

APR 23 2008 09:45 CITY OF LINCOLN DEPT OF COMMUNITY DEVELOPMENT 402 441 6371 1/20/10

**Proposed Amendments to the Lincoln Center Redevelopment Plan for the Gallup
Redevelopment Project**

ATTACHMENT "A"

**Section III
Gallup Redevelopment Project**

The Gallup Redevelopment Project Area is comprised of lots 7 and 8 on the southwest corner of Block 36 on the corner of 11th and P Street in Downtown Lincoln. The goal of this project is to strengthen Downtown as an employment center by accommodating the expansion of an existing primary employer in downtown. The project will include the demolition of an existing building and construction of a new building to align floor levels allow for the expansion of the existing floor plates. City support may include site preparation and the construction of project-related public improvements and related streetscape amenities.

**Section IV
R. Gallup Redevelopment Project**

Revitalization Project Description

The Gallup Redevelopment Project Area is comprised of lots 7 and 8 on the southwest corner of Block 36 on the corner of 11th and P Street in Downtown Lincoln (see Exhibit A). The existing land use in the project area is commercial, both retail and office.

The goal of this project is to strengthen Downtown as an employment center by accommodating the expansion of an existing primary employer in Downtown. The project will include the demolition of an existing building whose floor levels do not match those of the adjacent Commerce Club building which currently houses the Downtown Gallup offices. Without the demolition of the existing building and construction of a new five- to six-story building adjacent to the existing Gallup building, Gallup would be unable to expand at its current location Downtown. A new building will be constructed to align floor levels and allow for the expansion of the existing floor plates. (The building footprints and first floor uses are shown in Exhibit B.)

The first floor of the building would be designed for retail use, with the upper floors to be office, and the top floor to be office or residential. The redevelopment of the existing building and addition may also allow for the use of both the rooftop and ballroom spaces by the public.

The project is consistent with the goals of the Lincoln Center Redevelopment Plan and Downtown Master Plan, as well as the proposed Downtown Design Standards. Publicly funded redevelopment activities may include: site preparation; design, relocation, resizing, and reconstruction of utilities; design and construction of a skywalk from the new building to the existing parking garage; design, installation, and construction of streetscape amenities; facade and rooftop improvements; and, the design and construction of other project related public improvements. These improvements correspond to several of the Downtown Redevelopment Goals identified in Section III. The redevelopment project addresses these goals by accomplishing the following:

- encouraging private redevelopment;
- enhancing the architectural character of Downtown Lincoln;
- encouraging development of a vibrant retail presence;
- encouraging development of mixed-use projects that attract and maintain commercial activity and residential developments in Downtown;
- maintaining Downtown as the employment hub of the community; and,
- enhancing the area's pedestrian-friendly, street-level orientation.

Statutory elements

Currently, there are no plans to acquire, relocate, demolish, or dispose of any additional real property. Should any of these occur, the City will follow policy outlined in the Plan. Land coverage will not be altered with the implementation of this project. Density will increase slightly by one or two floors on the north portion of the project. The existing street system within the project area will not be changed as a result of this project. Pedestrian elements will be enhanced adjacent to the project.

There are no residential units within the proposed project boundaries; adjacent residential units will be preserved.

Parking in the adjacent area includes the 809-stall Que Place public garage. On-site parking for employees is expected to be dedicated to the project. Various on-street parking configurations surround the project area block.

The area is located within the downtown B-4 business zone that allows for a wide range of uses including the development being proposed. Zoning will remain unchanged as a result of this project.

New infrastructure improvements may include the reconstruction of the adjacent alley; design, relocation, resizing, and reconstruction of utilities; design and construction of a skywalk from the new building to the existing parking garage; design, installation, and construction of streetscape amenities; as well as the design and construction of other public amenities.

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

Proposed Costs and Financing

The estimated total cost to implement this mixed-use redevelopment is approximately \$13.1 million; this includes approximately \$1.1 million of City public investment.

The source of public funds for these improvements will be Community Improvement Financing (otherwise referred to as Tax Increment Financing or TIF), estimated to be \$1.1 million, generated from the private developments within the project area, and Capital Improvement Program funding.

