City Council Introduction: **Monday**, October 22, 2007
Public Hearing: **Monday**, October 29, 2007, at **5:30** p.m.

Bill No. 07R-221

FACTSHEET

TITLE: A Resolution approving and adopting proposed amendments to the **LINCOLN CENTER REDEVELOPMENT PLAN,** requested by the Director of the Urban Development Department.

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

SPONSOR: Planning Department

BOARD/COMMITTEE: Planning Commission
Public Hearing: 09/26/07
Administrative Action: 09/26/07

RECOMMENDATION: A finding of conformance with the Comprehensive Plan (8-1: Sunderman, Cornelius, Taylor, Larson, Gaylor-Baird, Francis, Moline and Carroll voting 'yes'; Esseks voting 'no').

FINDINGS:

1. The purpose of these proposed amendments to the **Lincoln Center Redevelopment Plan** is to:
   A. Add the West Haymarket Blight and Substandard Study Area to the Lincoln Center Redevelopment Plan Area;
   B. Add language to the text of the plan referencing the Adopted 2005 Downtown Master Plan and West Haymarket Area, as well as minor spelling and punctuation changes; and
   C. Add the West Haymarket Redevelopment Project, which may include the construction of an arena, a privately owned and operated hotel, a convention and exhibition center, surface and structure parking, business space, recreational facilities and other complementary uses, in an area generally bounded by BNSF and Union Pacific railroad lines on the west, approximately N. 7th Street on the east, the south interior roadway of Haymarket Park and Bereuter Pedestrian Bridge on the north and "M" Street on the south.

   Page I-1 of the "Introduction", and Exhibits I-1, IV-141, IV-142, IV-143 and IV-144 are attached (p.19-24). The remainder of the proposed amendments are being submitted by the Urban Development Department under separate cover.

2. The staff recommendation to find the proposed amendments to be in conformance with the goals and policies of the 2030 Lincoln-Lancaster County Comprehensive Plan is based upon the "Analysis" as set forth on p.5-6. In the design phase of this project, it will be important to take into consideration the comments of the Watershed Management Division of Public Works & Utilities regarding flood storage areas (p.25), the Lincoln-Lancaster County Health Department regarding "Active Living by Design" concepts, environmental conditions and compatibility of uses (p.26), as well as review by the Urban Design Committee and/or Historic Preservation Commission. The staff presentation is found on p.8-9.

3. Testimony in support is found on p.9-11, including the Downtown Lincoln Association, Lincoln Chamber of Commerce, Pershing Center, Haymarket Development Corporation, and the Lincoln Saltdogs, among others. The record consists of letters in support from Crandall Arambula (p.29) and the Lincoln Chamber of Commerce (p.30).

4. Michael Rierden testified on behalf of the J.A. Woollam Company, located at 645 M Street, in support of the West Haymarket project, but in opposition to the extension of M Street (now vacated) and the use of the J.A. Woollam Company parking lot for future development or surface parking in the West Haymarket Project (See p.32-35).

5. The Planning Commission discussion is found on p.13-15. Esseks expressed concern that this Redevelopment Plan amendment does not include a road plan for the Commission to determine whether there will be adequate road capacity, and how to determine whether there is a fair and predictable way of acquiring infrastructure. Rick Peo of the City Law Department explained that the Planning Commission role is limited to a finding of conformance with the Comprehensive Plan. The West Haymarket Project is only a conceptual plan at this point in time. The subsequent proposals for redevelopment will determine such issues as the road capacity, etc. Marvin Krout assured the Planning Commission that they would have an opportunity to review and act upon any amendments to the Transportation Plan resulting from any redevelopment agreements.

6. On September 26, 2007, the majority of the Planning Commission agreed with the staff recommendation and voted 8-1 to find the proposed amendments to the ***Lincoln Center Redevelopment Plan*** to be in conformance with the 2030 Comprehensive Plan (Esseks dissenting). See Minutes, p.15-16.

FACTSHEET PREPARED BY: Jean L. Walker **DATE**: October 15, 2007
REVIEWED BY:_____ **DATE**: October 15, 2007
REFERENCE NUMBER: FS\CC\2006\CPC.070109 Redev Plan Amendment

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for Sept. 26th, 2007 PLANNING COMMISSION MEETING

P.A.S.#: Comprehensive Plan Conformance CPC07019

PROPOSAL: Review an amendment to Lincoln Center Redevelopment Plan to include the addition of the West Haymarket Blight and Substandard Study Area, add language referencing the adopted 2005 Downtown Master Plan and other recently adopted projects, and to establish the West Haymarket Redevelopment Project Area to determine conformity with the *Lincoln City/Lancaster County 2030 Comprehensive Plan*.

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

RECOMMENDATION:	Find that this request is in conformance with the Comprehensive Plan.

GENERAL INFORMATION:

LOCATION: A request from the Urban Development Department to amend the Lincoln Center Redevelopment Plan by: A) Adding the West Haymarket Blight and Substandard Study Area to the Lincoln Center Redevelopment Area; B) Adding language to the text of the plan referencing the Adopted 2005 Downtown Master Plan, West Haymarket and other project areas, as well as minor spelling and punctuation changes; C) Adding redevelopment project "Q", the West Haymarket Redevelopment Project, (beginning on pages immediately following III-26 of this report) which may include the construction of an arena, a privately owned and operated hotel, a convention and exhibition center, surface and structure parking, business space, recreational facilities and other complimentary uses, in an area generally bounded by BNSF and Union Pacific railroad lines on the west, by approximately N. 7th St. on the east, the south interior roadway of Haymarket Park and Bereuter Pedestrian Bridge on the north and "M" St. on the south. The Lincoln Center Redevelopment Area is generally bounded by Salt Creek, Interstate 180 and "R" Street on the north, 17th Street on the east, "G" Street on the south, and Salt Creek, 2nd Street and Sun Valley Blvd on the west. Both areas are more accurately described on the attached map (page 8 of this report).

EXISTING ZONING: Lincoln Center Redevelopment Plan:

R-4 Residential
R-6 Residential
R-7 Residential
R-8 Residential
B-3 Commercial
B-4 Lincoln Center Business

O-1 Office
I-1 Industrial
P Public Use

West Haymarket Redevelopment Project:
B-4 Lincoln Center Business
I-1 Industrial
P Public Use

EXISTING LAND USE: Lincoln Center Redevelopment Plan:
Industrial, Commercial, Residential, Public Use, Open Space, Transportation and Utilities

West Haymarket Redevelopment Project::
Industrial, Transportation, Public Use

SURROUNDING LAND USES: Industrial, Public, Open Space, Residential, Commercial.

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. Emphasis shifted to smaller, incremental redevelopment efforts, as summarized in "Downtown Master Plan" of 1989. 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. Subsequent redevelopment projects over the past ten years were included by amendment of the Lincoln Center Redevelopment Plan: Cornhusker Square, Lincoln Star Building, Old Federal Building, Lincoln Mall, and Haymarket 7th & 8th Street Core Redevelopment Projects. The 2005 "Downtown Master Plan" highlights the development of a Dining/Entertainment Retail area in the Haymarket, with special identification of likely improvement in the "New arena and convention center neighborhood".

PURPOSE: Nebraska Community Development Law, NEB REV STAT § 18-2112 requires the Planning Commission to review amendments to the redevelopment plan as to its conformity with the Comprehensive Plan. A recommendation of the Planning Commission is required to be provided to the City Council.

COMPREHENSIVE PLAN SPECIFICATIONS:

The 2030 Comprehensive Plan identifies this area as Industrial

The 2005 Downtown Master Plan identifies this area as Convention, Arena and Conference Center with part of the area incorporating High Density Housing.

From Guiding Principles for Community Form:

"Maximize the community's present infrastructure investment by planning for residential and commercial development in areas with available capacity." (P. 9)

"Encourage mixed-use redevelopment, adaptive reuse, and in-fill development including residential, commercial, and retail uses. " (P. 10)

From The Economy:

"A new Downtown Arena and Convention Center is important to the future of the community and should be pursued in the near term, in the Downtown/Haymarket area." (P. 30)

"The community actively encourages public-private partnerships, strategic alliances and collaborative efforts....as a means to accomplish its future economic objectives." (P. 30)

From Business and Commerce Guiding Principles*:*

"The City should preserve and enhance Downtown's role as:

- *the major office and service employment center of the City*
- *the City's principal cultural, entertainment and tourism center*
- *the hotel and convention center for the City*
- *a regional retail center geared toward employees, area residents, convention visitors and University population" (P. 36)*

"Encourage renovation and reuse of existing commercial centers. Infill commercial development should be compatible with the character of the area and pedestrian oriented. As additional centers are built, the City and developers should be proactive in redevelopment of existing centers to make sure that redevelopment is sensitive to the surrounding neighborhood and happens quickly to reduce vacancies." (P. 36)

From Community Facilities Guiding Principles:

Public Buildings and structures should be well built, functional, and designed to blend attractively within the context of surrounding development or to serve as a guide for future development or redevelopment. (P. 129)

"Part of the conceptualization and design of any major public construction should be an investigation of the possibility for inclusion of public art." (P. 129)

The Urban Design Committee should serve as an advisory board on the design of city buildings and other public projects, major public/private developments, and any private projects constructed on city right of way or other city property.(P. 129)

And from the 2005 Lincoln Downtown Master Plan:

From "Guiding Principles":

- *Enhance retail*
- *Enhance aesthetics*
- *Improve parking*
- *Enhance pedestrian safety (P. 4)*

"The framework encourages mixed use development wherever feasible." (P. 20)

"Locations identified for likely expansion include:

- ***New arena and convention center neighborhood -*** *adjacent to these large redevelopment sites. (P. 24)*

The *Arena/Convention and Hotel Facilities* area is identified on page 38.

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. The amendment includes the addition of the West Haymarket Blight and Substandard Study Area to the Lincoln Center Redevelopment Area, amendments to the text of the plan to include reference to the 2005 Downtown Master Plan and other projects, and the establishment of the West Haymarket Redevelopment Project Area. The boundaries of the area are set forth more specifically on the attached map.

