

AA. P STREET EAST REDEVELOPMENT PROJECT**Revitalization Project Description**

The P Street East Redevelopment Project area, located between Centennial Mall and 17th Street along P Street in Downtown Lincoln, and includes the West 100 feet and North 55 feet of the East 50 feet of Lot 53 in S.W. Little's Subdivision of the West half of the Southwest Quarter of Section 24, Township 10 North, Range 6 East, of the 6th P.M, Lancaster County, Nebraska, and adjacent east west alley and rights-of-way of P, 16th and 17th Streets, as shown on Exhibit IV-184 attached and incorporated by this reference.

The goals of this project are to improve the connection between Downtown Lincoln and Antelope Valley along the P Street corridor and to strengthen Downtown as the entertainment center of the City by enhancing the outdoor space adjacent to the commercial redevelopment of an existing underutilized and deteriorating commercial building into a brewery with restaurant and viewing room. The project will remove blighted and substandard conditions and will make positive contributions to the continued revitalization of Downtown Lincoln, especially along the P Street corridor. The Project will assist in the mitigation of blighted and substandard conditions in the Redevelopment Area and Downtown Lincoln.

The project is consistent with the goals of the Lincoln Center Redevelopment Plan and Downtown Master Plan and is intended to support private sector commercial development in this redevelopment area. Publicly funded redevelopment may include street and streetscape enhancements, and public improvements consistent with the Community Development Law in the Project Area. These improvements correspond to several of the Downtown Redevelopment Goals identified in Section III. The redevelopment project addresses these goals by accomplishing the following:

- improving and enhancing the P Street corridor;
- integrating streetscape and landscape improvements in the project area with existing public and private amenities; and,
- enhancing the corridor's pedestrian-friendly, street-level orientation.

Statutory Elements

Currently, there are no plans for the City to acquire, relocate or demolish the real property. Should any of these occur, the City will follow policy outlined in the Plan. Neither land coverage nor building density will be altered with the implementation of this project. The existing street system within the project area will not be changed as a result of this project.

There are no residential units in the proposed project boundaries. The existing land use in the project area is commercial (see Exhibit IV-186). The resulting land use will remain commercial (see Exhibit IV-187). The improvements to the streetscape south of the building will support the higher and better commercial use of the building, allowing for an extension of the building's use for outdoor dining and improve the walkability of the district.

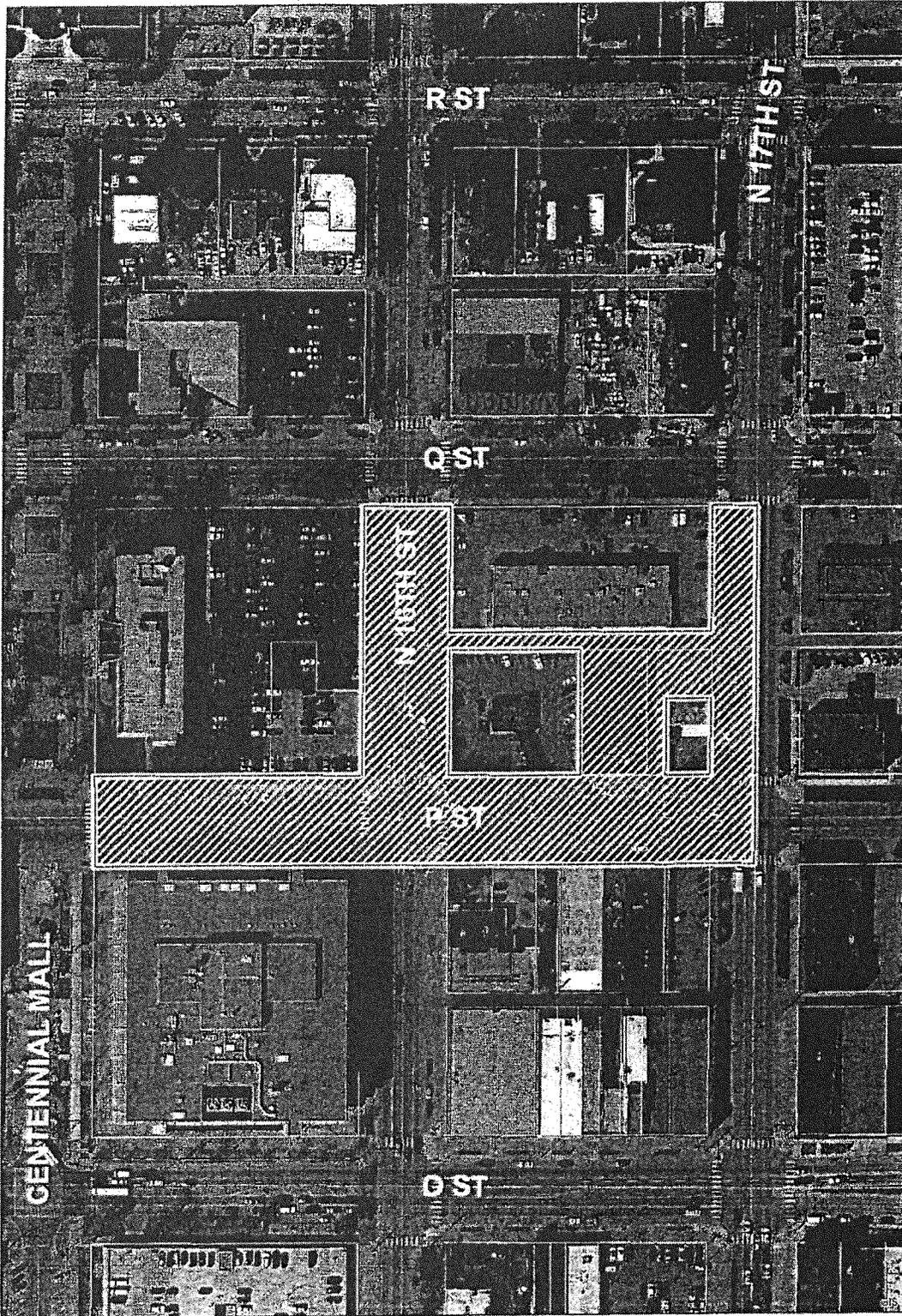
Parking in the adjacent area includes mostly private, University, and on-street parking. The building has an adjacent parking lot.

