

EXHIBIT A**Section IV****L. LINCOLN MALL CAPITOL ENVIRONS REDEVELOPMENT PROJECT**

(The following changes to the Lincoln Mall Capitol Environs Redevelopment Project, removing the south half of Block 120 from the existing Lincoln Mall Capitol Environs Redevelopment Project, will allow for a new project area that would not overlap an existing district. See new Project Area exhibit attached.)

Revitalization Project Description

The Lincoln Mall Capitol Environs Redevelopment Project incorporates portions of or all of ~~eight~~ seven city blocks adjacent to the Lincoln Mall from 10th to 14th Streets and the public rights-of-way of the Capitol Environs District located within the Lincoln Center Redevelopment Plan Area boundaries. Specifically, it includes all of Block 119, then south ½ of Blocks ~~120 &~~ 121; the southwest quarter of Block 122 and the north ½ of Blocks 125, 126, 127 and 128, and the public rights-of-way of Centennial Mall from the south side of K Street to the mid-point of R Street, J Street from the west side of 16th to east side of 17th Streets, Goodhue Boulevard from the north side of H to the south side of G Streets, and 14th, 16th, K and H Streets adjacent to the State Capitol Building and grounds as shown in Exhibit IV-123, all in the original plat of the City of Lincoln.

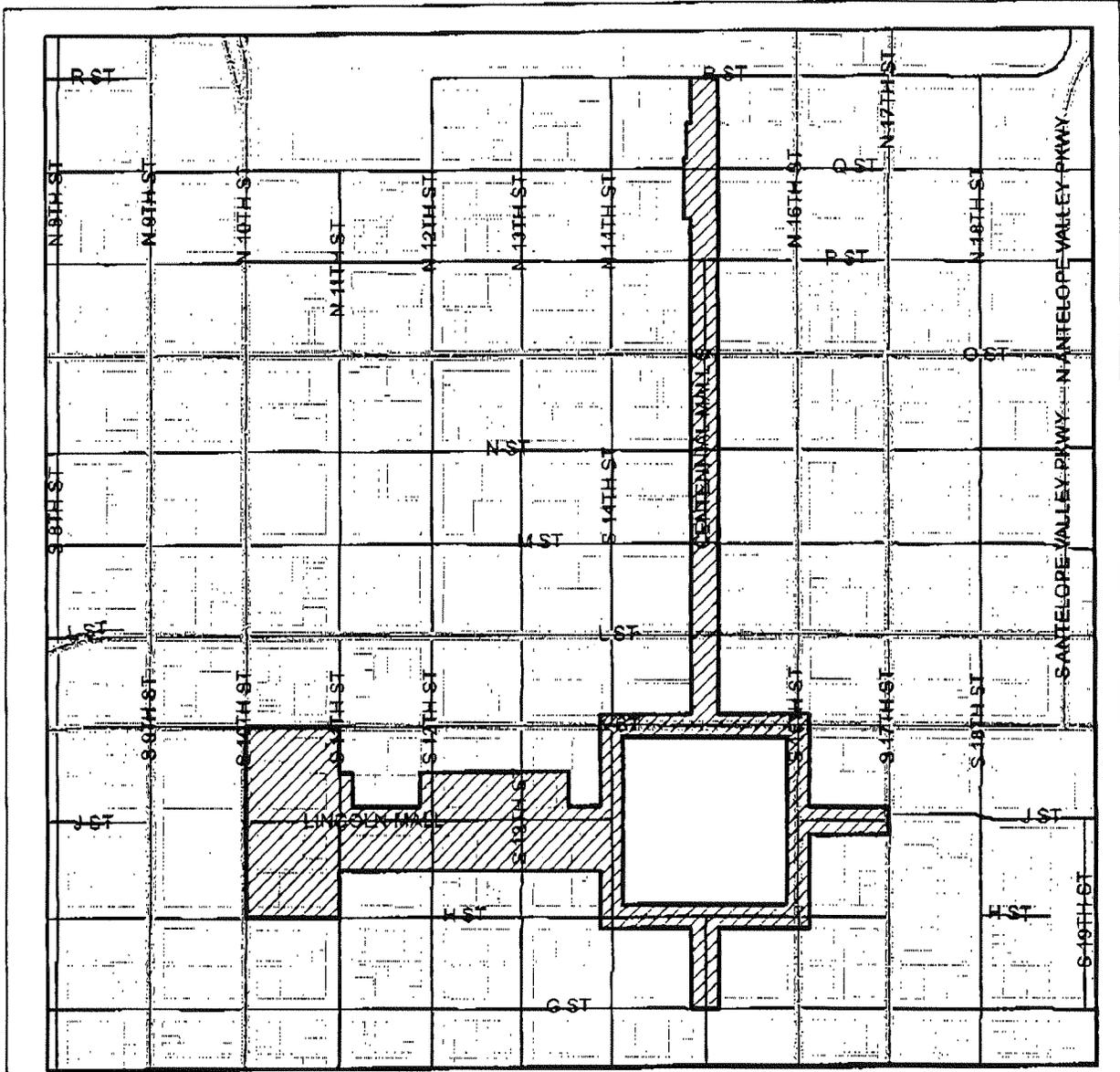


Exhibit - IV - 123
Existing Parcel Map and Project Area

Describe
 Lincoln Mall Parcel Envelop
 Street
 Street - Major

Created/Compiled by:
 City of Lincoln, Urban Development Dept
 Revised on 07/25/12



LINCOLN CENTER Redevelopment Plan

Y. 3 LANDMARK CENTRE REDEVELOPMENT PROJECT

Revitalization Project Description

The 3 Landmark Centre Redevelopment Project is located on the entirety of Block 120 bounded by K Street and Lincoln Mall, and 11th and 12th Streets in Downtown Lincoln, as shown on the attached Exhibit IV-175. The existing land uses in the 3 Landmark Centre Redevelopment Project area consist of commercial and surface parking. Exhibit IV-178 identifies existing land uses within and surrounding the project area.