2. The addition of the West Haymarket Blight and Substandard Study Area expands the Lincoln Center Redevelopment Area so that it spans the area from the Antelope Valley area on the east to the West "O" Street area on the west and Northwest Corridor area on the northwest.

3. The amendment revises text to include references to the 2005 Downtown Master Plan, several redevelopment projects, and other changes to correct punctuation, grammar and spelling.

4. Establish the West Haymarket Project Area which may include the construction of an arena, a privately owned and operated hotel, a convention and exhibition center, surface and structure parking, business space, recreational facilities and other complimentary uses, in an area generally bounded by BNSF and Union Pacific railroad lines on the west, by approximately N. 7th St. on the east, the south interior roadway of Haymarket Park and Bereuter Pedestrian Bridge on the north and "M" St. on the south. Project tasks could include property acquisition, demolition, relocation of existing uses, relocation and resizing of utilities, installation of new infrastructure, site preparation and remediation.

5. The Urban Development Department cites the following benefits of the West Haymarket Redevelopment Project:
    - Encourages private investment in redeveloping Downtown Lincoln
    - Enhances the architectural and historic character of the proposed project area and its environs
    - Removes blighting conditions from the subject property and in turn utilizes underdeveloped land
    - Supports the community's vision for Downtown and the Haymarket by sustaining mixed use development in the overall area
    - Reinforces and bolsters the pedestrian and street-oriented character of the Downtown and Haymarket
    - Strengthens the attractiveness of the Downtown and Haymarket for additional

residential development by advancing a divers market for housing products

- Works to further integrate the University of Nebraska-Lincoln campus into the fabric of Downtown, and
- Increases the attractiveness of the overall Haymarket area to add and diversify retail and service operations.

6. Total cost of this project is estimated at $339 million for public and private costs. Sources of funding might include tax increment financing, general obligation bonds, occupation taxes, state appropriations, property sales, new market tax credits, etc... A cost/benefit analysis will be prepared and included as a part of the materials presented to the City Council as part of their review process.

7. Public Works and Utilities, Watershed Management had the following comments:

   - pg II - 27, first paragraph, third to last line: Storage Areas (SA) 7 - 11 and 14 lie within the amended Redevelopment Area. {delete '6 - 11' and replace with '(SA) 7 - 11 and 14'}

   - pg II - 26, suggest labeling allowable fill areas with SA(x) as it this terminology is used on page II - 27. {i.e. lower left is SA(8), middle left is SA(10), upper left is SA(11), lower right is SA(7), middle right is SA(9), and upper right is SA(14)}

   - pg II - 27, suggest adding a figure for the Category I eastern saline wetlands as this is mentioned on the last sentence of the first paragraph.

8. The Lincoln-Lancaster County Health Department (LLCHD) has reviewed the application and had some general comments:

9. Per the recommendations of the Adopted 2030 Comprehensive Plan, as a major public/private development, the Urban Design Committee usually would review, but defers to other design boards when appropriate. The Haymarket Landmark District extends roughly from “R” Street to the middle of the block between “N” and “O” Streets and from 9th Street to 7th Street. The West Haymarket Redevelopment Project Area overlaps the Haymarket Landmark District on the east. Projects that are within, or within 300 feet of, an historic district should be reviewed by the Historic Preservation Commission for their effect on the district.

CONCLUSION:

This proposal is in conformance with the goals and policies of the 2030 Comprehensive Plan. In the design phase of this project it will be important to take into consideration the comments of the Public Works & Utilities, Watershed Management Division regarding flood storage areas, Lincoln Lancaster County Health Department regarding "Active Living by Design" concepts, environmental conditions, and compatibility of uses, as well as review by the Urban Design Committee and/or Historic Preservation Commission.

Prepared by:

Sara S. Hartzell, Planner
441-6372, shartzell@lincoln.ne.gov

DATE: September 10, 2007

APPLICANT: David Landis
Director of Urban Development
808 "P" Street, Ste. 400
Lincoln NE 68508
(402) 441-7126

CONTACT: Urban Development Dept.
Hallie Salem
808 "P" Street, Ste. 400
Lincoln NE 68508
(402) 441-7866

COMPREHENSIVE PLAN CONFORMANCE NO. 07019
AMENDMENTS TO THE
LINCOLN CENTER REDEVELOPMENT PLAN.

PUBLIC HEARING BEFORE PLANNING COMMISSION: September 26, 2007

Members present: Esseks, Sunderman, Cornelius, Taylor, Larson, Gaylor-Baird, Francis, Moline and Carroll.

Ex Parte Communications: None.

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

Staff presentation: **Sara Hartzell** of **Planning staff** submitted a letter from Crandall Arambula, consultants for the Downtown Master Plan, in support of this proposal.

Hartzell explained that this proposal has three parts: 1) add the recently adopted West Haymarket Blight Study Area to the Lincoln Center Redevelopment Area. This expands the Lincoln Center Redevelopment Plan area so that it abuts the Antelope Valley Redevelopment Area, the West O Redevelopment Area and the Northwest Corridor Redevelopment Area; 2) change the text of Sections 1, 2 and 3 to incorporate some of the projects that have been adopted over time, the Downtown Master Plan and some minor grammatical changes; and 3) define the West Haymarket Project Area, generally bounded by BNSF and Union Pacific railroad lines on the west, approximately N. 7th Street on the east, the south interior roadway of Haymarket Park and Bereuter Pedestrian Bridge on the North and M Street on the south.

Hartzell advised that the Watershed Management Division of Public Works and Utilities wants to make sure that some of the maps are consistent with labeling. The cells shown are cells 7 through 11 and cell 14 of the Salt Creek Floodplain Area. Watershed Management is requesting that those cells be labeled with the SA #, and also suggested that we might possibly show the class "category one" wetlands that have been identified and discussed in the text. These changes to the maps will be made as this proposal moves forward.

Proponents

1. Dallas McGee of the **Urban Development Department** explained that this is an amendment to an existing redevelopment plan known as the Lincoln Center Redevelopment Plan, which has been amended many times as downtown has developed over the past 20 years. This would add another Project Area to Section 4 of the Redevelopment Plan. The new Project Area is only a portion of the area just declared blighted as well as being a portion of the Haymarket Area.

Once approved by the City Council, the Redevelopment Plan amendment will allow the city to proceed to advertise a request for proposals from developers to see if there is private interest in building a hotel and convention center. Until the RFP is issued, we do not know whether that interest exists. We do not know the size of hotel, whether the developer would participate in a

convention center or maybe build a convention center jointly with the hotel. Those questions can only be answered after we issue the RFP, select a developer and then begin negotiating. At that time, we will be able to answer many of the questions being raised about the impact on the street system, the relationship of a hotel to the arena, etc. A lot of that will depend on the private developer that is selected that will be a part of this process.

Today, Urban Development is asking the Planning Commission to recommend that this project is in conformance with the Comprehensive Plan. That finding will then be taken to the City Council. Once the City Council has acted, Urban Development would then proceed on many of these other fronts to find more detailed answers to many of the questions on how this area would develop.

McGee pointed out that there is a group, West Haymarket Action Team (WHAT), chaired by Mayor Beutler, Wendy Birdsall of the Lincoln Chamber of Commerce, and Cori Sampson-Vokoun, of Sampson Construction, who have been working extensively for a period of time to begin to address the issues, but the issues will only be addressed once we know all of the components, including a private developer willing to work with the city on this project.

Esseks expressed concern about what documents the Planning Commission should be working with, i.e. Section 4, West Haymarket Redevelopment Project, Event Center evaluation and site analysis which the Commission received at noon, etc. McGee explained that Section 4 is the actual amendment to the Redevelopment Plan and that is the scope of the Planning Commission review. The other documents submitted reflect the work that is ongoing with the WHAT. The team is continuing to look at the issues with floodplain, environmental issues, circulation, etc. That effort will continue as we proceed with the Redevelopment Plan.

2. Terry Uland, Deputy Director of DLA, testified as the Chair of the Public Engagement Committee of WHAT. He conveyed that WHAT is recommending that this Redevelopment Plan amendment be approved. The Pershing Center is way beyond practical renovation. This is an opportunity for economic development, maximizing the quality of life in Lincoln and a good business generator for new sorts of venues and activities. Of all of the sites considered, this is the preferred site. While no site is perfect, this site has several advantages, especially in the use of existing transportation infrastructure, parking, etc. The consensus on WHAT is that all of the issues look feasible and solvable and we need to send the signal and adopt the Redevelopment Plan and get it moving so that we can proceed with the other steps involved.

3. Carrie Campbell Grimes, 6802 Hawkins Bend, testified in support. She grew up in Lincoln, went to Chicago on a job opportunity and the opportunities for musicals, sporting events, etc., and then chose to move back to Lincoln to be closer to her family. However, she has reservations about finding ways to interact with other young single professionals in Lincoln. She encouraged the Commission to move this forward for the Haymarket Area. As a young professional in Lincoln, she has chosen to come back to this great City. She owns her own home and she is a taxpayer. We need to move this community forward. We do not want other young professionals to choose to leave.

4. Stephanie Dostal, testified in support on behalf of the **Lincoln Chamber of Commerce**. The Chamber leadership is not able to attend today's hearing due to the fact that they are in Washington, D.C., leading a delegation to press for federal participation including the West

Haymarket Area. These amendments are clearly in conformance with the Comprehensive Plan. The amendments assist and encourage private investments, job growth and redevelopment of downtown Lincoln. They enhance the proposed project area, and further integrate the campus into the downtown. These are necessary precursors to redevelopment of the West Haymarket Area. As the holder of the Convention and Visitors Bureau contract, the Chamber understands the importance of maintaining facilities for visitors and guests. The West Haymarket and sports triangle concept are large undertakings requiring partnerships and cooperation. Let's get moving together. We need to show the will and the cooperation to start some action.

