

EXHIBIT A**L. LINCOLN MALL CAPITOL ENVIRONS REDEVELOPMENT PROJECT****1. Revitalization Project Description**

The Lincoln Mall Capitol Environs Redevelopment Project incorporates portions of or all of eight 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 MR 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. ←

The existing land uses in the Lincoln Mall Capitol Environs Redevelopment Project area consist of office, surface parking, residential, public and service retail. Exhibit IV-124 identifies existing land use within the project area.

The goals of this redevelopment project are to provide amenities on Lincoln Mall and in the street right of way serving Block 119 and the Capitol Environs District. The amenities would include, but not be limited to, sidewalks, utilities, curbs, plantings and landscaping, street furniture public art, other hardscaping and transit improvements.

The goals of this redevelopment project are to provide amenities on Lincoln Mall and in the street and public rights of way serving Block 119 and the Capitol Environs District and to support the distinctive architectural character of the Capitol Environs district. The amenities included in the project area are sidewalks, utilities, curbs, plantings, street furniture, public transit improvements, lighting, public art, other hardscaping and improved safety features.

These improvements correspond to several of the downtown redevelopment goals identified in Section III. The redevelopment project addresses these goals in the following ways:

- Encourages private development in the project area that supports and enhances the architectural character of both the Capitol Environs district and Capitol view corridor.
- Strengthens linkages between two key functional areas: State Capitol and the County-City Building.
- Provides an attractive, pedestrian-friendly environment that will encourage businesses to locate and remain in Downtown.
- Increases the level of security and safety by improving lighting, installing police call boxes and increasing night time surveillance in the project area.

- Enhances the area's pedestrian-friendly, street level orientation through improved sidewalks, street furnishings and other streetscape amenities.
- Integrates streetscape and landscape improvements in the project area with existing cultural landmarks (State Capitol, Lincoln statues).
- Improves vehicular circulation through new public transit shelters in the project area.

2. Statutory Elements

a. Property Acquisition, Relocation, Demolition and Disposal

No property acquisition, relocation, demolition or dispersal is anticipated as part of this redevelopment project.

b. Population Density

A total of 137 dwelling units exist in the redevelopment project area. These consist of 72 units in the Skypark Manor at 13th and Lincoln Mall and 65 units in the Century House at 12th and Lincoln Mall. All of these units will remain after implementation of the redevelopment agreement.

c. Land Coverage and Building Density

The land coverage and building density will not be impacted by the redevelopment project. All existing buildings in the project area will remain upon completion of the project. The proposed uses are all shown on Exhibit IV-125 and are not scheduled to change as a result of this project.

d. Traffic Flow, Street Layout and Street Grades

The existing street system within the project area will remain unchanged as a result of implementation of this project. Pedestrian amenities will be constructed on the right of way throughout the project area including in the median of Lincoln Mall from 10th to 14th Streets and in Centennial Mall and the surrounding rights of way in the Capitol Environs. New public transit shelters are planned to enhance traffic flow and user convenience in the project area.

e. Parking

The project area contains surface parking on portions of Blocks 119, 120, 121 and covered parking for residents of Skypark Manor. Other nearby parking facilities that serve the area include the Carriage Park Garage (710 spaces), the Cornhusker Square garage (405 spaces), as well as private and state parking garages.

f. Zoning, Building Codes and Ordinances

The project area is zoned O-1, B-4, and P (See Exhibit IV-126). The entire area is located within the Capitol Environs Overlay Zoning District. Zoning will remain unchanged as a result of this project (See Exhibit IV-127). The Uniform building code for the abatement of dangerous buildings, the Uniform Building Code and their specific City amendments will 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.

g. Public Infrastructure

New curbs, sidewalks, lighting, police call boxes, public transit shelters, plant material, street furniture and other streetscape improvements are anticipated throughout the project as a result of the implementation of this project.

