

**Proposed Amendments to the Lincoln Center Redevelopment Plan for the
Catalyst One/Civic Plaza Redevelopment Project**

Section III:

Catalyst One/Civic Plaza Redevelopment Project

The Catalyst One/Civic Plaza Redevelopment Project area is bounded by 13th, 14th, P and Q Streets and incorporates all of Block 38, Lincoln Original, Lots 1 through 12, in Downtown Lincoln. The goals of this project are to strengthen Downtown Lincoln by developing a new public plaza and supporting streetscape enhancements with the construction of a mixed-use public parking facility with retail on the ground floor and residential units above the garage. These projects will remove blighted and substandard conditions and will contribute to the continued revitalization of Downtown Lincoln by encouraging additional private reinvestment in this area. City support may include property acquisition; demolition, site preparation, and remediation; utility improvements and/or relocation; the construction of the civic plaza and related street and streetscape amenities; alley improvements; other public right-of-way and streetscape improvements; energy efficiency improvements; façade improvements; parking and related amenities; and, other related public improvements.

Section IV:

V. CATALYST ONE/CIVIC PLAZA REDEVELOPMENT PROJECT

Revitalization Project Description

The Catalyst One/Civic Plaza Redevelopment Project area is bounded by 13th, 14th, P and Q Streets and incorporates all of Block 38, Lincoln Original, Lots 1 through 12, in Downtown Lincoln. Exhibit IV-161 identifies this area.

The existing land use in the Catalyst One/Civic Plaza Project area consists of commercial office and retail/restaurant, one residential unit, and public parking. Exhibit IV-162 identifies existing land use within the project area.

The goals of this project are to strengthen downtown Lincoln by developing a new public plaza and supporting streetscape enhancements with the construction of a mixed-use public parking facility with retail on the ground floor and residential units above the garage. These projects will remove blighted and substandard conditions by developing underutilized lots and will contribute to the continued revitalization of Downtown Lincoln by encouraging additional private reinvestment in this area. City support may include property acquisition; demolition, site preparation, and remediation; utility improvements and/or relocation; the construction of the civic plaza and related street and streetscape amenities; alley improvements; other public right-of-way and streetscape

improvements; energy efficiency improvements; façade improvements; parking and related amenities; and, other related public improvements.

The project is consistent with the goals of the Lincoln Center Redevelopment Plan and Downtown Master Plan, and is intended to support private sector residential and commercial development and amenities in and adjacent to this redevelopment area. Project improvements correspond to several of the Downtown Redevelopment Goals identified in the Lincoln Center Redevelopment Plan. The redevelopment project addresses these goals by accomplishing the following:

- Encouraging private redevelopment in and enhances the architectural character of downtown Lincoln
- Utilizing an underdeveloped lot/removes blight
- Supporting the vision of a revitalized downtown by adding a mixed use parking/retail/commercial buildings at a key intersection
- Integrating streetscape and landscape improvements in the project area with existing amenities
- Providing an additional festival/celebration site
- Supporting downtown business recruitment efforts
- Enhancing the security of downtown by providing a more pedestrian friendly, lighted environment
- Enhancing the area's pedestrian friendly, street-level orientation

The Downtown Master Plan identifies the block as part of the Civic Square and Parking/Mixed-Use Catalyst Projects. The Plan proposes the strategic location of a new parking structure, which will serve retail and office employees on underutilized parcels. The proposed project meets this goal, as well as other components identified as part of the Downtown Master Plan: new ground floor retail, the redevelopment of the parking lot at 13th and P into event space, and residential units. The project will also support the revitalization of Downtown through supporting the development of the P Street retail corridor.

Other Statutory Elements

Accomplishing the Catalyst One/Civic Plaza Redevelopment Project could involve the assembly of additional property on Block 38 and reconfiguration of the rights of way on 13th Street from O to Q Streets. These projects may involve acquisition, sales, or reconveyances as provided by law and as consistent with the plan. The City may acquire property for public infrastructure and other needs. Exhibit IV-163 identifies changes in the proposed uses in the project area.

