

FACTSHEET

TITLE: A Resolution approving and adopting proposed **amendments** to the **LINCOLN CENTER**

REDEVELOPMENT PLAN, requested by the Director of the Urban Development Department, to establish the "Haymarket 7th/8th Street Core Redevelopment Project". The project area is generally bounded on the north by R Street, on the east by N. 8th Street, on the south by O Street and on the west by N. 7th Street.

STAFF RECOMMENDATION: A finding of conformance with the Comprehensive Plan.

ASSOCIATED REQUESTS: Street Vacation No. 04011 (a portion of P Street generally located at N. 8th & P Streets)

SPONSOR: Planning Department

BOARD/COMMITTEE: Planning Commission
Public Hearing: 09/01/04
Administrative Action: 09/01/04

RECOMMENDATION: A finding of conformance with the Comprehensive Plan (8-0: Carlson, Sunderman, Krieser, Pearson, Marvin, Carroll, Larson and Bills-Strand voting 'yes'; Taylor absent).

FINDINGS OF FACT:

1. This project includes redevelopment of a new multi-story mixed use/residential building at the northeast corner of 7th and R Streets (the former Larson Furniture Building) and rehabilitation of existing buildings at the southwest corner of 8th and P Streets (the former Salvation Army property).
2. The staff recommendation to find the proposed **amendments** to the **Lincoln Center Redevelopment Plan** to be in conformance with the Comprehensive Plan is based upon the "Analysis" as set forth on p.3-4, concluding that the proposed projects appear to support the goals of improving and protecting the historic district and the Historic Preservation Commission has voted to approve "Certificates of Appropriateness" for the new building at 7th and R Streets and for the conceptual design at 8th and P Streets.
3. The testimony by the Urban Development Department is found on p.5-6, explaining that the approval of the Redevelopment Plan amendments will allow the City to use tax increment financing (TIF) funds that are generated to fund public improvements, such as demolition, street and sidewalk construction and pedestrian lighting.
4. Testimony in support by the developers of 727 R Street and 737 P Street is found on p.7-8.
5. There was no testimony in opposition.
6. On September 1, 2004, the Planning Commission agreed with the staff recommendation and voted 8-0 to find the proposed amendments to the Lincoln Center Redevelopment Plan to be in conformance with the 2025 Comprehensive Plan.
7. The associated Street Vacation No. 04011 to vacate a portion of P Street generally located at 8th & P Streets was deferred at the request of Jon Camp, and is scheduled for continued public hearing and action by the Planning Commission on September 15, 2004.

FACTSHEET PREPARED BY: Jean L. Walker

DATE: September 13, 2004

REVIEWED BY: _____

DATE: September 13, 2004

REFERENCE NUMBER: FS\CC\2004\CPC.04004

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for September 1, 2004 PLANNING COMMISSION MEETING

P.A.S.#: Comprehensive Plan Conformance #04004

Date: Aug. 23, 2004

PROPOSAL: Amendment to Lincoln Center Redevelopment Plan for Haymarket Core Redevelopment Project to determine conformity with the *Lincoln and Lancaster County 2025 Comprehensive Plan*.

CONCLUSION: The proposed amendment is in conformance with the Comprehensive Plan.

<u>RECOMMENDATION:</u> Find that this request is in conformance with the Comprehensive Plan.

GENERAL INFORMATION:

LOCATION: Part of Haymarket Landmark District in Downtown Lincoln, between O and R Streets and N. 7th and N. 8th Streets.

APPLICANT: Marc Wullschleger, Director
Urban Development Department
129 N. 10th Street
Lincoln, NE 68508

CONTACT: Dallas McGee
Urban Development Department
129 N. 10th Street
Lincoln, NE 68508
(402) 441-7857

EXISTING ZONING: B-4 (Lincoln Center Business District).

EXISTING LAND USE: Mixed use historic district including residences, offices, retail, restaurants, parking lots, and brewery.

ASSOCIATED APPLICATIONS: Street & Alley Vacation 04011.

HISTORY: The Lincoln Center Redevelopment Plan was first adopted in 1975 and has had more than 20 revisions for specific projects since its major update in 1985. Major benchmarks have been the 1993 revisions to approve parking structures, the Burnham Yates Conference Center, a childcare center, and the O Street Skywalk, utilizing proceeds from a bond issue of 1985. These smaller, incremental projects followed concepts summarized in the "Downtown Master Plan" of 1989. That plan revised the large retail mall proposed in the major update of 1985.

The Haymarket Landmark District was designated by the City Council in 1982 and the Haymarket Redevelopment Plan was adopted in 1983. Numerous projects have been accomplished in Haymarket through private efforts and public-private partnerships in the last two decades.