3. Proposed Costs and Financing

The estimated cost of the Lincoln Mall Redevelopment Project is \$3.1 million. These funds will be used for the following public improvements, which could include the following:

- Public transit shelters
- Sidewalk construction
- Street curbs
- Other hardscaping
- Street lighting
- Public call boxes
- Landscaping improvements
- Irrigation
- Street furniture and other amenities
- Public Art

Funds may also be used to carry out plans for a program of voluntary or compulsory repair and rehabilitation of buildings or other improvements in accordance with the redevelopment plan. The source of public funds for these improvements will be community improvement financing generated from the private development within the project area. Community investment financing is estimated to be \$3.1 million.

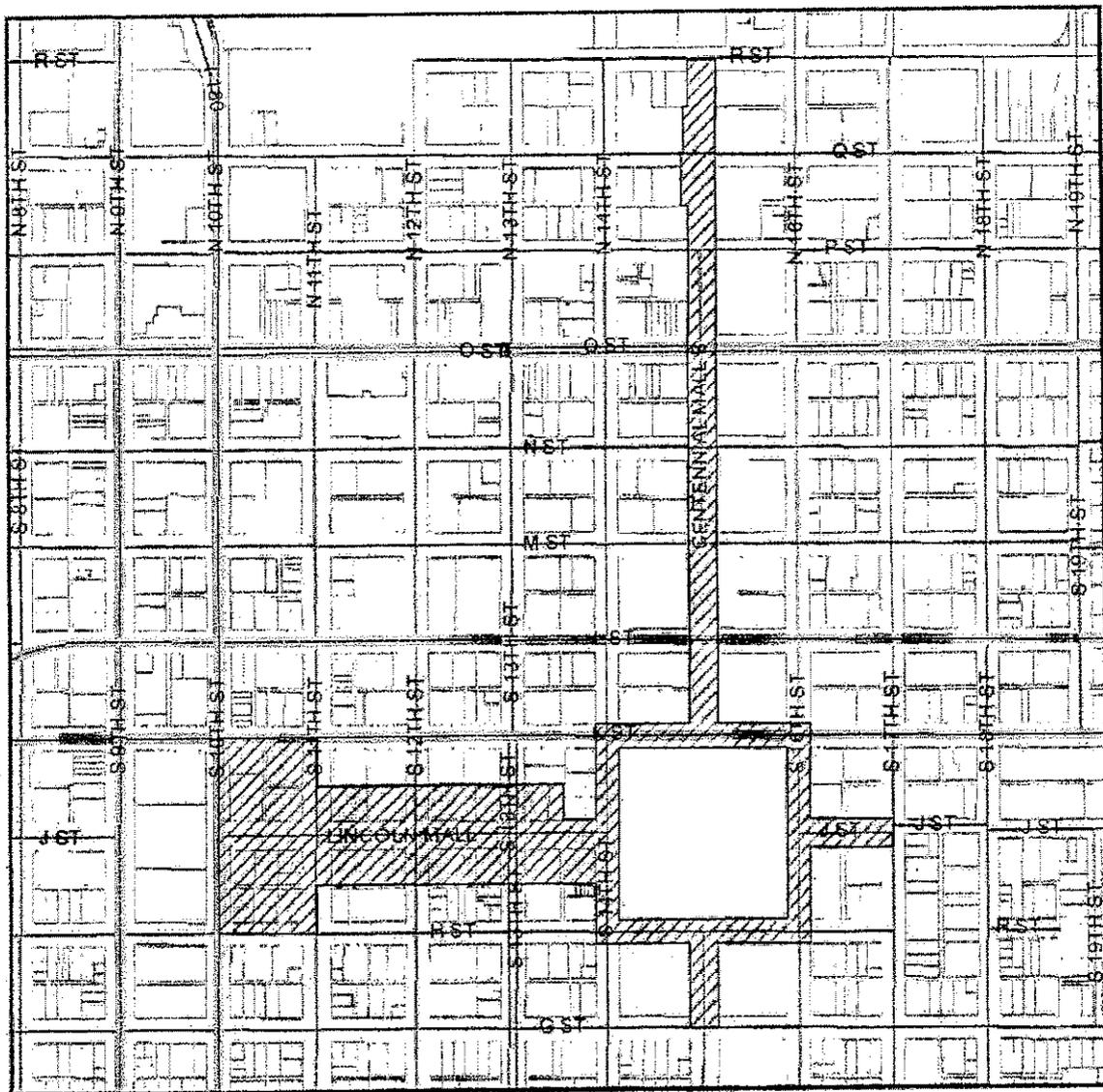


Exhibit - IV - 123
Existing Parcel Map and Project Area

 Lincoln Mall Capital Envelope
 Parcel
 Streets - Major

Created/Compiled by:
 City of Lincoln, Urban Development Dept
 Revised on 07/23/09



LINCOLN CENTER Redevelopment Plan

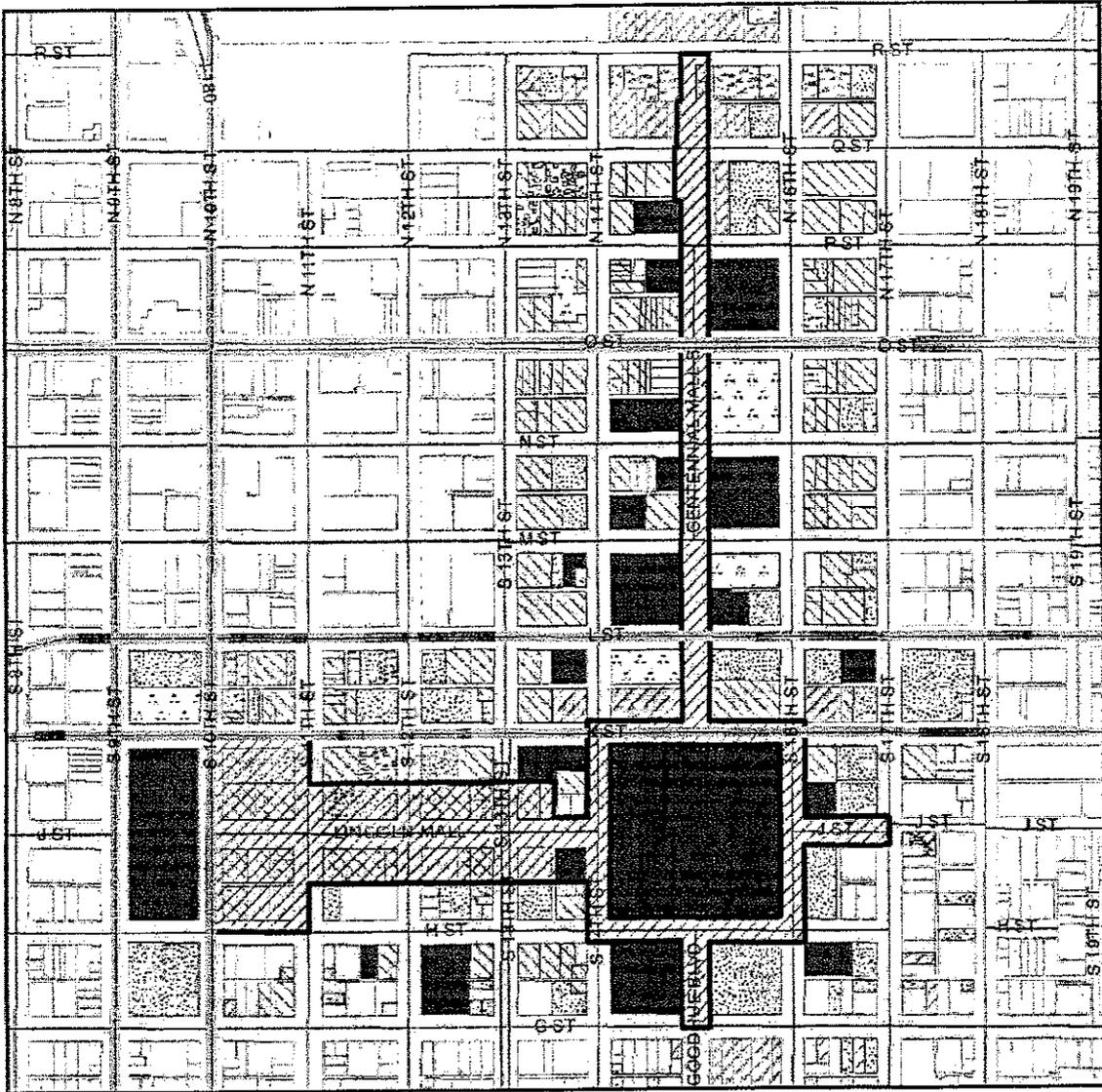
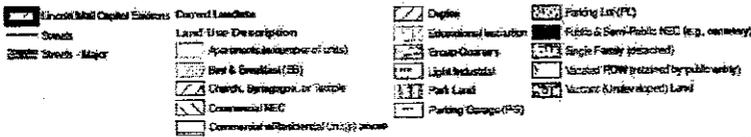