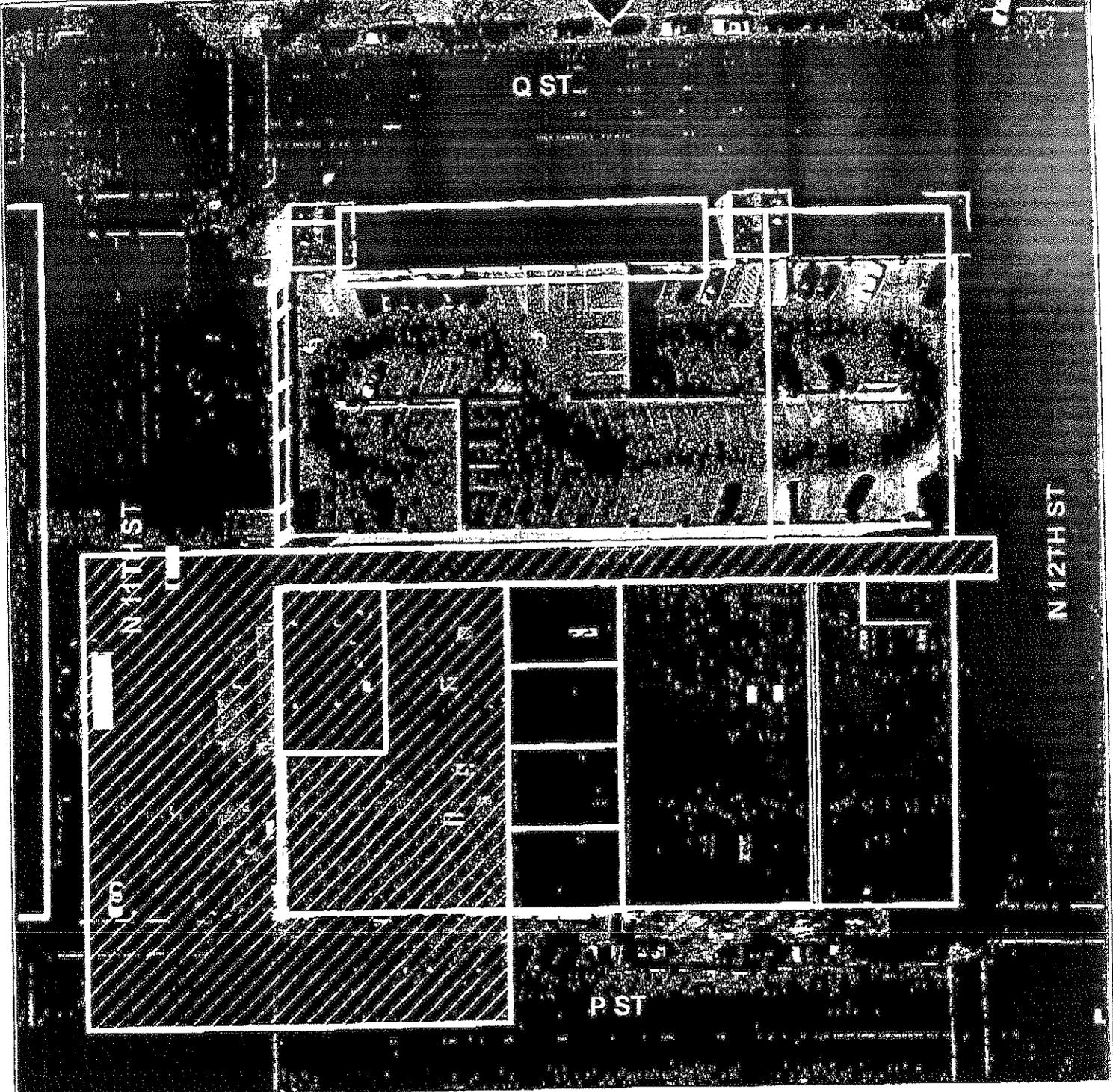


Exhibit A

Gallup Redevelopment Project Area



Legend

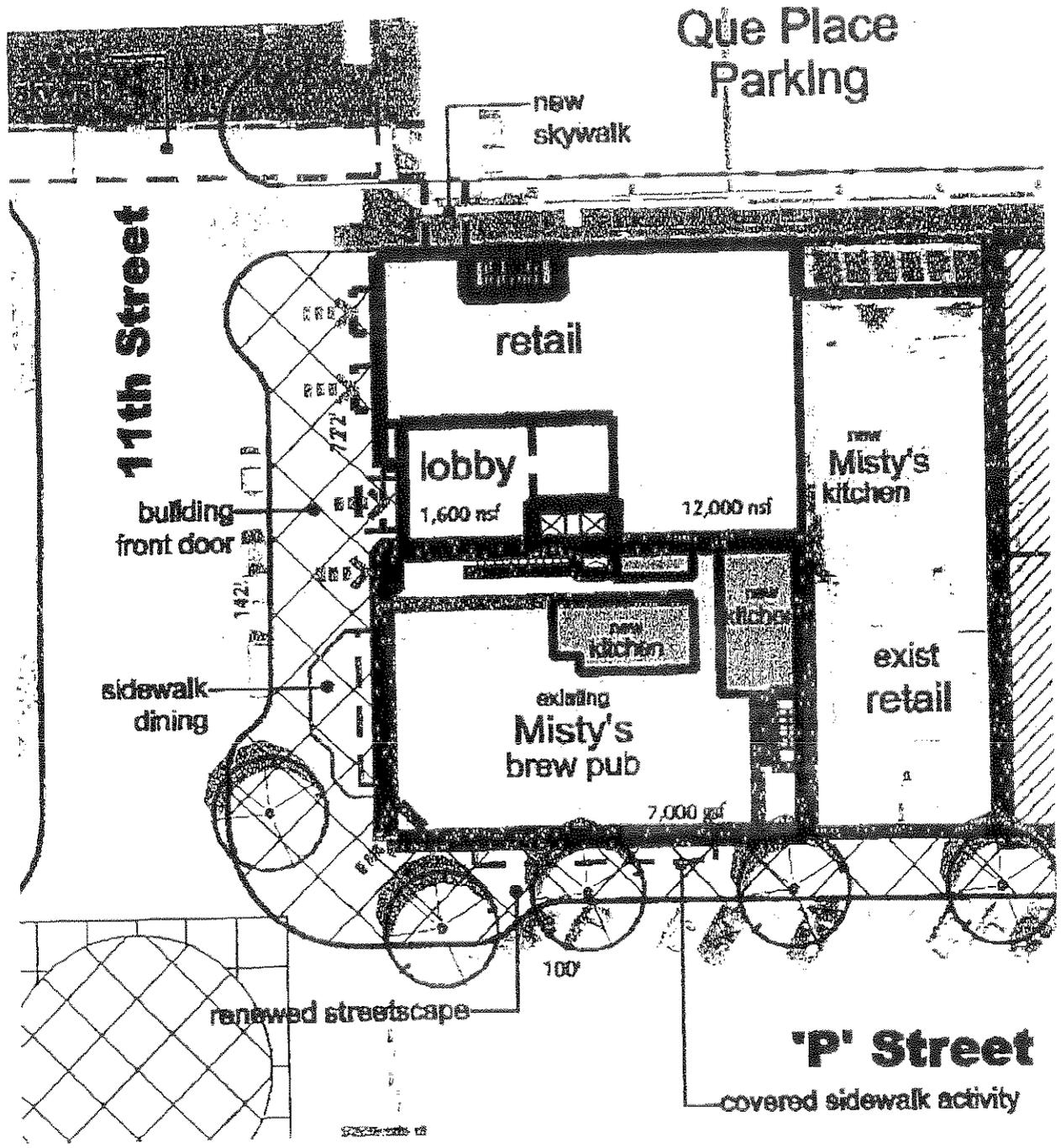
Parcel Boundary

Redevelopment Area

City of Lincoln
Urban Development GIS
Revised 3/26/2008

Exhibit B

Gallup Project Concept Site Plan



(Shows first floor uses and building foot prints.)