ANALYSIS:

1. This is a request to review a proposed amendment to the Lincoln Center Redevelopment Plan for a determination of conformity with the Comprehensive Plan.
2. The amendment covers an area generally extending between 7th and 8th Streets, from O St. on the south to R St. on the north, in the core of the Haymarket Landmark District. The boundaries of the area are set forth more specifically on the attached map.
3. The amendment would accommodate two redevelopment projects—a new multi-story mixed use/residential building at the NE corner of 7th and R Streets and rehabilitation of existing buildings at the SW corner of 8th and P Streets. These projects would include public streetscape and infrastructure improvements within the amendment area.
4. The Lincoln Center Redevelopment Plan was first developed in 1975 to encourage retail revitalization and has been amended many times since. A major update was adopted in 1985 recommending a large retail mall and a \$12,000,000 bond issue was approved by voters at that time. Emphasis shifted to smaller, incremental redevelopment efforts, as summarized in “Downtown Master Plan” of 1989. A series of initiatives was approved in 1993 utilizing the 1985 bonds including parking structures, the Burnham Yates Conference Center, a childcare center, and O St. Skywalk.
5. The Haymarket Core Redevelopment Project would generate Tax Increment Financing from private development in the project area to pay for infrastructure and improvements such as property acquisition, site preparation and remediation, property demolition, utility improvements, facade improvements, parking improvements, and improvement of pedestrian facilities and provision of streetscape amenities.
6. The *Lincoln and Lancaster County 2025 Comprehensive Plan* acknowledges the community’s longstanding efforts to protect and improve historic areas and specifically cites that “In districts such as Haymarket and downtown, the city uses its redevelopment powers to augment and help coordinate private efforts (p. E78). The Zoning Code reinforces these efforts through the Historic Preservation District (LMC 27.57) and Haymarket is the city’s first designated historic commercial district.
7. The proposed projects appear to support these goals of improving and protecting the historic district and the Historic Preservation Commission has voted “Certificates of Appropriateness” for the new building at 7th and R Streets and for the conceptual design at 8th and P Streets.

8. Exhibit IV in the attached application shows vacated ROW adjacent to the 8th and P Street project. The accompanying Street and Alley Vacation 04011 addresses that request in more detail.

Prepared by:

Edward F. Zimmer, Ph.D.
441-6360, ezimmer@lincoln.ne.gov
Historic Preservation Planner

DATE: August 23, 2004

APPLICANT: Director of Urban Development
808 "P" Street, Ste. 400
Lincoln NE 68508
(402) 441-7606

CONTACT: Urban Development Dept.
Dallas McGee
808 "P" Street, Ste. 400
Lincoln NE 68508
(402) 441-7857

**COMPREHENSIVE PLAN CONFORMANCE NO. 04004
AMENDMENTS TO THE LINCOLN CENTER
REDEVELOPMENT PLAN
and
STREET VACATION NO. 04011**

PUBLIC HEARING BEFORE PLANNING COMMISSION:

September 1, 2004

Members present: Carlson, Sunderman, Krieser, Pearson, Marvin, Carroll, Larson and Bills-Strand; Taylor absent.

Staff recommendation: A finding of conformance with the Comprehensive Plan.

The Clerk announced that Jon Camp has submitted a written request for two-week deferral on the street vacation.

Ex Parte Communications: Bills-Strand reported that she had a phone call from Jon Camp with concerns about creating another wind tunnel from the Haymarket. He would like the opportunity to further study and make an appearance in two weeks. He is out of town this week.

Proponents

1. Dallas McGee of the Urban Development Department presented the proposal. The Urban Development Department did receive the communication from Jon Camp and has had a number of meetings to address his concerns.

This is an amendment to the Lincoln Center Redevelopment Plan initially approved in 1985. That plan has been amended a number of times to accommodate various redevelopment projects in Downtown and Haymarket. Most recent was the entertainment center and Old Federal Building project. This amendment will accommodate two significant projects in the Haymarket: A mixed used project proposed at 7th & R Streets, which will consist of a six to seven story building with retail, office and residential uses, and on-site parking, proposed by Fernando Pages and Bob Hampton. The second project is the redevelopment of four buildings in the Haymarket that used to house the Salvation Army operations at 8th and P. This is being redeveloped by B&J Partnership. Both projects have been reviewed and recommended for approval conceptually by the Historic Preservation Commission.

