

## AG. 9<sup>th</sup> & O REDEVELOPMENT PROJECT

### Revitalization Project Description

The 9th & O Redevelopment Project Area is east of the Historic Haymarket and in the Central Business District, generally located on the north half of the block between 9<sup>th</sup> and 10<sup>th</sup> Streets and O and N Streets and adjacent rights-of-way. Exhibit IV-212 identifies the boundaries of this project area.

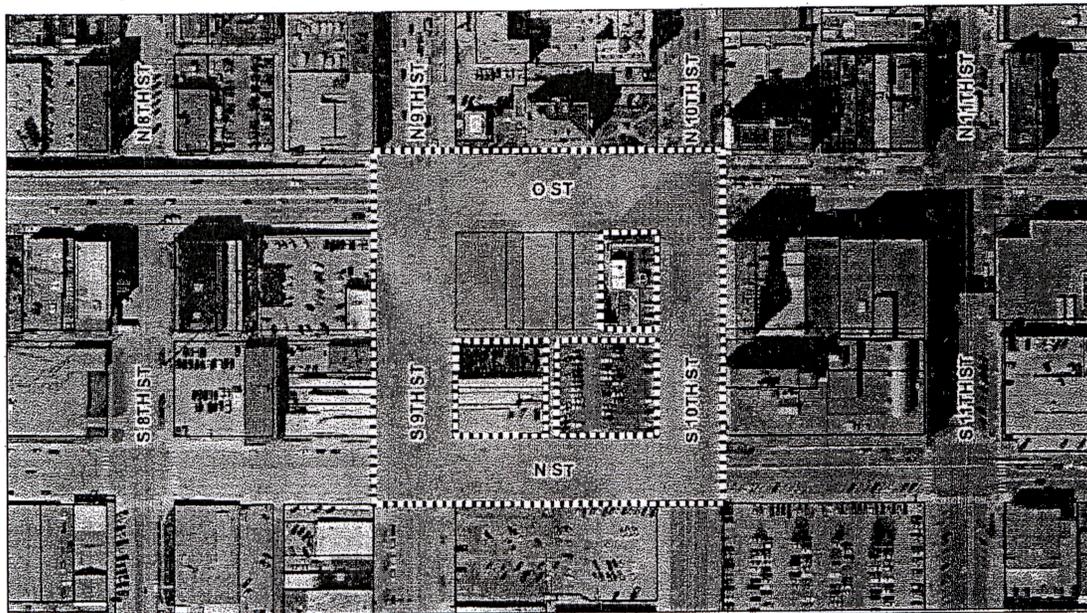


Exhibit IV 212: 9th & O St Redevelopment Project: Project Area

9th & O Redevelopment Project

City of Lincoln: Urban Development

The overall goals of this project are to strengthen the long-term viability of Downtown Lincoln and support the 24/7 vibrancy of Downtown. The project will remove blighted and substandard conditions and will make positive contributions to the continued revitalization of Downtown Lincoln.

The project includes the construction of a new, mixed-use building adjacent to the Terminal Building on the south side of O Street. The project is expected to be approximately 12 stories, with three stories of residential, five stories of hotel, four stories of parking (including sub-level), and first-floor retail and lobby. Publicly funded redevelopment activities may include acquisition, site preparation and remediation, utility improvements, energy efficiency improvements, façade enhancements, street and streetscape improvements, and other public improvements in the Project Area.

The project is consistent with the goals of the Lincoln Center Redevelopment Plan and Downtown Master Plan. The proposed improvements correspond to several of the Downtown Redevelopment Goals identified in the Plans. The redevelopment project addresses these goals by accomplishing the following:

- encouraging development that is consistent and complementary to existing land uses, architectural styles, and building materials found Downtown and in the Haymarket;
- redeveloping an underdeveloped parcel;

- encouraging expanded housing opportunities and types to foster 24-hour activity and lively streets;
- encouraging development of mixed-use projects that attract and maintain commercial activity and residential developments in the Downtown and Haymarket areas;
- providing additional off-street parking facilities;
- minimizing the impact of parking needs from new development on supply of parking to other uses; and,
- enhancing the corridor's pedestrian-friendly, street-level orientation.