There is one residential unit on the block today. The project would include the construction of additional residential units on floors above the garage. The number of units will be negotiated with the redevelopment agreement. Population density will increase as a result of this project.

Land coverage and building density will be altered with the implementation of this project. Several buildings on Block 38 were removed in preparation for these public improvements, including two theater buildings and two restaurant buildings. Two temporary public parking lots were constructed over these sites. Another building, SAM Properties on the corner of 13th and Q, with several retail bays may be acquired and demolished or constructed over. The multi-use public parking facility will be constructed on the north half of the property. The civic plaza will be constructed on the corner of 13th and P Street.

The existing street system within the project area may change as a result of this project. At one time, the Downtown Plaza project envisioned narrowing 13th Street from Q to O from three lanes with angled parking to two lanes with on street parallel parking. This could allow for utilization of the resulting additional sidewalk space for larger scale civic events planned for the plaza area. The mixed-use parking garage may have an entrance and exit on Q and/or 14th Streets.

The east west alley on Block 38 may also be altered by the development of the parking facility and/or civic plaza amenities. The construction of structures in the alley would likely require the relocation of utilities out of the alley. If utilities are to be relocated, the Public Works Department will review any relocation plans.

Pedestrian amenities may be constructed in the rights of way adjacent to both the proposed Block 38 public parking garage and along 13th Street in support of the civic plaza.

Parking in the project area consists of two temporary public lots, one with 99 spaces and one with 43 spaces. The redevelopment project would include the redevelopment of the 99-space lot into a garage with the capacity for approximately 400 to 600 additional stalls. Various on-street parking configurations surround the block. The configuration will be altered as part of the project.

The area is located within the downtown B-4 business zone that allows for a wide range of uses including the mixed-use development that is being proposed. Zoning will remain unchanged as a result of this project, with the possible exception of a change in zone from B-4 to P for the area included in the civic plaza.

The International Building Code and any related City regulations will be followed in the demolition of any property to 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.

New infrastructure improvements are anticipated to be needed as a result of this project. These improvements may include various utility improvements; alley improvements; plaza improvements; new right of way amenities, including curbs, sidewalks, lighting, plant material, street furniture, and other streetscape improvements.

Proposed Costs and Financing

The estimated total cost to implement the project is approximately \$30 million, with approximately \$16 million in private expenses. The sources of funds for public improvements are expected to include Community Improvement Financing (commonly referred to as Tax Increment Financing or TIF), estimated to be \$1.5 million, generated from the private developments within the project area, private donations, and Parking Revenue Bonds.

Funding sources and uses will be negotiated as part of the redevelopment agreement, subject to approval by the Mayor and City Council.