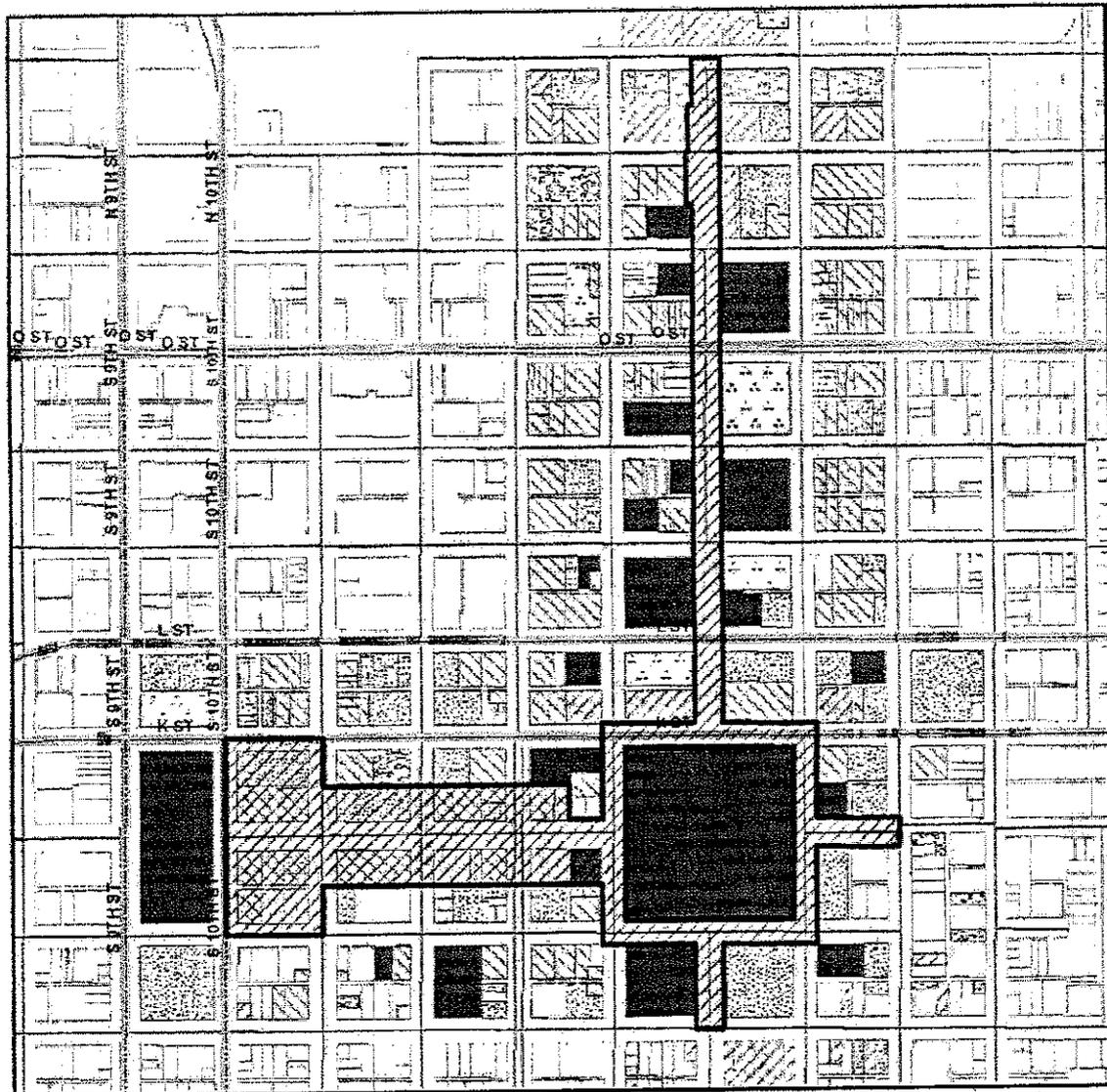
Exhibit - IV - 124
Existing Land Use



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 City of Lincoln, Urban Development Dept
