

Kiechel Fine Art Gallery REDEVELOPMENT PROJECT

Revitalization Project Description

The project redevelopment area is located at 1208 O Street, legally described as Lot 9, Block 40, Original Plat, Lincoln, Lancaster County, Nebraska. The attached maps include, the Project Area, Zoning, Current Land Use and Future Land Use.

The project goal is to continue to strengthen Downtown Lincoln's art community through the redevelopment of the former Dietz Music building into an art gallery that improves not only the building but the downtown area. The project will remove blighted and substandard conditions at this location by renovating an empty building, and will continue the revitalization of Downtown Lincoln, specifically along "O" Street.

The project is consistent with the goals of the Lincoln Center Redevelopment Plan and the Downtown Master Plan. Public funded redevelopment activities include an art garden located on a rooftop deck to be held open for public functions ten to twelve times a year. Features for the deck include sculpture stands with LED lighting for three dimensional sculptures, including certain stands located near the front parapet of the building so the sculptures are visible to the public walking along O Street or looking out windows of adjacent buildings. In addition, the property will also include energy efficient windows, façade lighting washing the building in various colors, and a sidewalk projector which will display images on the sidewalk.

The redevelopment project addresses these goals by accomplishing the following:

- Redeveloping an underdeveloped and undervalued parcel.
- Improving and enhancing the "O" Street corridor.
- Encouraging private development in the project area.
- Enhancing the aesthetics of Downtown to Improve the pedestrian environment

Statutory Elements

There are no plans for the City to acquire, relocate, or demolish the real property. The developer owns the land and buildings in the project area that will be improved through the project renovation. The project area is zoned B-4 and the zoning will remain the same.

