

H. LINCOLN CENTER PUBLIC IMPROVEMENT PROJECT

1. Revitalization/Public Improvement Project Description

This public improvement project of the revitalization process for Lincoln Center will cover a 107-block area of the Community Redevelopment Area as indicated in Exhibit I-1. Revitalization/redevelopment of this 107-block area will require new construction, substantial reconstruction/replacement, and relocation of deteriorated/dilapidated public infrastructure, facilities and related amenities detailed in this section.

The revitalization/redevelopment of the 107 blocks will require the following public improvements indicated below in order for said portion of the Community Redevelopment Area to function as a dominant mixed-use/multi-use center and focal point of business, social, and cultural and entertainment activity for servicing projects already undertaken, such as: Centerstone, Georgian Place, Haymarket Redevelopment, University Square, Cornhusker Hotel and Office Complex, Gold's Galleria, Commerce Court, Lincoln Square, Lincoln Station, Lincoln Theatre, Runza, etc., and encouraging private sector development; including specialty retail, office, commercial services, parking and housing. In addition, the future of the area will depend upon the key factors indicated in Section III, Item A. Introduction.

Street System

- Street and alley vacations. The City will act upon individual situations as presented.
- Shuttle Bus System connecting UNL Campus, State Capitol, County-City Building, Pershing Auditorium and Haymarket area.
- Possible conversion of 12th and 13th Street, "Q" to Lincoln Mall to two-way streets with appropriate curb to curb widths, parallel/diagonal parking, number of thru/turn lanes, etc.
- Handicapped curb access, where necessary.
- Vehicular curb-cut access; development directed.
- Major entryways/entrances; such as 9th & "O", 9th/10th & "P", "Q", or "R", 9th and "K"/"L", and 17th & "O".
- "O" Street - 9th to 7th and 7th Street Paving "O" to "N", street redesign and construction.
- Street/vehicular lighting.

Parking

- Conversion where appropriate of parallel to diagonal parking, approximately 300 spaces.

- Installation of on-street parking, approximately 50 spaces; if and where necessary and appropriate.
- Construction of an off-street parking facility of approximately 100 spaces at the southeast corner of the intersection of 7th & "O" Streets (See Exhibit IV-101), Lots 6 thru 12, Block 52.
- Reconfiguration (Alternate A) of the City of Lincoln, Lincoln Station north parking facility (leased property) and the U. S. Post Office abutting parking facility for more efficient use by both parties of the parking lots to a north/south configuration through a mutually agreeable agreement; or, the acquisition (Alternate B) (through mutual agreement) by the City of Lincoln of the U. S. Post Office parking facility (approximately 70 spaces) through a replacement parking facility of equal/like characteristics in a northerly location around 8th & "S Streets.
- Off-street, surface parking, if and where appropriate as authorized by City Council.

Open Spaces and Pedestrianways

- Parks
- Plazas
- Second level pedestrianways (skywalks) and/or with grade level exterior access
- Festival areas and gathering places - improvements to facilitate temporary designated street closures, storage space, electric and water utilities

The above elements/activities may include sidewalks, benches, trash receptacles, landscaping, water, lighting, art/sculpture, kiosks, etc.

Landscaping and Lighting/Pedestrian Environment - Right-of-Way Improvements/Amenities

- Pedestrian Lighting
- Street furniture: kiosks, water fountains, benches, bike racks, trash receptacles, etc.
- Special street pedestrian crosswalk pavements and nodes
- Sidewalk construction/replacement
- Graphics/informational signage
- Banners/Pennants
- Landscaping: shrubs, street and ornamental trees, planting bids
- Water systems

