

III. FUTURE SITUATION

This section of the Lincoln Center Redevelopment Plan examines future conditions within the designated Community Redevelopment Area. The section has been divided into the following eight subsections:

- A. Introduction
- B. Public Improvements
- C. Private Improvements
- D. Building Requirements and Redevelopment Standards
- E. Conformance with Comprehensive Plan
- F. Relationship to Local Objectives
- G. Procedure for Changes in the Approved Redevelopment Plan
- H. Removal of Blighting Influences and Substandard Conditions

A. Introduction

The Lincoln Center Redevelopment Area is anticipated to function as the dominant mixed-use/multi-use center and key focal point of business, social, and cultural and entertainment activity in the Lincoln urban area. A large variety of activities would be appropriate within the district, including retail, office, child care, commercial services, hotel and motel, arts and entertainment, special events/festivals, museums, institutions, long- and short-term parking spaces, and housing. Revitalizing the district will require a wide variety of individual projects and improvements involving both the public and private sectors. The future of the area will depend on a number of key factors, including:

- the availability of entrepreneurs to undertake real estate development ventures both in the field of new construction and restoration of existing structures;
- the availability of existing vacant or underutilized structures and sites provides the area with a significant opportunity for redevelopment or rehabilitation projects;
- the City's ability to use the land assembly provisions and Community Improvement Financing under the State Community Development Law, Parking Revenue Bond State Statutes, and special assessment district financing will be instrumental in the revitalization of the Community Development Area;
- concentration of retail in a mixed-use district between 11th to 14th Streets along "O" Street to establish a strong and central retail core;
- the vision of a revitalized Downtown and the Historic Haymarket District which is a specialty retail, cultural, and entertainment core/destination together with office, housing and parking, and is rich with pedestrian activity;
- the reuse of the West Haymarket railyard into an entertainment and activities center, with an arena, convention center, and hotel;
- the retention and enhancement of the Downtown /Capitol Environs architectural character: canopies, street level windows, materials and color, building entrance locations and building size;

- linkages between functional areas/facilities are necessary for the economic vitality of Lincoln Center: Haymarket, Downtown, State Capitol, Yates Conference Center, and County-City/Hall of Justice; and,
- the City's ability to provide incentives which make it attractive for businesses to locate and remain in Downtown Lincoln.

A 1995-96 Downtown planning effort produced a *Downtown 2001: The Heart of City* report officially adopted May 28, 1996, that identified ten imperatives to the continued and future success of Downtown for the period 1996-2001; as follows:

1. Develop "P" Street from 7th Street to Centennial Mall into the "Market Place" concept of a pedestrian-oriented corridor linking Haymarket with the core entertainment district, and including soft retail. Redevelop Block 35, the Old Federal Building, and other properties along this corridor to incorporate parking, businesses, and activities that support the pedestrian "Market Place" orientation.
2. Create an overall Entertainment Plan for Downtown which encourages continued development and expansion of all compatible forms of entertainment in the Downtown. The plan should include, but not be limited to:
 - reinforcing or strengthening the Downtown theater policy;
 - emphasizing the role and importance of UN-L and existing museums in Downtown's entertainment and cultural mix; and,
 - developing strategies to target and recruit new forms and venues of entertainment such as virtual reality, new museums, dining opportunities, and attractions.
3. Create parking for Haymarket to address the shortages identified in the 1995 Haymarket Parking Study.
4. Designate at least one festival site (in addition to 7th & P Streets) and provide site improvements.
5. By 2001, start or complete housing projects that increase housing units available Downtown by at least 10 percent.
6. Assure that a redevelopment plan for Centennial Mall is completed and implementation begins by the year 1999.
7. Improve the vistas coming into Downtown, especially for incoming traffic on I-180.
8. Identify and develop plans for at least three pedestrian corridors in addition to "Market Place" to link various parts of Downtown.
9. Increase Downtown business and activity recruitment and retention efforts to help fulfill these goals and strategies.

10. Enhance the physical characteristics of Downtown that increase the feeling of security and safety by:
 - encouraging street level active spaces;
 - improving lighting;
 - increasing night time surveillance; and,
 - assessing traffic signals and speed limits to maximize pedestrian safety.

The 2005 Lincoln Downtown Master Plan was created to ensure the long-term vitality and viability of the Downtown. The key concept of the Plan is to create a clear “retail corridor” - a pedestrian-oriented street on which anchor retail and attractor uses are strategically-located at each end. This retail corridor links to a local network of equally pedestrian-friendly streets, greenways, and open spaces leading to and providing amenities for adjacent districts and neighborhoods.

