AMENDMENT TO THE LINCOLN CENTER REDEVELOPMENT PLAN

SWANSON RUSSELL REDEVELOPMENT PROJECT

1. Revitalization Project Description

The Swanson Russell Redevelopment Project area, located at 1202 P Street in Downtown Lincoln, includes Lots 7-8, Block 37, Lincoln Original, Lancaster County, Nebraska, together with the rights-of-way, as shown on the attached Exhibit IV-196, Project Area and incorporated by this reference.

The goal of this project is to strengthen the Downtown Lincoln business community. The project will remove blighted and substandard conditions and will make positive contributions to the continued revitalization of Downtown Lincoln through the removal of certain blighted and substandard conditions.

The Project consists of the construction of a new 10,000 to 12,000 square foot office building in the vacant lot north of the existing Swanson Russell building at 1202 P Street.

The project is consistent with the goals of the Lincoln Center Redevelopment Plan and Downtown Master Plan and is intended to support private investment in this redevelopment area. Publicly funded redevelopment activities could include façade enhancement, energy efficiency improvements, streetscape improvements and other public improvements in the Project Area. These improvements correspond to several of the Downtown Redevelopment Goals identified in the Redevelopment Plan. This redevelopment project addresses these goals by accomplishing the following:

- utilizing an underdeveloped lot;
- encouraging the private redevelopment in and enhancing the architectural character of downtown Lincoln;
- promoting a range of urban commercial building types;
- enhancing the aesthetics of Downtown to improve the pedestrian environment.

2. Statutory Elements

Currently, there are no plans for the City to acquire, convey or demolish the real property. Should any of these occur, the City will follow the policy outlined in the Plan. Land coverage will be altered with the construction of the new building on the empty lot, however; the existing street system within the project area will not be changed as a result of this project. The current land use is commercial, as shown in Exhibit IV-197, Current Land Use and will remain as commercial as shown in Exhibit IV-198, Future Land Use.

The area is located within the B-4 Zoning District and the zoning will remain unchanged as a result of this project as shown in Exhibit IV-199, Zoning. The project will meet all parking requirements under the Lincoln Municipal Code.

3. Proposed Costs and Financing

The private investment to implement this redevelopment project is approximately $1.9 million, which will generate approximately $376,000.00 in public improvements. The source of funds for public improvements will be Community Improvement Financing (commonly referred to as Tax Increment Financing or TIF) generated from the private development within the project area. Funding sources and uses will be negotiated as part of the redevelopment agreement, subject to approval by the Mayor and City Council.

ATTACHMENT "B"

CITY OF LINCOLN NEBRASKA

LINCOLN-LANCASTER COUNTY
PLANNING DEPARTMENT
555 South 10th Street Suite 213 Lincoln, NE 68508
402-441-7491 fax: 402-441-6377 lincoln.ne.gov

LANCASTER COUNTY NEBRASKA

December 26, 2014

TO: Neighborhood Associations/Organizations
Larry Hudkins, 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. 14025: Proposed amendment to the Lincoln Center Redevelopment Plan: "Swanson Russell 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. 14025,** requested by the Director of the Urban Development Department, to review as to conformance with the 2040 Lincoln-Lancaster County Comprehensive Plan, a proposed amendment to the Lincoln Center Redevelopment Plan to create the "Swanson Russell Redevelopment Project" area, located at 1202 P Street, including Lots 7 and 8, Block 37, Lincoln Original and adjacent rights-of-way. The project proposes to construct a 10,000 to 12,000 square foot office building on the vacant lot north of the existing Swanson Russell Building. 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, Lincoln, Lancaster County, Nebraska. A map and project description are attached, for your information. Additional information may be found at www.lincoln.ne.gov (Keyword= PATS), search by Application No. CPC14025. 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, January 7, 2015.** 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 Ernie Castillo in the Urban Development Department at 402-441-7855 or ecastillo@lincoln.ne.gov; or the project planner in the Planning Department, Stacey Hageman, at 402-441-6361 or slhageman@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 Wednesday, December 31, 2014, 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).