ATTACHMENT "B"



Lincoln-Lancaster County 555 South 10th Street / Suite 213 Eugene W. Carroll, Chair
 Planning Department Lincoln, Nebraska 68508 City-County
 Marvin S. Krout, Director 402-441-7491 / fax: 402-441-6377 Planning Commission



MAYOR CHRIS BEUTLER

lincoln.ne.gov

April 11, 2008

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

RE: **Comprehensive Plan Conformance No. 08006**
(Proposed amendment to the Lincoln Center Redevelopment Plan)

Pursuant to Neb. Rev. Stat. § 18-2109, you are hereby advised that the City of Lincoln has received an application for **Comprehensive Plan Conformance No. 08006**, requested by the Director of the Urban Development Department, to review a proposed amendment to the **Lincoln Center Redevelopment Plan** as to conformance with the 2030 Lincoln-Lancaster County Comprehensive Plan. The proposed amendment for the "Gallup Redevelopment Project Area" provides for the redevelopment of an existing building and the removal and reconstruction of an adjoining building on property described as Lots 7 and 8, Block 36, Lincoln Original, including all of the east-west alley in Block 36, the portion of S. 11th Street abutting on the west, and the portion of the north half of P Street abutting on the south. The Lincoln Center Redevelopment Plan 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 Boulevard on the west. A copy of the proposed amendment and the potential site plan are attached for your information. The Planning Commission action is a recommendation to the City Council.

A public hearing on this application will be held before the Lincoln City/Lancaster County Planning Commission on **Wednesday, April 23, 2008**. The public hearing is your opportunity to appear and speak upon the merits of this application. The Planning Commission meeting commences at **1:00 p.m.** in the City Council Hearing Room on the first floor of the County-City Building, 555 South 10th Street, Lincoln, Nebraska.

If you would like additional information, you are encouraged to contact Hallie Salem in the Urban Development Department at 402-441-7866 or hsalem@lincoln.ne.gov; or the project planner in the Planning Department, Sara Hartzell, at 402-441-6372 or shartzell@lincoln.ne.gov. You may also wish to appear at the public hearing or submit your comments prior to the public hearing in writing to the Planning Commission at the Planning Department address, by email to plan@lincoln.ne.gov, or by fax to 402-441-6377. The Planning Department staff report and recommendation will be available in the Planning Department office on Thursday, April 17, 2008, after 3:00 p.m. The Planning Commission Agenda and staff report will also be available on Internet at that time at lincoln.ne.gov (keyword = pcagenda).

Sincerely,

 Jean Preister
 Administrative Officer

cc: David Landis, Urban Development
 Hallie Salem, Urban Development
 Rick Peo, Chief Assistant City Attorney
 Norm Agena, County Assessor
 Downtown Lincoln Association

I:\pc\noti\2008\CPC.08006 pctr

Dave Landis
Urban Development

Hallie Salem
Urban Development

ATTACHMENT "C"

Bob Workman, Chair
Lancaster County Board of Commissioners

Dr. E. Susan Gourley, Superintendent
Lincoln Public Schools
5901 "O" Street
Lincoln, NE 68510

Educational Service Unit #18
c/o David Myers
5901 O Street
Lincoln, NE 68510

University of Nebraska-Lincoln
c/o Linda Cowdin, UNL Property Management
1901 Y Street
Lincoln, NE 68588

President
Southeast Community College
8800 "O" Street
Lincoln, NE 68520

Glenn Johnson
Lower Platte South NRD
P.O. Box 83581
Lincoln, NE 68501

Rick Peo
Chief Assistant City Attorney

Norm Agena
County Assessor

Downtown Lincoln Association
206 S. 13th Street, Suite 101
Lincoln, NE 68508-2040

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Downtown Neigh. Assn.
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Lincoln, NE 68508

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Downtown Neigh. Assn.
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Dean Settle
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Lincoln, NE 68503

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Hawley Area Assn.
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Lincoln Tri-Court Neigh. Assn.
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Lincoln, NE 68521

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Malone Community Center
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Lincoln, NE 68503

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Malone Neigh. Assn.
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Scott Baird
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Lincoln, NE 68502

Near South Neigh. Assn.
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1117 Claremont
Lincoln, NE 68508

Ed Caudill
North Bottoms Neighborhood
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Lincoln, NE 68508