The Plan strengthens P Street as the primary retail corridor, with a retail “string” of destinations: the City’s “living room” - a Civic Square - with a new, centrally-located public open space and primary retail anchors at each end of the blocks of core retail. The strengthening of P Street as a pedestrian friendly connection between Haymarket and Downtown central business district would also support the key concept. The Plan capitalizes on the proximity of these established districts to the potential redevelopment areas of West Haymarket, South Haymarket, and East Downtown/Antelope Valley.

The Plan identifies ten guiding principles established by the community to support the role of the Downtown in Lincoln:

1. Enhance retail through a three-pronged retail development strategy, which defines three types/districts of retail uses: retail core (primary and secondary) with ground-floor retail, dining and entertainment, and market place retail (including an anchor grocery store). To be successful, each district must be compact and walkable, street-oriented and active, served by adequate parking, and highly visible.
2. Improve the bicycle system through bicycle lanes that provide access to and connections within Downtown.
3. Provide additional open space and preserve existing space to encourage further reinvestment and improve the appeal of Downtown to those living and working Downtown, as well as visitors, through a complete “green network.”
4. Provide additional housing to foster 24-hour activity and lively, vibrant streets by encouraging a vertical mix of land uses, locating transit within walking distance, offering amenities (parks and retail), and providing on-site parking.
5. Enhance aesthetics of Downtown to improve the pedestrian environment through improvements to primary and secondary retail streetscapes, providing additional even/festival spaces, enhancing the arts and cultural corridor, creating a parks and open space promenade, and developing the civic plaza.

6. Improve parking that supports the retail framework by providing parking that is easy to locate and use.
7. Address traffic through street enhancements that include access to new streets, boulevard roadway improvements, back-in angle parking, and new two-way street segments.
8. Provide new shuttle service with simple, two-way routes, frequent service, and design branding, that connect both UNL and the Capitol to the primary retail district and Haymarket.
9. Improve transit usage with easy and convenient access to Downtown destinations, connections to and from outlying areas, and fast and easy transfers.
10. Enhance pedestrian safety with new parallel access streets that slow traffic adjacent to pedestrian zones, grade separations on P Street at 9th and 10th Streets, new safety paving to mark pedestrian and bicycle crossings, raised intersections in Centennial Mall, to emphasize pedestrian access, a minimum 8' pedestrian through-zone and other ways to minimize auto-pedestrian conflicts at driveways, etc.

B. Public Improvements

1. Street System and Parking

In addition to: (1) the possibility of vacating alleys and streets in whole or part designated in redevelopment projects to accommodate development in the area; and (2) completion of the "K" and "L" Extension west of 9th Street, consideration may be given through appropriate legislation to conversion of one-way streets to two-way streets in order to accommodate development of Downtown Lincoln as a pedestrian oriented center. In all situations the City will act upon individual merits as presented. The 1996 Master Design Plan for Downtown Lincoln recommends 11th, 12th, 13th and 14th, be converted from one-way to two-way streets, and suggests future consideration for converting "P" and "Q" Streets from one-way to two-way streets.

According to the 1996 Plan, proposals should be developed and implemented for Downtown's major entryways/entrances; such as: 9th and "O", 10th and "P", "Q" or "R", 9th and "K"/"L" and 17th and "Q". There has been an indication of interest in development of the block bounded by 9th, 10th, "R" & "Q" (Haymarket Square Parking Lot) for use in the expansion of a printing and publishing facility. Should this opportunity be pursued, care should be taken to provide design and landscaping that enhance the entrance to the City and the entrance to "Q" Street as a secondary pedestrian link between the Downtown and Haymarket. Continued consideration should be given to creating additional diagonal on-street parking where possible. There is also a need to establish a clear signage program for parking garages and lots.

The Public Works Department's (1995-96) analysis reflects the future parking needs of: (1) the Haymarket area at approximately 250 spaces, and (2) the southeast quadrant of Downtown at approximately 600 spaces. Further, upon the development of Block 35 and the Haymarket Square Lots, the demand for replacement parking will be approximately 520 spaces, plus the demand of the development at each site.

As redevelopment takes place, additional off-street parking facilities will be necessary. This may require public participation through land acquisition and construction of parking facilities financed by Community Improvement Financing and Parking Revenue Bonds or other sources.