### Statutory Elements

The City does not intend acquire or dispose of additional property as a result of this project. Should the City vacate or dispose of real property, the standard City procedures for vacation and/or sale of surplus property will be followed. Should the City acquire, relocate, or demolish the real property, the City will follow standard City procedures outlined in the Plan. If acquisition is needed, the City intends to use voluntary negotiations to acquire necessary property rights. If the project includes the relocation of tenants, such relocation assistance shall comply with the Nebraska Community Development Law, including Neb. Rev. Stat. §18-2154, and will follow the policy outlined in the Lincoln Center Redevelopment Plan.

Existing land uses in the 9th & O Redevelopment Project Area include two-story commercial buildings (see images to the right) and vacant land (see Exhibit IV-213 below). Future land uses will include mixed-use (commercial, residential, and parking), as shown on Exhibit IV-214. Land coverage and building density will be altered with the construction of a new building on five parcels, three of which have existing two-story buildings that will be demolished. Two of the parcels are vacant due to the damage caused by a fire in 2010.

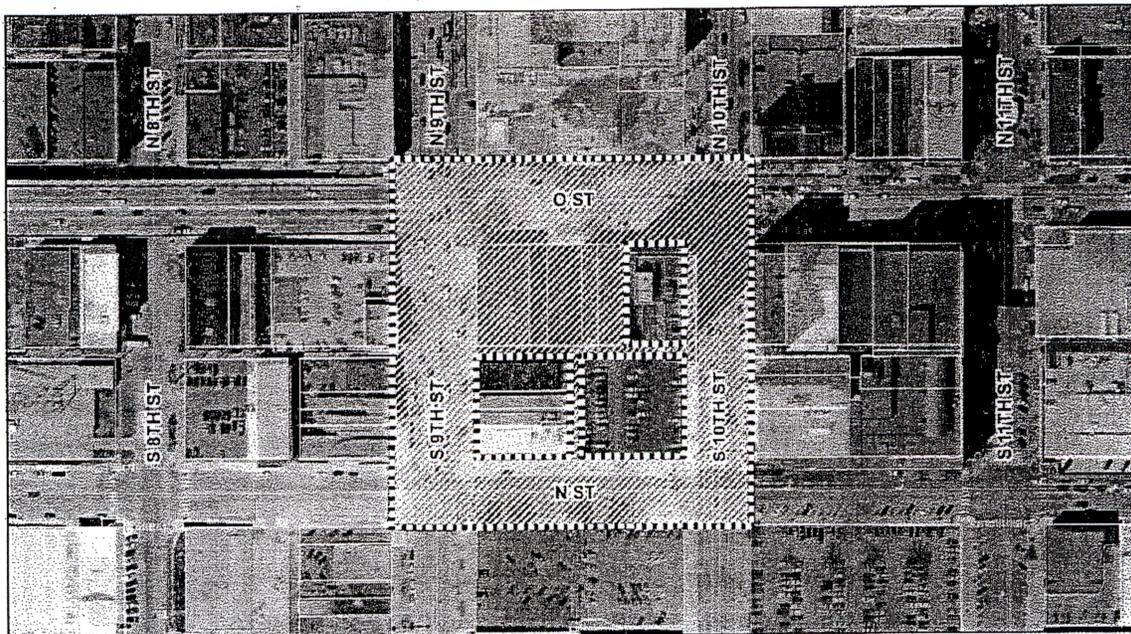
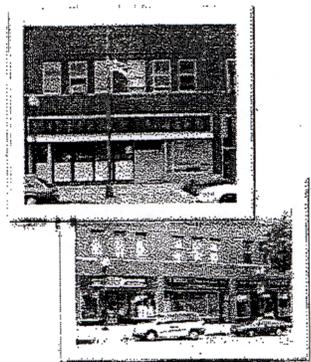


Exhibit IV 213: 9th & O St Redevelopment Project: Existing Landuse

Apartment	Educational institution	Park Land	Parking Garage	Vacant (underevaluated) Land
Commercial: MCD	Light Industrial	Public & Semi-Public MCD	Parking Lot	

