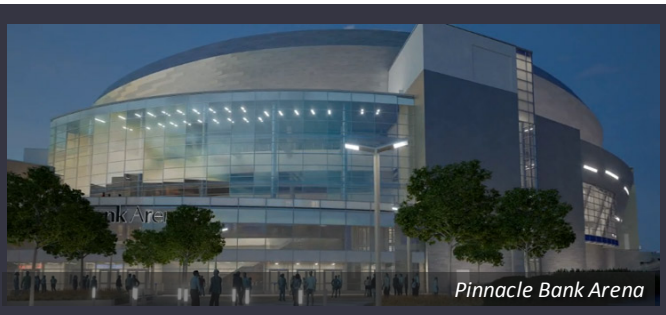
Introduction

An exciting wave of new development in Lincoln's core area, overcoming the lingering uncertainties of the global economic recession, has energized the entire community creating a new layer of activity, of interesting places, and new options for living, working, shopping and recreating.

These exciting projects include:

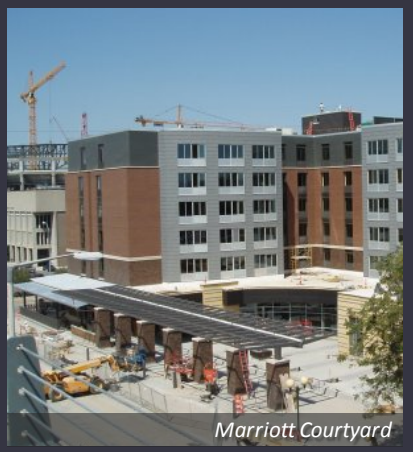
- In downtown, a public garage sandwiched by housing on the top and retail/restaurants on the bottom, two new office buildings, a renovated Centennial Mall. And formerly vacant spaces coming to life with new retail and entertainment.
- West of the Haymarket, a new indoor arena, two new hotels, new retail/restaurants with housing above, a new office building, and a new train depot.
- In Antelope Valley, clustered along a new landscaped creek corridor, a new corporate office building, trail center, townhouses, and a university garage wrapped and topped with student housing.
- On the old state fair grounds, the emerging Innovation Campus, with renovation of two historic buildings and construction of two new buildings which will contain private research space and laboratories that are linked to the science and technology resources of the state university nearby.