5. Tom Lorenz, General Manager of Pershing Center, testified in support. The timing of this process is appropriate. Pershing reached its 50th year of service this year, but now is the time to look toward the future. The original plans for Pershing were drawn in the early 1940's. After World War II, it was pursued to have a premier facility to serve the community. The first shows were staged in 1957. The original purpose has been fulfilled. The quality of life in Lincoln has been enhanced by the presence and use of Pershing. A lot has changed – patron amenity expectations have expanded. Today, people expect large concourses, more bathrooms, wide variety of food and beverage, custom seating options and entertainment. Larger areas and more extensive modern infrastructure is required to stage today's entertainment or exhibitions. The competitive environment between cities has heightened, bidding against each other for the economic advantage. Lincoln is behind or lacking in every area. Pershing is woefully inadequate at this time. While Lincoln has several fine establishments, overall Lincoln has fallen behind the curve in providing a blend of entertainment and exhibition venues. Lincoln has lost the NSAA wrestling tournament and some state association meetings. Family shows like Disney on Ice and Manheim Steamroller have bypassed Lincoln. As you plan Lincoln's growth, please support the proposed process of redevelopment relating to a new arena and convention facility. Advancing this process will allow more detailed documentation, proposals and answers to key questions.

6. Tom Ball, member of the **Pershing Advisory Board,** testified in support. Pershing's management staff does an excellent job in mitigating the problems at Pershing; however, the Pershing stage does not support the equipment of the different groups that want to come here to perform. Pershing does not have enough seating. The World's Toughest Rodeo was held in Lincoln for 25 years, but it has moved 60 miles east. Disney on Ice has also moved 60 miles to the east. Ball personally supports this effort, and the Pershing Advisory Board supports this effort as well as the efforts of the 2015 Vision.

7. Peter Hind, 5140 Valley Road, testified in strong support as an architect, a professor at the UNL College of Architecture, principal of Studio 951, and President of the **Haymarket Development Corporation**. The Haymarket Development Corporation consists of a lot of business owners and residents that live in the Haymarket. Their mission is to make this area much stronger. He has lived in Lincoln for 14 years. He believes that a very strong core rests in Lincoln and that this development will strengthen that core and make it even stronger. He calls this reclaimed land. This is a huge opportunity for Lincoln to move forward and improve what we have in our downtown. As a UNL professor, he teaches sustainable design and he talked about doing the most with the least. This is a great example of that – capitalizing on the possibility that exists here. He encouraged that we move on this quickly. "The slower we are in the front, the longer it takes to get things rolling on the back."

8. Scott Miller, President of Telesis, Inc., testified in support as a business and property owner in the Haymarket.

9. Charlie Meyer, of Nebco, Inc., and President of The Lincoln Saltdogs, testified in support. Haymarket Park is a very special place for families. This proposal takes more exciting steps in the Haymarket Area. The convention center and hotel will provide synergy to Haymarket Park. There is potential to share parking lots and other related amenities. The Convention and Visitors Bureau will be able to market to bigger indoor and outdoor trade shows, sports and community events. We need to create more economic prosperity not only for Lincoln, but also for the State of Nebraska. The expansion of Haymarket Park can create a premier arena for baseball, soccer, football, and ice skating. The 2015 Vision hopes to expand Haymarket Park to include the area north of Haymarket Park. There are over 270 events happening at the Haymarket Park facility. More sports fields and amenities is a great thing. The Lincoln Saltdogs are excited to continue to work with the City, UNL and 2015 Vision group to expand Haymarket Park and the Nebraska Sports Triangle.

10. Michael Rierden appeared on behalf of **JA Woollam Company,** located at 645 M Street. Rierden pointed out that M Street was vacated some time ago and basically ends at 7th Street. He submitted photographs of the building where JA Woollam is located. JA Woollam originally purchased the property for over two million dollars, has made improvements of over $400,000 and has pending projects of $260,000, making a significant investment in this area.

The JA Woollam Company was founded in 1987 as a spinoff of the College of Engineering. It is the world's leading manufacturer of ellipsometers, selling over 1500 since 1987. This is a high end, high tech key to success. There are 21 engineers out of 40 employees. Their wages over the last 20 years have been in the range of 40 million dollars. Because of the success of this company, they have determined that they want to reinvest into the community such as UNL, Libraries, Lincoln Bike Trails, Lincoln Public Schools, YMCA, Edgerton Center. etc. Rierden then submitted a map showing where the employees of the company have come from.

Rierden stated that his client is in full support of this project; however, they have a concern about what is being proposed for the JA Woollam property in this plan. All four concepts of the proposal run M Street (currently vacated) into the "backbone road" and then place surface parking in his client's parking lot. Woollam would have to relocate if this happens. Rierden requested that the Commission strongly consider recommending the elimination of the M Street concept. As an alternative, Rierden suggested taking it over to N Street and then everything would be acceptable to his client. He requested that none of the proposed plans designate the parking lot of the JA Woollam Company for future development or surface parking. It would be devastating to this business.

Esseks inquired where Rierden saw this road plan. Rierden stated that his client first saw it in the newspaper, and then obtained the drawings from Urban Development. Esseks inquired whether it was presented as a likely scenario. Rierden stated that it was presented as one of four concepts, but all four concepts show this particular design of the roadway on the Woollam property. Mr. Woollam has built a park area and he planned to add onto the building in the future, but those plans will be on hold based on the West Haymarket Plan. Rierden's proposed amendment is to eliminate the designation for development and/or surface parking and not to extend M Street, but utilize N Street instead. The ellipsometers are very delicate and Mr. Woollam has developed and

redeveloped the building to eliminate vibration, smoke, dust, etc. They are very concerned about the high volume of traffic going right by the building.

Francis inquired about the use to the south of the Woollam building. Rierden indicated that there is an electrical supply building to the south and it is kind of a junky area. Francis then inquired whether there is a lot of traffic going out of that property to the south. To Rierden's knowledge, there is not much use of that area as far as traffic is concerned.

Rierden reiterated that M Street is now vacated and does not exist. It terminates at 7th Street. The proposal is to rededicate M Street through the parking lot.

11. James Hilfiger, Engineer with JA Woollam Company, gave further testimony about the JA Woollam Company. The Company still has strong ties to UNL, both financial and with joint research. Woollam has been able to provide to UNL some research opportunities, first coming about in the form of small business innovative research grants. That allowed Woollam to subcontract to many professors. Hilfiger supports the ideas in the plan to improve the downtown area. They get researchers from around the world. He encouraged the Commission to seriously think about taking out the M Street extension in the development plans.

12. Marge Knight, employee with **JA Woollam Company,** also gave testimony about the Company. it is such a low profile, unassuming company that does wonderful things. In the last year, they had 20 million dollars of sales, none of which originated in Nebraska. This company is bringing money into Lincoln. In addition to the sales, they bring international visitors to the community who utilize the hotels and restaurants. Because of increased product demands, they keep two machine shops in Lincoln busy full-time year around. Lincoln should want to keep this company here at all costs. If M Street is rededicated, this company will relocate. A street in front of the front door also causes a safety concern. It would cost over 5 million dollars for the company to relocate. Production would be down for six months, costing two to three million dollars. The instruments are sold under contract. A delay in production would cause penalties under those contracts. She would not say the Company would move out of Lincoln, but they would look at other options.

Gaylor-Baird inquired as to what happens on this street now. Knight believes that tenants of the building park on the street now. The Woollam employees park south of the building. M Street would decrease the aesthetics of the property.

Moline inquired whether vibrations outside the building cause problems. Hilfiger explained that with the instrumentation itself, vibrations would be less of a concern. Dust is more of a concern. It is an optical instrument measuring thin films composited on computer chips, etc. Dust and pollutants would be a detriment. They have been careful to reduce these aspects in the building.

13. Michael Rierden appeared on behalf of **George Easley** and **Bill Whittmer**, owners of the property at 731 O Street, which used to be historic buildings in the Haymarket, now occupied by Dave Littrell, in full support of the project as it exists in the four concepts; however, they are concerned about eminent domain in regard to the blighting designation.

Staff response

Taylor asked staff to respond regarding the Woollam Company. Hartzell indicated that the M Street issue is not mentioned in the text as part of the Redevelopment Plan amendment; however, it may be part of the concept plans.

Dallas McGee stated that he met with Mr. Rierden and Mr. Woollam last week and assured them that their business is the type that we want to remain right where it is – we want this project to enhance it and not create problems. There are other alternatives with respect to M Street and he has pledged to look at other alternatives. M Street right in front of the building has been vacated and it is private property. The proposal was to extend a roadway to connect to the "backbone road", but McGee agreed there are other alternatives that need to be carefully considered.

Esseks expressed concern that other property owners may not know that their properties are in the way of or vulnerable to the road plans being considered. Section 4 does not include a map of the road plans. What are the road plans? Kent Morgan, Assistant Director of Planning, explained that that level of detail is not included in Redevelopment Plans. We do not have a final road design. We are not at that point in this step of the process. This is a long process and there is a lot more discussion that needs to take place. We are asking permission to move ahead to begin to talk to these property owners to find out what their interests are. Morgan believes that this proposal can enhance their properties and the value of their properties.

Esseks stated that his intent is to find something whereby the public can come forward and express their concerns. Morgan explained that the maps are not part of the Redevelopment Plan. WHAT has ideas that have to be taken to the public. We are looking to get people to respond and to give ideas.

Carroll pointed out that the Commission is discussing only the issue of conformance with the Comprehensive Plan.

Rick Peo, City Law Department, explained that the role of the Planning Commission in this case is limited, and that role is approving a plan as to conformance. Before the City can negotiate a redevelopment agreement to do anything, the Redevelopment Plan has to be approved. The Redevelopment Plan is going to be more generic because you do not know what types of proposals are going to come in. The proposals for redevelopment will determine the questions being asked today. WHAT is doing some preliminary conceptual planning, but those are not in any way final. Any type of redevelopment agreements will have to spell everything out. No landowners are being short-changed by a proposal that is not in a definitive state at this point in time. The Planning Commission role is limited as to the conformance finding.