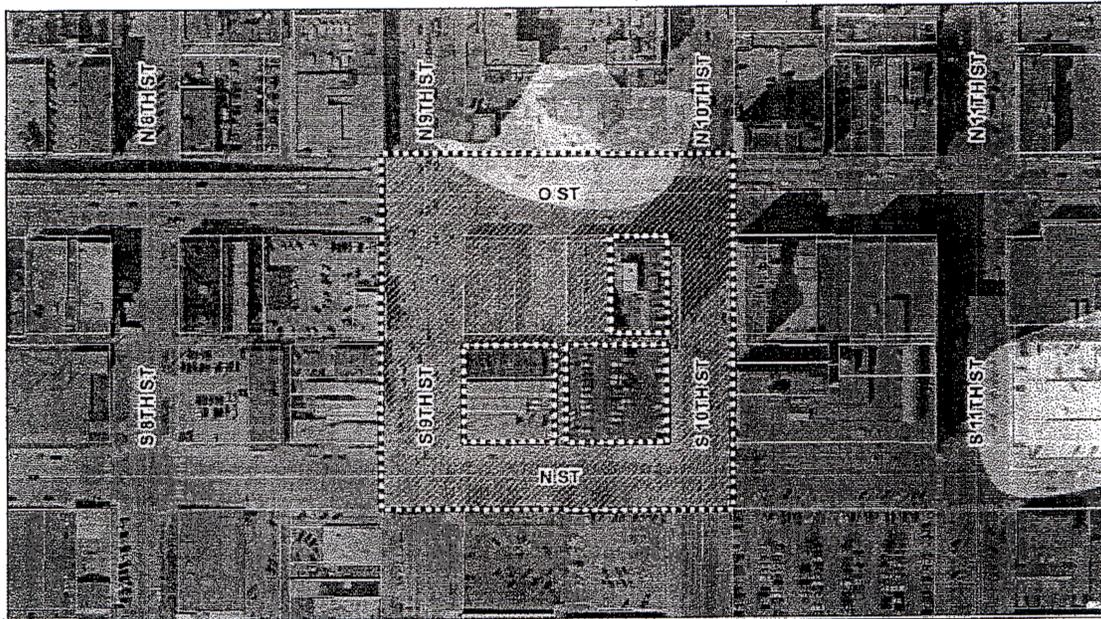


Exhibit IV 214: 9th & O St Redevelopment Project: Future Landuse

9th & O Redevelopment Project Commercial Mixed Use Green Corridor Public & Open Space

City of Lincoln Urban Development

The privately-owned area is zoned Downtown Business District B-4, which allows for a wide range of uses including the residential, commercial, and other mixed-use development. Area to the north is zoned P (Public), as shown on Exhibit IV-215 below. No changes to zoning are planned.