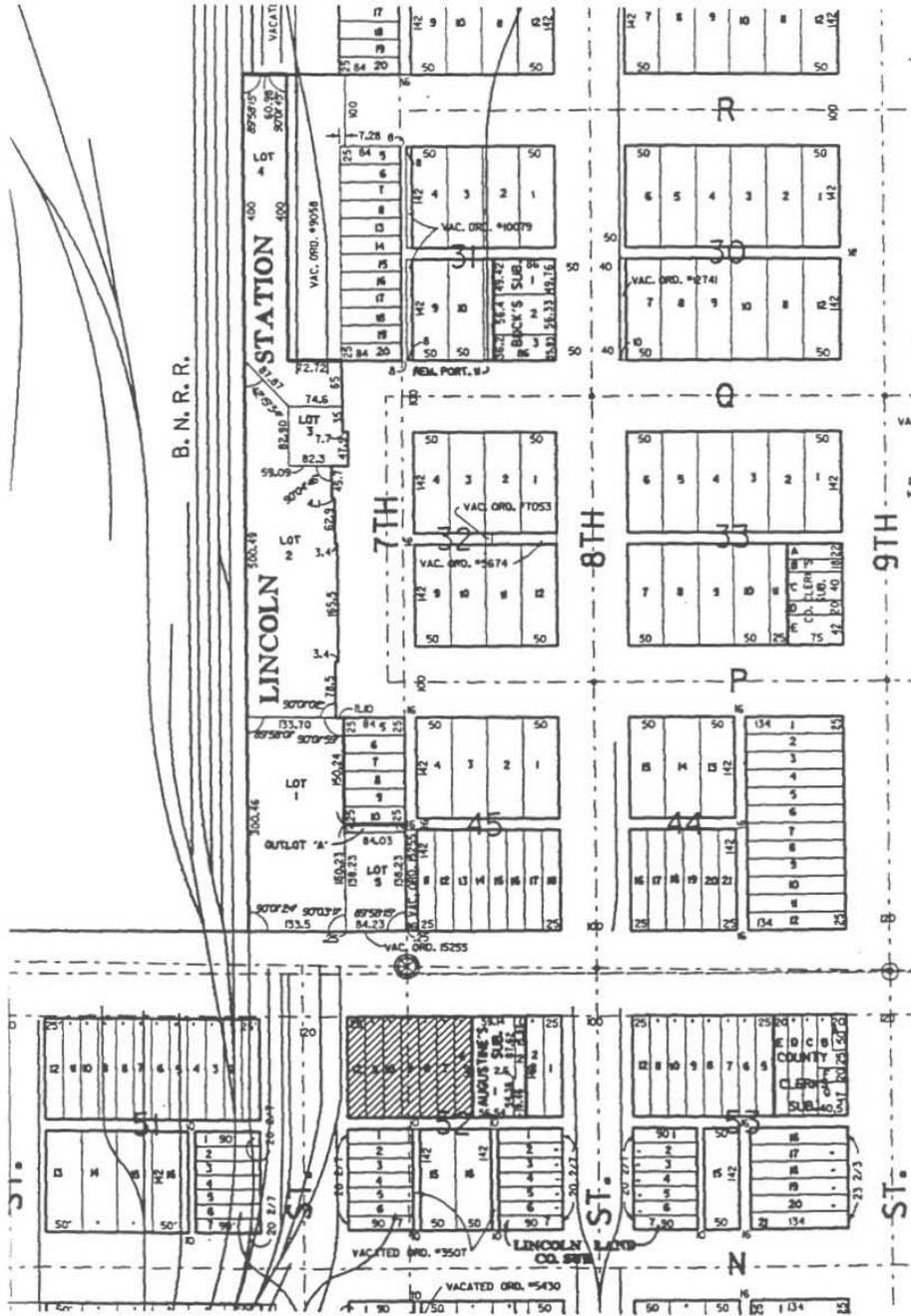


Exhibit IV-101
Block 52 Parking* - Acquisition and Parcel Map

//// Acquisition

*Part of Lincoln Center Public Improvements Redevelopment Project

Lincoln Center Redevelopment Plan



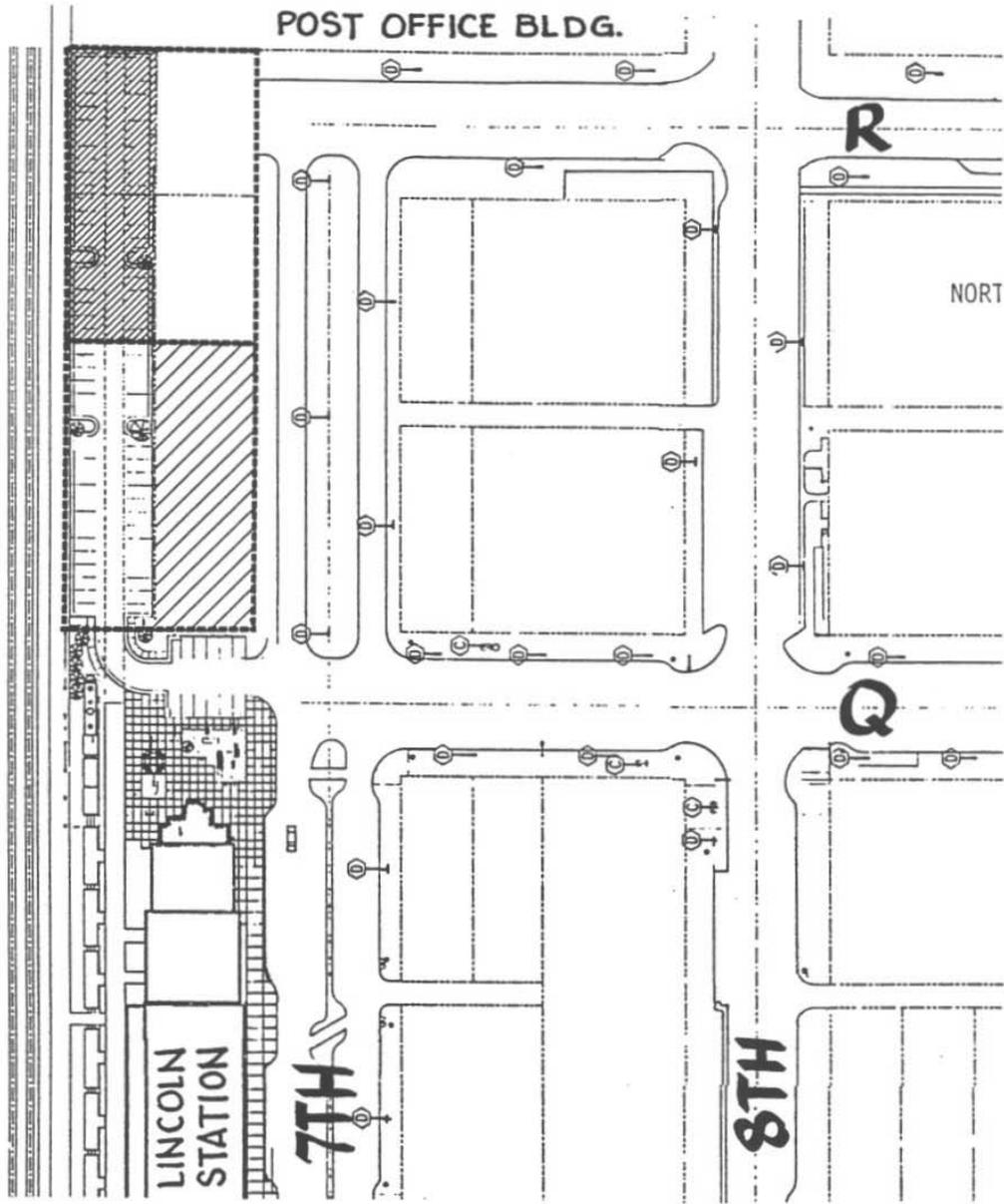


Exhibit IV-102
Post Office Parking* - Alternate A: Reconfiguration Plan