As shown in the 2005 Downtown Master Plan, redevelopment should be transit-oriented and pedestrian-friendly. Traffic circulation should be improved through additions and improvements to the street grid, transit services should be improved, and bicycle lanes and trails should be supported. An extensive traffic analysis will need to be completed to determine the most efficient way to get traffic in and out of the West Haymarket Area, as the area is redeveloped.

Additionally, improve parking to support the existing retail framework. A parking study should be implemented to determine how best to manage the supply of existing parking, as well as potential new parking, to make parking an asset to Downtown rather than a barrier.

2. Zoning Ordinances and Building Code Changes

In an effort to remove blighting and substandard conditions identified in the area, the City will seek amendments to the Zoning Ordinance to set minimum lot sizes for all activities in B-4 zoning. When necessary and appropriate, changes in the zoning ordinances or building codes and ordinances may be necessary.

As rehabilitation is considered to be an important element of the revitalization of the area, the City should continue to give consideration to adopting standards for building rehabilitation which allow the upgrading and preservation of the building stock, while maintaining reasonable standards for protecting the health and safety of the occupants.

As noted in the 2005 Downtown Master Plan, a mix of land uses both vertically and horizontally should be encouraged in the redevelopment of the Area. An example of vertical mixed-use would be buildings with retail uses on the ground floor and housing and/or other uses on upper floors. Development should employ sustainable practices for construction and habitation.

3. Open Spaces and Pedestrianways

Traditionally, pedestrian movement and amenities have received relatively little attention within the subject area. Time and energy have been focused on vehicular access, circulation, and parking facilities, not on pedestrianways and open spaces.

New development should be more people oriented and offer a more attractive environment to those walking. To meet this objective, developers will be encouraged to incorporate aesthetically pleasing open space in the form of sidewalk/streetscape treatments (lighting, landscaping, signage, art, etc.) setbacks and landscaped courtyards into new development proposals and to integrate with other open space proposals such as east of the Lied Center. In addition, those portions of the area for which it is economically feasible and appropriate may be connected to the other functional areas of Downtown by second-level pedestrianways with grade level exterior vehicle access.

Every effort should be made to retain a street level pedestrian orientation. Second level pedestrian ways should not be advocated. A "P" Street corridor (7th to Centennial Mall) is proposed as the primary pedestrian link between the Haymarket and Downtown/entertainment district to be referred to as Market Place.

The 2005 Downtown Master Plan further emphasizes the pedestrian-oriented street and enhancement of the pedestrian experience through the following projects: the development of the Civic Square as the heart of Lincoln's public realm at 13th and P Streets; the redesign of the P Street primary retail corridor; the formation of a "green network" incorporating the following spaces: M Street Park Blocks - from 7th to 11th and 16th to 21st Streets, M Street Urban Park Blocks - from 11th to 16th Streets, Centennial Mall - between R and K, and Railyard Park - from H to M and 4th to 6th Streets; the redesign and reconstruction of the Promenade, connecting Centennial Mall to R Street to 11th Street to M Street; and, the enhancement of the 12th Street Arts and Cultural Corridor.

Other physical design changes for the pedestrian should include a public/private signage program on both the street and second level pedestrian/skywalk system in relation to buildings, elevator locations, parking lots, and hours of access to entrances and exits.

A shuttle system should be encouraged/established which would move people from district to district along corridors which are accessible to employment centers and Downtown/mixed-use district.

4. Landscaping and Lighting/Pedestrian Environment

Lighting, street furniture, special paving, graphics/signage, kiosks/pavilions and landscaping can play an important role in improving the appearance of the Community Redevelopment Area. They also can be important in increasing the safety and convenience. Private developers should be encouraged to install aesthetically pleasing lighting, landscaping and other necessary amenities in the adjacent public right-of-way which is compatible with the redevelopment area. Exciting "direction" lighting, public and private, should be encouraged to create vitality and excitement in directing pedestrians to entertainment and focal points. Where amenities exist, improvements may be necessary. The City should consider using Community Improvement Financing and establishing special assessment districts to aid in this endeavor.

The 2005 Downtown Master Plan includes a preliminary plan for the redesign and reconstruction of primary and secondary streetscapes within the Community Redevelopment Area. The plan includes the redesign of the P Street primary retail corridor with uniform design features (i.e., lighting), appropriate sidewalk improvements (i.e., uniform width, materials), special entryway and intersection features, and other amenities. The secondary retail streetscapes along, O, P, Q, and 14th Streets would have different, but complementary design features with uniform trees, lighting, and paving improvements.

