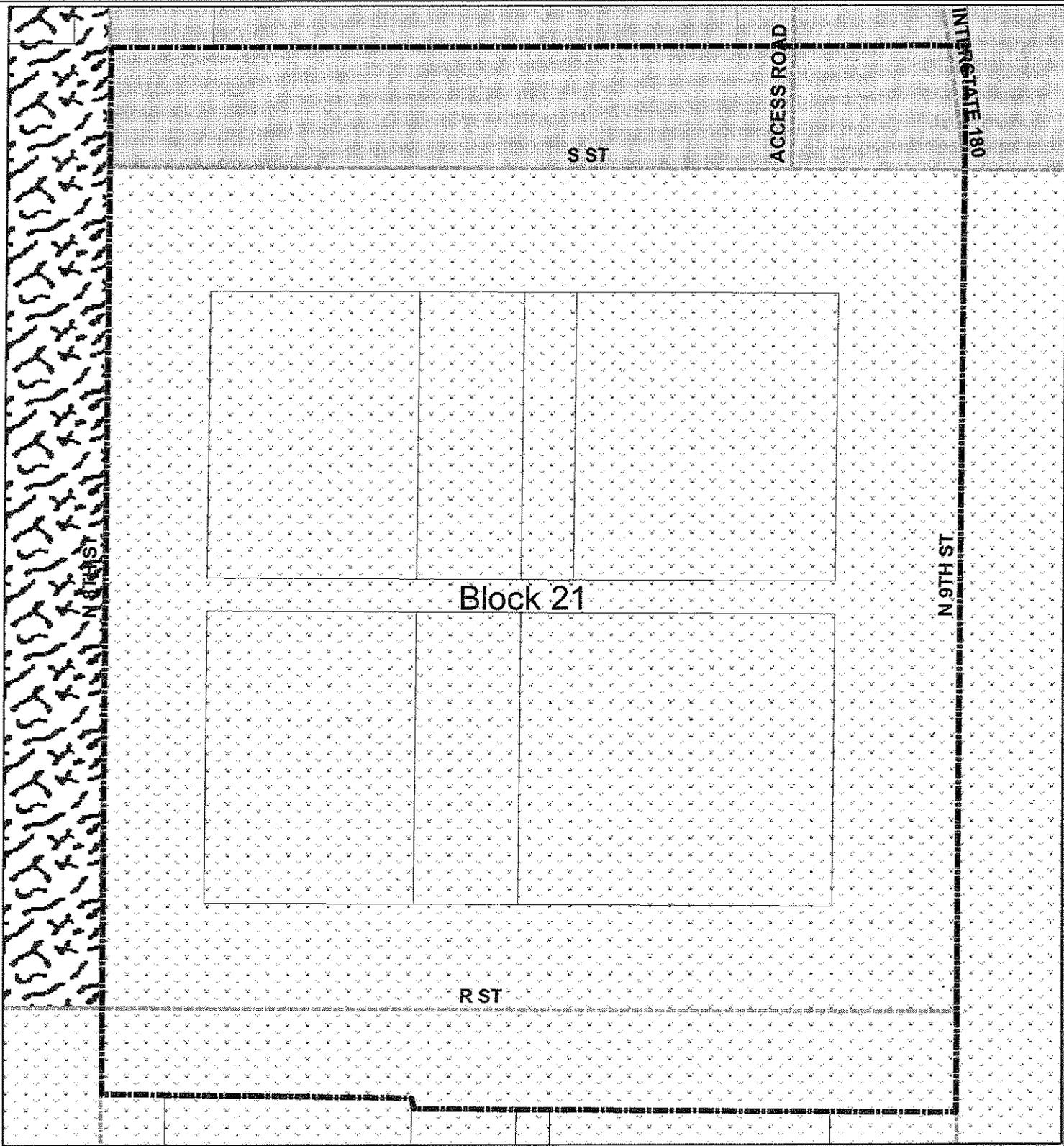


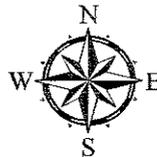
Exhibit IV - 140

North Haymarket Arts and Humanities Center
Redevelopment Project Area

Current Zoning



Streets



City of Lincoln
Urban Development GIS
Printed 1/2007

Attachment B

**Tax Increment Financing Analysis
North Haymarket Arts and Humanities Center Redevelopment Project**

Description		Amount
Base Value	<i>Current Assessed Value</i>	\$967,000
Construction/Land Acquisition Costs	<i>Cost to Purchase Land/Construct Project)</i>	\$12,000,000
Estimated New Assessed Value	<i>New Assessed Value (80% of Construction/Land Acquisition Costs)</i>	\$9,600,000
Increment Value	<i>= New Assessed Value - Base Assessed Value</i>	\$8,633,000
Annual TIF Generated	<i>= Increment x 0.01996788 (2006 Tax Rate)</i>	\$172,383
Coverage Rate (Required by Bond Council)	<i>= Annual TIF Generated/1.2</i>	\$143,652
Bond Note Issue	<i>= Coverage Rate x 14 years @ 6%</i>	\$1,335,245
Reserve Fund / Costs to Issue Bonds	<i>= 13% Issuance Costs</i>	\$173,582
Funds Available for Construction		\$1,161,664

B. Public Infrastructure and Community Public Service Needs

Public infrastructure will be enhanced to support the continued development of the Haymarket Historic District. City involvement could include utility improvements, parking improvements, and the construction of project related public amenities and related streetscape amenities. The streetscape along the project areas and the remaining areas of the district could be enhanced with new curbs, sidewalks, planting areas, bike racks, trash receptacles, and other streetscape amenities similar to those found along 8th Street in the Haymarket. The improvements will be financed with tax increment financing generated from the project area.

C. Employment Within the Project Area

In 2004, there were approximately 19,823 persons employed by 890 non-governmental establishments (not including federal, state, local government or the University) within the Downtown and Haymarket (68508 zip code area) according to the Census, County Business Patterns, North American Industry Classification System.

The project is expected to house 14 to 18 establishments with 150 to 250 potential employees. Employment on Block 21 is expected to increase by 115 to 215 employees. (Approximately 35 to 40 employees will be relocated, possibly within the downtown area.) Additional employment will be related to construction of the related public improvements. Indirectly, we expect to see an increase in future private sector employment as a result of other redevelopment or new business growth encouraged by this investment.

D. Employment in City Outside the Project Area