////// City Leased Property to be Subleased to U.S. Post Office

\\\\\\\\ U.S. Post Office Property to be Leased to City

----- New Parking Lot Configurations

*Part of Lincoln Center Public Improvements Redevelopment Project

Lincoln Center
Redevelopment Plan



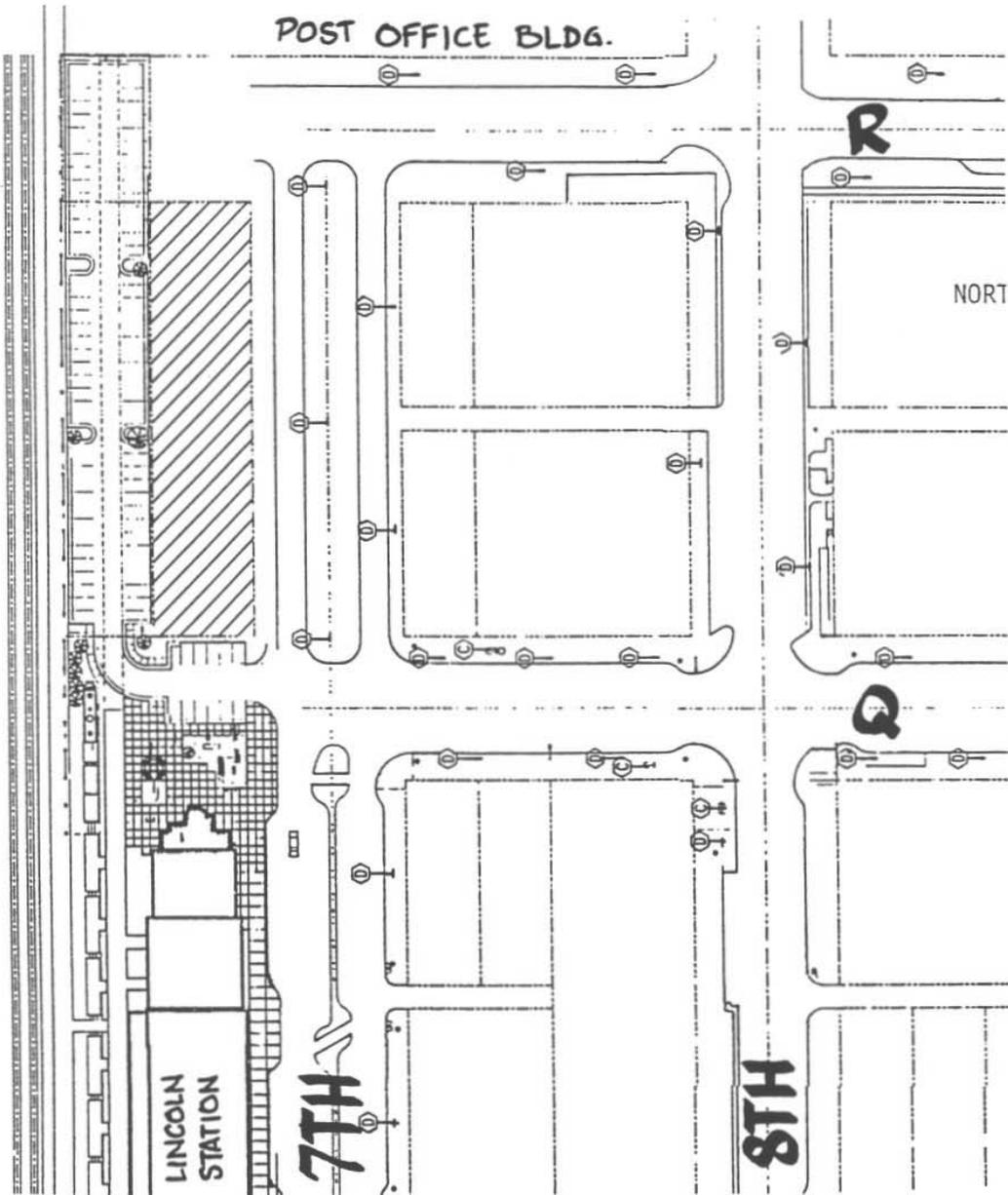


Exhibit IV-103
Post Office Parking* - Alternate B: Acquisition and Site Replacement

////// Acquisition

*Part of Lincoln Center Public Improvements Redevelopment Project

Lincoln Center
Redevelopment Plan



Public pedestrian oriented amenities may be refurbished, replaced, and altered on all blocks as part of an overall planned effort, if and where determined to be of a substantive nature and not considered maintenance.