McGee explained that approval of the Redevelopment Plan amendment will allow the City to use tax increment financing (TIF) funds that are generated to fund public improvements. These improvements could include demolition, street and sidewalk construction and pedestrian lighting. Once the Redevelopment Plan is approved and official, the City will begin discussions to develop a Redevelopment Agreement with each of the two developers, specifying in detail what the City TIF

funds will be used for and what the developer will be doing in terms of square footage and various types of uses.

With regard to the street vacation, which is proposed as part of the 8th and P project, the vacation includes both the vacation on P Street as well as 8th Street. The vacation on P Street will allow for an increase in parking on P Street, changing from eight stalls to ten stalls. This vacation would result in a decrease of parking on 8th Street. When the Salvation Army operated this facility there were seven parking stalls on 8th Street. This proposal would show five stalls on 8th Street. In talking to Jon Camp, one of the main concerns is the loss of parking on 8th Street. After a number of meetings with Public Works and B&J Partnership, and in order to change this plan to not reduce the parking on 8th Street, it was determined that instead of vacating 18' of width on P Street, it would be reduced to 14' of width, which would correspond to the width of the dock itself. This would preserve angle parking and instead of five stalls, there would be nine angle spaces on 8th Street, which increases the parking on both 8th and P Streets.

Carlson believes there should be a way to do public parking improvements without vacating the streets. McGee explained that it would require some funds to build sidewalks and to do the other improvements. In this plan, those funds would be generated by the redevelopment of that building.

Marvin inquired whether the TIF money would go toward the off-site improvements. McGee stated that the TIF dollars will be used and identified in the Redevelopment Agreement. Typically, the improvements will include the sidewalk improvements and moving of the curb, and could include the city assisting with the demolition of the existing building. Those details have not yet been worked out.

This area was determined blighted in 1984.

Bills-Strand noted that the Salvation Army building is the north half of the block and the second half has some very nice retail. It is difficult to walk down 8th Street. McGee agreed that to be one of the key concerns and will be renovated. They are working now to address the entire length of 8th Street from O to the pedestrian bridge at Haymarket Park to look at providing sidewalks on both sides of the street.

Carroll assumed that approval of the Redevelopment Plan now would allow them to proceed with the Redevelopment Agreement prior to the street being vacated. McGee explained that after the Redevelopment Plan amendment is approved, the Redevelopment Agreement would be negotiated. The developer has asked that they be allowed to proceed with the redevelopment of those building. They would be making the improvements on the dock and in the area that would be vacated at their expense. The City would proceed with the public improvements. The one condition is that a Redevelopment Agreement be completed between the City and the developer. If that agreement is not completed, then the vacation would be contingent upon that being completed.

Carlson inquired whether the Development Agreement will show exactly what the situation is going to be. He believes there are other avenues to create those public improvements than vacation. If possible, it would be nice to see the Redevelopment Agreement and weigh the benefits of the new configurations versus the loss of public ownership and the loss of public use. McGee stated that

Urban Development looks at how they can assist in the redevelopment. The developer has asked for Urban Development's assistance in terms of a Redevelopment Plan amendment that would allow the use of TIF funds. Without that, the City would have no funding available to do any of the public improvements. It would make it difficult to redevelop those buildings without the City participating in the public improvements.

2. Fernango Pages, owner of **Brighton Construction**, unveiled the "Option", the name given to the mixed use residential, retail and office complex. This will be a high-end residential loft condominium, all for sale with the exception of the retail space. The location at the corner of 7th and R is a real prime location. It will be a six-story building with four stories of large condominiums of 1200-2500 sq. ft. range, designed with the high-tech, high design, industrial look. With the living units above, there will be a lot of support for some small retail operations below. They are considering a small bank on the corner with two drive-up tellers. The second floor of the building would possibly be offices. This will anchor the northwest corner of the Haymarket, bringing traffic down the street. They hope to use some of the public improvements dollars not just in making the project feasible, but also to bring some life down the block on R Street with some improvements on the Hardy Building and dock area to bring it more into conformance with what has been done in the Haymarket. This model has been successful in a number of cities.

Carlson asked Pages to talk about the impact of a new building on the Hardy Building and the windows on the west. Pages stated that they are still working on the design because of the Hardy Building and they want the apartments to have good views. They are working on a couple of different schemes to minimize the impact on the Hardy Building. There is about 15'-20' space between the two buildings in which they plan to construct a "pocket park"—outdoor recreation area with benches, etc. They will be meeting with the Hardy Building board in September.

Marvin inquired about the use of the TIF funds. Pages stated that they do not have a Redevelopment Agreement yet so he could not provide that detail; however, he envisions site preparation, street improvements to bring that block into conformance with the rest of the Haymarket, street lighting, potential for some improvements at the Hardy Building to the docks or that street, design and construction of the pocket park, etc.