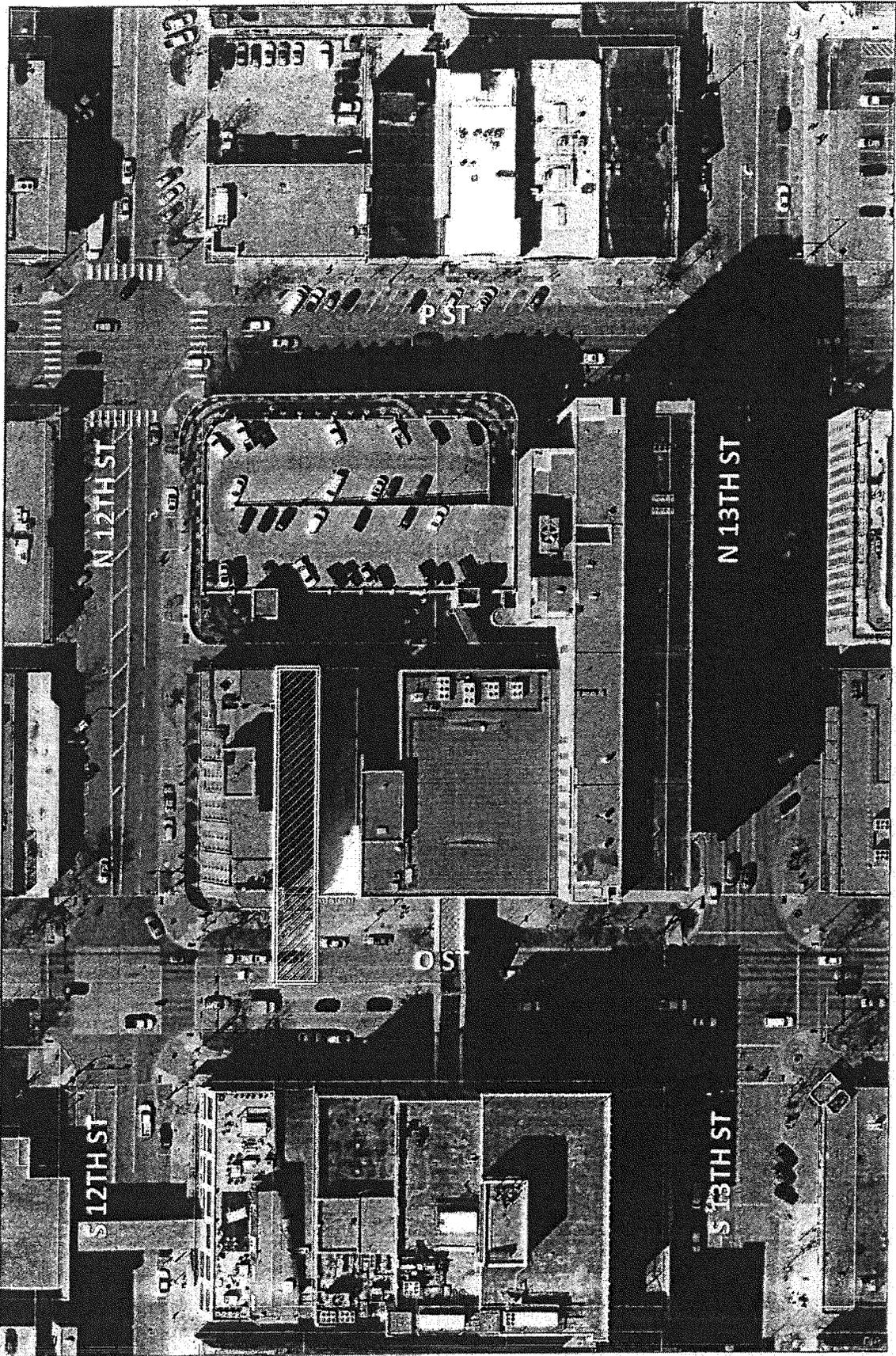
Proposed Costs and Financing

The estimated cost to implement this redevelopment project is approximately \$1.2 million dollars, including approximately \$145,000 in public improvements. The source of

the public improvement funding is Tax Increment Financing, which is generated from the private development within the project area.

Public investment may assist in the design and construction of the rooftop deck, façade enhancements, and the energy efficiency improvements.