The area is located within the Downtown Business District B-4 business zone that allows for a wide range of uses including the commercial development that is being proposed. A portion of right-of-way in the area is adjacent to Public zoning. Zoning will remain unchanged as a result of this project.

Proposed Costs and Financing

The estimated total cost to implement the public improvements related to the private redevelopment is approximately \$170,000.00. The source of funds for public improvements will be Community Improvement Financing (commonly referred to as Tax Increment Financing or TIF) generated from the estimated \$1.3 million private investment within the project area.

Public investment may assist in the design and construction of street and streetscape enhancements, and other eligible public improvements and enhancements under the Community Development Law.



P Street East: Project Area Overview

Exhibit IV-184

 P Street East





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



June 27, 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: **Comprehensive Plan Conformance No. 14013: Amendment to the Lincoln Center Redevelopment Plan**
(P Street East Redevelopment Project Area)

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. 14013**, 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 "P Street East Redevelopment Project" area, located between Centennial Mall and 17th Street along P Street in Downtown Lincoln, and the adjacent east-west alley and rights-of-way of P Street, 16th Street and 17th 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 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. CPC14013. 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, July 9, 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 Hallie Salem in the Urban Development Department at 402-441-7866 or hsalem@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, July 3, 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).

If you have any questions, please do not hesitate to contact me.

Sincerely,

Jean Preister
Administrative Officer

cc: David Landis and Hallie Salem, Urban Development
Rick Peo, Chief Assistant City Attorney
Norm Agena, County Assessor