5. Civic Recreation and Culture

Cultural events, festivals, entertainment, the arts and public open spaces comprise the range of activities and spaces that make the urban experience and are necessary within

the Downtown/mixed-use district. Art galleries, performing arts area and facilities, museums, movie theaters, historic civic monuments, sculpture, plazas, parks and open space, gathering places and festival areas, etc., properly integrated into the cityscape add a dynamic mix of movement and liveliness providing a fresh and spontaneous atmosphere to the environment of the city.

The 2005 Downtown Master Plan envisions a Downtown that serves as the entertainment hub of the community, continuing to provide recreational and cultural opportunities by accommodating new public spaces, including the civic plaza, other open spaces, and arena.

6. Public Utilities/Infrastructure

As private redevelopment occurs and public projects are implemented, existing public utilities and infrastructure may need to be relocated, replaced, and/or resized. Additionally, as underdeveloped areas of the City, including West Haymarket, are developed, entire new roadways, utility main lines, etc. will need to be created to accommodate development.

C. Private Improvements

The primary burden for revitalization of the Community Redevelopment Area must be on the private sector. The City must provide public services, perform public improvements and participate where necessary in the redevelopment process, but the needs of the area are beyond the City's capacity to do the job alone. Where appropriate, the City may in designated areas, participate through authorized legal mechanisms by providing financial assistance for the rehabilitation of structures. The development of new complexes and the reuse of existing structures will be the responsibility of private entrepreneurs.

The Lincoln Center Redevelopment Plan revitalization process initially focused on three Redevelopment Projects/Sub Projects: Centerstone Sub Project, Block 35 Sub Project, and 12th Street Revitalization Area Project:

- 12th Street Revitalization Area Project, Phase III - Centerstone Sub Project: 100 ft. east of 12th/"O" to alley north thereof, Lots 7, 8, 9 and 10, Block 40 (Exhibits I-1 and IV-2). The Plan is for private rehabilitation of the historic structure for retail and office and housing purposes, including public canopy restoration and streetscape amenity improvements. The buildings/property on Lot 9 and 10 are rehabilitable structures. The intent is to provide skywalk corridor access at the 2nd level of the structures between the Centerstone and Commerce Court Buildings.
- Q, O, P, R/North Haymarket Redevelopment Project, Phase I - Block 35 Sub Project: 10th to 11th/"P" to "Q", Block 35 (Exhibit I-1). The plan is to redevelop the block for parking and/or other B-4 Zoning authorized purposes.
- Redevelopment Project, 12th Street Revitalization Area Project - The Lincoln Center Plan identified a major retail project opportunity in Downtown. Efforts by developers to implement a enclosed multi-department store shopping center on Blocks 36, 37, 41 and portions of 40 were not successful due to the absence of commitments from department stores. This necessitated a change in vision and approach to a regional mixed-use center: specialty retail, cultural and

entertainment, together with office, housing and parking for the revitalization of the Downtown core. Should market realities change in the future, opportunities for additional department store anchors should be pursued.

The redevelopment projects are to generate additional development in the remainder of the Community Redevelopment Area and support the Lied Center. Projects such as these can establish a whole new image for the Downtown. They will generate a feeling that Downtown is expanding and becoming a dynamic regional mixed-use center. It is anticipated that the project will touch off a chain reaction of other developments which will continue to revitalize the area.

The final details of the 12th Street Revitalization Area Project will be known at the time of the execution of appropriate public improvement contracts and Redevelopment/Disposition and/or other Agreements. The project, and later sub projects will complement and support the UNL Lied Performing Arts Center and better tie the campus with the Downtown. This plan can be and is expected to be amended to deal with the projects as details become available.

D. Building Requirements and Redevelopment Standards

The redevelopment of the Community Redevelopment Area should generally achieve the following requirements and standards:

1. General Environment

Intensify and strengthen Lincoln's central business district as a focal point for regional development.

Intensify and strengthen Lincoln's central business district as the employment, entertainment, and educational hub of the community.

Provide for compact and interrelated development in order to increase the amount and variety of activity in the core while increasing pedestrian convenience and visual interest.