The goals of this redevelopment project are to strengthen the Downtown Core Area in the redevelopment of underutilized lots into a three-story, premier office building and adjacent multi-story parking facility. The project will remove blighted and substandard conditions and will make a positive contribution to the continued revitalization of Downtown Lincoln.

The project is consistent with the goals of the Lincoln Center Redevelopment Plan and Downtown Master Plan and is intended to support private sector commercial development in this redevelopment area. The project, including both public and private improvements made, will address the goals of the Lincoln Center Redevelopment Plan in the following ways:

- intensifying and strengthening Lincoln's central business district as the employment hub of the community;
- utilizing underdeveloped lots and removing blight;
- enhancing the aesthetics of Downtown to improve the pedestrian environment;
- encouraging private development in the project area that supports and enhances the architectural character of both the Capitol Environs district and Capitol view corridor; and,
- integrating streetscape and landscape improvements in the project area with existing cultural landmarks (State Capitol, Lincoln statues).

Statutory Elements

The developer currently owns the land and buildings in the project area that will be improved. Land coverage will be altered as shown on Exhibit IV-177 with the demolition of the existing buildings and the construction of a new 90,000-square foot office building, with approximately 75 stalls of underground parking on the south half of Block 120 and a 300-stall parking garage on the north half of the block.

The developer will submit a request to vacate the east west alley. Currently, there are no other plans to acquire, relocate, or dispose of any real property. Should any of these occur, the City will follow policy outlined in the Redevelopment Plan.

Block 120 is zoned B-4 on the north half and O-1 on the south half as shown on Exhibit IV-176. The zoning will remain unchanged as a result of the project. The uses will continue to be office and parking. There are no residential units within the proposed project boundaries, or immediate vicinity, nor will any residential uses be constructed as part of the project.