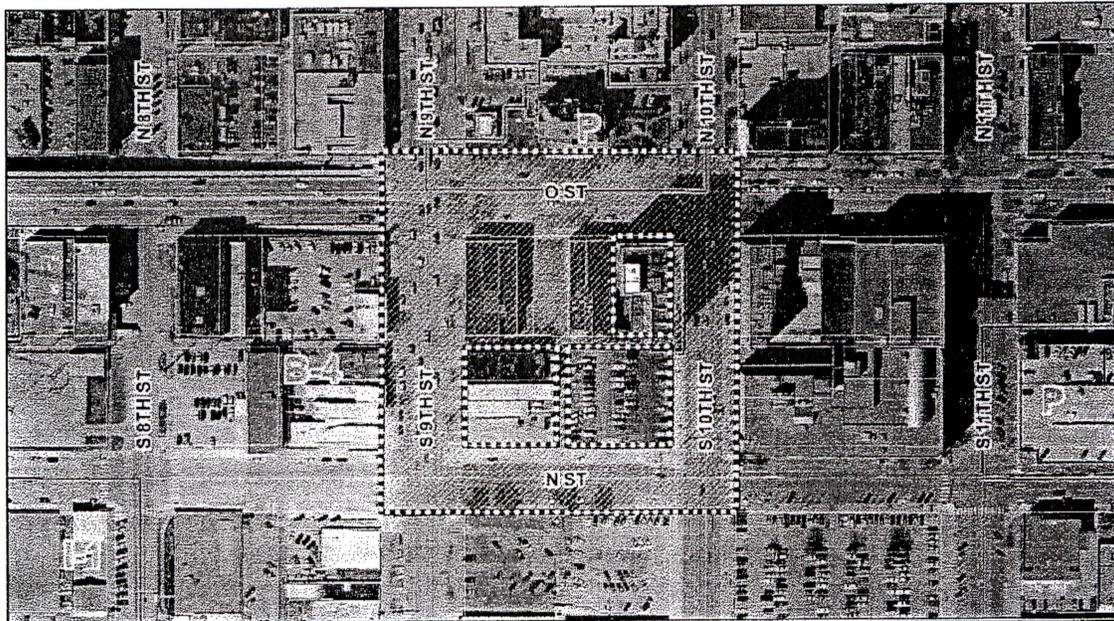


Exhibit IV 215: 9th & O St Redevelopment Project: Zoning

9th & O Redevelopment Project Zoning

City of Lincoln Urban Development

The existing street system within the project area is expected to be changed as a result of new parking and loading configurations and changing curb lines. There are approximately ten on-street parking stalls that are expected to change as the result of this project. The use of the east-west alley is also expected to change, but remain open and publically-owned. Changes to the street configuration and on-street parking will be reviewed and negotiated as part of the redevelopment process.

There are currently 1,921 parking stalls in the three public garages within two blocks of the development. There are other private parking garages and surface lots in the area. The project is currently expected to include the construction of 250 to 350 privately-owned parking stalls.

### **Proposed Costs and Financing**

The private investment expected to implement this project is estimated at \$45 to \$55 million, which will generate an estimated \$8 to \$10 million in funding for public improvements and enhancements. The source of funds for public improvements made in this area will be Community Improvement Financing (commonly referred to as Tax Increment Financing or TIF) generated from the private development within the project area. Funding sources and uses will be negotiated as part of the redevelopment agreement, which will be subject to approval by the Mayor and City Council.





LINCOLN-LANCASTER COUNTY  
PLANNING DEPARTMENT

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



February 19, 2016

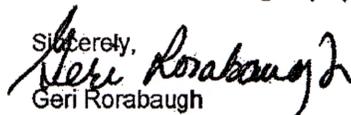
TO: Neighborhood Associations/Organizations  
Roma Amundson, Chair, Lancaster County Board of Commissioners  
Dr. Steve Joel, Superintendent, Lincoln Public Schools  
Educational Service Unit #18, c/o Dr. Liz Standish  
Board of Regents, University of Nebraska-Lincoln  
President, Southeast Community College  
Glenn Johnson, Lower Platte South Natural Resources District

RE: **Comprehensive Plan Conformance No. 16001: Proposed amendment to the Lincoln Center Redevelopment to add the "9<sup>th</sup> and O Redevelopment Project"**

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. 16001**, 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 9th & "O" Redevelopment Project. The Project area is generally located on the north half of the block between 9th, 10th, O and N Streets including adjacent rights-of-way, in Lincoln, Lancaster County, Nebraska. The Redevelopment Project includes the construction of a new, mixed-use building of approximately 12 stories consisting of residential, hotel and parking uses. 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. 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, March 2, 2016**. 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 Dallas McGee in the Urban Development Department at 402-441-7857 or [dmcgee@lincoln.ne.gov](mailto:dmcgee@lincoln.ne.gov); or the project planner in the Planning Department, Paul Barnes, at 402-441-6372 or [pbarnes@lincoln.ne.gov](mailto: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](mailto: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, February 26, 2016, 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](http://lincoln.ne.gov) (keyword = pcagenda).