 Revised on 08/29/05



LINCOLN CENTER Redevelopment Plan



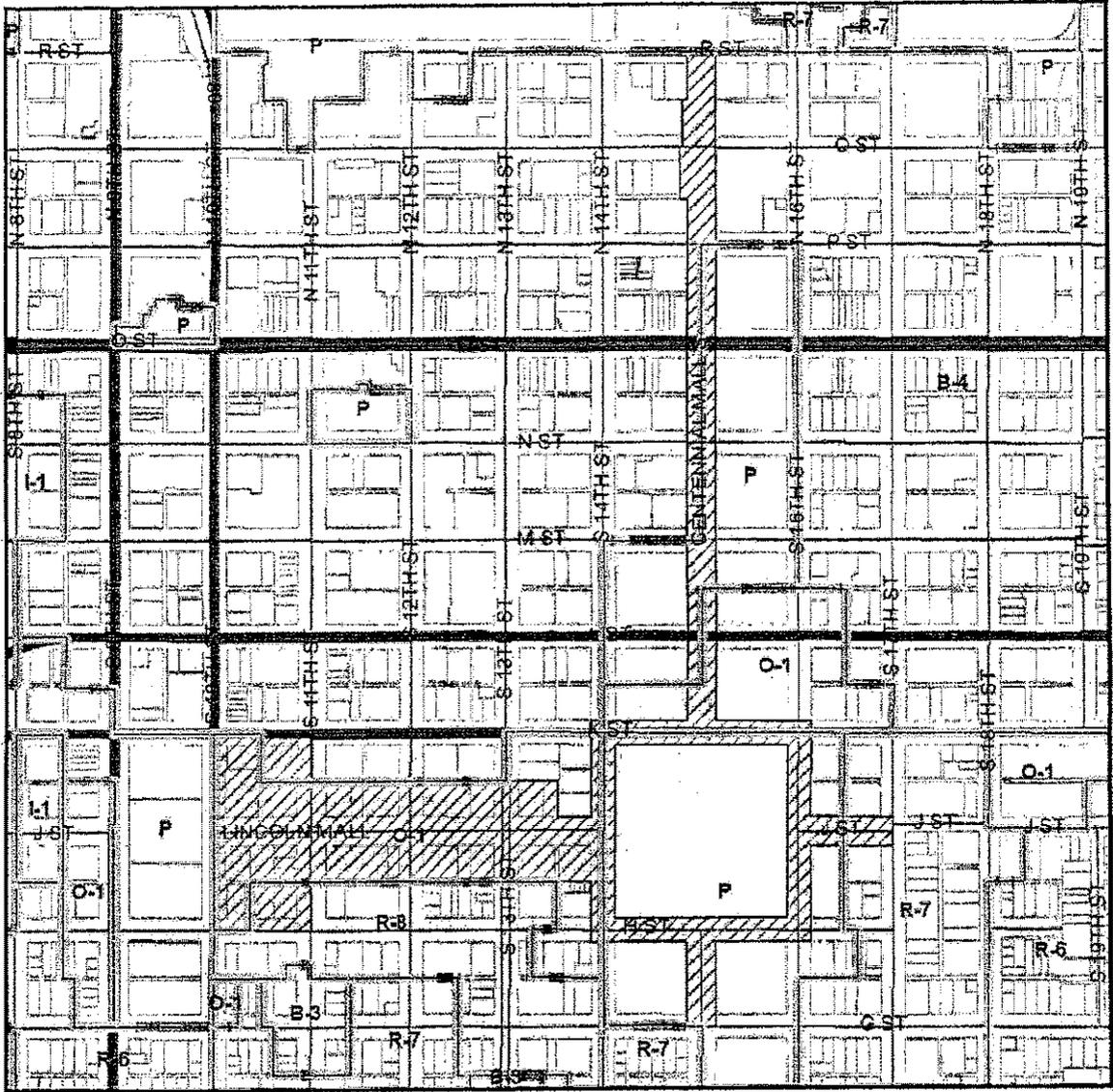
**Exhibit - IV - 125
Proposed Land Use**