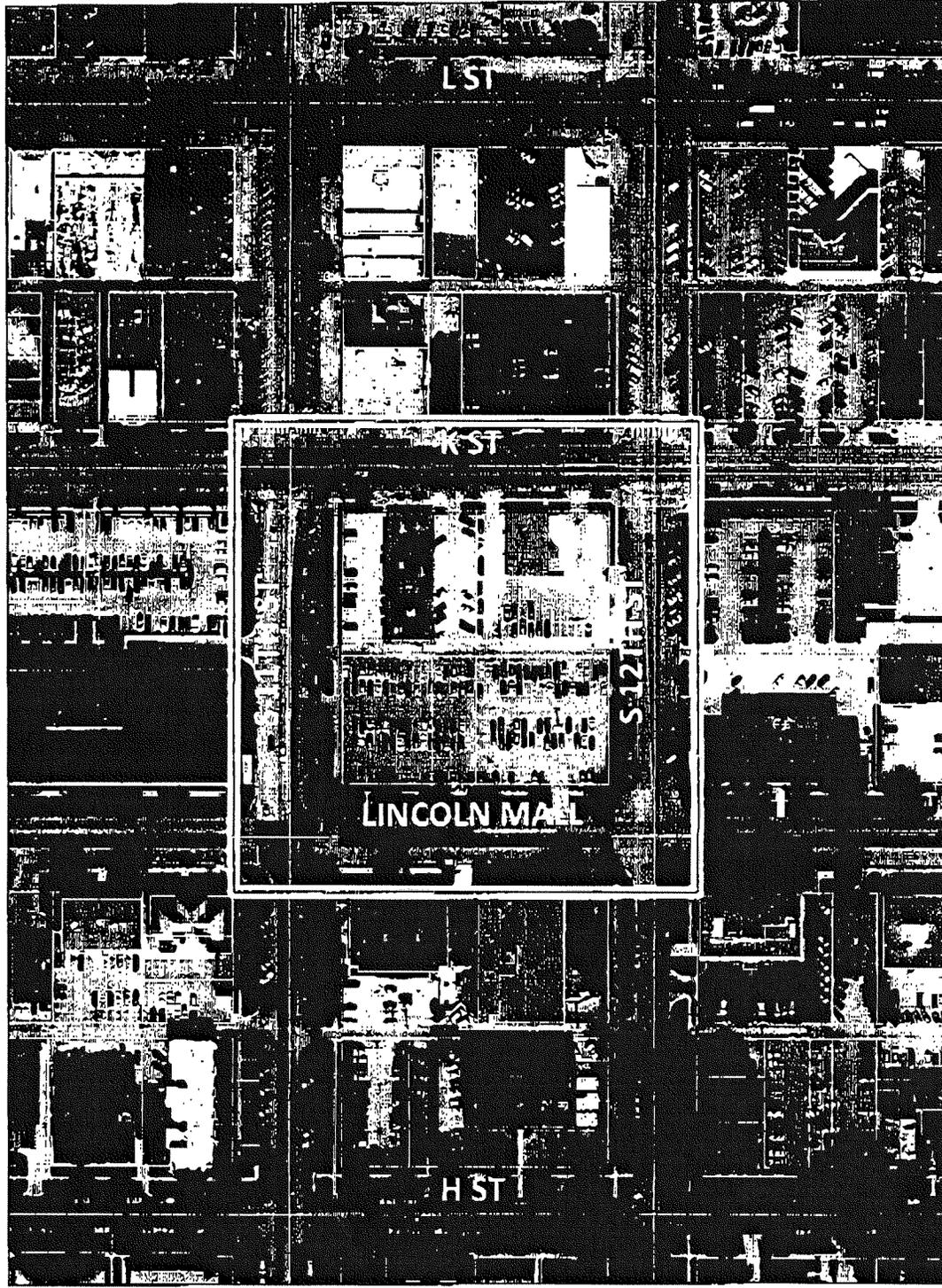
The existing street configuration will remain largely unchanged, except for the intention to vacate the existing public alley. The developer will work with City staff to address any changes to the street system to accommodate the project, including ingress and egress, streetscape pedestrian improvements, and on-street parking.

Approximately 375 parking stalls will be provided on site. There are no parking requirements in the B-4 district, and the developer expects to meet or exceed the parking requirements for the O-1 district. The developer will work with the Public Works and Urban Development Departments to maintain on-street parking adjacent to the project.

Investment by the City may assist in demolition, site preparation, and remediation; utility relocation and improvements; street and streetscape improvements; and, and other eligible expenditures under the Nebraska Community Development Law within the project area. The streetscape improvements could include sidewalk construction, curb and gutter construction, parking reconfiguration, landscape enhancements, bike lanes, public art, and installation of pedestrian lighting, signage, and other street amenities.

Proposed Costs and Financing

At this time, the estimated total cost to implement the redevelopment project is expected to be \$15 to \$20 million. The source of funds for public improvements will be Community Improvement Financing (commonly referred to as Tax Increment Financing or TIF), estimated to be \$1.5 to \$2.5 million, generated from the private improvements within the project area.