3. Craig Smith with **B&J Partnership** discussed the parking along 8th Street. They have worked very closely with the Haymarket renovation group in determining access into the building, into the basement for the parking and ADA access in front of the building. One concern was the fact that we were losing the parking on 8th Street so they worked with Urban Development and came up with another plan to extend the parking and get additional spaces besides the ten on the P Street side. The dock is currently 15' out and they are requesting an additional 6" to reface the docks or do any improvements to the basement so that they will not encroach into the public right-of-way. He believes they have addressed Mr. Camp's concerns to get a net increase in all of the street parking. The TIF funds cannot be used for repair or the ADA access into the building. From the existing loading dock down to the concrete, the concrete has dropped and is tilted back to the building, resulting in water damage into the basement. In working with the Historic Preservation Commission and all of the groups that have reviewed this application, this was the best answer in order to get going on this project. They have a number of prospective tenants interested in going into this building right away.

Pearson inquired as to the width of the sidewalk off of 8th Street before you get to the parking. Smith stated that it is 15' 6" from the face of the building out to the addition and then 6' 6" for the sidewalk, allowing two-way traffic and ADA access.

There was no testimony in opposition.

If the street is not vacated, Bills-Strand wondered whether it would be possible to make that sidewalk such that someone in a wheelchair does not have to go out in the street. McGee stated that the sidewalk needs to be below the dock. If they put the sidewalk on the dock, there would need to be a ramp at both ends. We could not build the ramp into the dock because there is a vault below it so we would need to build the ramp out to the sidewalk. With or without the street vacation, the sidewalk would be placed in front of the dock. We have talked about looking at a way to preserve the angle parking by changing the angle from 60 degrees to 45 degrees. By not vacating that area below the dock, we could get a public sidewalk 6.5 feet down in front of the dock.

COMPREHENSIVE PLAN CONFORMANCE NO. 04004

ADMINISTRATIVE ACTION BY PLANNING COMMISSION:

September 1, 2004

Carlson moved a finding of conformance, seconded by Marvin and carried 8-0: Carlson, Sunderman, Krieser, Pearson, Marvin, Carroll, Larson and Bills-Strand voting 'yes'; Taylor absent. This is a recommendation to the City Council.

STREET VACATION NO. 04011

ADMINISTRATIVE ACTION BY PLANNING COMMISSION:

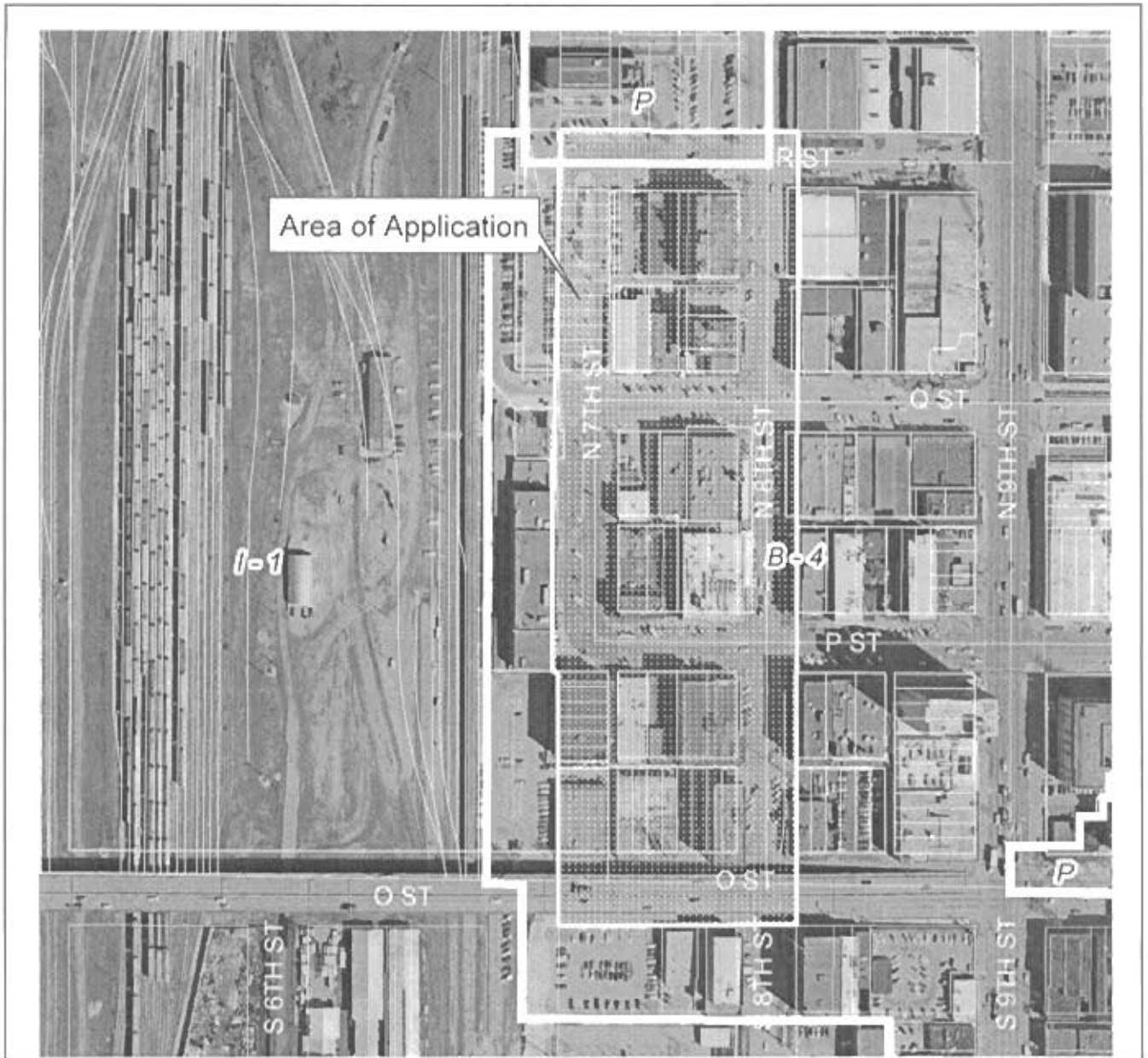
September 1, 2004

Carlson moved to defer for two weeks, with continued public hearing and administrative action on September 15, 2004, seconded by Pearson.

Carlson noted the letter from Jon Camp requesting the delay. Carlson also believes it is important to get additional information. As we consider whether to vacate and sell or not sell publicly owned land, it is important to understand the trade-offs and the balances. The particulars of Redevelopment Agreement will be some indication of that, but he would like to see some history because it was his sense that we had been developing a pattern of how these types of uses were accommodated. This is a use that we have done repeatedly in the Haymarket and the Downtown and he would like to see a list of how that was accomplished, with or without the vacation of public way. He is excited about the changes but it seems there is probably a way to accommodate these changes short of vacating and selling public right of-way.

Carroll agreed. We have approved the Redevelopment Plan amendment, but before we do any vacating and giving away of some rights, he would prefer to see who is going to pay for what and how it is officially going to be designed.

Motion to delay carried 8-0: Carlson, Sunderman, Krieser, Pearson, Marvin, Carroll, Larson and Bills-Strand voting 'yes'; Taylor absent.



Comp. Plan Conformance #04004
Lincoln Center Redevelopment Plan
Haymarket

2002 aerial

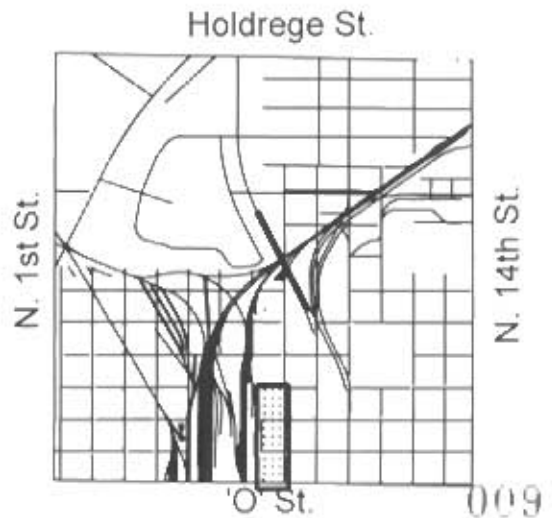
Zoning:

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- R-C Residential Conservation District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-7 Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-5 Planned Regional Business District
- H-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District

One Square Mile
 Sec. 00 T00N R0E



Zoning Jurisdiction Lines
 City Limit Jurisdiction



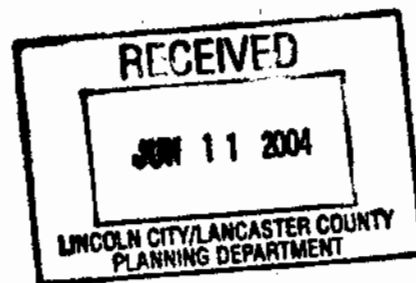
interoffice
MEMORANDUM

To: Marvin Krout, Planning
From: Dallas McGee, Urban Development *Dallas McGee*
Date: June 10, 2004
Subject: Amendments to Lincoln Center Redevelopment Plan

The Urban Development Department is requesting an amendment to the Lincoln Center Redevelopment Plan in order to accommodate two redevelopment projects in Haymarket.