Union Plaza Park


Pinnacle Bank Arena

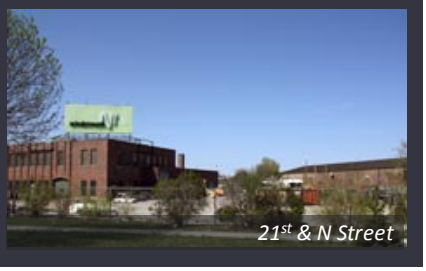
Assurity

P Street Retail Corridor


Marriott Courtyard

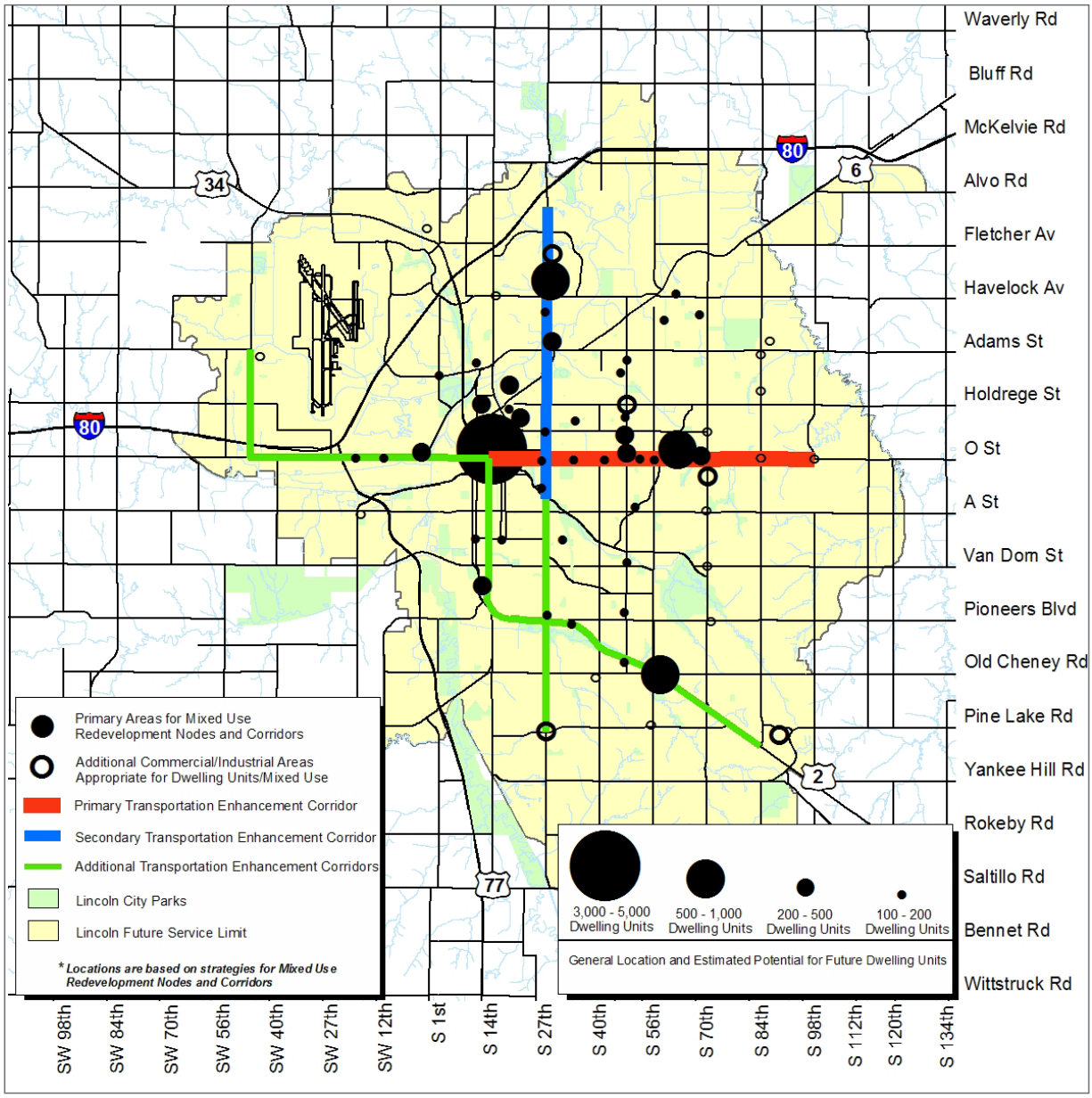
The Larson Building

Farmers Mutual


21st & N Street

This wave of new development is fulfilling the promise for the core area that has been laid out for many years in the City's Comprehensive Plan. But the latest edition of that plan also contains a new promise — that this energy, which takes the form of taller, denser, mixed-use development, can ripple out from the core area to revitalize and enhance other parts of the City. Those ripples may particularly land on older, obsolescing commercial and industrial sites, many of which are found along the City's key transportation corridors and at the nodes where these corridors intersect.

Accommodating just a portion of the City's projected growth through redevelopment of these areas at the edges of existing neighborhoods, along with limited infill of vacant and underutilized land in those neighborhoods, both done with sensitivity to the scale and character of those neighborhoods, can take advantage of existing infrastructure and services which are largely underutilized. This can realize a large savings to the community in taxes otherwise needed to support growth at the City's fringes.