Esseks referred to the Comprehensive Plan, where he finds that there needs to be adequate road capacity. We need to discuss whether the capacity is adequate. We were told about a decision made not to cross Salt Creek. If you ask us to approve a Redevelopment Plan, it seems like that information should be shared. He is confused as to the role of the Planning Commission. He has asked about flooding risks and got very good responses. The Planning Commission has also asked about possible chemical pollution of the area and we were told that studies have been made and it looks as though this is not a serious problem. What about roads? Peo stated that with respect to this application, the Planning Commission duties and authority are established by state law, which

says that before the City Council can approve a Redevelopment Plan, that Plan has to be submitted for review as to conformance with the Comprehensive Plan. It does not give the Planning Commission any authority or rule-making policies as to agree or disagree with the Plan elements unless you can say they are not in conformance with the Comprehensive Plan. This is a limited role. It is not the same as on zoning issues or subdivision. This is strictly a finding of conformance or non-conformance with the City's overall plan of development.

Esseks wanted to know what to do about the Comprehensive Plan, which states that the road system serving the area must be adequate. Peo suggested that Esseks can vote that it is not in conformance. As far as Mr. Rierden's issue about M Street being the "backbone road", Peo advised that the "backbone road" does not have a defined location at this time.

Moline inquired whether it would be appropriate for the Commission to propose an amendment to the City Council that would include not using M Street. Peo does not believe it would be an appropriate recommendation to be made by the Planning Commission. Mr. Rierden will have an opportunity to testify before the City Council.

Response by the Applicant:

McGee submitted that the Redevelopment Plan amendment is general. It is general because we don't know all of the answers on many aspects. We don't know whether or not there is private development interest. We are hopeful to find a developer that will help us with a hotel and a convention center. We will not know that until we submit a RFP. Then we will have another partner, who will help shape the road system, the size of the hotel, and other relationships. There are a lot of pieces yet to be worked out. He understands the desire to know the pieces, but this piece needs to move ahead in order to get answers to those other questions. This is a plan that looks to Lincoln's future. It looks to addressing facilities like Pershing – the need to keep entertainment and activities in the City, some of which have already been lost. This is a long term plan. What is before the Commission today is a conceptual plan that amends the Lincoln Center Redevelopment Plan that allows us to proceed.

Larson inquired whether any of this will come back before the Planning Commission once it proceeds and a developer comes forward. McGee believes that there will be a number of public hearings. The key public hearing would be a Redevelopment Agreement between the city and a developer. That agreement itself does not come before the Planning Commission. The Planning Commission would be able to act on CIP items, and other budgetary items included in future CIP's.

Cornelius commented that inasmuch as this proposal doesn't directly address the issue of the road system, he wondered whether it is appropriate for the Planning Commission then to consider it in the absence of that being addressed. In other words, we can find that it is in conformance with all of the things it does address, or are we not exercising our own due diligence in not calling forward something about whether the road network is sufficient to support a facility of this kind in that area? Without knowing what's going to happen, Peo suggested that the Planning Commission cannot address whether or not the street system is adequate. He suggested that those issues are addressed to the degree that they have the ability to be addressed at this stage in the process. If what comes forward is sufficiently different, the Redevelopment Plan would have to be further amended, and that amendment would have to come before the Planning Commission.

Marvin Krout, Director of Planning, stated that he does not want to deny the Planning Commission their role as advisors to the City Council on planning, but he suggested that the Commission needs to separate any advice for the City Council in terms of road planning or public participation from the statutory responsibility, which is looking at a conceptual plan. Krout assured that the Planning Commission would have the opportunity to make recommendations on any amendments to the transportation plan through the public hearing process.

If this is really only a concept plan, Esseks wondered whether the Commission can approve it or disapprove it, given the information provided. He confirmed with Krout that it is Krout's opinion as the Director of Planning that the Planning Commission has received as much as they are going to receive. Krout explained that we have to take it in steps. We know there are going to be more steps and more investment to get to some of the details that the Commission is wanting to see now. It is prudent to be dealing with this level of information at this time. The Planning Commission will see more information later in terms of any amendments to the transportation plan.

Esseks wanted counsel on what to do with the part of the plan that requires a fair and predictable way of acquiring infrastructure. Krout explained that the Redevelopment Plan deals with it conceptually. Until we have a project agreement and more details and a CIP, we cannot answer those questions now. There were a number of studies that tried to provide an order of magnitude and a range of possibilities about the types and amounts of funding, but at this point those are not in the Redevelopment Plan.

If the Commission does not approve this, Esseks wondered if it holds up the whole process. Krout clarified that the Planning Commission is required to make a finding. Even if the Commission finds it is not in conformance, the City Council can still proceed. Peo explained that there is no super majority vote that the City Council has to take whether the Planning Commission approves or denies the Redevelopment Plan. The Planning Commission action is just a finding. Krout also clarified that any amendments to the transportation plan would require a super majority vote of the City Council to override a recommendation of the Planning Commission.

Sunderman noted that the area is currently zoned industrial, and wondered whether an arena can be located on industrial land. Krout answered in the affirmative. If it is a public facility, then it is exempt from zoning, but we do not know that it is going to be a public facility. Industrial is a very wide open district. An arena is an allowed use, as well as a convention center and hotel.

Gaylor-Baird referred to the Health Department memo that recommends that at least a Phase I Environmental Assessment be conducted. Is that underway, or should it be included in the list of implementation steps? Kent Morgan stated that Phase I is in the process of being completed and we are moving into Phase II. Phase II will be done within the next month with approval from EPA, NDEQ and the property owners. It will be part of the public record. There are a lot more other environmental standards and processes that will have to be done. Gaylor-Baird believes that the environmental assessments should become part of the public record.

ACTION BY PLANNING COMMISSION: September 26, 2007

Larson moved a finding of conformance, seconded by Taylor.

Larson believes that this is one of the most important things that has become before this Commission while he has served. We should not stagnate this process. The concerns are valid, but there is going to be ample opportunity further down the line to address those concerns. We should not hold up the process that has been in process for several years. He has been involved in some of the planning for three or four years. He does not believe that there is going to be any railroading or overriding of the rights of property owners and businesses in the area. We need to allow the process to continue so that the concerns can be addressed.

Taylor commented that this is a preliminary process and it is a "process". We have done this before. We have made many suggested amendments during the process. We need to get this thing started.

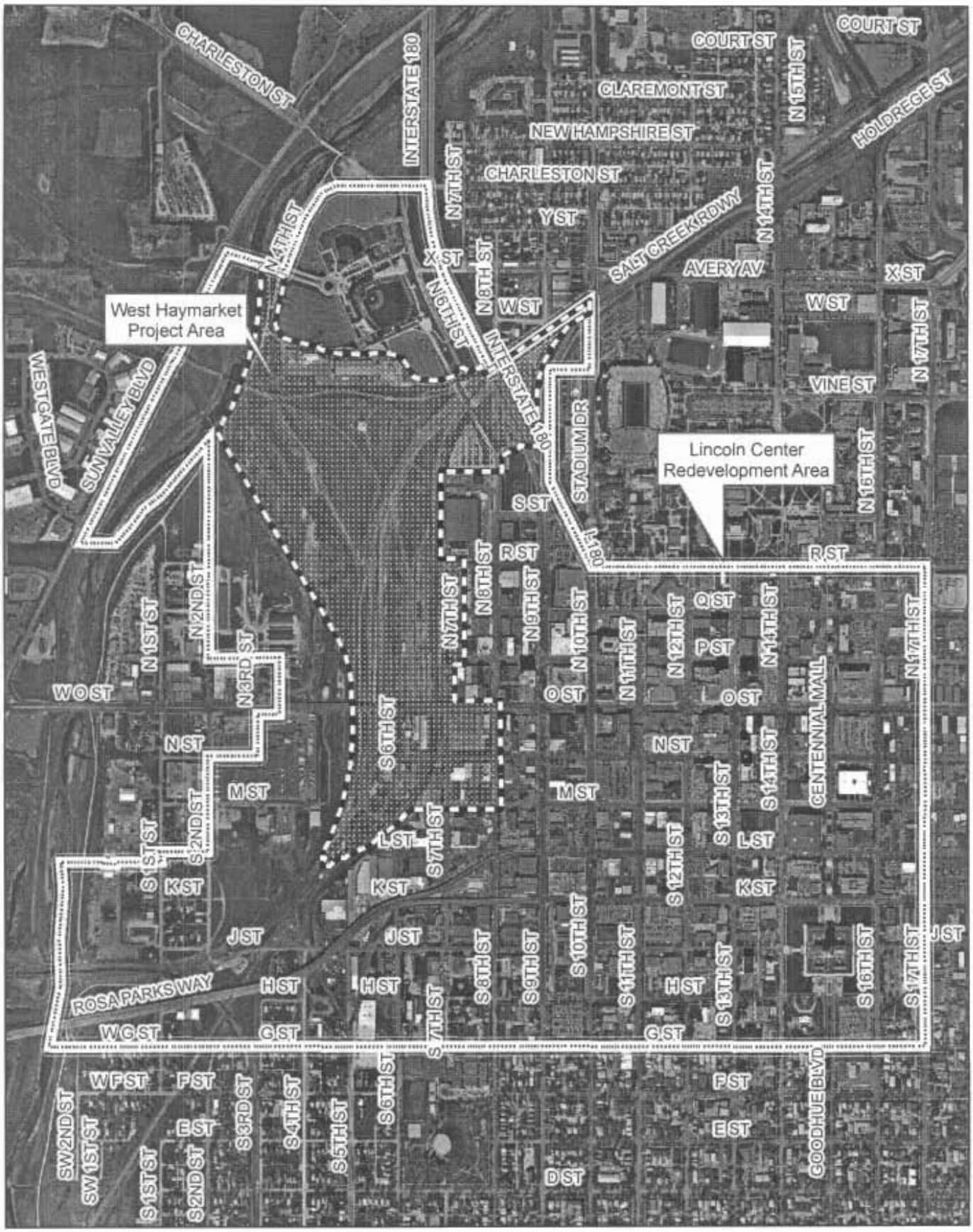
Esseks stated that he will abstain because he thinks the Planning Commission approval should be based upon more solid information, particularly on the issue of an adequate road system. He expected a more elaborate plan that he could endorse.