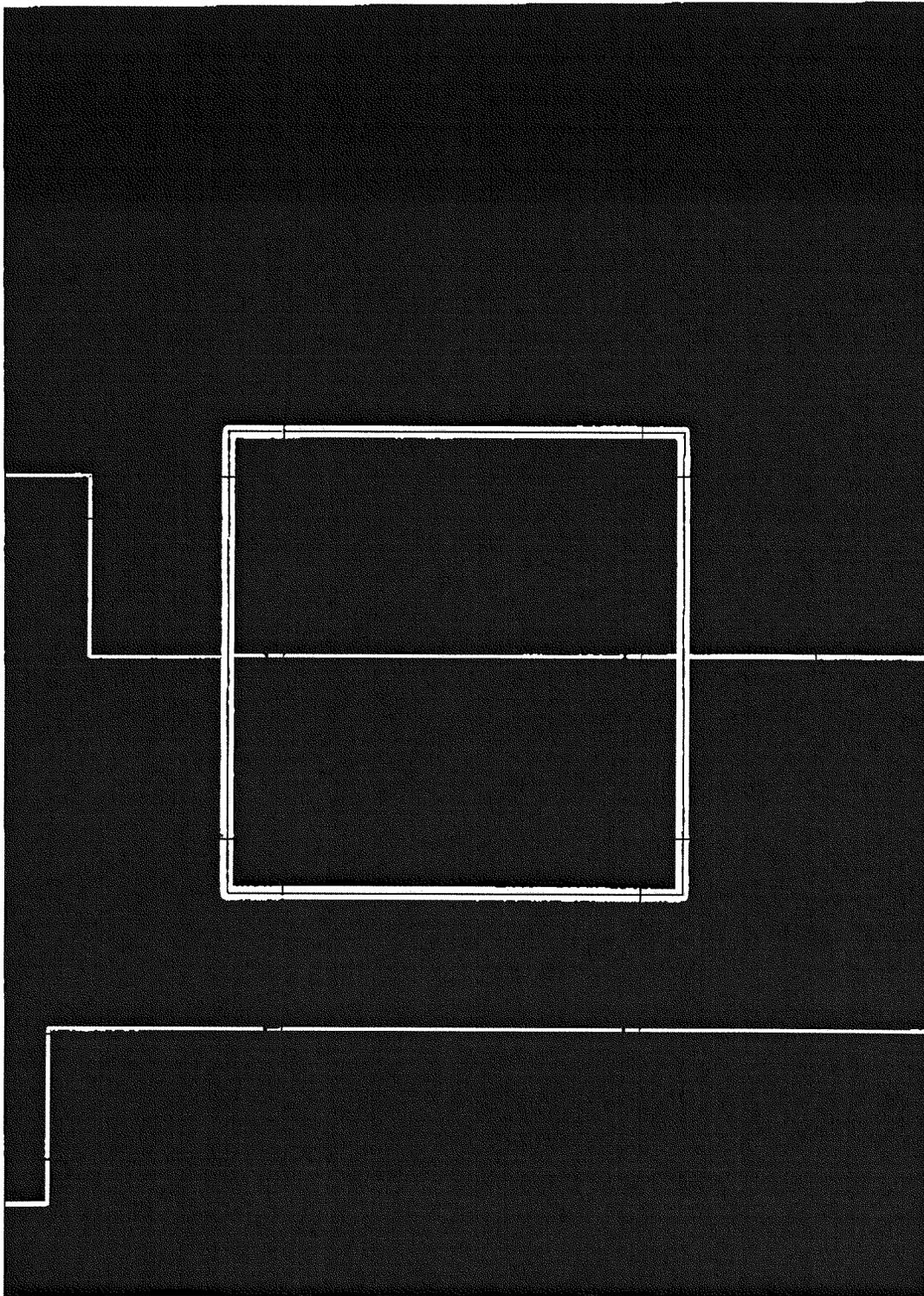


3 Landmark Centre Redevelopment Project - Exhibit IV - 175 - Project Area

 Proposed 3 Landmark Centre Redevelopment Project Area

Urban Development





3 Landmark Centre Redevelopment Project - Exhibit IV - 176 - Zoning

■ B-4 ■ O-1 ■ R-8

□ Proposed 3 Landmark Centre Redevelopment Project Area

Urban Development