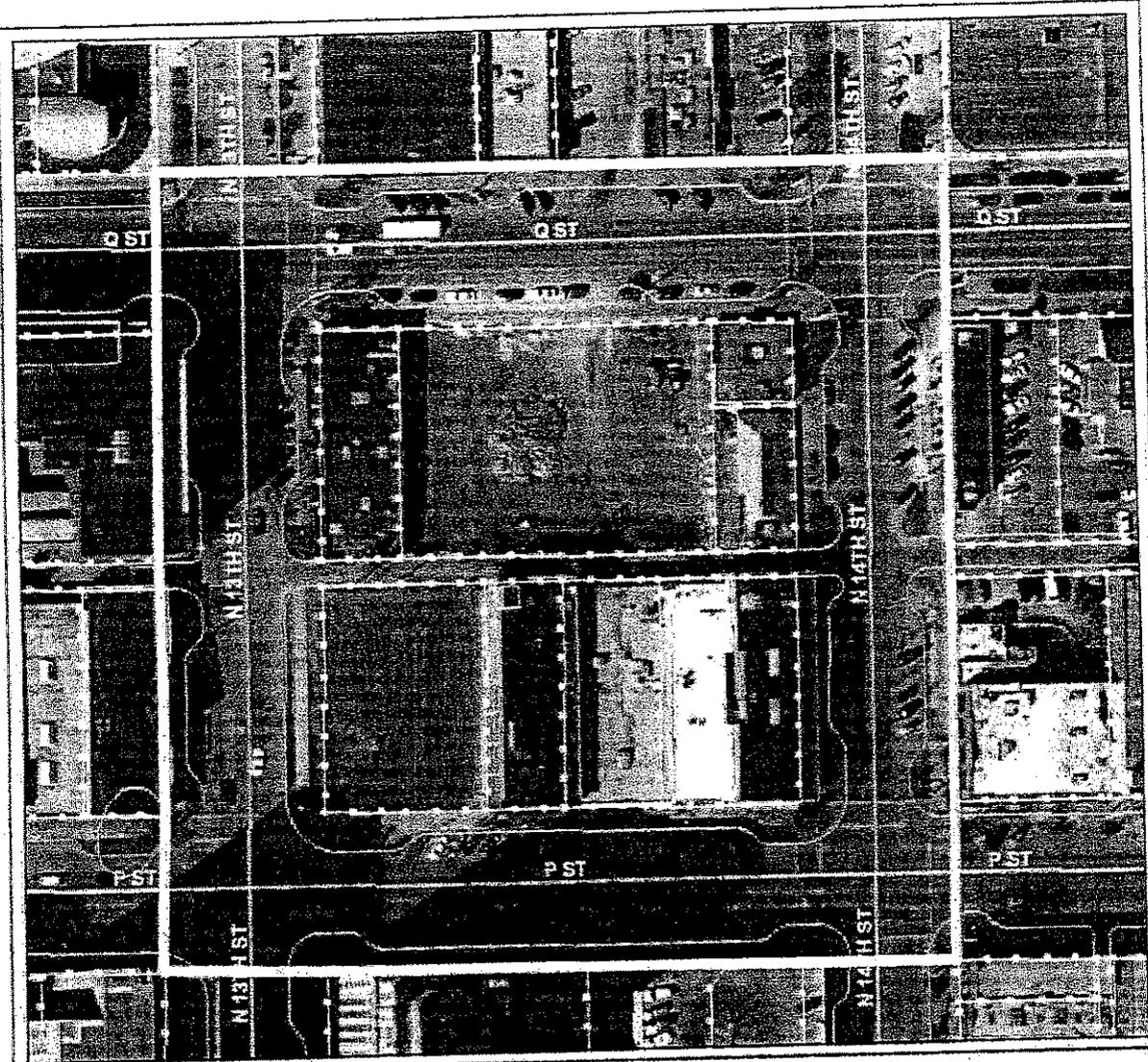


Exhibit IV - 161
Project Area with Existing Parcel Layout

LEGEND

- Project Area
- Parcel Outline

Catalyst One & Civic Plaza Redevelopment Project
Lincoln Center Redevelopment Area