Esseks was advised that he will need to vote in favor or opposed and not abstain from voting.

Moline stated that he will vote in favor. There is a lot of work that has been done.

Carroll believes that the presentation just given to the Planning Commission before this meeting today has been given to other people. The Planning Commission received a short presentation that should have been three hours to provide the information. This is a very, very important issue for the Planning Commission to vote upon. He believes that the information provided was inadequate. This continues to happen and the Commission is expected to vote on something that they don't know everything about. We had questions at our meeting this morning. "If you (the staff) are going to give a presentation to us, give us time to absorb it and give us documents that we request. It is difficult for us to give a recommendation if we don't have all the adequate information." We do not set the agenda. We request information and sometimes we don't get it. We need information prior to our meetings. He agrees that this is a great project but he is disappointed in how it has been presented. It is very disappointing to be put into a position to approve something where we don't have all the answers.

Motion for a finding of conformance with the Comprehensive Plan carried 8-1: Sunderman, Cornelius, Taylor, Larson, Gaylor-Baird, Francis, Moline and Carroll voting 'yes'; Esseks voting 'no'. <u>This is a recommendation to the City Council.</u>



Comp Plan Conformance #07019
Lincoln Center Redevelopment Plan

2005 aerial

m:\planarcview07_cpc\cpc07019

CITY OF LINCOLN
NEBRASKA

MAYOR CHRIS BEUTLER
lincoln.ne.gov

Urban Development Department
David Landis, Director
Haymarket Square
808 "P" Street
Suite 400
Lincoln, Nebraska 68508
402-441-7606
fax: 402-441-8711

August 29, 2007

Jean Walker
Planning Department
City / County Building
555 S 10th Street
Lincoln, NE 68508

Dear Jean:

Please find 12 copies of the proposed amendment to the Lincoln Center Redevelopment Plan. You will find that Sections I, II, and III of the Plan are enclosed in their entirety for review. We have updated these sections to reflect the addition of the West Haymarket Study Area and pending project, the 2005 Downtown Master Plan, and other changes since the last update. However, much of the original text remains to reflect the previous redevelopment projects and the information, goals, and assumptions on which those projects were based. Part Q of Section IV for the West Haymarket Redevelopment Project is also attached.

We are requesting that the amendment to include the new West Haymarket area and the West Haymarket Redevelopment Project amendment be reviewed simultaneously at the Planning Commission public hearing on September.

If you have any questions about the plan amendment, please contact me at 441.7866.

Sincerely,

Hallie Salem
Community Development Program Specialist

encl.s

LINCOLN
The Community of Opportunity

I. INTRODUCTION

The City of Lincoln, Nebraska, recognizes that blight, deterioration, dilapidation, and obsolescenee is a threat to the continued stability and vitality of downtown Lincoln as the focal point of business, social, and, cultural activity of the urban area and a focus of community pride and achievement. The City, therefore, has initiated a long-range program of revitalization within its Central Business District and adjacent areas. The goal of this long-range program is to enhance downtown Lincoln as the dominant mixed-use/multi-use center of activity within the Lincoln region. It is to remain as the site of the University of Nebraska and the Nebraska State Capitol; the center for retail, business, office, and financial activities within the region; the cultural and entertainment core; the center of communications for the City and region; the focal point for tourism and convention activities; and, a residential neighborhood anticipated to house a growing population.

To reach this goal of maintaining downtown Lincoln as the dominant multi-use center of the region, it will be necessary that the downtown be strengthened by capturing a substantial share of the anticipated private market activity within the region. Capturing a share of this activity will require the combined efforts of both the public and private sectors. The magnitude of the task exceeds the capacity of the private sector alone. Municipal leadership is essential as the catalyst for major private investment.

The Lincoln Center Redevelopment Plan's Community Redevelopment Area covers approximately an 829-acre area (see Exhibit I-1), portions of whieh were originally declared blighted by the Lincoln City Counell in 1984 (the Downtown Area Blight Study and the Haymarket District Blight Determination Study) and, Blighted and Substandard by the Lincoln City Council in 1987 (Downtown Area Blight Study, Consultant Analysis Letter), expanded as a blighted and substandard area by the Lincoln City Council in 1991 (Downtown Lincoln Blight and Substandard Determination Study - North), and again expanded as blighted and substandard area by the Lincoln City Council in 2007 (West Haymarket Area Blight and Substandard Determination Study). This Community Redevelopment Area is composed of all of the city blocks generally bounded by 17th Street on the east; G on the south; Salt Creek, 2nd and 3rd on the west; Charleston Street and Sun Valley Boulevard to the northwest; 9th, 10th, and I-180 to the northeast; and, R Street on the north. This area has been determined, through the blight/blight and substandard resolutions to be in need of revitalization and strengthening to ensure that it will contribute to the economic and social well-being of the City. Without public action, it is reasonable to suggest that redevelopment would not be significant enough to mitigate blighting factors and substandard conditions throughout the area. Public improvements are needed to encourage wide-spread private reinvestment.

To encourage private investment in the Community Redevelopment Area this Redevelopment Plan has been proposed to set forth the redevelopment projects considered to be of the highest priority in accomplishing the goal of revitalizing and strengthening the area. It is anticipated that the projects will touch off a chain reaction of additional projects which will transform the area into one of the community's best assets. The projects may be amended at a later date to reflect the needs and capabilities of the city and the developer(s).

LINCOLN CENTER Redevelopment Plan

Exhibit I-1

Redevelopment Plan Boundary/Community Development Area - Lincoln Center Revitalization Redevelopment Area

00 Block Number

- 12th Street Revitalization Area
- Ambassador/President
- Block 55 - Phase I and II
- Cornhusker Square - Phase II
- Entertainment Center/Old Federal Building
- Haymarket Area
- Haymarket Core OR78
- Lincoln Mall
- Lincoln Star Buildings
- North Haymarket Arts & Humanities Center
- Q,O,P,R @ 10th, 11th and 12th Sts
- QO1214
- Runza
- Sawmill
- University Square
- West Haymarket