Approximately 125,936 persons living in the City of Lincoln were employed, according to the 2005 American Community Survey. The median household income for the City in 2005 was \$45,790.

E. Other Impacts

While not readily quantifiable, there are expected to be many district-wide benefits resulting from the Haymarket Core projects. The planned redevelopment projects will strengthen Haymarket's position as one of the region's premier mixed-use districts. These projects, along with other development in the district, will support the long-term goal of revitalizing the distinctive character of the Haymarket Historic district. The public improvements will integrate these projects with existing areas of the district and will provide additional amenities for those who live and work in the district as well as the many visitors the district attracts annually. The project will serve as a vibrant connection between Haymarket Park and the Historic Haymarket District.

Attachment C Cost Benefit Analysis of the North Haymarket Arts and Humanities Center Redevelopment Project

As required by Nebraska Community Development Law (Nebr. Res. Stat # 18-2147), the City has analyzed the costs and benefits of the proposed Haymarket Core Redevelopment Project including:

A. Tax Revenues

The North Haymarket Arts and Humanities Center Redevelopment Project is located on Block 21. This area currently has an assessed value of approximately \$966,950 and generates annual property tax revenues (at the 2006 mill levy rate of 1.997) of approximately \$19,300. Currently, property tax revenues in the redevelopment project area are divided among the following taxing jurisdictions:

Table A: Tax District 1, Property Tax Allocations as a Percentage of All Allocations

<i>Description</i>	<i>Percentage</i>
Lancaster County	13.30
Public Building Commission	.85
City of Lincoln	14.19
Lincoln Public Schools	63.92
Educational Service Unit 18	.71
Lower Platte South NRD	2.08
Railroad Trans. Safety District	1.23
Southeast Community College	3.45
LC Agricultural Society	.08
LC Agricultural Society JPA	.19

The assessed value of the property within the project area will increase by an estimated \$11 million as a result of a projected \$16 million investment by private and public, non-municipal sources. (Approximately \$5 million will be invested in a public, tax-exempt use.) This will result in an estimated increase of \$1.2 million in property tax collections that will be available for the construction of public improvements related to these projects during the 15-year TIF period. The tax increment gained from this redevelopment project area would not be available for use as City general tax revenues, but would be used for eligible public improvements to enable these projects to be realized.