Cultural and Historic Amenities

- Historic/civic monuments
- Sculpture, art and fountains

Public Facilities/Utilities/Infrastructure

- Centrum Parking Garage - Child Care/Educational Facilities; "N" Street grade level
- Water main construction/replacement; where and if necessary
- Sanitary and storm sewer construction/replacement, where and if necessary
- Traffic signal system construction/replacement, where and if necessary
- LES utility relocations

2. Statutory Elements

(a) Property Acquisition, Demolition and Disposal

- (i) Acquisition. The acquisition of private property or relocation of families or business, or sale of private property for private redevelopment purposes is to accomplish construction, reconstruction and/or reconfiguration of parking facilities. However, to accomplish the public improvements enumerated hereunder, public action may be required to secure construction easements, public facility site acquisition and other property rights to implement and accomplish activities. Council authorization will be necessary to undertake such acquisition actions.

The City of Lincoln will acquire, purchase easements and/or lease the following parcels of property:

Lots 6 thru 12, Block 52, Original Plat

That portion of vacated 7th Street per Vacation Ordinance No. 9058, abutting (westerly) Lots 5 thru 8 and 13 thru 20, Block 31, Original Plat.

The City will acquire the necessary fees, titles, easements, and public rights by way of voluntary negotiation. If voluntary purchase is not possible, the City may institute condemnation proceedings as a last resort.

- (ii) Demolition and Relocation. Demolition activities will entail clearance of improvements located on the property for the proposed public improvements; necessary capping, removal and/or replacement of utilities; site preparation; securing insurance and bonds; and taking other necessary measures to protect citizen and surrounding properties. In addition, if and where necessary, relocate current occupants pursuant to State/Federal relocation regulations.
- (iii) Disposition. No disposition, other than disposal of excess remnants of land is anticipated as part of this project. Same will be disposed of according to City policy and land disposition guidelines outlined in Appendix 4.

(b) Population Density

The population density of the 107-block Lincoln Center Redevelopment Plan Community Redevelopment Area will not be affected by the public improvements/activities proposed as part of this project. However, efforts continue to increase the population density through conversion of non-residential structures to housing, and substantial rehabilitation, for retention, of vacant residential buildings.

(c) Land Coverage and Building Density

The land coverage and building density within the 107-block area will be minimally, if at all, affected by the public improvements/activities undertaken as part of this project.

(d) Traffic Flow, Street Layout and Street Grades

Project activities proposed such as the shuttle bus system, conversion of 12th and 13th Streets from one-way to two-way, installation of on-street angle parking, "O" Street - 7th to 9th Street redesign, and parking garage/lot construction, etc. will affect traffic flow, street layout and street grades. It is anticipated that automobile traffic will be slowed down and possibly reduced, and pedestrian traffic/movement altered and increased.

(e) Parking

The Community Redevelopment Area is served by an extensive inventory of public and private parking facilities -- off-street surface, on-street and garages. As noted previously in this section, approximately 520 new public parking spaces will be provided as part of this project's activities.

(f) Zoning, Building Codes and Ordinances

The present Lincoln Central Business District (B-4) zoning allows for the type of public improvements proposed. Likewise, the City's adoption of the Uniform Code for the Abatement of Dangerous Buildings, the Uniform Building Code and their specific City amendments will properly protect the public health, safety and welfare of the people. At this time, there are no contemplated changes in the City's zoning laws or building codes

to implement this project. It may be necessary, however, to adopt ordinances to special assess pedestrian bridges and public improvements; to issue parking revenue bonds for parking; and to issue community improvement financing bonds.

(g) Public Facilities and Utilities/Infrastructure

No new public utilities are expected to be needed in the foreseeable future to serve the project area other than a storm sewer in 13th Street from "P" to "R" Streets; however, some utilities may need to be relocated, replaced, or increased in size.