Created/Compiled by:
The City of Lincoln: UDD
Created/Compiled on: 11/12/2008



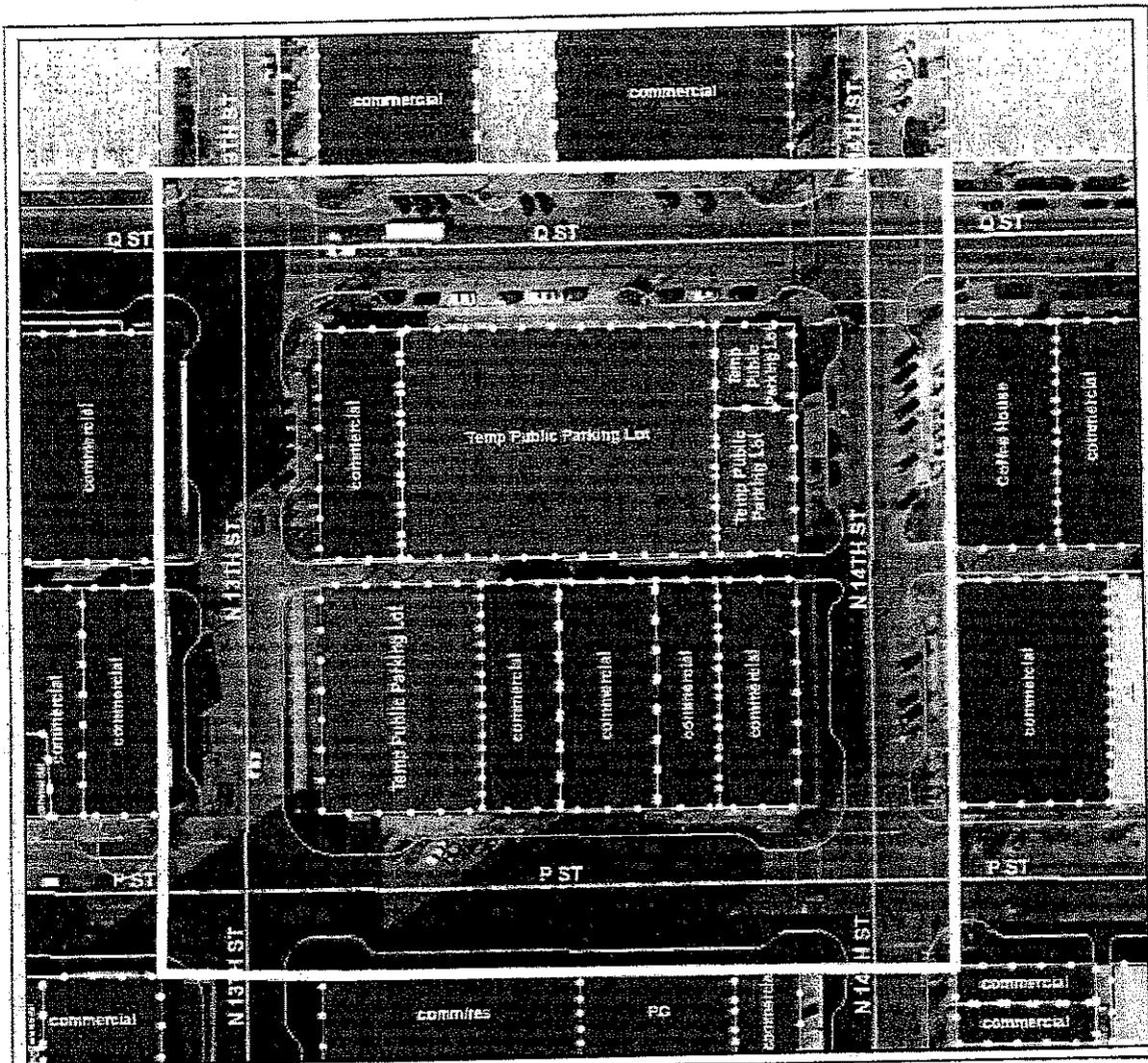
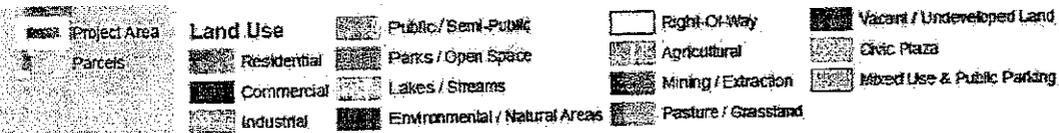


Exhibit IV - 162
Project Area with Current Land Use



Catalyst One & Civic Plaza Redevelopment Project
Lincoln Center Redevelopment Area