City of Lincoln
Urban Development
GIS
Revised 9/28/2007

020

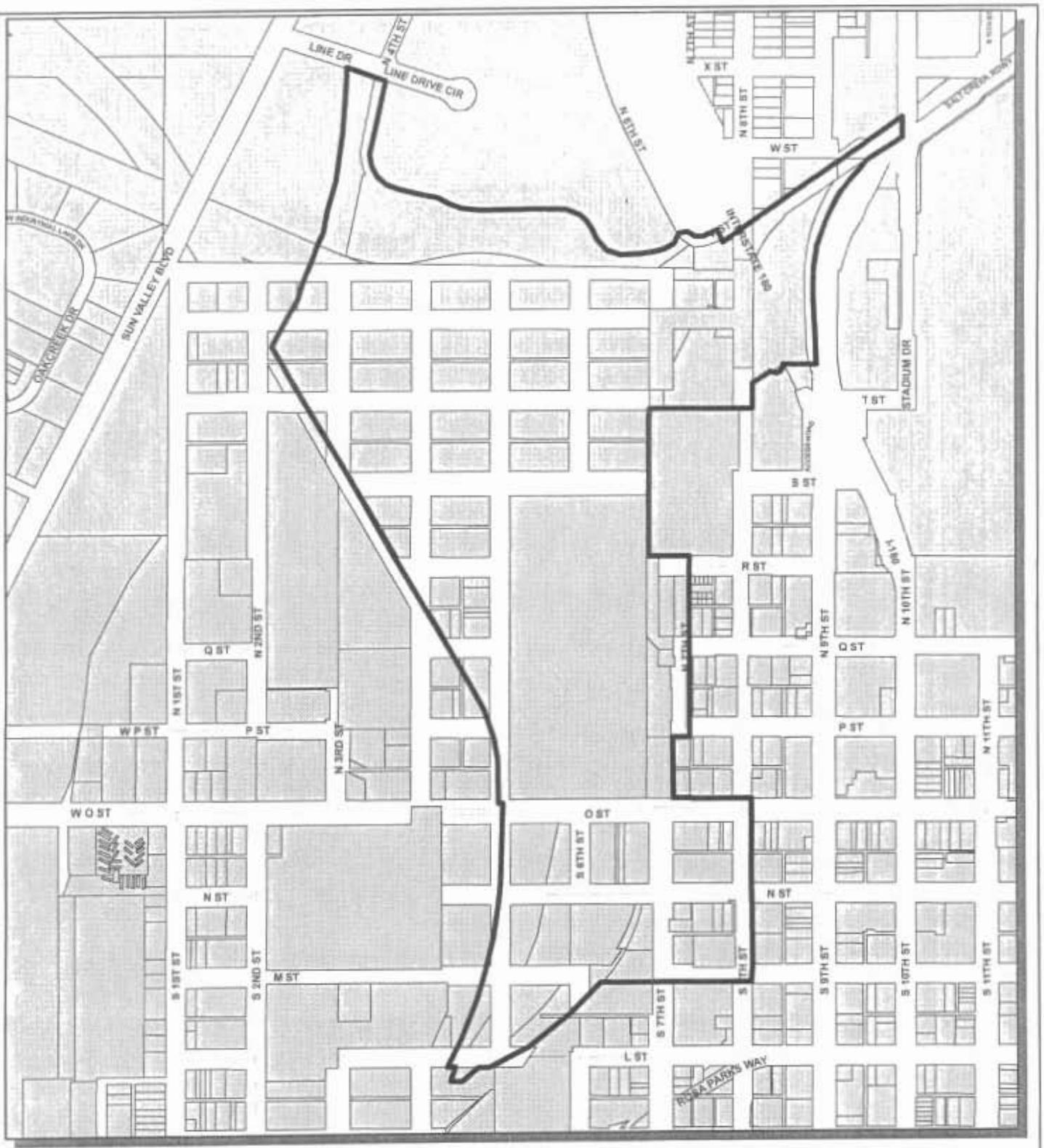


Exhibit IV-141

West Haymarket Redevelopment Project Area

Project Area Parcels Streets

City of Lincoln
Urban Development GIS
Printed 8/2007

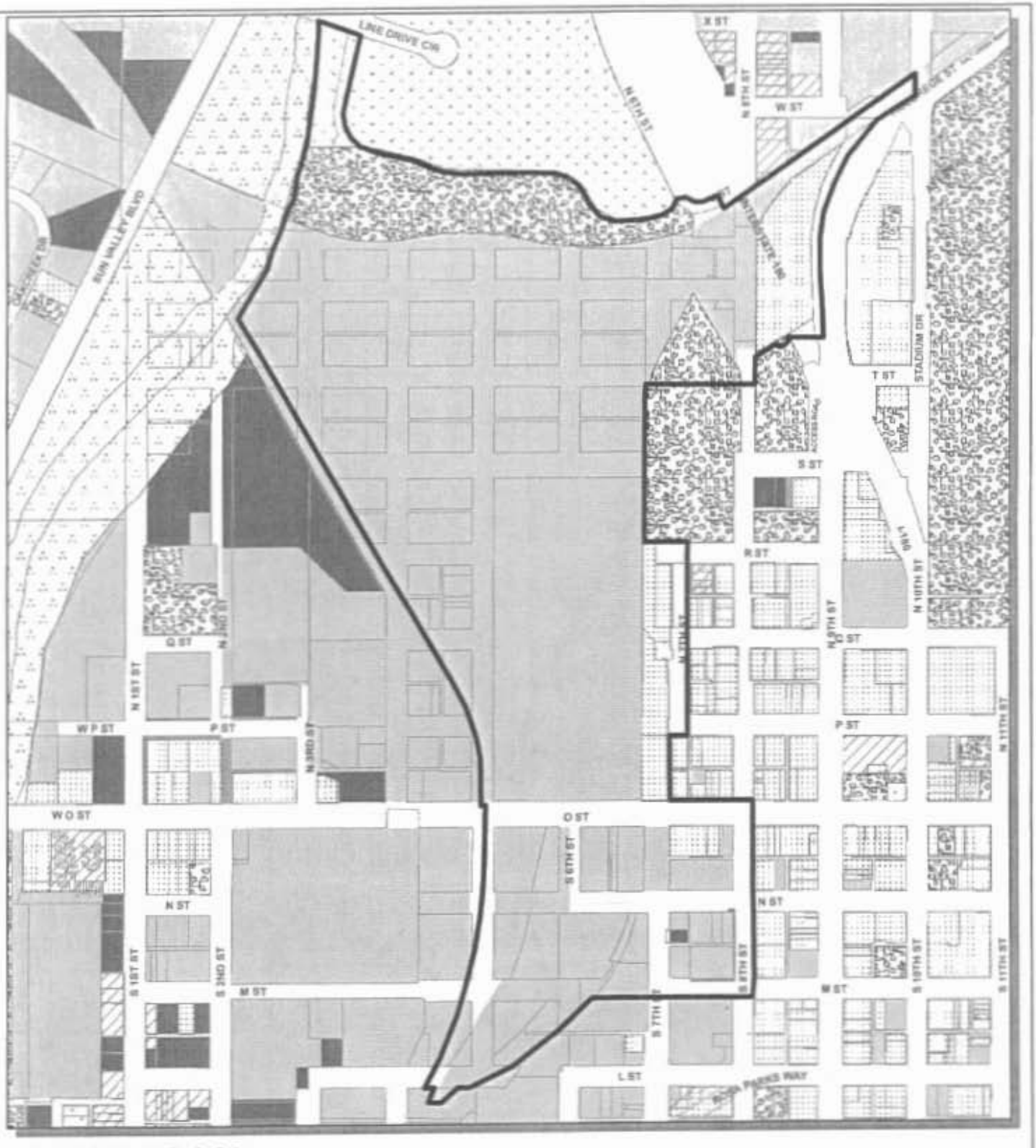


Exhibit IV-142

West Haymarket Redevelopment Project Area - Landuse

Project Area
Streets
Parcels

Landuse

Residential
Commercial
Industrial
Public/Semi-Public
Parks
Stream/Creek/Levee
Right-of-Way
Vacant Land