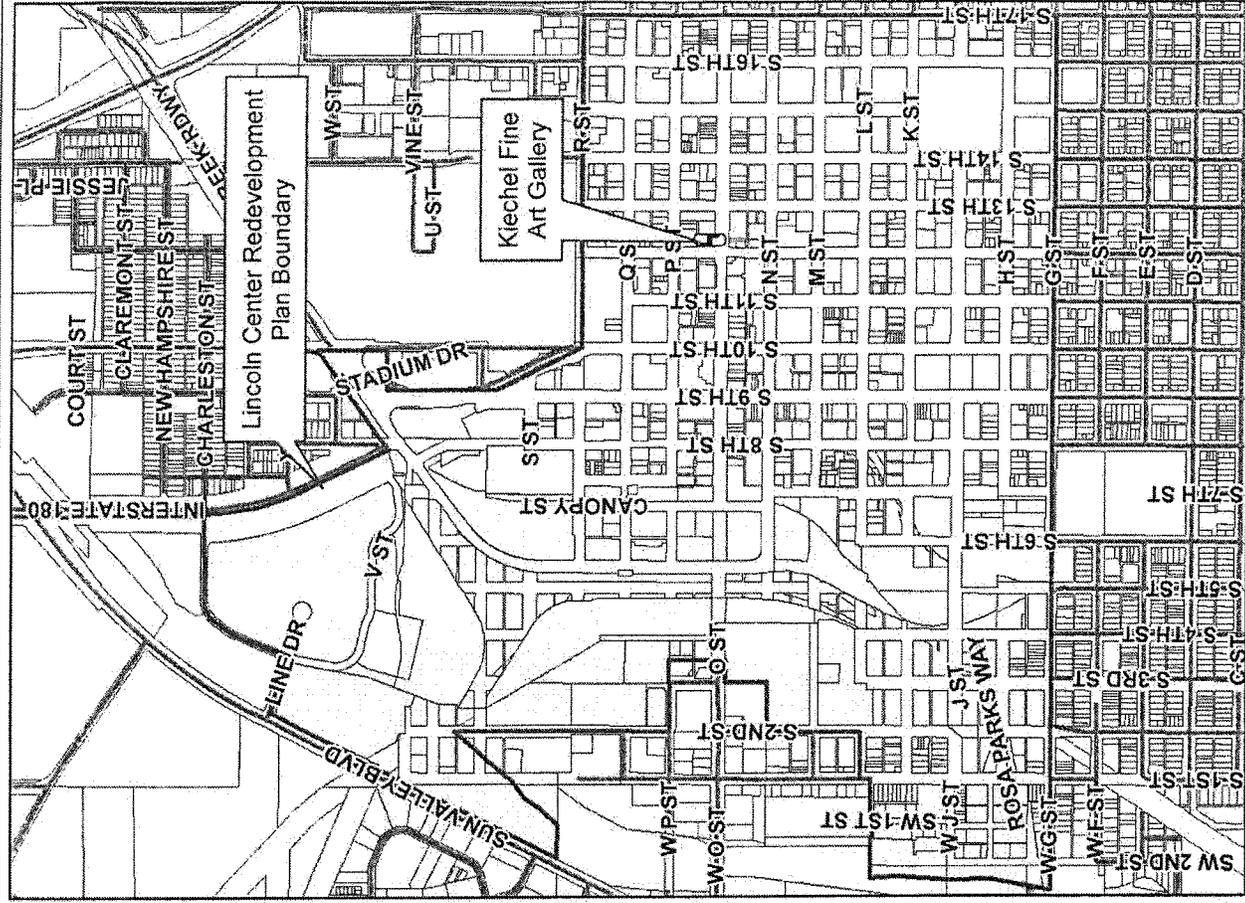
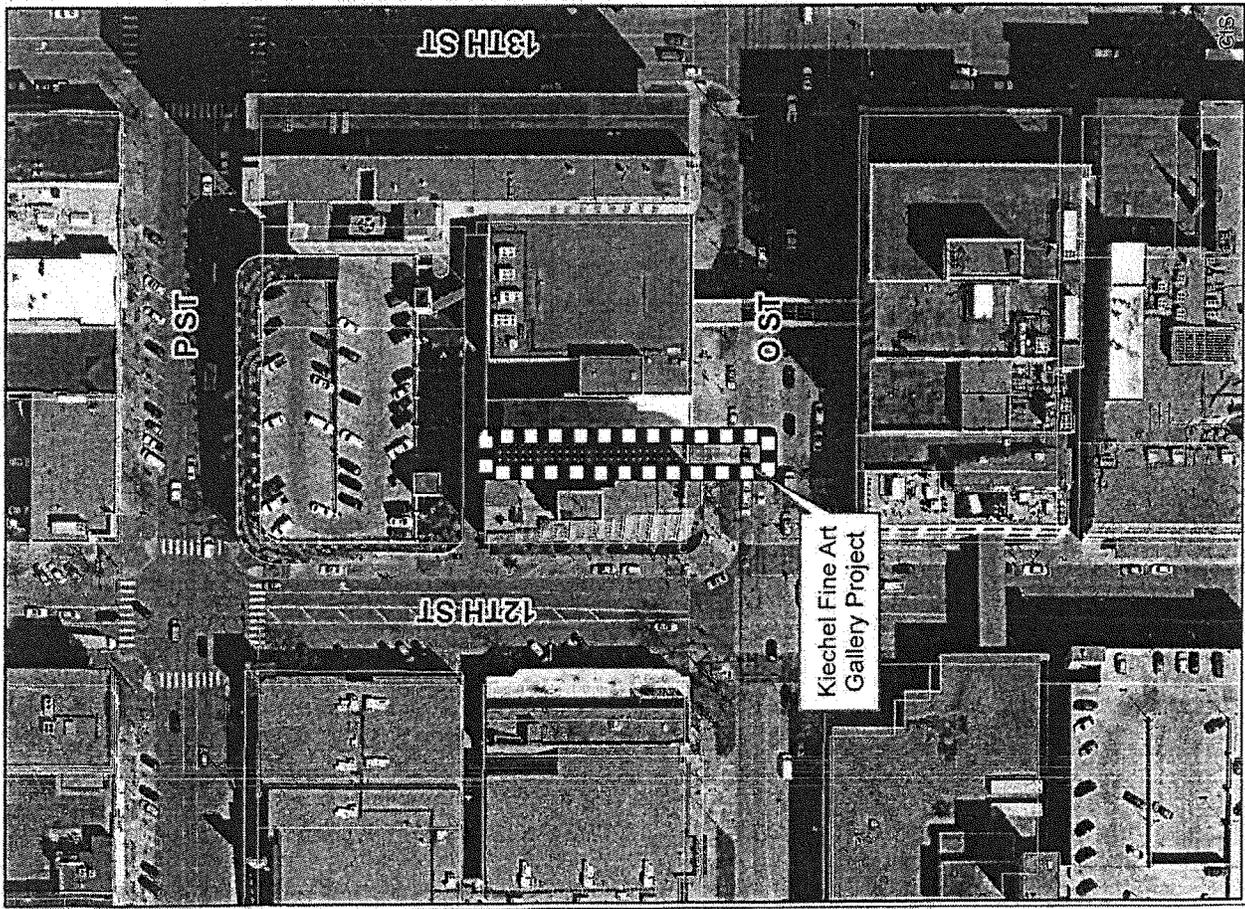
Funding sources and uses will be negotiated as part of the redevelopment agreement, subject to approval by the Mayor and Lincoln City Council.