Provide for expansion and new development of office, commercial, residential, retail, child care, and related service activities which will complement the existing activities in use, scale, and quality of materials and service. The University intends to retain and develop as open space property located on the north side of "Q" from 12th to 13th Streets.

Encourage rehabilitation/renovation of existing structures throughout the Community Redevelopment Area.

Improve the attractiveness and convenience of the Downtown environment through development of conflict-free pedestrian connections between all major and secondary facilities, employment concentrations, and major parking areas.

Provide an environment which emphasizes pedestrian conveniences, visual and performing arts, amenities, needs, and desires, and which minimize automobile-pedestrian conflicts.

Encourage development which enhances the character and maintains the vitality of the Capitol Environs district.

Encourage development of mixed use projects that attract and maintain commercial activity and residential developments in the Downtown and Haymarket areas.

Encourage development that is consistent and complementary to existing land uses, architectural styles, and building materials found Downtown and in the Haymarket.

Assure that plaza, pedestrianway, lighting, signs, and communication devices are oriented to the human scale. A signage program should provide information on street and second level pedestrian/skywalk system interconnection with buildings, elevator locations, parking lots and hours of access to entrances and exits. Lighting should include exciting "directional" lighting directing pedestrians to entertainment and other focal points.

Encourage expanded housing opportunities and types to foster 24-hour activity and lively streets.

Encourage the development of a vibrant retail presence.

2. Pedestrianways, Open Spaces, and Plazas

Provide a comprehensive pedestrian circulation system to facilitate the movement of pedestrians to and within the major development activities within the core area, and to facilitate this movement between the major generators of pedestrian traffic and nearby parking facilities.

Provide a pedestrian system which will connect existing buildings that are to remain in the area with proposed new development.

Assure that design treatment and development of pedestrianways will unify the appearance of both existing and new buildings. A variety of pedestrian facilities are possible, including open and enclosed malls, galleries, open spaces, plazas, and widened gathering place sidewalk areas. These should be skillfully combined to create a highly diversified and exciting pedestrian environment and integrated with others such as the Lied Courtyard from 12th to 13th Street on Q Street and the Lincoln Mall from 10th to 14th Street.

Provide for development of an appropriate "second level pedestrian/skyway system" consisting of a series of elevated walkways and bridges with grade level vertical access, linking important activity centers within the core area. Skywalks are intended to provide direct, convenient, weather-protected connections for both Downtown patrons/visitors and employees.

Link and enhance city-wide trails and open space.

3. Building Design, Heights, and Massing

Provide for the massing of buildings and related open spaces in order to create a distinct and interesting area with internal focal points of identification and orientation for pedestrians.

Provide a maximum floor area ratio in accordance with applicable zoning district regulations in the redevelopment area.

Encourage the preservation of the architectural integrity and historic character of the area by supporting development that reuses existing buildings or facades and/or that is designed to fit the context in which the development will occur.

4. Use of Public Right-of-Way

Where appropriate, encourage development to utilize portions of the existing right-of-way and/or the air rights over the right-of-way. Use of air rights is encouraged.

5. Circulation and Access

Provide for the improvement of vehicular circulation through and access to the Redevelopment Area in a manner consistent with the expressed needs of the Downtown and total community.

Provide increased transportation choices for Lincoln residents, workers, and visitors. Make transit easier and more convenient to use. Provide a shuttle service with simple, two-way routes. Encourage pedestrian traffic through enhanced pedestrian safety and amenities.

Minimize the impact of new development on existing uses, specifically the impact of vehicular traffic into and through the Historic Haymarket for West Haymarket events.

6. Parking

Provide for an adequate supply of appropriately located and easy-to-use public on-street and off-street parking spaces. Where structures are utilized, such facilities should be integrated with commercial and related development; access to such facilities should not conflict with major pedestrian movements and should be located to prevent conflicts with other vehicular movements.

Minimize the impact of parking needs from new development on supply of parking to other uses.

7. Off-Street Loading, Service, and Emergency Facilities

Provide for consolidated off-street loading and service facilities, with access to be provided (where feasible) from screened public service alleys or courts and connected appropriately with the street system; and provide for emergency access to all built-up portions of the development area.

Provide for emergency vehicle access in a manner compatible with established design and environmental objectives.

Provide for the accommodation of service needs of businesses that are to remain during and following redevelopment.