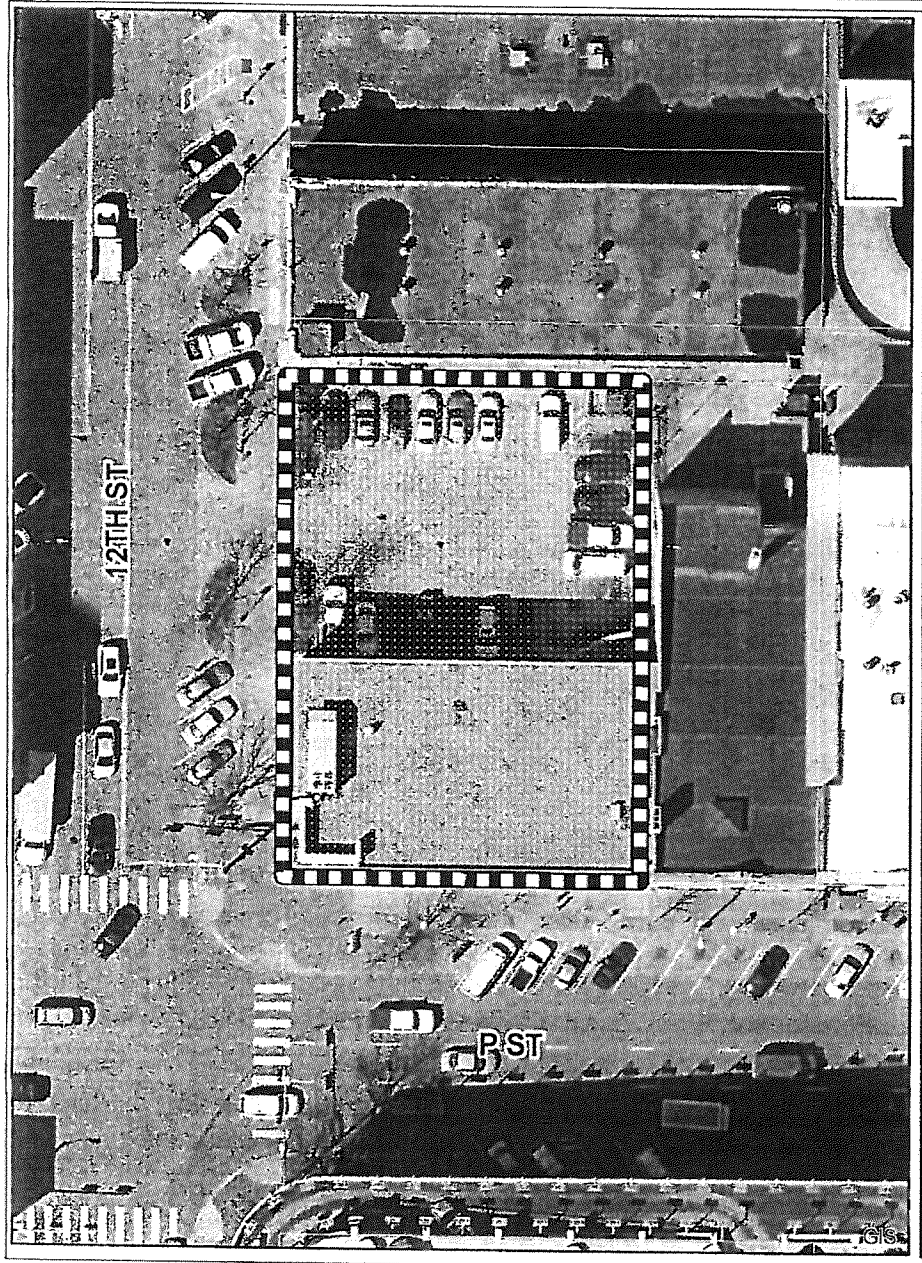
Sincerely,

Jean Preister
Administrative Officer

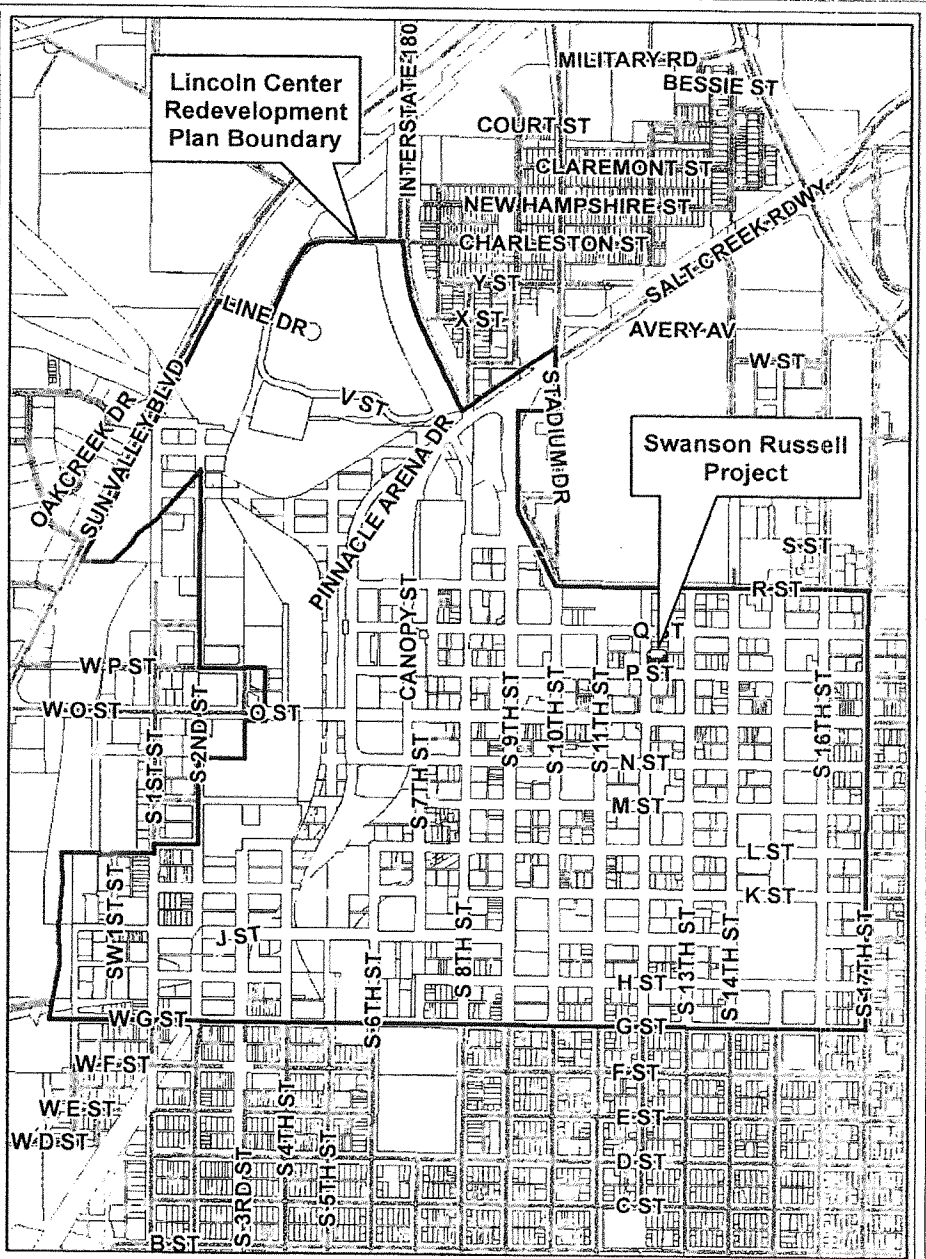
cc: David Landis, Urban Development
Ernie Castillo, Urban Development
Rick Peo, Chief Assistant City Attorney
Norm Agena, County Assessor
SRA Enterprises, LLC
Norm Agenda, County Assessor

ACCOMMODATION NOTICE: *The City of Lincoln complies with Title VI of the Civil Rights Act of 1964 and Section 504 of the Rehabilitation Act of 1973 guidelines. Ensuring the public's access to and participation in public meetings is a priority for the City of Lincoln. In the event you are in need of a reasonable accommodation in order to attend or participate in a public meeting conducted by the City of Lincoln, please contact the Director of Equity and Diversity, Lincoln Commission on Human Rights, at 402-441-7624 as soon as possible before the scheduled meeting date in order to make your request.*

DEVELOPMENT SERVICES CENTER DSC



2013 aerial



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Comprehensive Plan Conformance #14025

Lincoln Center Redevelopment Plan

Swanson Russell Project

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ATTACHMENT "C"

CPC14025

Shawn Ryba
Belmont Neighborhood Association
4411 N. Park Blvd
Lincoln, NE 68521

Ted Triplett
Belmont Neighborhood Association
4420 N. 14th Street
Lincoln, NE 68521

Rose Wiese
Capitol Beach Community Association
PO Box 81141
Lincoln, NE 68501

Kile Johnson
Capitol Beach Community Association
1227 Lincoln Mall
Lincoln, NE 68508

Annette McRoy
North Bottoms Neighborhood Association
1142 New Hampshire St.
Lincoln, NE 68508

Curt Donaldson
Hartley Neighborhood Association
2860 R Street
Lincoln, NE 68503

Barbara Cornelius
Hartley Neighborhood Association
3149 R Street
Lincoln, NE 68503

Ruth Johnson
Hartley Neighborhood Association
819 N. 33 St.
Lincoln, NE 68503

Chris Lesiak
Hartley Neighborhood Association
853 N 30th Street
Lincoln, NE 68503