N
W E
S

City of Lincoln
Urban Development GIS
Printed 8/2007

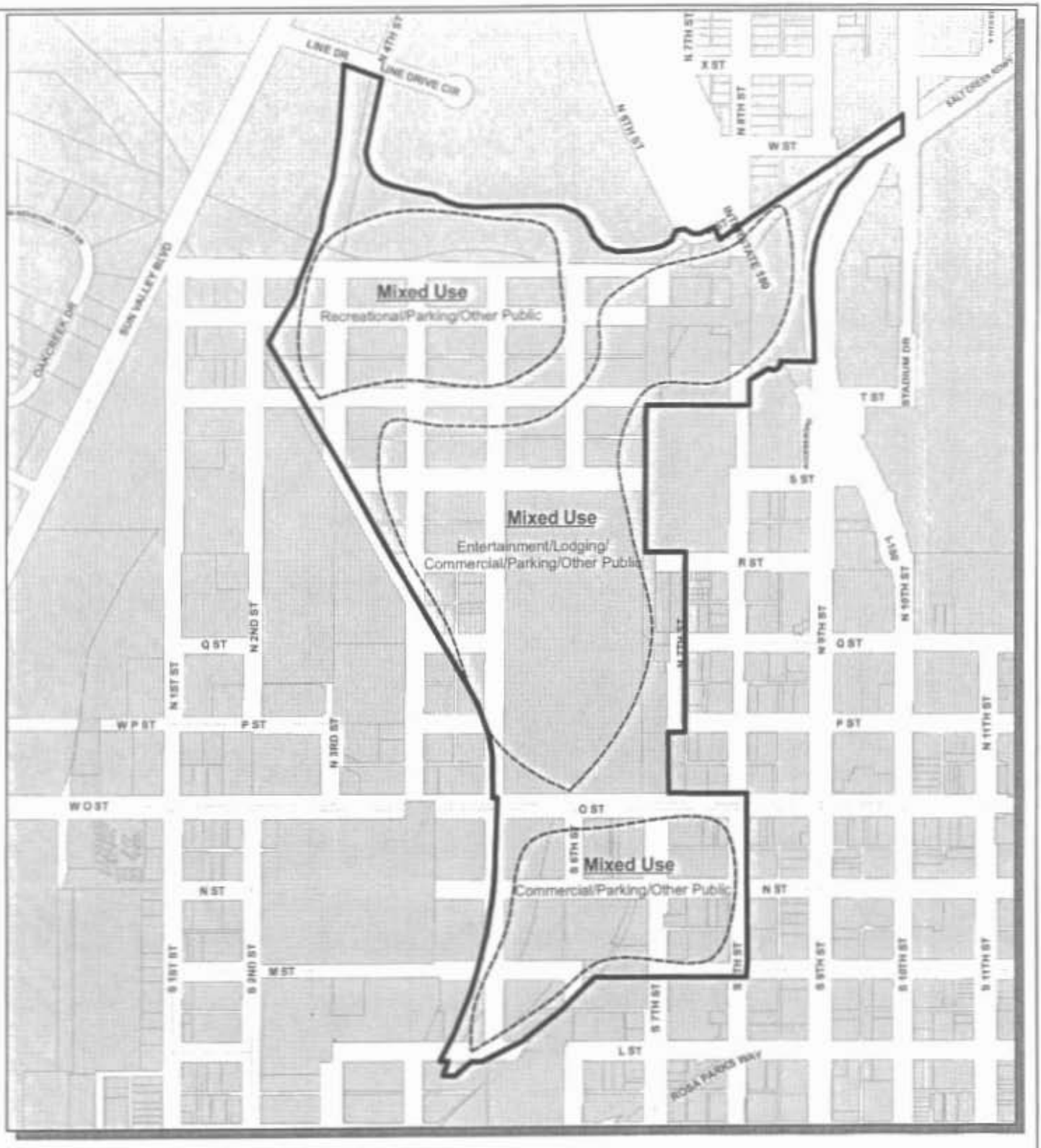


Exhibit IV-143

West Haymarket Redevelopment Project Area - Conceptual Site Plan

N
W E
S

Project Area Parcels Streets

City of Lincoln
Urban Development GIS
Printed 8/2007

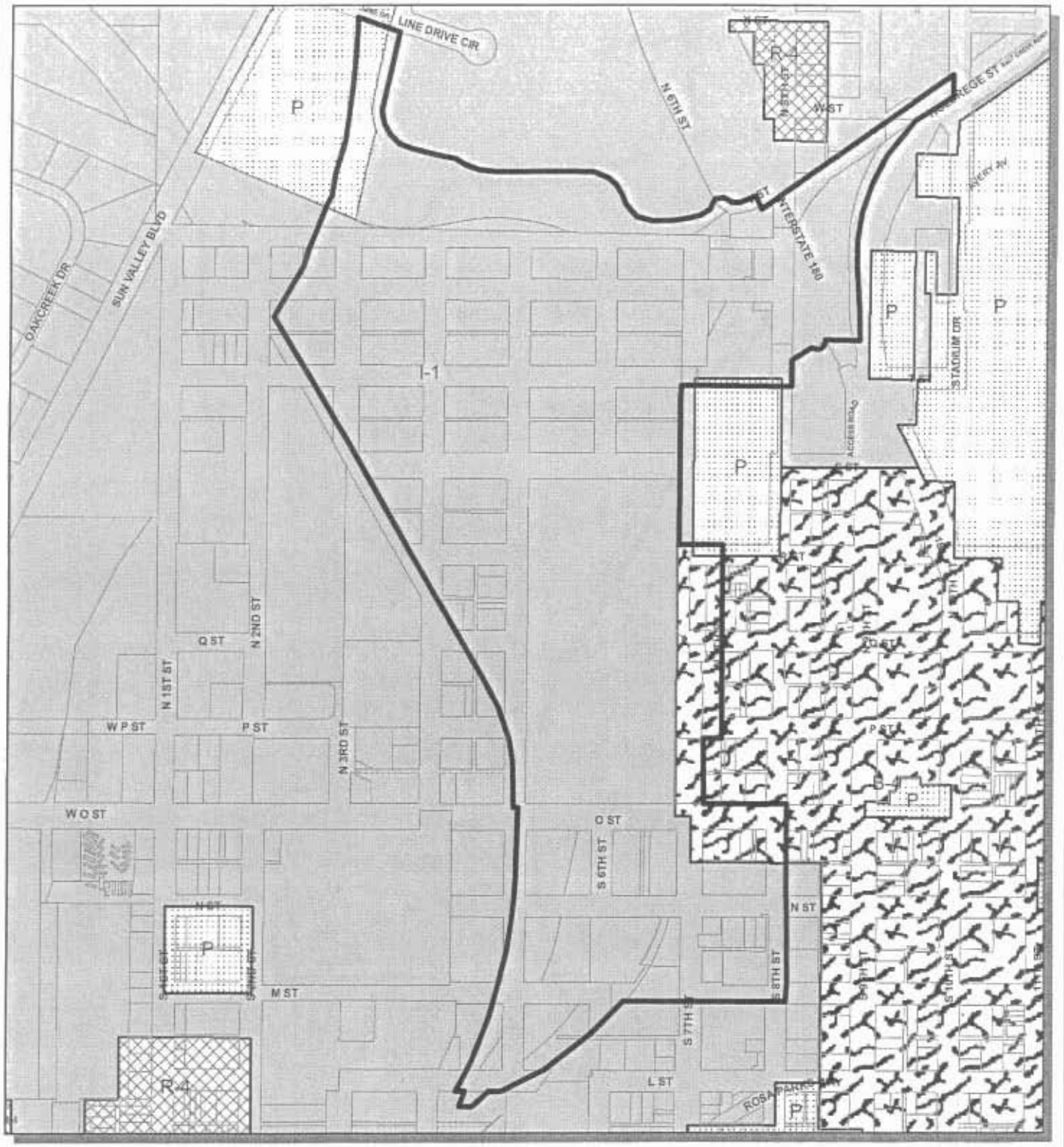


Exhibit IV-144

West Haymarket Redevelopment Project Area - Zoning

Project Area **Zone** B-4 I-1 P R-4

Parcels

N W E S

City of Lincoln
Urban Development GIS
Printed 8/2007

Status of Review: Approved 09/07/2007 1:45:00 PM

Reviewed By Public Works - Watershed Management NCSSXH

Comments: Comments received via e-mail, 9/7/07

Sara

Attached are watershed management comments on this redevelopment plan

- pg II - 27, first paragraph, third to last line: Storage Areas (SA) 7 - 11 and 14 lie within the amended Redevelopment Area. {delete '6 - 11' and replace with '(SA) 7 - 11 and 14'}

- pg II - 26, suggest labeling allowable fill areas with SA(x) as it this terminology is used on page II - 27. {i.e. lower left is SA(8), middle left is SA(10), upper left is SA(11), lower right is SA(7), middle right is SA(9), and upper right is SA(14)}

- pg II - 27, suggest adding a figure for the Category I eastern saline wetlands as this is mentioned on the last sentence of the first paragraph.

Thanks

Ben Higgins
Watershed Management
Public Works and Utilities
City of Lincoln, NE
(402) 441-7589

025

LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT
INTER-OFFICE COMMUNICATION

TO:	Sara Hartzell	**DATE:**	September 10, 2007
DEPARTMENT:	Planning	**FROM:**	Chris Schroeder
ATTENTION:		**DEPARTMENT:**	Health
CARBONS TO:	EH File EH Administration	**SUBJECT:**	Lincoln Center Redevelopment Plan - West Haymarket Area CPC #07019

The Lincoln-Lancaster County Health Department (LLCHD) has reviewed the comprehensive plan conformance application with the following noted:

- During the redevelopment process, the LLCHD encourages implementing "Active Living by Design" concepts to ensure that the built environment positively influences physical activity.

- Under section E. Existing Environmental Conditions, the Redevelopment Plan does address possible existing environmental contamination concerns. Given the history and prior uses within this area , the LLCHD recommends that least a Phase I Environmental Assessment be conducted before any construction or redevelopment takes place. This is especially important relative to the location of residential populations.

- One of the redevelopment plan's focus to is incorporate the concept of mixed uses. While the LLCHD generally supports this concept, the LLCHD cautions that some mixed uses are not compatible relative to the generation of noise pollution and the possible exposure to hazardous materials for residential populations.

Review Comments for
Application #: CPC07019

Comments as of: Tuesday, September 11, 2007

Status of Review: Active
Reviewed By ANY
Comments:

Status of Review: Active
Reviewed By Alltel ANY
Comments:

Status of Review: Complete
Reviewed By Building & Safety Terry Kathe
Comments:

Status of Review: Active
Reviewed By Fire Department ANY
Comments:

Status of Review: Approved 09/10/2007 3:06:26 PM
Reviewed By Health Department ANY
Comments: Before any construction or redevelopment would take place

---

Status of Review: Active
Reviewed By Lincoln Electric System ANY
Comments:

027

Status of Review: Approved 09/04/2007 10:14:51 AM

Reviewed By Lincoln Police Department NCSSXH

Comments: Pasted from e-mail 9/4/07:

Ms. Hartzell,

The Lincoln Police Department does not object to the proposed amendment to the Lincoln Center Redevelopment Plan, CPC07019.

Sergeant Don Scheinost, #798
Lincoln Police Department
Management Services
402.441.7215
mail to: lpd798@cjis.lincoln.ne.gov

Status of Review: Active

Reviewed By Natural Resources District Any

Comments:

Status of Review: Approved

Reviewed By Parks & Recreation ANY

Comments:

Status of Review: Complete

Reviewed By Planning Department RAY HILL

Comments:

Status of Review: Routed

Reviewed By Planning Department COUNTER

Comments:

Status of Review: Active

Reviewed By Planning Department SARA HARTZELL

Comments:

Status of Review: Active

Reviewed By Public Works - Development Services ANY

Comments:

Status of Review: Active

Reviewed By Public Works - Long Range Planning ANY

Comments:

028

Crandall Arambula

Revitalizing America's Cities

SUPPORT

ITEM NO. 4.2: COMP PLAN CONFORMANCE NO. 07019
(p.71 - Public Hearing - 9/26/07)

September 27, 2007

City-County Planning Commission
555 South 10th Street
Lincoln NE 68508

Subject: Support for Proposed Redevelopment Plan for the West Haymarket

Dear Commissioners:

As the firm that was hired by the City/County Planning Department in 2004 to lead the creation of the a downtown master plan, Crandall Arambula would like to express its support for the proposed West Haymarket Redevelopment Project. This project was recognized as a priority catalyst project in the adopted Lincoln Downtown Master Plan. As such, the project will:

- Stimulate new downtown development and private investment
- Maintain and strengthen existing development
- Draw significant numbers of people to the downtown
- Improve the quality of life for downtown Lincoln residents

The existing Burlington Northern Santa Fe railyards, situated just west of Lincoln's Historic District, is the ideal location for a new arena, hotel and conference facility. The redevelopment of this area will give Lincoln additional convention and large format meeting space. The addition of a headquarters hotel will allow the City to effectively compete with other convention center venues in the region and across the country.

Sincerely,
Crandall Arambula

RECEIVED
SEP 26 2007
LINCOLN CITY/LANCASTER COUNTY
PLANNING DEPARTMENT

George Crandall, FAIA
Principal

Don Arambula, ASLA
Principal

crandall arambula pc . 520 SW yamhill . roof suite 4 . portland, oregon 97204 . telephone 503 417.7879 . fax 503 417.7904
www.ca-city.com

LINCOLN
The Community of Opportunity
Chamber of Commerce

ACCREDITED ★ ★ ★ ★ ★

September 24, 2007

City of Lincoln/County of Lancaster Planning Commission
555 South 10th Street, Suite 213
Lincoln, NE 68508

Re: West Haymarket Redevelopment
(Comp Plan Conformance No. 07019, Amendments to Lincoln Center Redevelopment Plan)

Chairman Gene Carroll and Members of the Planning Commission:

The Lincoln Chamber of Commerce supports the request by the Urban Development Department to amend the Lincoln Center Plan, to inelude the West Haymarket Blight and Substandard Study Area, establish the West Haymarket Redevelopment Projeet Area, and add references to the adopted 2005 Downtown Master Plan.

We are not able to attend the public hearing on this important issue due to the fact that we are in Washington, D.C., leading a delegation of over 100 individuals from the Lincoln/Omaha region. We're on a related mission, however, as we are in our nation's Capitol to press for federal participation on several key projects for Lincoln's continued growth and vitality – including the redevelopment of the West Haymarket area with a new multi-use arena, convention center, and private hotel. We're pleased to have Lincoln Mayor Chris Beutler, State Senator Bill Avery, and City Council members Jon Camp, Dan Marvin and Ken Svoboda along to assist.

We believe the proposed West Haymarket and Downtown Master Plan amendments are elearly in conformanee with the 2030 Comprehensive Plan. The amendments assist in encouraging private investments/job growth in redeveloping Downtown Lincoln; enhance the proposed project area; remove blighting and more fully utilize underdeveloped land; and further integrate the University of Nebraska campus into the downtown. These proposed changes represent necessary preeursors to redeveloping the West Haymarket Area with some of the key amenities that will maintain Lincoln as both a choice destination for visitors and an attractive community for all of our citizens.