Other City public facilities in the Community Redevelopment Area may include park/plaza/open spaces as deemed necessary and appropriate by the Mayor and City Council. The park/plaza/open spaces may include sidewalk, benches, trash receptacles, landscaping, water, lighting, art/sculpture, structures, etc. as necessary for its proper function.

3. Proposed Cost and Financing

The total public expenditure for the Lincoln Center Public Improvements Project is estimated at \$7,564,120. Private funding involvement may occur through special assessments, business improvements districts, private contributions, Winnette Trust, etc. Exhibit IV-104 contains a breakdown of the estimated public expenditures. Exhibit IV-105 shows the anticipated funding sources.

Public expenditures may be funded by using any combination of the following sources:

- (a) Special Assessments - Business Improvement Districts
- (b) Parking Revenue Bond/Parking Structure and/or Lot Income
- (c) Private Contributions
- (d) General Obligation Bonds
- (e) MIRF
- (f) Community Development Block Grant/HUD Section 108 Loan Program
- (g) \$12 million/D.T. Redevelopment Bond Issue Funds
- (h) Community Improvement (Tax Increment) Financing
- (i) Street Construction Fund
- (j) Sewer and Water Utility Revenues
- (k) Capital Improvements Program Budget - G. R./LES
- (l) Winnette Trust
- (m) Federal/State Grants; such as: NEA, Highway Funds, etc.
- (n) Interest Income
- (o) Advance Acquisition Fund - property rights/easements, public facility site acquisition
- (p) General Fund Budget

Project activities will be undertaken subject to selection/recommendation of the Mayor, and, to the limit and source of funding authorized/approved by the Mayor and City Council.

4. Implementation Steps

Under the Nebraska Community Development Law, the first step in redeveloping an area is for the City to declare the area blighted and in need of redevelopment. The Lincoln City Council completed this first step by declaring the Downtown Area blighted on October 22, 1984, affirmed by resolution in 1987 the area as "blighted and substandard" and further amended thereafter. The City Council determined that private enterprise could not redevelop this area without the assistance provided by the Community Development Law (see Blight Resolutions, Appendix 1 and Appendix 9).

The implementation steps for the Lincoln Center Public Improvements Project are:

- Prioritize and/or select project improvements for implementation.
- Issue and sell Improvement Financing Bonds if and when necessary.
- Acquire property, property rights, easements and leases as necessary.
- Relocate tenants as necessary.
- Competitively select architects and engineers to design the public facilities and improvements.
- Approve the public facilities and improvements design.
- Competitively select primary contractors to construct public facilities and improvements.
- Construct public facilities and improvements.

EXHIBIT IV-104

LINCOLN CENTER PUBLIC IMPROVEMENT PROJECT EXPENDITURE SUMMARY

Public Expenditures

1.	Property Acquisition	\$ 695,000
2.	Relocation, Demolition, Asbestos Removal	25,000
3.	Street Systems Street and alley vacations, shuttle bus, conversion of one-way to two-way streets, curb cut access, major entryways/entrances, "O" Street/Viaduct, street/vehicular lighting, etc.	1,300,000
4.	Parking	570,000
5.	Open Spaces and Pedestrianways	950,000
6.	Landscaping and Pedestrian Environment	2,110,100
7.	Civic Cultural	250,000
8.	Public Facilities/Utilities/Infrastructure	500,000
9.	Project Design and Engineering (15%)	873,915
10.	Contingency (5%)	<u>291,005</u>
		\$7,564,120

EXHIBIT IV-105

LINCOLN CENTER PUBLIC IMPROVEMENT PROJECT RESOURCE SUMMARY

Resource/Type of Public Funding

Special Assessments/Business Improvement Districts, Parking Revenue Bond/Parking Structure and/or Lot Income, Private Contributions, MIRF, Community Development Block Grant, Downtown Redevelopment Bond Issue Funds, Community Improvement Financing, Street Construction Fund, Sewer and Water utility Revenues/Bonds, Capital Improvement Program - G.R./LES, Winnette Trust, Advance Acquisition Fund - \$7,564,120.