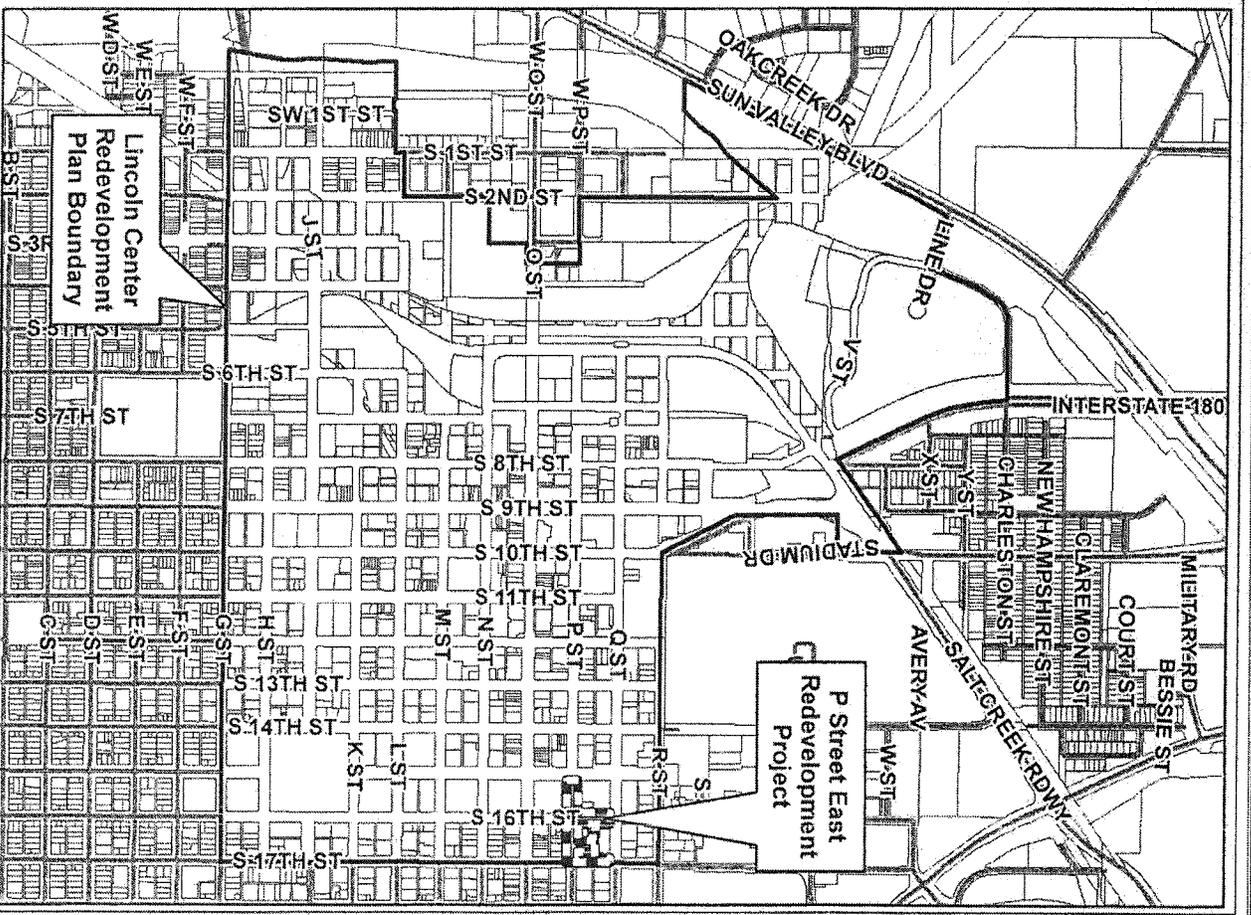
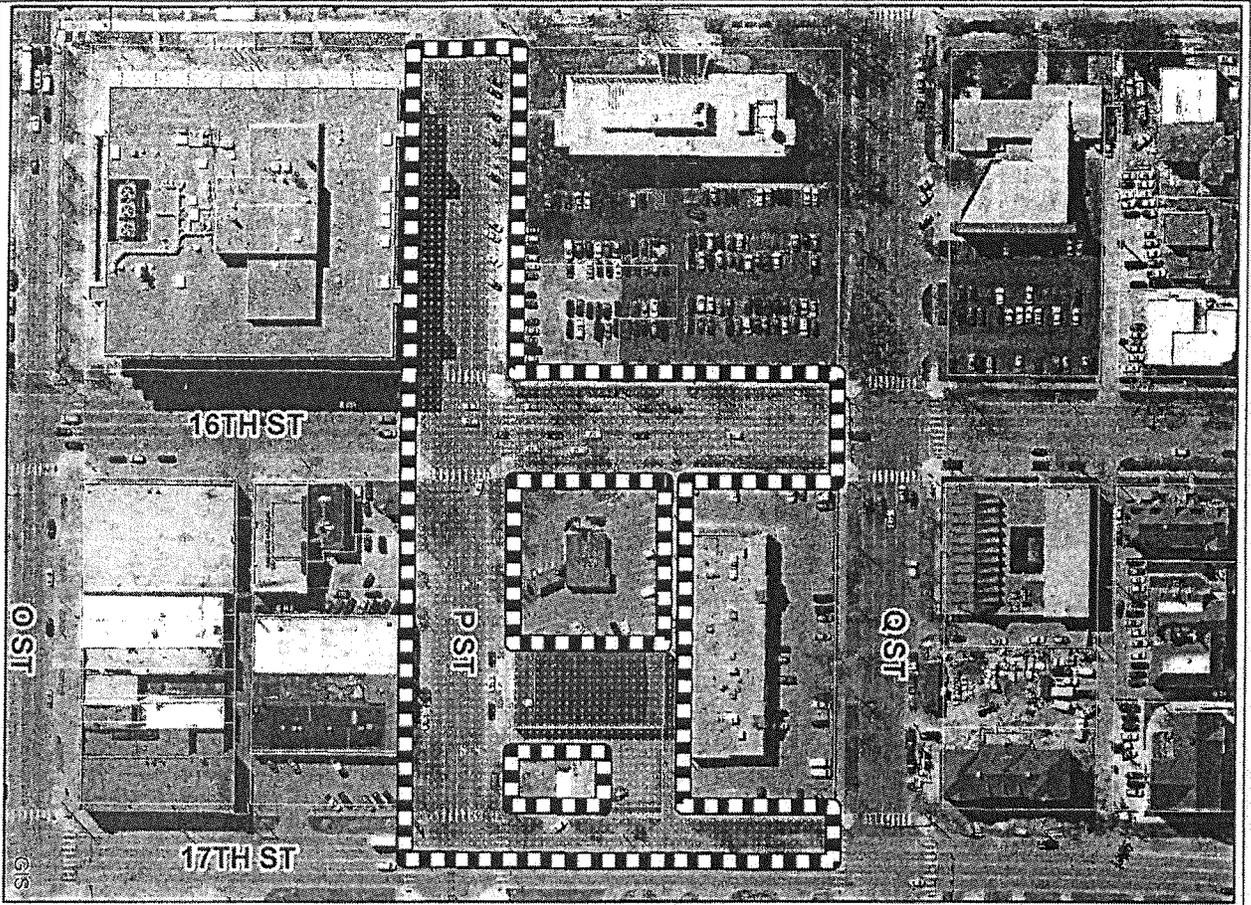
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ACCOMMODATION NOTICE: *The City of Lincoln complies with Title VI of the Civil Rights Act of 1964 and Section 504 of the Rehabilitation Act of 1973 guidelines. Ensuring the public's access to and participation in public meetings is a priority for the 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.*