Vicki Cover
Hawley Neighborhood Association
2610 S St.
Lincoln, NE 68503

Peggy Struwe
Hawley Area Association
2240 Q Street
Lincoln, NE 68503

Tim Francis
Hawley Neighborhood Association
2511 T Street
Lincoln, NE 68503

Maurice Baker
Clinton Neighborhood Association
3259 Starr St.
Lincoln, NE 68503

Bob Reeves
Clinton Neighborhood Association
3236 Dudley Street
Lincoln, NE 68503

Renee Malone
Clinton Neighborhood Association
1408 N. 26 St.
Lincoln, NE 68503

Gloria Eddins
Clinton Neighborhood Association
1700 N. 29th St.
Lincoln, NE 68503

Christopher Cashmere
West A Neighborhood Association
3510 W. Plum
Lincoln, NE 68522

Ron Zimmerman
West A Neighborhood Association
2333 W. Washington St.
Lincoln, NE 68522

William Vocasek
West A Neighborhood Association
1903 W. Mulberry Ct.
Lincoln, NE 68522

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14025

Bill Hergott
West A Neighborhood Association
1710 W. Washington St.
Lincoln, NE 68522

William Carver
Near South Neighborhood Association
2202 Washington St.
Lincoln, NE 68502

L.J. Evermann
Irvingdale Neighborhood Association
2636 S. 13th Street
Lincoln, NE 68502

Jeff Tangeman
Everett Neighborhood Association
1144 Peach Street
Lincoln, NE 68502

Sue Landholm
Everett Neighborhood Association
946 Peach St.
Lincoln, NE 68502

Matt Schaefer
Everett Neighborhood Association
1220 Peach Street
Lincoln, NE 68502

Dean Settle
Downtown Neighborhood Association
128 N. 13th St. #404
Lincoln, NE 68508-1501

Ed Patterson
Malone Neighborhood Association
700 N. 24 St.
Lincoln, NE 68503

Steve Larrick
South Salt Creek Community Organization
920 S. 8th St.
Lincoln, NE 68508

Gary Irvin
South Salt Creek Community Organization
645 D St.
Lincoln, NE 68502

Near South Neighborhood Association
P.O. Box 80143
Lincoln, NE 68501

Jim Friedman
Near South Neighborhood Association
1505 A St.
Lincoln, NE 68502

Sally Bush
Irvingdale Neighborhood Association
2635 S. 15th St
Lincoln, NE 68502

Pat Anderson
Everett Neighborhood Association
c/o NWL at 2240 Q St
Lincoln, NE 68503

William Wood
Everett Neighborhood Association
808 D St.
Lincoln, NE 68502

Judy Zohner
Downtown Neighborhood Association
1300 G St. Unit 304
Lincoln, NE 68508

Barb Morley
Malone Neighborhood Association
700 N. 24th St.
Lincoln, NE 68503

Lori Houle
South Salt Creek Community Organization
101 M Street
Lincoln, NE 68508

P.C. Meza
South Salt Creek Community Organization
536 C Street
Lincoln, NE 68502

Cherie Ayite
South Salt Creek Community Organization
1617 S. 8th Street
Lincoln, NE 68502

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Jayne Sebby
Woods Park Neighborhood Association
320 S. 29th Street
Lincoln, NE 68510

Richard Patterson
Woods Park Neighborhood Association
230 S. 29 St.
Lincoln, NE 68510

Becky Martin
Woods Park Neighborhood Association
338 S. 29 St.
Lincoln, NE 68510

Kurt Elder
Haymarket Neighborhood Association
335 N 8th Street 606
Lincoln, NE 68508

Teri Pope-Gonzalez
Salt Creek Area Neighborhood Association
P.O. Box 80073
Lincoln, NE 68501

Maxine Sturzenegger
West Lincoln Neighborhood Association
2441 N. Main
Lincoln, NE 68521

JoAnn Asch
Antelope Park Neighborhood Association
3035 Franklin Street
Lincoln, NE 68502

Cletia Price
Antelope Park Neighborhood Association
1810 Jefferson Avenue
Lincoln, NE 68502

James Garver
Woods Park Neighborhood Association
815 Elmwood Ave.
Lincoln, NE 68510

Mike James
Woods Park Neighborhood Association
145 S. 28 St.
Lincoln, NE 68510

Randy Smith
Woods Park Neighborhood Association
705 S. 32nd St
Lincoln, NE 68510

Devon Wegner
The Creamery Condominium Association
701 P Street #105
Lincoln, NE 68508

Kristin Engelman
Prairie Falls Homeowners Association
1557 SW 11th Pl.
Lincoln, NE 68522

