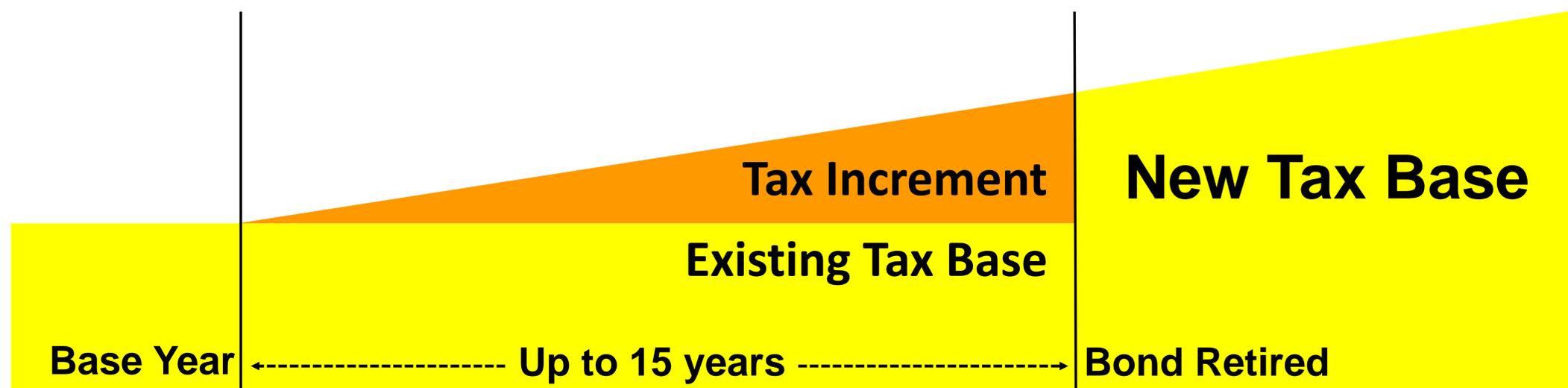


What is a TIF District?

- TIF Districts allow the use of increment generated from property tax increases in a specified area to fund public improvements and enhancements in that area.
- Valuation increases can come from reassessments and/or as a result of private investment.
- TIF Districts generally have a lifespan of up to 15 years.



Why Create a Downtown Entryways TIF District?

Downtown Entryways Catalyst Project



An Example of an Active Streetscape

Catalyst and Supporting Projects



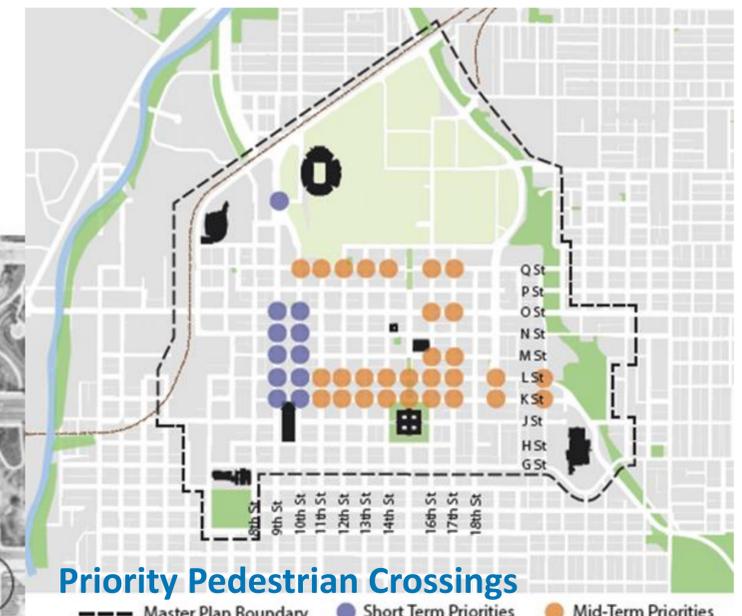
Enhance Front Door to Downtown

O Street is the only continuous street through Downtown that connects destinations and districts as well as the neighborhoods to the west and east. O Street is one of the most active streets in downtown with a variety of public and private uses such as Southeast Community College, theaters, restaurants, bars, and live music venues.

This project will include a façade improvement program, streetscape enhancements, and supports reuse and rehab of underutilized or vacant spaces. Several of Downtown's most significant buildings front the street, such as the Terminal Building, Gold's, LES, Centerstone, Wells Fargo, and Miller & Paine buildings.

In addition to these buildings, there are several single-story buildings that have the potential to be redeveloped into higher density uses to better activate the street and provide options for new residences, office, and retail uses. Any future buildings along O Street should respect the existing character, and active uses should be encouraged on the ground floor of buildings to engage the public realm.

Streetscape improvements should be made to O Street to create an even more vibrant and lively street. These improvements will attract more people Downtown and will provide a great environment for people already living and working in Downtown.



2018 Downtown Lincoln Master Plan

Why create a Downtown Entryways TIF District?



Why create a Downtown Entryways TIF District?



Streetscape Concept – 14th to Centennial Mall

What will the boundaries of the District be?