Sincerely,  
  
Geri Rorabaugh  
Administrative Officer

cc: Dallas McGee, Urban Development  
David Landis, Urban Development

Norm Agena, County Assessor  
Rick Peo, Chief Assistant City Attorney

**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.*



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

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

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

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

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

Kilè Johnson  
Capitol Beach Community Association  
1227 Lincoln Mall  
Lincoln NE 68508

Rose Wiese  
Capitol Beach Community Association  
P.O. Box 81141  
Lincoln NE 68501

Tim Francis  
Capitol View Neighborhood Assn.  
2511 "T" Street  
Lincoln NE 68503

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

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

Maurice Baker  
Clinton Neighborhood Association  
3259 Starr Street  
Lincoln NE 68503

Bob Reeves  
Clinton Neighborhood Association  
3236 Dudley Street  
Lincoln NE 68503

Russ Irwin  
Clinton Neighborhood Association  
3274 Merrill Street  
Lincoln NE 68503

Judy Zohner  
Downtown Neighborhood Association  
1300 G Street, Unit 30  
Lincoln NE 68508

Dean Settle  
Downtown Neighborhood Association  
128 N. 13th Street, #404  
Lincoln NE 68508-1501

Pat Anderson - Everett Neighborhood Association  
c/o NWL  
2240 "Q" Street  
Lincoln NE 68503

William Wood  
Everett Neighborhood Association  
808 "D" Street  
Lincoln NE 68502

Jeff Tangeman  
Everett Neighborhood Association  
1144 Peach Street  
Lincoln NE 68502

Sue Landholm  
Everett Neighborhood Association  
946 Peach Street  
Lincoln NE 68502

Matt Schaefer  
Everett Neighborhood Association  
1220 Peach Street  
Lincoln NE 68502

Ruth Johnson  
Hartley Neighborhood Association  
819 N. 33 Street  
Lincoln NE 68503

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

Barbara Cornelius  
Hartley Neighborhood Association  
3149 "R" Street  
Lincoln NE 68503

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

Peggy Struwe  
Hawley Area Association  
545 N. 25th Street  
Lincoln NE 68503

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

Sally Bush  
Irvingdale Neighborhood Association  
2635 S. 15th Street  
Lincoln NE 68502

Doug Headlee  
Irvingdale Neighborhood Association  
2635 S. 13th Street  
Lincoln NE 68502

Ed Patterson  
Malone Neighborhood Association  
700 N. 24 Street  
Lincoln NE 68503

Barb Morley  
Malone Neighborhood Association  
700 N. 24th Street  
Lincoln NE 68503

Jim Friedman  
Near South Neighborhood Association  
1505 "A" Street  
Lincoln NE 68502

Near South Neighborhood Association  
P.O. Box 80143  
Lincoln NE 68501

William Carver  
Near South Neighborhood Association  
2202 Washington Street  
Lincoln NE 68502

Annette McRoy  
North Bottoms Neighborhood Association  
1142 New Hampshire Street  
Lincoln NE 68508

Salt Creek Area NA  
Terre Arroya  
P.O. Box 80073  
Lincoln NE 68501

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

Cherie Ayite  
South Salt Creek Community Organization  
1617 S. 8th Street  
Lincoln NE 68502

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

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

Gary Irvin  
South Salt Creek Community Organization  
645 "D" Street  
Lincoln NE 68502

Devon Wegner  
The Creamery Condominium Association  
701 "P" Street, #105  
Lincoln NE 68508

Ron Zimmerman  
West A Neighborhood Association  
2333 W. Washington Street  
Lincoln NE 68522

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

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

Christopher Cashmere  
West A Neighborhood Association  
3510 W. Plum  
Lincoln NE 68522

Maxine Sturzenegger  
West Lincoln NE Neighborhood Association  
2441 N. Main  
Lincoln NE 68521

Windsor Square Condominium Association, Inc.  
1300 "G" Street  
Lincoln NE 68508

Jayne Sebby  
Woods Park Neighborhood Association  
320 S. 29th Street  
Lincoln NE 68510

Richard Patterson  
Woods Park Neighborhood Association  
230 S. 29 Street  
Lincoln NE 68510

Mike James  
Woods Park Neighborhood Association  
145 S. 28 Street  
Lincoln NE 68510

Becky Martin  
Woods Park Neighborhood Association  
338 S. 29 Street  
Lincoln NE 68510

Randy Smith  
Woods Park Neighborhood Association  
705 S. 32nd Street  
Lincoln NE 68510

James Garver  
Woods Park Neighborhood Association  
815 Elmwood Avenue  
Lincoln NE 68510