Danny Walker
South Salt Creek Community Org.
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Lincoln, NE 68508



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1901 W. South Street
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Woods Park Neigh. Assn.
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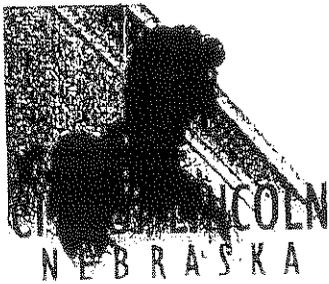
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Becky Martin
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Richard Patterson
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Lincoln, NE 68510

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Lincoln-Lancaster County Planning Department
Marvin S. Krout, Director

555 South 10th Street / Suite 213
Lincoln, Nebraska 68508
402-441-7491 / fax: 402-441-6377

Eugene W. Carroll, Chair
City-County Planning Commission



MAYOR CHRIS BEUTLER

lincoln.ne.gov

May 2, 2008

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

RE: **Amendment to the Lincoln Center Redevelopment Plan**
"Gallup Redevelopment Project Area"
(Comprehensive Plan Conformance No. 08006)

Pursuant to Neb. Rev. Stat. § 18-2109, you are hereby advised that the request by the Director of the City Urban Development Department for a resolution adopting and approving an amendment to the **Lincoln Center Redevelopment Plan** is scheduled for public hearing before the Lincoln City Council on **Monday, May 19, 2008, at 1:30 p.m.**, in the Hearing Room on the first floor of the County-City Building, 555 South 10th Street, Lincoln, Nebraska.

The proposed amendment for the "Gallup Redevelopment Project Area" provides for the redevelopment of an existing building and the removal and reconstruction of an adjoining building on property described as Lots 7 and 8, Block 36, Lincoln Original, including all of the east-west alley in Block 36, the portion of S. 11th Street abutting on the west, and the portion of the north half of P Street abutting on the south. The Lincoln Center Redevelopment Plan 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 Boulevard on the west. You were previously provided a copy of the proposed amendment and the potential site plan.

On April 23, 2008, the Lincoln City-Lancaster County Planning Commission voted 6-0 to find the proposed amendment to the **Lincoln Center Redevelopment Plan** to be in conformance with the 2030 Lincoln-Lancaster County Comprehensive Plan (Comprehensive Plan Conformance No. 08006).

If you would like additional information, you are encouraged to contact Hallie Salem in the Urban Development Department (441-7866 or hsalem@lincoln.ne.gov), or the Planning Department staff planner, Sara Hartzell (441-6372 or shartzell@lincoln.ne.gov). The proposed resolution will appear on the City Council agenda for introduction on May 12, 2008, and may be accessed on the internet at <http://www.lincoln.ne.gov/city/council/index.htm> on Thursday afternoon, May 8, 2008.

Sincerely,

Jean Preister
Administrative Officer

cc: Dave Landis, Urban Development
Hallie Salem, Urban Development
Rick Peo, Chief Assistant City Attorney
Norm Agena, County Assessor

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**TO BE PUBLISHED ONCE EACH WEEK FOR TWO CONSECUTIVE WEEKS IN THE
LINCOLN JOURNAL STAR ON FRIDAY, May 2, 2008 AND FRIDAY, May 9, 2008:**

Notice is hereby given that the Lincoln City Council will hold a public hearing on Monday, May 19, 2008, at 1:30 p.m., in the City Council Hearing Room on first floor of the County-City Building, 555 South 10th Street, Lincoln, Nebraska, on the following item. For more information, call the Urban Development Department (441-7866) or the Planning Department (441-7491):

1. A resolution adopting and approving a proposed amendment to the "Lincoln Center Redevelopment Plan" to add the ***Gallup Redevelopment Project Area*** which provides for the redevelopment of an existing building and the removal and reconstruction of an adjoining building on property described as Lincoln Original, Block 36, Lots 7 and 8, and including all of the east-west alley in Block 36, and the portion of S. 11th Street abutting on the west, and the portion of the north half of P Street abutting on the south. The Lincoln Center Redevelopment Plan 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 Boulevard on the west.

Joan Ross
City Clerk