Windsor Square Condominium Association, Inc.
1300 G St.
Lincoln, NE 68508

Lisa Good
Antelope Park Neighborhood Association
3036 Franklin Street
Lincoln, NE 68502

Tim Francis
Capitol View Neighborhood Assn
2511 T Street
Lincoln, NE 68503

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Dave Landis
Urban Development

Ernie Castillo
Urban Development

Larry Hudkins, Chair
Lancaster County Board of Commissioners

Dr. Steve Joel, Superintendent
Lincoln Public Schools
P.O. Box 82889
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Educational Service Unit #18
c/o David Myers
P.O. Box 82889
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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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Lincoln, NE 68510

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

Rick Peo
Chief Assistant City Attorney

Norm Agena
County Assessor

SRA Enterprises, LLC
1222 P Street
Lincoln, NE 68508

Nathan J. Gurnsey
Woods & Aitken
301 S. 13th Street, Suite 500
Lincoln, NE 68508

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ATTACHMENT "D"

CITY OF LINCOLN NEBRASKA

LINCOLN-LANCASTER COUNTY
PLANNING DEPARTMENT
555 South 10th Street Suite 213 Lincoln, NE 68508
402-441-7491 fax: 402-441-6377 lincoln.ne.gov

LANCASTER COUNTY NEBRASKA

January 16, 2015

TO: Neighborhood Associations/Organizations (within one-mile radius)
Larry Hudkins, 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: **Lincoln Center Redevelopment Plan** - Swanson Russell Redevelopment Project (1202 P Street)

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 the above-referenced proposed amendment to the **Lincoln Center Redevelopment Plan** is scheduled for public hearing before the Lincoln City Council on ***Monday, February 2, 2015, 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 creates the "Swanson Russell Redevelopment Project" area, located at 1202 P Street, including Lots 7 and 8, Block 37, Lincoln Original, and adjacent rights-of-way. The project proposes to construct a 10,000 to 12,000 square foot office building on the vacant lot north of the existing Swanson Russell Building. 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, Lincoln, Lancaster County, Nebraska. A project description and map were previously provided to you.

On January 7, 2015, the Lincoln-Lancaster County Planning Commission voted 8-0 to find the proposed amendment to the **Lincoln Center Redevelopment Plan** to be in conformance with the 2040 Lincoln-Lancaster County Comprehensive Plan (**Comprehensive Plan Conformance No. 14025**).

If you would like additional information, you are encouraged to contact Ernie Castillo in the Urban Development Department, at 402-441-7855 or ecastillo@lincoln.ne.gov, or the project planner in the Planning Department, Stacey Groshong-Hageman at 402-441-6361 or slhageman@lincoln.ne.gov). The proposed resolution will appear on the City Council agenda for introduction on Monday, January 26, 2015, and may be accessed on the internet at http://www.lincoln.ne.gov/city/council/index.htm on Thursday afternoon, January 22, 2015. In the meantime, all information which has been submitted on this application may be found at www.lincoln.ne.gov (Keyword = PATS). Click on the "Selection Screen" under "Featured Links", type in the application number (i.e. CPC14025), click on "Search", then "Select". The "Related Documents" are at the bottom of the screen.

Sincerely,

Jean Preister

Jean Preister
Administrative Officer

cc: Dave Landis, Urban Development
Ernie Castillo, Urban Development
Rick Peo, Chief Assistant City Attorney
Norm Agena, County Assessor
SRA Enterprises, LLC
Nathan J. Gurnsey, Woods & Aitken

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DEVELOPMENT SERVICES CENTER DSC

ATTACHMENT "E"

TO BE PUBLISHED ONCE EACH WEEK FOR TWO CONSECUTIVE WEEKS IN THE LINCOLN JOURNAL STAR ON FRIDAY, January 16, 2015 AND FRIDAY, January 23, 2015:

Notice is hereby given that the Lincoln City Council will hold a public hearing on **Monday, February 2, 2015,** at 3:00 p.m., in the City Council Hearing Room, 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 (402-441-7866) or the Planning Department (402-441-7491):

A resolution requested by the Director of the Urban Development Department approving and adopting a proposed amendment to the Lincoln Center Redevelopment Plan to create the "Swanson Russell Redevelopment Project" area, located at 1202 P Street, including Lots 7 and 8, Block 37, Lincoln Original, and adjacent rights-of-way. The project proposes to construct a 10,000 to 12,000 square foot office building on the vacant lot north of the existing Swanson Russell Building. 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, Lincoln, Lancaster County, Nebraska.

Teresa Meier
City Clerk

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