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



March 4, 2016

**TO:** Neighborhood Associations/Organizations  
 Roma Amundson, Chair, Lancaster County Board of Commissioners  
 Dr. Steve Joel, Superintendent, Lincoln Public Schools  
 Educational Service Unit #18, c/o Dr. Liz Standish  
 Board of Regents, University of Nebraska-Lincoln  
 President, Southeast Community College  
 Glenn Johnson, Lower Platte South Natural Resources District

**RE:** Comprehensive Plan Conformance No. 16001 - Amend Lincoln Center Redevelopment Plan to add the "9<sup>th</sup> & O Redevelopment Project"

Please be advised that a public hearing on Comprehensive Plan Conformance 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 adopting and approving a proposed amendment to the **Lincoln Center Redevelopment Plan** is scheduled for public hearing before the Lincoln City Council on Monday, March 28, 2016, at 5:30 p.m., in Hearing Room 112 on the first floor of the County-City Building, 555 South 10<sup>th</sup> Street, Lincoln, Nebraska.

This proposal amends the "Lincoln Center Redevelopment Plan" to add the "9<sup>th</sup> & O Redevelopment Project". The Project area is generally located on the north half of the block between 9th, 10th, O and N Streets including adjacent rights-of-way, in Lincoln, Lancaster County, Nebraska. The Redevelopment Project includes the construction of a new, mixed-use building of approximately 12 stories consisting of residential, hotel and parking uses. 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.

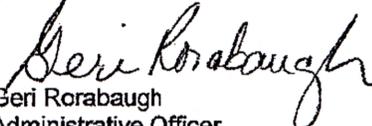
On March 2, 2016, the Lincoln City-Lancaster County Planning Commission found the proposed amendment to the Antelope Valley Redevelopment Plan to be in conformance with the 2040 Lincoln-Lancaster County Comprehensive Plan.

The Factsheet submitted by the Planning Department to the City Council, which contains the staff report, the minutes of the Planning Commission meeting, all correspondence and any other information submitted on this application, may be accessed on the Internet at <http://www.lincoln.ne.gov/city/council/index.htm>. The Factsheet will be linked to the respective Council agenda. The Factsheet will also be available in the Planning Department or can be accessed on the internet at [www.lincoln.ne.gov](http://www.lincoln.ne.gov) (Keyword = PATS). Click on the "Selection Screen" under "Featured Links", type in the application number (i.e. CPC16001), click on "Search", then "Select". The Factsheet is in the "Related Documents" at the bottom of the screen.



Please feel free to contact me if you have any questions or need additional information (402-441-6365) or [plan@lincoln.ne.gov](mailto:plan@lincoln.ne.gov).

Sincerely,

  
Geri Rorabaugh  
Administrative Officer

f:\Boards\PC\NotifAction Letters\2015-16\CPC16001 cc hearing 030216

cc: David Landis, Urban Development  
Dallas McGee, Urban Dev. Dept.  
Everett Neighborhood Association (5)  
Downtown Neighborhood Association (2)  
South Salt Creek Community Organization (5)  
Haymarket Neighborhood Association  
Capitol View Neighborhood Association  
Terre Arroya  
The Creamery Condominium Assn.  
Terry Kathe, Building and Safety Dept.  
Rick Peo, Chief Asst. City Attorney

**TO BE PUBLISHED ONCE EACH WEEK FOR TWO CONSECUTIVE WEEKS IN THE LINCOLN JOURNAL STAR ON FRIDAY, March 11, 2016 AND FRIDAY, March 18, 2016:**

Notice is hereby given that the Lincoln City Council will hold a public hearing on **Monday, March 28, 2016**, at 5:30 p.m., in the City Council Hearing Room, Room 112, on first floor of the County-City Building, 555 South 10<sup>th</sup> Street, Lincoln, Nebraska, on the following item. For more information, call the Urban Development Department (402-441-7866) or the Planning Department (402-441-7491):

A resolution 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 9th & "O" Redevelopment Project. The Project area is generally located on the north half of the block between 9th, 10th, O and N Streets including adjacent rights-of-way, in Lincoln, Lancaster County, Nebraska. The Redevelopment Project includes the construction of a new, mixed-use building of approximately 12 stories consisting of residential, hotel and parking uses. 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