	Future Land Use		
	Land Use Description		

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Revised on 07/29/08



LINCOLN CENTER Redevelopment Plan



**Exhibit - IV - 126
Existing Zoning**

-  Lincoln Mall Capital Improvements
-  Streets
-  Streets - Major
-  Zoning

Created/Compiled by:
City of Lincoln, Urban Development Dept
Revised on 03/28/09



LINCOLN CENTER Redevelopment Plan

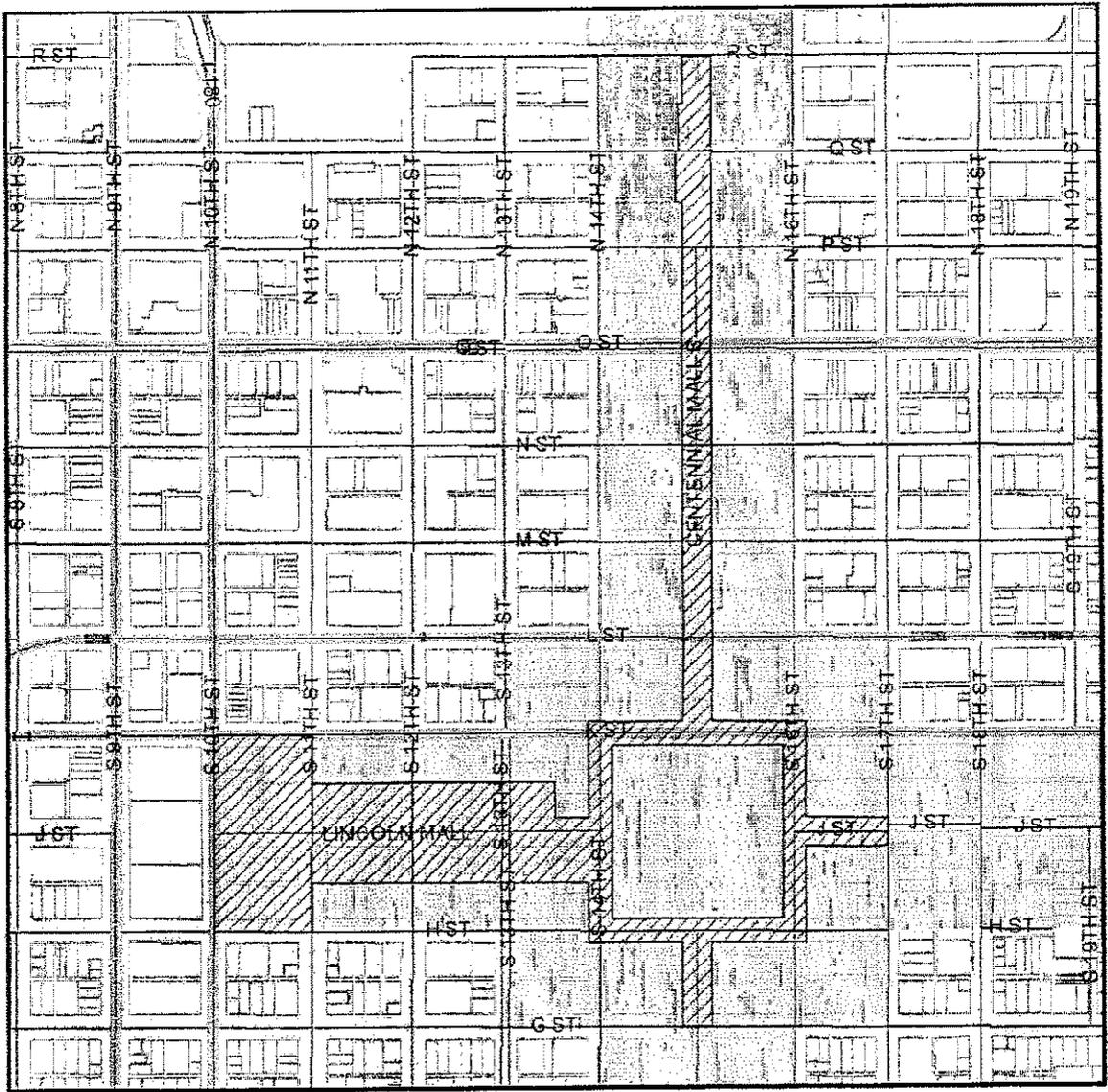


Exhibit - IV - 127
Capitol Environs District

-  Lincoln Mall Capitol Environs
-  Capitol Environs District
-  Streets
-  Streets - Major

Created/Compiled by:
 City of Lincoln, Urban Development Dept.
 Revised on 08/29/09



LINCOLN CENTER Redevelopment Plan



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

August 14, 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. 09009**
(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. 09009**, 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 amends an existing project known as the "Lincoln Mall Capitol Environs Redevelopment Project", to extend the boundary to include the public rights-of-way of Centennial Mall from the south side of K Street to the mid-point of R Street (previously M Street). 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, August 26, 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, August 20, 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

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Hallie Salem
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Lincoln-Lancaster County
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402-441-7491 / fax: 402-441-6377

Lynn Sunderman, Chair
City-County
Planning Commission



MAYOR CHRIS BEUTLER

lincoln.ne.gov

September 10, 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**