2013 aerial



Comprehensive Plan Conformance #14013
Lincoln Center Redevelopment Plan
P Street East Redevelopment Project
N 17th & P St

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ATTACHMENT "C"

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

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

Cletia Price
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Lincoln, NE 68502

Shawn Ryba
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Lincoln, NE 68521

Ted Triplett
Belmont Neighborhood Association
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Lincoln, NE 68521

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Everett Neighborhood Association
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Lincoln, NE 68502

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Lincoln, NE 68503

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Lincoln, NE 68503

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Lincoln, NE 68503

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Lincoln, NE 68503

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Lincoln, NE 68503

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Lincoln, NE 68502

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Irvingdale Neighborhood Association
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Malone Neighborhood Association
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Lincoln, NE 68503

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Lincoln, NE 68502

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Lincoln, NE 68502

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North Bottoms Neighborhood
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Lincoln, NE 68508

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Prairie Falls Homeowners Association
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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
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Lincoln, NE 68508

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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

Maxine Sturzenegger
West Lincoln Neighborhood
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Lincoln, NE 68521

Mardy McCullough
Windsor Square Condominium
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Lincoln, NE 68508

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Lincoln, NE 68510

Mike James
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Lincoln, NE 68510

Becky Martin
Woods Park Neighborhood
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Lincoln, NE 68510

Richard Patterson
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Lincoln, NE 68510

Jayne Sebby
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Randy Smith
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Lincoln, NE 68510

Dave Landis
Urban Development

Hallie Salem
Urban Development

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Lancaster County Board of Commissioners

Dr. Steve Joel, Superintendent
Lincoln Public Schools
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Educational Service Unit #18
c/o David Myers
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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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Glenn Johnson
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Rick Peo
Chief Assistant City Attorney

Norm Agena
County Assessor

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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



July 18, 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
(P Street East 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 a proposed amendment to the Lincoln Center Redevelopment Plan is scheduled for public hearing before the Lincoln City Council on Monday, August 4, 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 is to add the "P Street East Redevelopment Project" area, located between Centennial Mall and N. 17th Street along P Street in Downtown Lincoln, including the east-west alley between North 16th Street and North 17th Street and rights-of-way of P Street, North 16th Street and North 17th 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, Lincoln, Lancaster County, Nebraska. A map and description of the Project were previously provided to you.

On July 9, 2014, the Lincoln-Lancaster County Planning Commission 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. 14013).

If you would like additional information, you are encouraged to contact Hallie Salem in the Urban Development Department (402-441-7866 or hsalem@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 July 28, 2014, and may be accessed on the internet at http://www.lincoln.ne.gov/city/council/index.htm on Thursday afternoon, July 24, 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. CPC14013), 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
Hallie Salem, Urban Development
Rick Peo, Chief Assistant City Attorney
Norm Agena, County Assessor

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TO BE PUBLISHED ONCE EACH WEEK FOR TWO CONSECUTIVE WEEKS IN THE LINCOLN JOURNAL STAR ON FRIDAY, July 18, 2014 AND FRIDAY, July 25, 2014:

Notice is hereby given that the Lincoln City Council will hold a public hearing on **Monday, August 4, 2014**, 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 (402-441-7606) 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 create the "P Street East Redevelopment Project" area, located between Centennial Mall and N. 17th Street along P Street in Downtown Lincoln, including the east-west alley between North 16th Street and North 17th Street and rights-of-way of P Street, North 16th Street and North 17th 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, Lincoln, Lancaster County, Nebraska.

Teresa Meier
City Clerk