MAYOR COLEEN J. SENG

lincoln.ne.gov

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402-441-7491
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January 5, 2007

January 8, 2007

TO: Neighborhood Associations/Organizations
Bob Workman, Chair, Lancaster County Board of Commissioners
Dr. E. Susan Gourley, Superintendent, Lincoln Public Schools
Educational Service Unit #18, c/o David Myers
Glenn Johnson, Lower Platte South Natural Resources District
Board of Regents, University of Nebraska-Lincoln
President, Southeast Community College

RE: **Comprehensive Plan Conformance No. 06019**
Proposed Amendment to the Lincoln Center Redevelopment Plan

Pursuant to Neb. Rev. Stat. § 18-2115, you are hereby advised that the City of Lincoln has received an application for **Comprehensive Plan Conformance No. 06019**, requested by the Director of the Urban Development Department, to review a proposed amendment to the **Lincoln Center Redevelopment Plan** as to conformance with the 2030 Lincoln/Lancaster County Comprehensive Plan. The proposed amendment establishes the North Haymarket Arts and Humanities Center Redevelopment Project. The project area incorporates all of Block 21, located between 8th and 9th Streets and R and S Streets in Downtown Lincoln. The goals of this project are to strengthen and extend the Haymarket district by removal of blighted structures; redevelopment of an existing building into a modern, mixed-use office/retail building; construction of a mixed-use building, which will include a public-private center for the promotion of modern arts and humanities assembly; and construction of a mixed-use building, which will primarily be residential. The proposed amendments to the Plan and map exhibits are attached (****Pages 2 and 4 of the proposed amendments were inadvertently omitted in the January 5th mailing****).

A public hearing on this proposed amendment to the Lincoln Center Redevelopment Plan will be held before the Lincoln City/Lancaster County Planning Commission on **Wednesday, January 17, 2007**. The public hearing is your opportunity to appear and speak upon the merits of this application. The Planning Commission meeting commences at 1:00 p.m. in the City Council Chambers on the first floor of the County-City Building, 555 South 10th Street, Lincoln, Nebraska.

If you would like additional information, you are encouraged to contact Hallie Salem in the Urban Development Department (402-441-7866) or the project planner in the Planning Department, Sara Hartzell (402-441-6372). You may also wish to appear at the public hearing or submit your comments prior to the public hearing in writing to the Planning Commission at the Planning Department address, by e-mail to plan@lincoln.ne.gov, or by fax to 402-441-6377. The Planning Department staff report and recommendation will be available in the Planning Department office on Thursday, January 11, 2007, after 3:00 p.m., and will also be available on the Internet at that time at lincoln.ne.gov (keyword = pcagenda).

Sincerely,

Jean Waiker
Administrative Officer

cc: Marc Wullschleger, Urban Development
Hallie Salem, Urban Development
Rick Peo, Chief Asst. City Attorney
Norm Agena, County Assessor
Polly McMullen, Downtown Lincoln Association

Marc Wullschleger, Director
Urban Development

Hallie Salem
Urban Development

Bob Workman, Chair
Lancaster County Board of Commissioners

Dr. E. Susan Gourley, Superintendent
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Educational Service Unit #18
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Chief Assistant City Attorney

Norma Agena
County Assessor

Polly McMullen
Downtown Lincoln Association
206 S. 13th Street, Suite 101
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I:\pc\notif\2007\CPC.06019 labels

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Judy McDowell
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Lincoln, NE 68528

Richard Wiese
West O Street Neigh. Assn.
6300 W. Superior St.
Lincoln, NE 68524

Richard Patterson
Woods Park Neigh. Assn.
230 S. 29 St.
Lincoln, NE 68510

Mike Gengler
Woods Park Neigh. Assn.
442 S. 28 St.
Lincoln, NE 68510

Mike James
Woods Park Neigh. Assn.
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Lincoln, NE 68510