Created/Compiled by:
The City of Lincoln, USD
Created/Compiled on: 11/18/2009



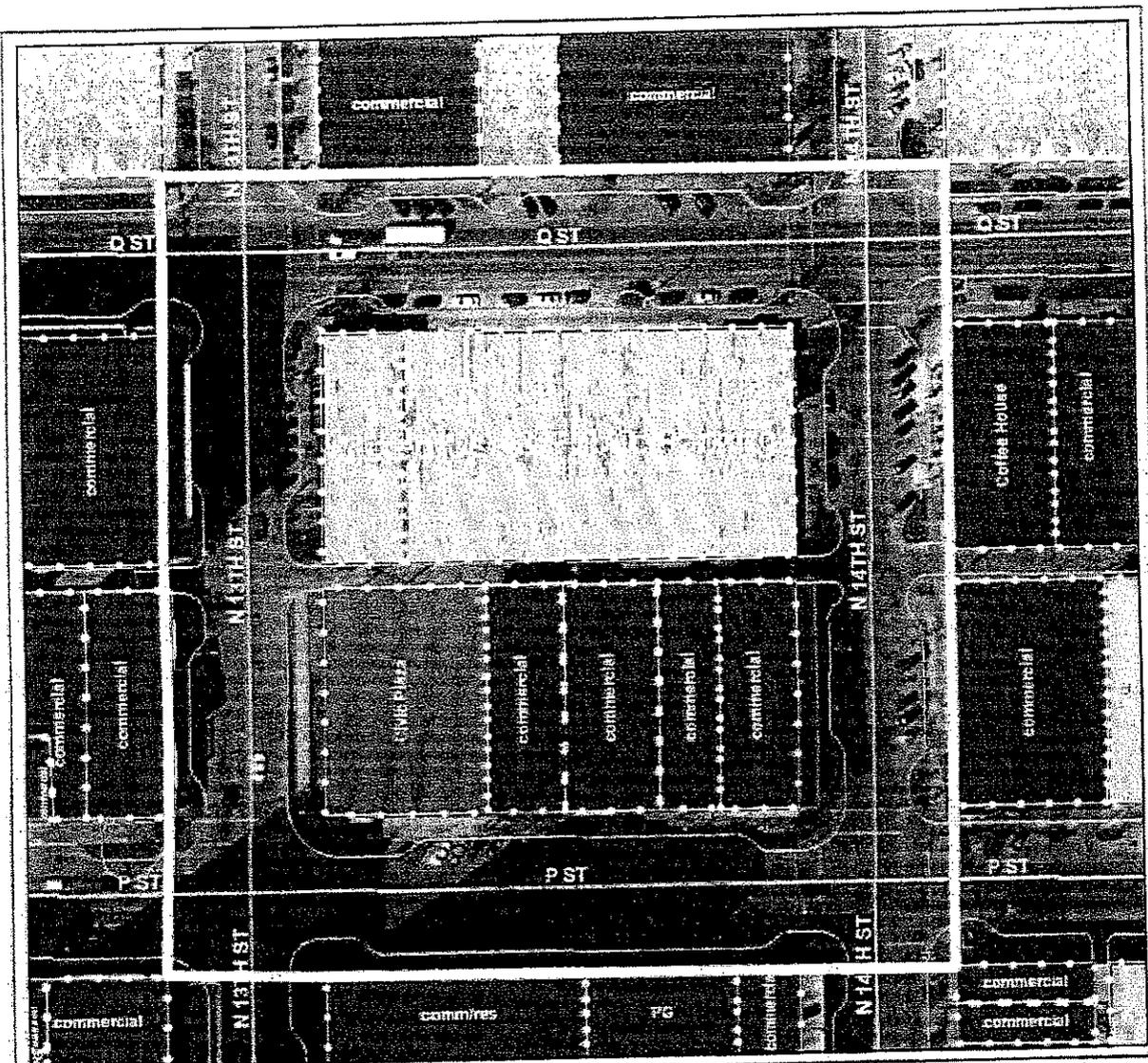


Exhibit IV - 163
Project Area with Future Land Use

Project Area	Land Use	Public / Semi-Public	Right-Of-Way	Vacant / Undeveloped Land
Parcel	Residential	Parks / Open Space	Agricultural	Civic Plaza
Commercial	Lakes / Streams	Mining / Extraction	Mixed Use & Public Parking	Pasture / Grassland
Industrial	Environmental / Natural Areas	Pasture / Grassland		

Catalyst One & Civic Plaza Redevelopment Project
Lincoln Center Redevelopment Area