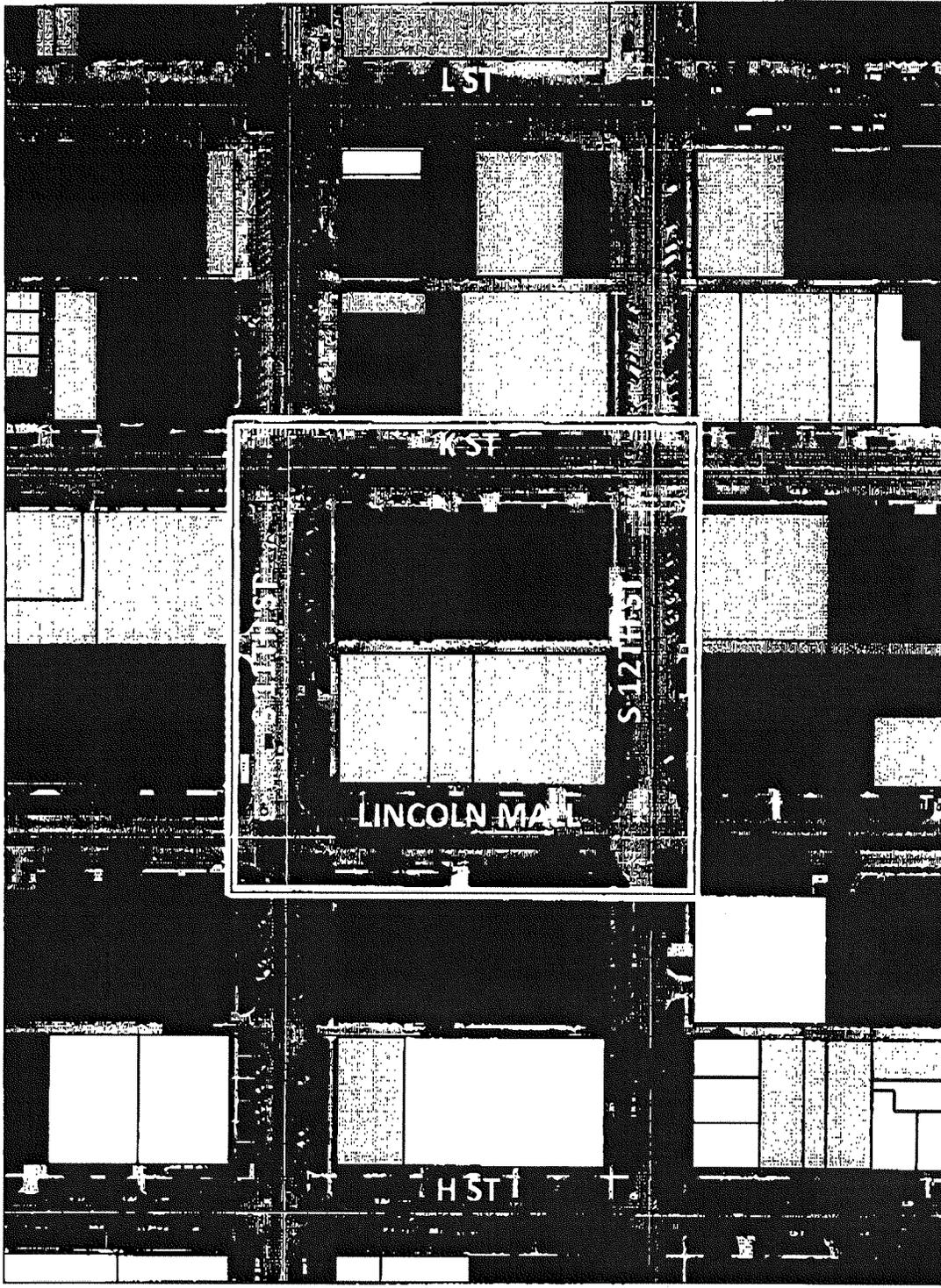


3 Landmark Centre Redevelopment Project - Exhibit IV 177 - "Future" Land Coverage

 Proposed 3 Landmark Centre Redevelopment Project Area
 2010 Footprints

Urban Development



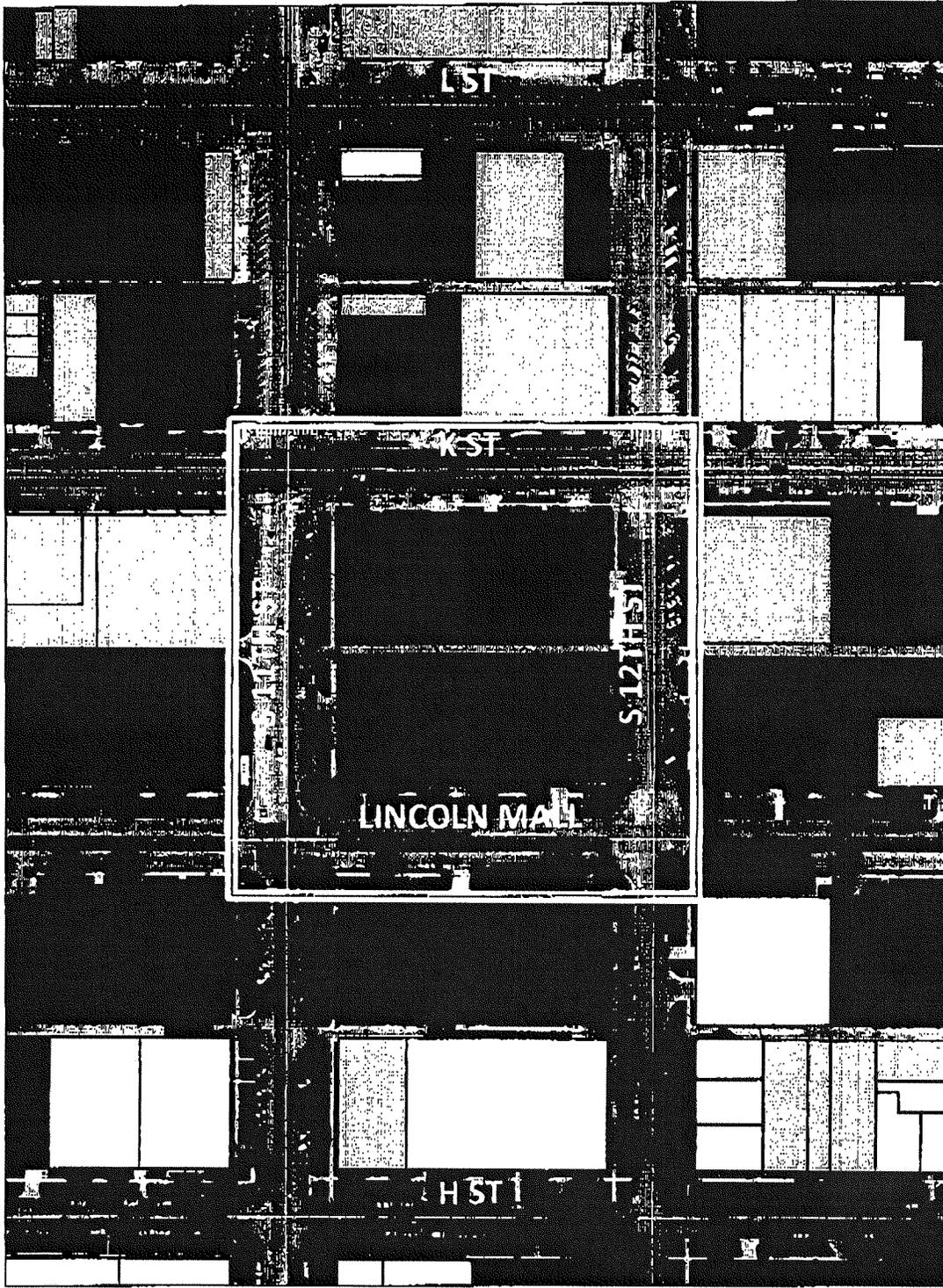


3 Landmark Centre Redevelopment Project - Exhibit IV -178 - Current Landuse

- Proposed 3 Landmark Centre Redevelopment Project Area
- Apartments
- Light Industrial
- Public & Semi-Public NEC
- Parking Garage
- Commercial NEC
- Vacated ROW
- Parking Lot

Urban Development





3 Landmark Centre Redevelopment Project - Exhibit IV -179 - Future Landuse

- Proposed 3 Landmark Centre Redevelopment Project Area
- Apartments
 Light Industrial
 Public & Semi-Public NEC
 Parking Garage
- Commercial NEC
 Vacated ROW
 Parking Lot