As the holder of the Convention and Visitors Bureau contract, The Lincoln Chamber understands the importance of maintaining facilities so the Lincoln region continues as a favored venue for visitors and guests. Our public policy efforts at all levels place

1135 M Street, Suite 200, P.O. Box 83006 • Lincoln, Nebraska 68501-3006
phone: 402-436-2350 • fax: 402-436-2360 • www.LCOC.com

particular emphasis on supporting legislative proposals that assist the CVB in executing its mission of bringing more visitors, events, and conventions to the Lincoln area.

The West Haymarket Redevelopment and the Sports Triangle concept are large undertakings that require partnerships and cooperation among many entities, which is why it is so exciting for us to work closely with the 2015 Vision group and City of Lincoln on this project.

In closing, we quote from the "Let's Get Moving Together" (6-23-05) editorial from Roger Larson: "Our solutions lie not in some other place, they lie with us. We need to show the will and the cooperation to start some action." We pledge the Lincoln Chamber's continued cooperation and urge you to vote in support of this request from Urban Development Director David Landis.

Sincerely,

Wendy Birdsall, CCE
President

Bruce Bohrer, Esq.
Executive V.P. & General Counsel

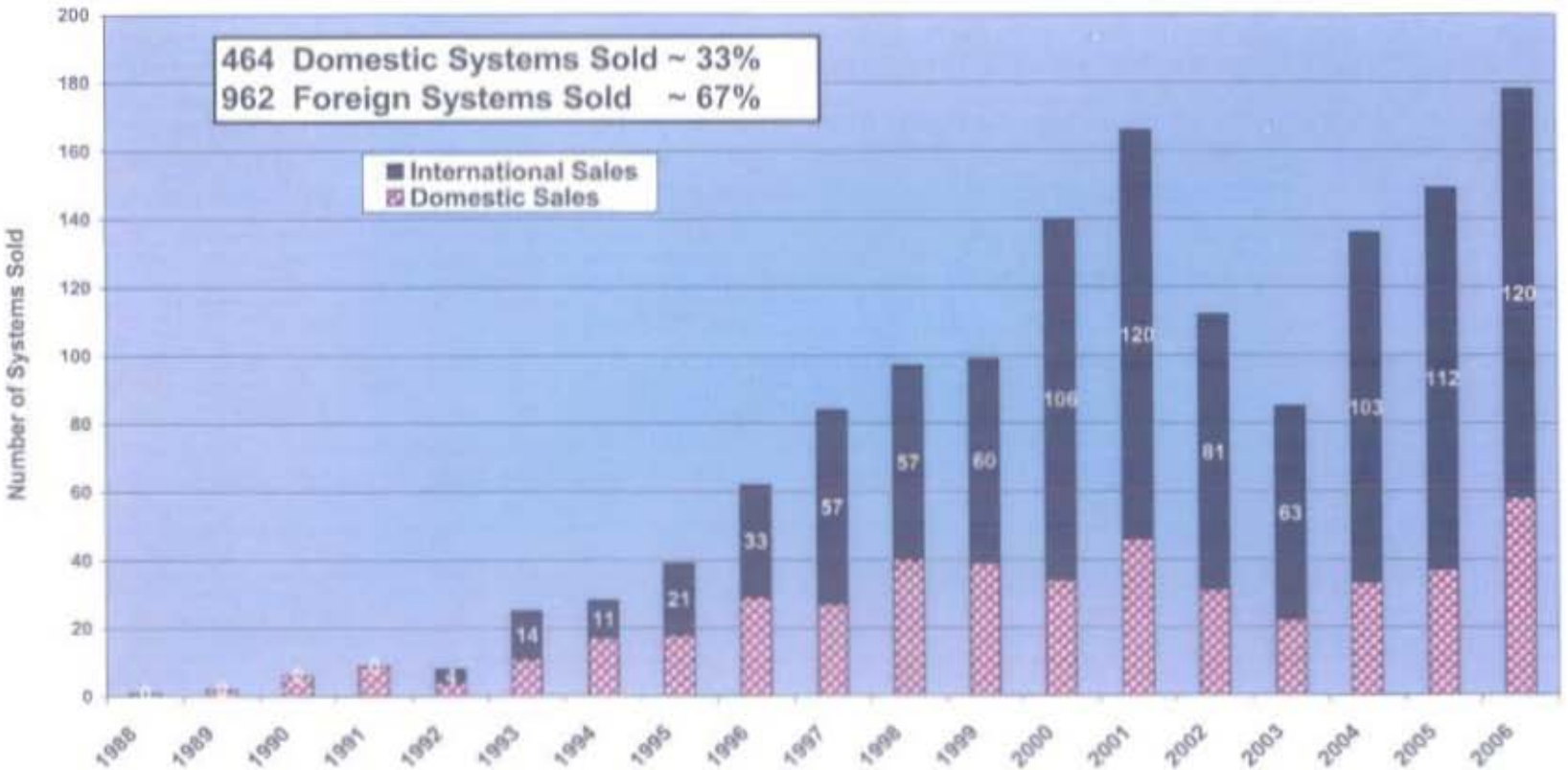
COMPREHENSIVE PLAN CONFORMANCE NO. 07019
Submitted at Public Hearing before
Planning Commission on 9/26/07 by
Michael Rierden on behalf of JA Woolloam Co.

Original Investment
$2,027,000

Improvements to Date
$408,000

Pending Projects
$260,000

- Founded in 1987 as a UNL College of Engineering spin-off.
- World's leading manufacturer of ellipsometers for research & development.
- Over 1500 ellipsometers sold since 1987. Typical sales prices are $100k to $200k each.
- High End of High Tech is key to success: 21 engineers out of 40 employees.
- We pay Silicon Valley wages in Lincoln ~ $40M in last 20 years.



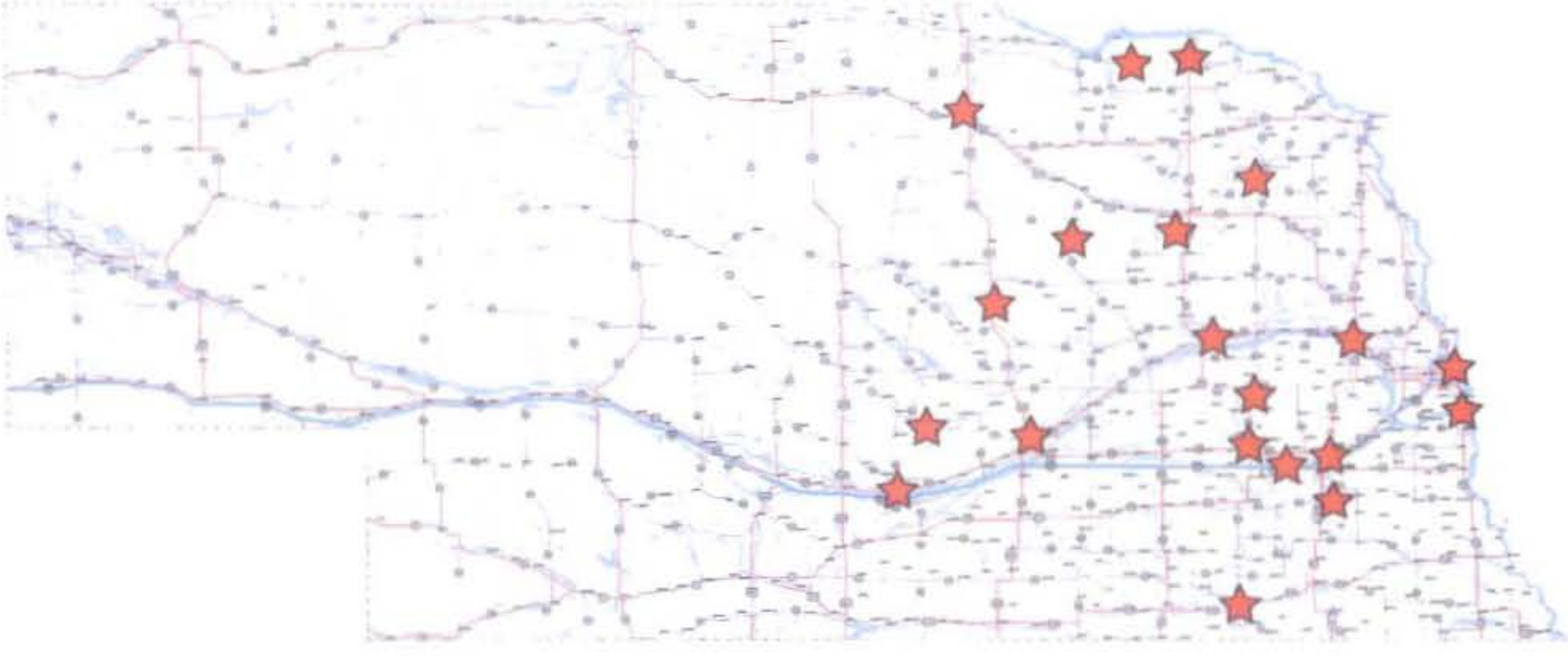
Our success has allowed us to be a significant contributor to:

University of Nebraska
Lincoln City Libraries
Lincoln Bike Trails
Lincoln Public Schools
Lincoln YMCA
Edgerton Center

J.A. Woollam Co., Inc. Employee Facts

** 29 out of 35 full time employees are from Nebraska
** 33 out of 35 employees received their degrees from Nebraska
** 5 Ph.D ~ 8 M.S. ~ 15 B.S ~ 6 Associate
** 5 Part-time CO-OP Interns
** IN EXCESS OF $40M OF WAGES HAVE BEEN PAID TO EMPLOYEES

Kalamazoo MI



Beijing China

Soehlde Germany

Sarajevo Bosnia

Hyderbad India

Chanute KS

152
PROPOSED PUBLIC PARKING
OR
DEVELOPMENT
VACATED
PROPOSED EXTENSION OF M STREET
311
610
642