We would like to amend the Lincoln Center Redevelopment Plan to add the Haymarket 7th-8th Street Core redevelopment project area. This area is bounded by O, R, 7th and 8th Streets and includes the redevelopment of two properties: 727 R Street, the former Larson Furniture Building; and 737 P Street, the former Salvation Army property.

We request that the amendments be brought before the Planning Commission for public hearing on July 7, 2004. Please contact me if you have questions.



Publicly funded redevelopment activities could include demolition, site preparation and remediation, acquisition, facade improvements, parking improvements and utility improvements; streetscape amenities would include sidewalks, curbs and gutters, plantings, and street furniture. These improvements correspond to several of the downtown redevelopment goals identified in Section I. The redevelopment project addresses these goals in the following ways:

- Encourages private development in the project area that supports and enhances the architectural character of the Haymarket District
- Utilizes an underdeveloped lot / removes blight
- Increases the supply of diverse housing stock
- Supports the vision of a revitalized downtown by adding a mixed use commercial / residential building at a key intersection and the terminus of a key corridor in the Haymarket.
- Integrates streetscape and landscape improvements in the project area with existing amenities

2. Statutory elements

(A) Property Acquisition Relocation Demolition and Disposal

Accomplishing the Haymarket 7th & 8th Street Core Redevelopment Project will involve the assembly of some property on Block 31 and 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. Specifically, the City may consider acquisition of an abandoned railroad spur that lies between lots 3 and 2 on Block 31, using the City's eminent domain authority if necessary. Exhibit IV-130 identifies the proposed uses in the project area.

(B) Population density

There are a total of 105 residential units in the project 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 agreements. The development at 727 R Street will add an additional 35-50 condominium units to this area. This project will include two levels of on site, underground parking with 70 parking stalls for residents / tenants. The plans for the redevelopment of 737 P Street also includes the option of adding additional housing to the district at a future date. The Creamery Building at 701 P Street is currently being redeveloped into a mixed use project that will include 12 residential units. We anticipate these units will be completed in 2004-05.

(C) Land Coverage and Building Density

Land coverage and building density will be altered with the implementation of this project. The existing building and the surface parking on lots 3 & 4 of block 31 will be demolished and replaced with a new six - seven story mixed use building. All other existing buildings within the project area will remain. The proposed uses are shown on Exhibit IV-130.

(D) Traffic Flow, Street Layout and Street Grades

The existing street system within the project area will remain essentially unchanged as a result of implementation of this project. The Block 31 project envisions a bank tenant that will have drive thru service for cars entering through the east-west alley separating lots 3 and 4 from lots 9 and 10 and exiting on R Street. The building's underground parking will also utilize an off alley entrance and will exit onto R Street. The Salvation Army complex development envisions removal of the curb cuts on P street and filling in this area with additional parking and vacation of some sidewalk rights of way. The proposed block 45 redevelopment includes reconstruction of the sidewalk area that will result in a reduction of the street width on both P and 8th. This reduction would bring these two blocks into line with the existing dimensions of 8th Street to the north of the project and on P Street to the east of the project.

Pedestrian amenities may be constructed in the right of way adjacent to both the proposed Block 31 and Salvation Army complex projects and may include expansion of the landscaped median on 7th Street between R and Q Streets.

(E) Parking

Parking in the project area consists of private surface parking lots (Blocks 31, 32 and 45) and on street parking. The Block 31 project area currently contains 32 surface parking stalls on lot 3. As a result of this project, this surface parking will be removed. Two - three levels of underground parking with at total of up to 70 stalls for building's residents and commercial tenants will be constructed on this site. The Salvation Army complex development may include 15-30 stalls of basement parking for tenants and will include an addition of up to 8 on-street parking stalls as part of the streetscape improvements.

Nearby covered public parking facilities that serve the area include the Haymarket Garage (410 spaces) and the Market Place garage (384 spaces). Surface parking is available at the Iron Horse Park lot (150 spaces) and Lincoln Station South (93 spaces) and the Lumberworks (77 spaces). There is also private parking on Block 32 and USPS customer and employee parking around the post office.