1208 O St Redevelopment: Project Area

 1208 O St





Comprehensive Plan Conformance #14009
 Lincoln Center Redevelopment Plan
 Kiechel Fine Art Gallery Project
 N 12th & O St

m:\plan\arcview\CFR\developmentAreaDrawings.mxd (CPC14009)



LINCOLN-LANCASTER COUNTY
PLANNING DEPARTMENT

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



May 2, 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. 14009: Amendment to the Lincoln Center Redevelopment Plan**
(Kiechel Fine Art Gallery Redevelopment Project - 1208 "O" Street)

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. 14009**, 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 add the "*Kiechel Fine Art Gallery Redevelopment Project*" located at 1208 "O" Street. The project consists of an art garden on the rooftop deck, energy efficient windows and enhanced facade lighting. 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 are attached, for your information. Additional information may be found at www.lincoln.ne.gov (Keyword= PATS), search by Application No. CPC14009. 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, May 14, 2014**. 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, Paul Barnes, at 402-441-6372 or pbarnes@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, May 8, 2014, after 3:00 p.m. The Planning Commission Agenda and staff report will also be available on Internet at that time at www.lincoln.ne.gov (keyword = pcagenda).

Sincerely,

Jean Preister
Administrative Officer

cc: David Landis and Ernie Castillo, Urban Development
Rick Peo, Chief Assistant City Attorney
Norm Agena, County Assessor
KFA 1208, LLC

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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.*



ATTACHMENT "C"

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

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

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

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

Dean Settle
Downtown Neighborhood Association
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Lincoln, NE 68508-1501

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

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

Michael Cornelius
Hartley Neighborhood Association
3149 R St.
Lincoln, NE 68503

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

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

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

Tim Francis
Capitol View
2511 T Street
Lincoln, NE 68503

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

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

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Everett Neighborhood Association
1220 Peach Street
Lincoln, NE 68502

Ruthann Nahorny
Garfield Street Condominium Assn.
Inc.
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Lincoln, NE 68502

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

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

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

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

Kile Johnson
Capitol Beach Community
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1227 Lincoln Mall
Lincoln, NE 68503