Urban Development





Lincoln-Lancaster County 555 South 10th Street / Suite 213 Michael D. Cornelius, 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

August 10, 2012

- TO: Neighborhood Associations/Organizations
Deb Schorr, Chair, Lancaster County Board of Commissioners
Dr. Steve Joel, 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. 12011**
(Proposed amendments to the Lincoln Center Redevelopment Plan: 3 Landmark Centre Redevelopment Project and revised Lincoln Mall Capitol Environs Redevelopment Project)

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. 12011**, requested by the Director of the Urban Development Department, to review as to conformance with the 2040 Lincoln-Lancaster County Comprehensive Plan, proposed amendments to the Lincoln Center Redevelopment Plan to add the "3 Landmark Centre Redevelopment Project" and to revise the Lincoln Mall Capitol Environs Redevelopment Project boundary. 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 map and explanation of the 3 Landmark Centre Redevelopment Project and a map showing the revised Lincoln Mall Capitol Environs Redevelopment Project boundaries are attached. Additional information may be found at www.lincoln.ne.gov (Keyword=PATS), search by Application No. CPC12011. 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, August 22, 2012**. 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 Hearing Room 112 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, August 16, 2012, 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

ATTACHMENT "C"

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Dave Landis
Urban Development

Hallie Salem
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Deb Schorr, Chair
Lancaster County Board of Commissioners

Dr. Steve Joel, Superintendent
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University of Nebraska-Lincoln
c/o Linda Cowdin, UNL Property Management
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President
Southeast Community College
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Glenn Johnson
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Rick Peo
Chief Assistant City Attorney

Norm Agena
County Assessor

q:\pc\notif\2012\CPC12011 labels

Kent Seacrest added after PC hearing.
J.P.



Lincoln-Lancaster County 555 South 10th Street / Suite 213 Michael D. Cornelius, 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

August 31, 2012

TO: Neighborhood Associations/Organizations
 Deb Schorr, Chair, Lancaster County Board of Commissioners
 Dr. Steve Joel, 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 Lincoln Center Redevelopment Plan**
 (3 Landmark Centre Redevelopment Project - 11th Street & Lincoln Mall)

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 a proposed amendment to the **Lincoln Center Redevelopment Plan** is scheduled for public hearing before the Lincoln City Council on **Monday, September 17, 2012, at 3:00 p.m.**, in Hearing Room 112 on the first floor of the County-City Building, 555 South 10th Street, Lincoln, Nebraska.

The proposed amendment is to add the "3 Landmark Centre Redevelopment Project" and to revise the Lincoln Mall Capitol Environs Redevelopment Project boundary. 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 map and project description were previously provided to you.

On August 22, 2012, 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 2040 Comprehensive Plan (**Comprehensive Plan Conformance No. 12011**).

If you would like additional information, you are encouraged to contact Hallie Salem in the Urban Development Department (402-441-7866 or hsalem@lincoln.ne.gov), or the Planning Department staff planner, Brandon Garrett (402-441-6373 or bgarrett@lincoln.ne.gov). The proposed resolution will appear on the City Council agenda for introduction on September 10, 2012, and may be accessed on the internet at <http://www.lincoln.ne.gov/city/council/index.htm> on Thursday afternoon, September 6, 2012.

Sincerely,

Jean Preister
 Administrative Officer

cc: Dave Landis, Urban Development
 Hallie Salem, Urban Development
 Rick Peo, Chief Assistant City Attorney
 Norm Agena, County Assessor
 Kent Seacrest, attorney for Nebco, Inc.

i:\pc\notif\2012\CPC12011 cchrg

TO BE PUBLISHED ONCE EACH WEEK FOR TWO CONSECUTIVE WEEKS IN THE LINCOLN JOURNAL STAR ON FRIDAY, August 31, 2012 AND FRIDAY, September 7, 2012:

Notice is hereby given that the Lincoln City Council will hold a public hearing on **Monday, September 17, 2012, at 3:00 p.m.**, in Hearing Room 112 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 (402-441-7606) or the Planning Department (402-441-7491):

1. A resolution requested by the Director of the Urban Development Department adopting a proposed amendment to the Lincoln Center Redevelopment Plan to add the "3 Landmark Centre Redevelopment Project" and to revise the Lincoln Mall Capitol Environs Redevelopment Project boundary. 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