(F) Zoning, Building Codes and Ordinances

The area is located within the Historic Haymarket District and is zoned B-4, a business zone that allows for a wide range of uses including the mixed use commercial and housing developments that are being proposed. See Exhibit IV-131

The conceptual plans for construction for both projects have been reviewed and approved by the Historic Preservation Commission. Zoning will remain unchanged as a result of this project. The Uniform building code for the abatement of dangerous buildings, the Uniform Building Code and their specific City amendments will properly protect the health, safety and welfare of the people. 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 improvements, new curbs, sidewalks, lighting, plant material, street furniture and other streetscape improvements. This project may include development of new public landscaping and open space in the 7th Street median to the west of the Block 31 project area and the development of a pedestrian passageway on the east side of lot 3 Block 31. The City may also work with the developer to improve public utilities serving these two 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 Haymarket 7th & 8th Street Core Redeveloped Project is identified below:

Block 31

Estimated cost of implementation of this mixed use project is \$9,600,000. This includes an estimated private investment of \$8,300,000 and \$600,000 of public investment.

Block 45

Estimated cost of implementation of this mixed use project is \$2,500,000. This includes an estimated private investment of \$2,300,000 and \$200,000 of public investment.

Public Investment may assist in acquisition, demolition and site preparation and remediation on

Block 31 and public improvements in the project area. Those improvements are likely to include: blight clearance and removal, utility improvements, facade improvements, parking improvements in conjunction with the increased intensity and development of a public walkway between lots 2 and 3 of Block 31 and streetscape improvements throughout the project area. The streetscape improvements could include sidewalk construction, curb and gutter construction, parking reconfiguration, landscaping, installation of pedestrian lighting, benches, trash receptacles, bike racks, signage and other street furniture and landscape plantings. The amounts and uses of public funding will be more specifically identified as part of redevelopment agreements that will be prepared with the developers of the Block 31 and Block 45 projects.

Funding Sources

The source of public funds for these improvements will be community improvement financing generated from the private developments within the project area. Community Improvement Financing is estimated to be \$ 800,000.

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 / revitalization. The Lincoln City Council completed this first step by declaring the Downtown 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 Haymarket 7th & 8th Street Core Redevelopment Project:

- Negotiate redevelopment agreements with developers of Blocks 31 and 45 and receive City Council approval of redevelopment agreements.
- Issue and sell Community Improvement Financing bonds or notes.
- Select architects and engineers pursuant to city standard practice to design streetscape improvements.
- Approve the streetscape improvement design.
- Competitively select primary contractor to construct public improvements.
- Construct public facilities and improvements.

**Haymarket 7th & 8th Street Core Redevelopment Project
Proposed Amendments to the Lincoln Center Redevelopment Plan**

Section 3

A. Introduction

- (add to fifth bullet on page III -1) and the Historic Haymarket district

III - 5 (add new bullet)

- Encourage development of mixed use projects that attract and maintain commercial activity and residential developments in the downtown and Haymarket areas

Haymarket 7th & 8th Street Core Redevelopment Project (add to p. III - 19 a)

This project incorporates all of blocks 31, 32 & 45 in the Haymarket Historic District and involves the development of two mixed use properties: 1. the redevelopment of the Salvation Army Buildings (737 P Street) on block 45 and the development of a new multi-level mixed use building (727 R Street) on Block 31. The goal of this project is to strengthen the Haymarket District by removal of a blighted building and the construction of major new building; and the renovation of several key properties in the district. City support may include property acquisition, site preparation and remediation, property demolition, utility improvements, facade improvements, parking improvements and the provision of streetscape amenities.

The project will support the redevelopment of an existing series of buildings into a mixed use building with restaurants, studios, apartments and office space and the construction of a new mixed use building including a bank, retail, offices and 35-50 housing units. These projects will remove blighted and substandard conditions and will make positive contributions to the continued revitalization of the Historic Haymarket District.

Section 4

M. Haymarket 7th & 8th Street Core Redevelopment Project

1. Revitalization Project Description

The Haymarket 7th & 8th Street Core Redevelopment Project incorporates three blocks of the Historic Haymarket District of downtown Lincoln. Exhibit IV - 128 identifies the project area. It consists of Blocks 31, 32 and 45 of the original plat of the City of Lincoln. This three block area consists of mixed uses including offices, warehouses, restaurants, arts galleries and studios, speciality shops, housing and surface parking. Exhibit IV- 129 identifies existing land use within the project area.

The goals of this redevelopment project are to realize additional reinvestment in the Haymarket and to provide public improvements that support private development and rehabilitation within the project area. This redevelopment project includes the development of a new 6 - 7 story mixed use building on lots 3 and 4 of Block 31, the renovation of existing buildings on Block 45 into an integrated mixed use complex.