Becky Martin
Woods Park Neigh. Assn.
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Lincoln, NE 68510

Jean Chicoine
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Lincoln, NE 68510

January 26, 2007



CITY OF LINCOLN
NEBRASKA

MAYOR COLEEN J. SENG

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TO: Neighborhood Associations/Organizations
Bob Workman, Chair, Lancaster County Board of Commissioners
Dr. E. Susan Gourley, Superintendent, Lincoln Public Schools
Educational Service Unit #18, c/o David Myers
Glenn Johnson, Lower Platte South Natural Resources District
Board of Regents, University of Nebraska-Lincoln
President, Southeast Community College

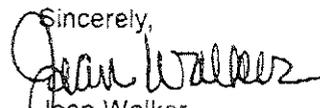
RE: **Comprehensive Plan Conformance No. 06019**
Proposed Amendment to the Lincoln Center Redevelopment Plan

Pursuant to Neb. Rev. Stat. § 18-2109, you are hereby advised that the request by the Director of the Urban Development Department for a resolution approving and adopting a proposed amendment to the "*Lincoln Center Redevelopment Plan*" is scheduled for public hearing before the Lincoln City Council on **Monday, February 12, 2007, at 1:30 p.m.**, in the Hearing Room on the first floor of the County-City Building, 555 South 10th Street, Lincoln, Nebraska.

The proposed amendment establishes the "North Haymarket Arts and Humanities Center Redevelopment Project". The project area incorporates all of Block 21, located between 8th and 9th Streets and R and S Streets in Downtown Lincoln. The goals of this project are to strengthen and extend the Haymarket district by removal of blighted structures; redevelopment of an existing building into a modern, mixed-use office/retail building; construction of a mixed-use building, which will include a public-private center for the promotion of modern arts and humanities assembly; and construction of a mixed-use building, which will primarily be residential. The proposed amendments to the Plan and map exhibits were previously provided to you.

On January 17, 2007, the Lincoln City-Lancaster County Planning Commission voted 8-0 to find the proposed amendment to the Lincoln Center Redevelopment Plan to be in conformance with the 2030 Lincoln City-Lancaster County Comprehensive Plan (**Comprehensive Plan Conformance No. 06019**).

If you would like additional information, you are encouraged to contact Hallie Salem in the Urban Development Department (441-7866) or the Planning Department project planner, Sara Hartzell (441-6372). The proposed resolution will appear on the City Council agenda for introduction on February 5, 2007, and may be accessed on the internet on Friday, February 2, 2007, at <http://www.ci.lincoln.ne.us/city/council/index.htm>.

Sincerely,

Jean Walker
Administrative Officer

cc: Marc Wuilschleger, Urban Development
Hallie Salem, Urban Development
Rick Peo, Chief Asst. City Attorney
Norm Agena, County Assessor
Polly McMullen, Downtown Lincoln Association

TO BE PUBLISHED ONCE EACH WEEK FOR TWO CONSECUTIVE WEEKS IN THE LINCOLN JOURNAL STAR ON FRIDAY, January 26, 2007, AND FRIDAY, February 2, 2007

Notice is hereby given that the Lincoln City Council will hold a public hearing on Monday, February 12, 2007, at 1:30 p.m., in the City Council Hearing Room on first floor of the County-City Building, 555 South 10th Street, Lincoln, Nebraska, on the following item. For more information, call the Urban Development Department (441-7606) or the Planning Department (441-7491):



1. A resolution requested by the Director of the Urban Development Department adopting a proposed amendment to the **Lincoln Center Redevelopment Plan** for the establishment of the "North Haymarket Arts and Humanities Center Redevelopment Project". The project area is bounded by "S" Street on the north, 9th Street on the east, "R" Street on the south, and 8th Street on the west.
2. A resolution requested by the Director of the Urban Development Department adopting a proposed amendment to the **West O Redevelopment Plan** adding three potential new projects. The Redevelopment Plan area is generally bounded by 10th Street on the east, ½ mile west of NW 70th Street on the west, and either side of West O Street, but located south of Interstate 80 and north of the Burlington Railroad Yard on the south.

Joan Ross
City Clerk