Mixed Use Redevelopment Nodes and Corridors Map — LPlan 2040

Other communities have realized that the creation and enhancement of special "places" throughout the City, employing the careful design and arrangement of new and old buildings and spaces with consideration to convenient accessibility by all transportation modes, can be an important economic development tool. Offering more options to live and work and shop and recreate is important to attracting and retaining the kinds of businesses and workers which are fueling this century's post-industrial economy. Changing demographics, with the aging Baby Boomer generation and with the Millennial generation entering adulthood, are also increasing demand for new options.

The new Comprehensive Plan recognizes that the creation and enhancement of these kinds of places requires guidance through the adoption of new design standards. In addition, the Plan recognizes that current zoning rules that were designed decades ago to guide low-density suburban development do not work very well to facility infill and redevelopment. This document lays out a set of objectives and strategies for reFORMing the City's zoning code. It includes proposals to encourage this next potential layer of City development while remaining sensitive to the needs of existing neighborhoods for stability and protection.

Clear and consistently applied design standards for future commercial and mixed use projects can clarify and streamline the development process for developers and neighbors alike, both of whom have a shared stake in protecting the value of their properties.

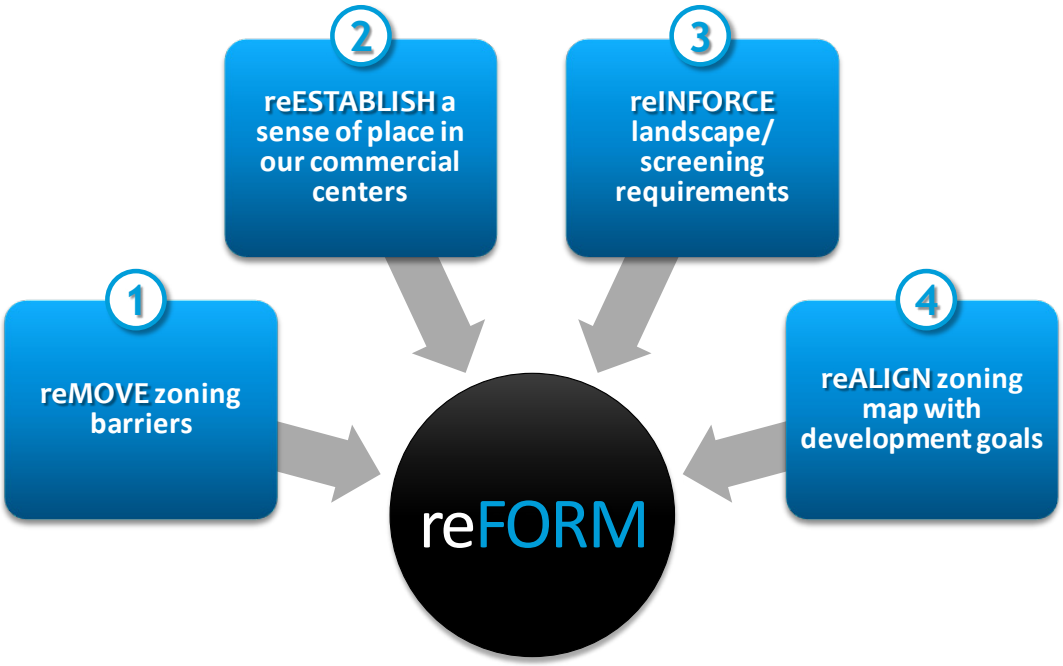
The proposed code revisions are meant to realign standards and processes to be more consistent with the vision expressed in the Comprehensive Plan.

Aksarben Village, Omaha, NE

Paseo Colorado, Pasadena, CA

Belmar, Denver, CO

Four inter-related goals guide the development of these proposed changes. They are:

1. reMOVE zoning barriers
2. reESTABLISH a sense of place in our commercial centers
3. reINFORCE landscape/screening requirements
4. reALIGN zoning map with development goals

Each of the four goals is explained in a separate section of the report with more specific objectives identified for each. Strategies associated with each objective are then provided to further explain in more detail how the objective can be met. Discussion for each objective concludes with a list of code provisions to implement the strategies.