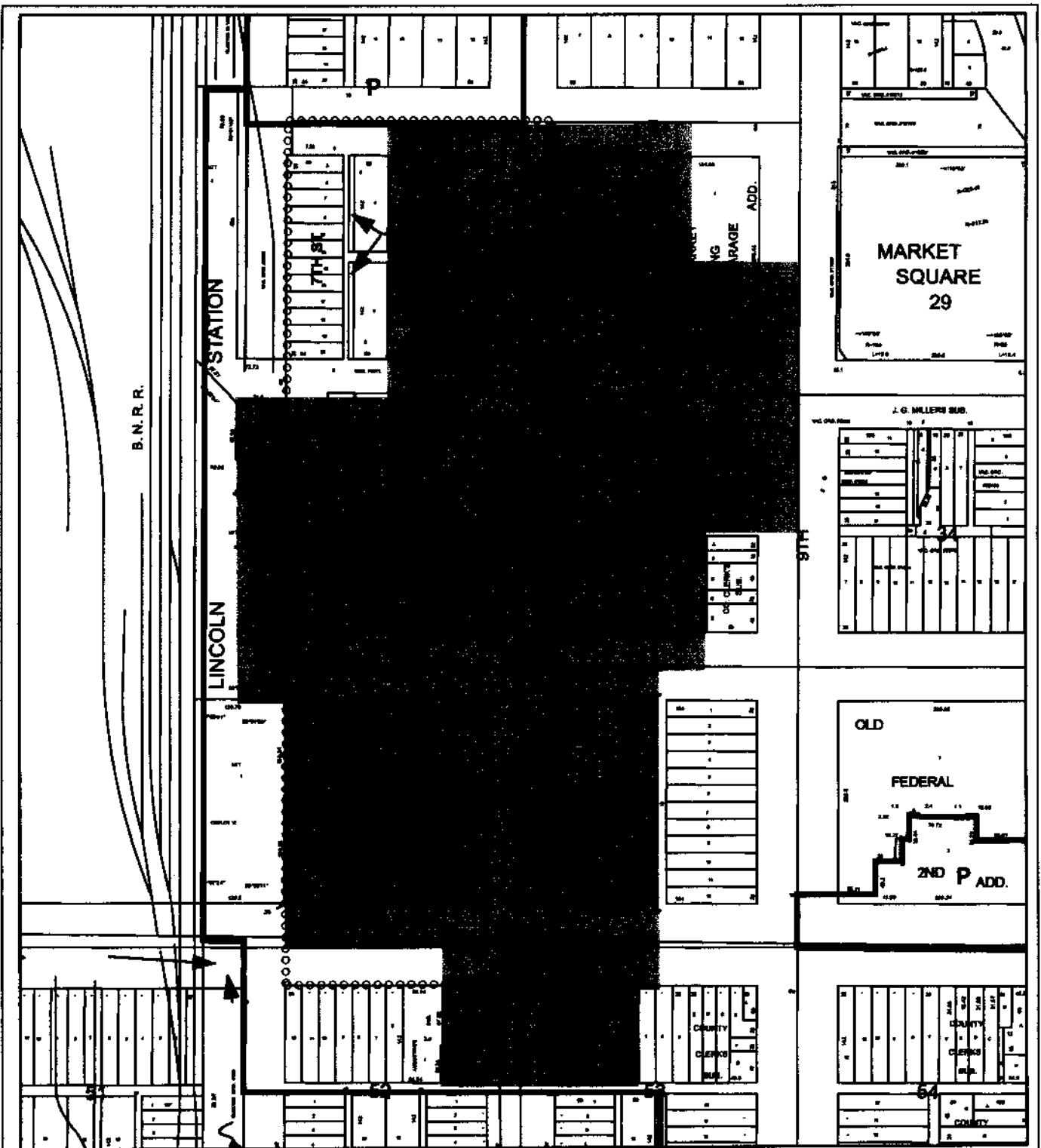


Exhibit IV-131

Haymarket Area Redevelopment Project

- Haymarket Historic District
- Zoning Boundary
- Landbase
- Haymarket 7th/8th Street Core Redevelopment Project



**Lincoln Center
Redevelopment Plan**

1 inch equals 200 feet



**Exhibit IV - 130 Proposed Land Use
Haymarket Area Redevelopment Project**

○○○○○○○○ Haymarket 7th/8th Street Core Redevelopment Project

Landuse

- Commercial NEC
- Commercial w/Residential Units Above
- Parking Lot
- Light Industrial
- Public & Semi-Public
- Vacated ROW

**Lincoln Center
Redevelopment Plan**



1 inch equals 200 feet