(Proposed Revision to the "Lincoln Mall Capitol Environs 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, September 21, 2009, at 3:00 p.m.**, in the Hearing Room on the first floor of the County-City Building, 555 South 10th Street, Lincoln, Nebraska.

The proposed amendment amends an existing project known as the "Lincoln Mall Capitol Environs Redevelopment Project", to extend the boundary to include the public rights-of-way of Centennial Mall from the south side of K Street to the mid-point of R Street (previously M Street). 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 August 26, 2009, the Lincoln City-Lancaster County Planning Commission voted 8-0 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. 09009).

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 September 14, 2009, and may be accessed on the internet at <http://www.lincoln.ne.gov/city/council/index.htm> on Thursday afternoon, September 10, 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 FRIDAY, September 4, 2009 AND FRIDAY, September 11, 2009:

Notice is hereby given that the Lincoln City Council will hold a public hearing on Monday, September 21, 2009, 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 "Block 68 Redevelopment Project" including a hotel and entertainment complex, mixed-use residential and commercial building with retail on the first floor, and parking facility for the proposed uses. The Project Area is located on the block bounded by 10th, 11th, M and N Streets. 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.
2. A resolution approving and adopting a proposed amendment to the Lincoln Center Redevelopment Plan amending an existing project known as the "Lincoln Mall Capitol Environs Redevelopment Project", to expand the boundary to include the public rights-of-way of Centennial Mall from the south side of K Street to the mid-point of R Street (previously M Street). 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