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Clinton Neighborhood Association
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Lincoln, NE 68503

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Clinton Neighborhood Association
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Lincoln, NE 68503

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Everett Neighborhood Association
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Irvingdale Neighborhood Association
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Lincoln, NE 68502

L.J. Evermann
Irvingdale Neighborhood Association
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Lincoln, NE 68503

Ed Patterson
Malone Neighborhood Association
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Lincoln, NE 68503

Near South Neighborhood
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Lincoln, NE 68501

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

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

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

Kristin Engelman
Prairie Falls Homeowners Association
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Lincoln, NE 68522

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Salt Creek Area Neighborhood
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Lincoln, NE 68501

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Lincoln, NE 68502

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

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

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

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

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The Creamery Condominium
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Lincoln, NE 68508

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3510 W. Plum
Lincoln, NE 68522

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

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

Ron Zimmerman
West A Neighborhood Association
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Lincoln, NE 68522

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Windsor Square Condominium
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Lincoln, NE 68508

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Lincoln, NE 68510

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

Becky Martin
Woods Park Neighborhood
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Lincoln, NE 68510

Richard Patterson
Woods Park Neighborhood
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Lincoln, NE 68510

Jayne Sebby
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Lincoln, NE 68510

Randy Smith
Woods Park Neighborhood
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Lincoln, NE 68510

**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
Lincoln, NE 68501**

**Educational Service Unit #18
c/o David Myers
P.O. Box 82889
Lincoln, NE 68501**

**University of Nebraska-Lincoln
c/o Linda Cowdin, UNL Property Management
1901 Y Street
Lincoln, NE 68588**

**President
Southeast Community College
301 S. 68th Street Place
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**

**KFA 1208, LLC
1208 O Street
Lincoln, NE 68508**

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



May 23, 2014

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: Amendment to the Lincoln Center Redevelopment Plan: Kiechel Fine Art Gallery Project
(1208 "O" 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 a proposed amendment to the Lincoln Center Redevelopment Plan is scheduled for public hearing before the Lincoln City Council on Monday, June 9, 2014, 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 adds the "Kiechel Fine Art Gallery Redevelopment Project" located at 1208 "O" Street. The project consists of an art garden on the rooftop deck, energy efficient windows and enhanced facade lighting. 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 description of the Redevelopment Project were previously provided to you.

On May 14, 2014, the Lincoln-Lancaster County Planning Commission held public hearing and voted 9-0 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. 14009).

If you would like additional information, you are encouraged to contact Ernie Castillo in the Urban Development Department (402-441-7855 or ecastillo@lincoln.ne.gov), or the project planner in the Planning Department, Paul Barnes (402-441-6372 or pbarnes@lincoln.ne.gov). The proposed resolution will appear on the City Council agenda for introduction on June 2, 2014, and may be accessed on the internet at http://www.lincoln.ne.gov/city/council/index.htm on Thursday afternoon, May 29, 2014. 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. CPC14009), click on "Search", then "Select". The "Related Documents" are at the bottom of the screen.

Sincerely,
Jean Preister
Administrative Officer

cc: Dave Landis, Urban Development
Ernie Castillo, Urban Development
Rick Peo, Chief Assistant City Attorney

KFA 1208, LLC
Norm Agena, County Assessor

q:\pc\notif2014\CPC14009 ccltr

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TO BE PUBLISHED ONCE EACH WEEK FOR TWO CONSECUTIVE WEEKS IN THE LINCOLN JOURNAL STAR ON FRIDAY, MAY 23, 2014 AND FRIDAY, MAY 30, 2014:

Notice is hereby given that the Lincoln City Council will hold a public hearing on **Monday, June 9, 2014**, 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 "Kiechel Fine Art Gallery Redevelopment Project" located at 1208 "O" Street. The project consists of an art garden on the rooftop deck, energy efficient windows and enhanced facade lighting. 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.

Teresa Meier
City Clerk