Created/Compiled by:
The City of Lincoln: UDD
Created/Compiled on: 11/18/2009





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

Lynn Sunderman, Chair
City-County
Planning Commission



MAYOR CHRIS BEUTLER

lincoln.ne.gov

December 4, 2009

TO: Neighborhood Associations/Organizations
Bernie Heier, 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. 09013**
(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. 09013**, 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. This proposed amendment adds the "Catalyst One/Civic Plaza Redevelopment Project" to develop a new public plaza and supporting streetscape enhancements with the construction of a mixed-use public parking facility with retail on the ground floor and residential units above the garage. The Project Area is bounded by 13th, 14th, P and Q Streets and incorporates all of Lots 1 through 12, Block 38, Lincoln Original. 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 maps are attached for your information. The Planning Commission action is a recommendation to the City Council.

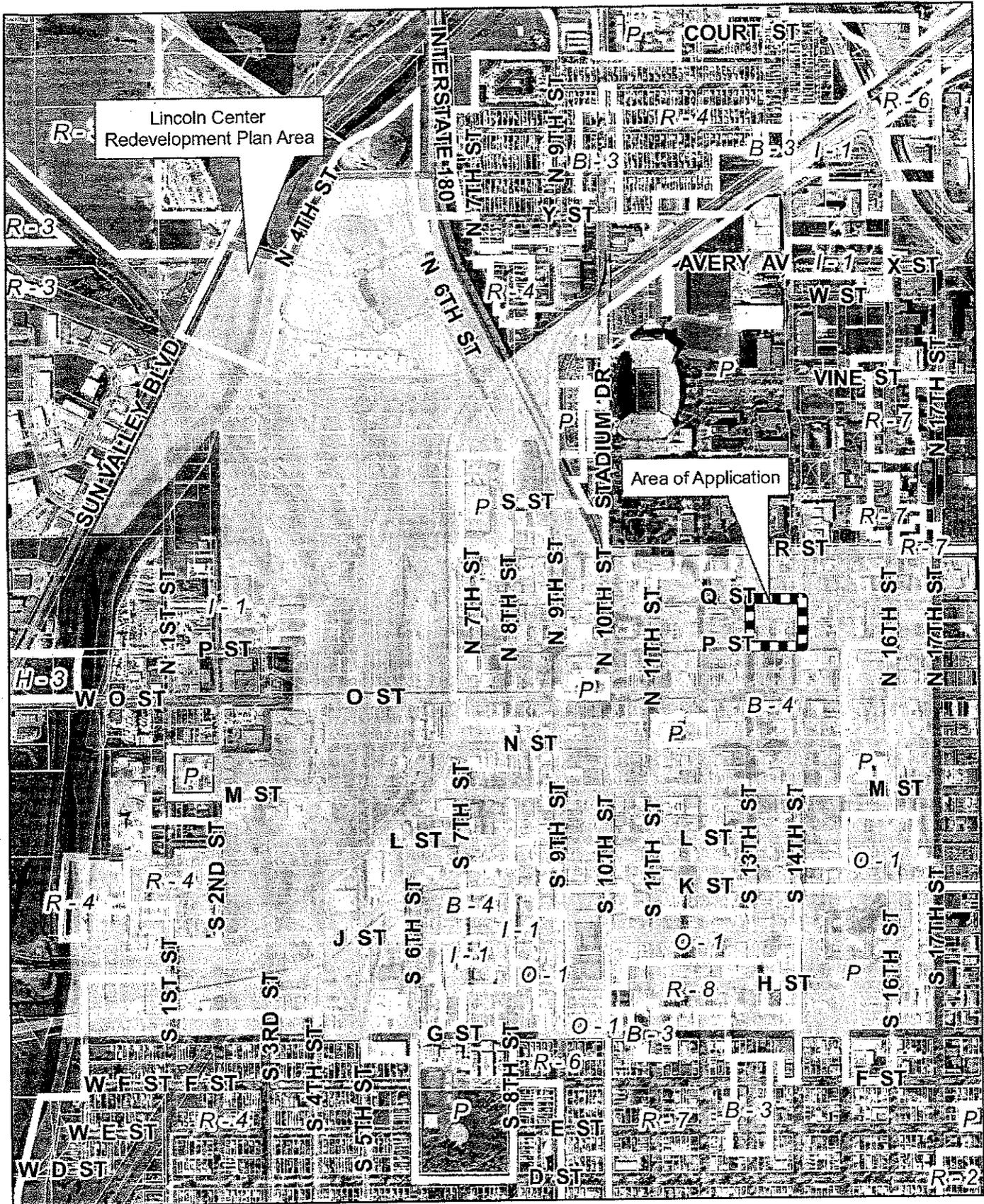
A public hearing on this application will be held before the Lincoln City/Lancaster County Planning Commission on **Wednesday, December 16, 2009**. The public hearing is your opportunity to appear and speak upon the merits of this application. The Planning Commission meeting commences at **1:00 p.m.** 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, Brandon Garrett, at 402-441-6373 or bgarrett@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, December 10, 2009, 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



**Comp Plan Conformance #09013
Catalyst One & Civic Plaza
Redevelopment Project**

2007 aerial



	Zoning Jurisdiction Lines
	City Limit Jurisdiction

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Urban Development

Hallie Salem
Urban Development

Bernie Heier, Chair
Lancaster County Board of Commissioners

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Educational Service Unit #18
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Lincoln, NE 68510

University of Nebraska-Lincoln
c/o Linda Cowdin, UNL Property Management
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Rick Peo
Chief Assistant City Attorney

Norm Agena
County Assessor

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

Lynn Sunderman, Chair
 City-County
 Planning Commission



MAYOR CHRIS BEUTLER

lincoln.ne.gov

December 23, 2009

TO: Neighborhood Associations/Organizations
 Bernie Heier, 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**
 ("Catalyst One/Civic Plaza Redevelopment Project")

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 approving and adopting an amendment to the **Lincoln Center Redevelopment Plan** is scheduled for public hearing before the Lincoln City Council on **Monday, January 11, 2010, at 3:00 p.m.** in the Hearing Room on the first floor of the County-City Building, 555 South 10th Street, Lincoln, Nebraska.

This proposed amendment adds the "Catalyst One/Civic Plaza Redevelopment Project" to develop a new public plaza and supporting streetscape enhancements with the construction of a mixed-use public parking facility with retail on the ground floor and residential units above the garage. The Project Area is bounded by 13th, 14th, P and Q Streets and incorporates all of Lots 1 through 12, Block 38, Lincoln Original. 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 with maps and a copy of the proposed amendment.

On December 16, 2009, the Lincoln City-Lancaster County Planning Commission held public hearing on this proposal and voted 9-0 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. 09013).

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, Brandon Garrett (441-6373 or bgarrett@lincoln.ne.gov). The proposed resolution will appear on the City Council agenda for introduction on January 4, 2010, and may be accessed on the internet at <http://www.lincoln.ne.gov/city/council/index.htm> on Thursday afternoon, December 31, 2009.

Sincerely,

Jean Preister
 Administrative Officer

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

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**TO BE PUBLISHED ONCE EACH WEEK FOR TWO CONSECUTIVE WEEKS IN THE
LINCOLN JOURNAL STAR ON THURSDAY, December 24, 2009 AND THURSDAY,
December 31, 2009:**

Notice is hereby given that the Lincoln City Council will hold a public hearing on Monday, January 11, 2010, at 3:00 p.m., in the City Council Hearing Room on first floor of the County-City Building, 555 South 10th Street, Lincoln, Nebraska, on the following item. For more information, call the Urban Development Department (441-7606) or the Planning Department (441-7491):

1. A resolution approving and adopting a proposed amendment to the Lincoln Center Redevelopment Plan to add the "Catalyst One/Civic Plaza Redevelopment Project" to develop a new public plaza and supporting streetscape enhancements with the construction of a mixed-use public parking facility with retail on the ground floor and residential units above the garage. The Project Area is bounded by 13th, 14th, P and Q Streets and incorporates all of Lots 1 through 12, Block 38, Lincoln Original. 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