8. Environmental Protection, Mitigation, and Conservation

Limit fill in the Flood Storage Areas to insure no loss of flood storage in the Salt Creek floodplain/floodprone area in order to minimize adverse impacts to flood heights, particularly on projects where the City is a partner. At a minimum, per legislation, ensure that heights do not rise greater than one foot as a result of development in the floodplain

Enhance and protect the Category I saline wetlands, a rare and threatened natural community. The wetlands should be considered an asset in the redevelopment process.

Use stormwater “best management practices” to minimize the volume and maximize the quality of stormwater runoff, including such concepts as green roofs, permeable paving, grassed swales, and wetlands preservation and enhancement. Use this area as a model for applying techniques that have a low impact and improve the aesthetic quality of the redevelopment area.

Encourage developers to seek Leadership in Energy and Environmental Design (LEED) Certification on new construction and substantial rehabilitation projects.

Remediate brownfields and environmental hazards to allow for the utilization of the land to its highest and best use.

E. Conformance with Comprehensive Plan

In accordance with Nebraska State Law, the Redevelopment Plan described in this document was originally designed to conform to the Lincoln-Lancaster County Comprehensive Plan adopted for the City of Lincoln in March, 1985 as amended, and, with the approved 1985 Lincoln Center Plan Update and 1989 Master Plan supplement. It will hereinafter conform to the Lincoln-Lancaster County Comprehensive Plan adopted November 14, 1994, as amended.

F. Relationship to Local Objectives

The Community Redevelopment Area is located in the Central Business District (CBD) of the City of Lincoln. Prior to November 1994, the Redevelopment Plan has been developed on the basis of goals and policies adopted by the City for the CBD as well as the entire metropolitan area. General goals and policies relating to development in the entire metropolitan area and more specific goals and policies relating to Downtown Lincoln remaining the dominant multi-use center contained in Chapter 2 of the Lincoln-Lancaster County Comprehensive Plan (March 1985), the approved Lincoln Center Plan Update Part II, and supplement includes goals, principles and objectives to be used specifically as guidelines for the Downtown planning program. Hereinafter, the Redevelopment Plan has been developed so as to be consistent with the goals and policies of the November 1994, adopted Lincoln-Lancaster County Comprehensive Plan, as amended, and further more, will be developed so as to be consistent with the goals and policies of the November 2006, adopted 2030 Lincoln-Lancaster County Comprehensive Plan, as amended.

G. Procedure for Changes in the Approved Redevelopment Plan

If the City of Lincoln desires to modify this Redevelopment Plan, it may do so after holding a public hearing on the proposed change in accordance with applicable state and local laws.

H. Removal of Blighting Influences and Substandard Conditions

As discussed earlier in the report Section II, the consulting firm of Bahr, Vermeer & Haecker completed a blight determination study in 1984 and a re-analysis/re-evaluation in 1987 for the eighty-eight and one-half-block Community Redevelopment Area. On the basis of a sample survey, detailed in-field inspection of existing structures and consideration of other conditions, and the re-analysis/re-evaluation the consultants concluded that the redevelopment area met the State legislatively defined criteria for "blight and substandard" conditions. This finding was based on the presence of several "blighting and substandard factors" occurring in the study area.

In 1990, Bahr Vermeer & Haecker completed a blight and substandard determination study for a 18 ½ block area. On the basis of a 100% survey, detailed in-field inspection of existing structures and consideration of other conditions, the consultant concluded that the expanded redevelopment area met the State legislative defined criteria for "blight" and "substandard" conditions.

Consultants identified the following blighting and substandard factors as being found in the 18 ½ block expanded study area:

- Strong Presence of Factors --
 - Substantial number of deteriorated or deteriorating structures.
 - Existence of defection or inadequate layout.
 - Faulty lot layout in relation to size adequacy, accessibility, or usefulness.
 - Improper subdivision or obsolete platting.
 - The existence of conditions existent which endanger life or property by fire or other causes.
- Reasonably Present --
 - Insanitary or unsafe conditions.
 - Deterioration of site or other improvements.
 - Diversity of ownership
 - Other environmental and blighting factors.

Consultants further identified the following substandard factors in the 18 ½ block expanded area:

- Strong Presence of Factors –
 - Dilapidated/deterioration.
 - Age or obsolescence.
 - Existence of conditions which endanger life or property by fire or other causes.
- Reasonable Presence of Factors –
 - Inadequate provision for ventilation, light, air, sanitation, or open spaces.

Consultants further identified the following blighting and substandard conditions in the 2007 West Haymarket Addition:

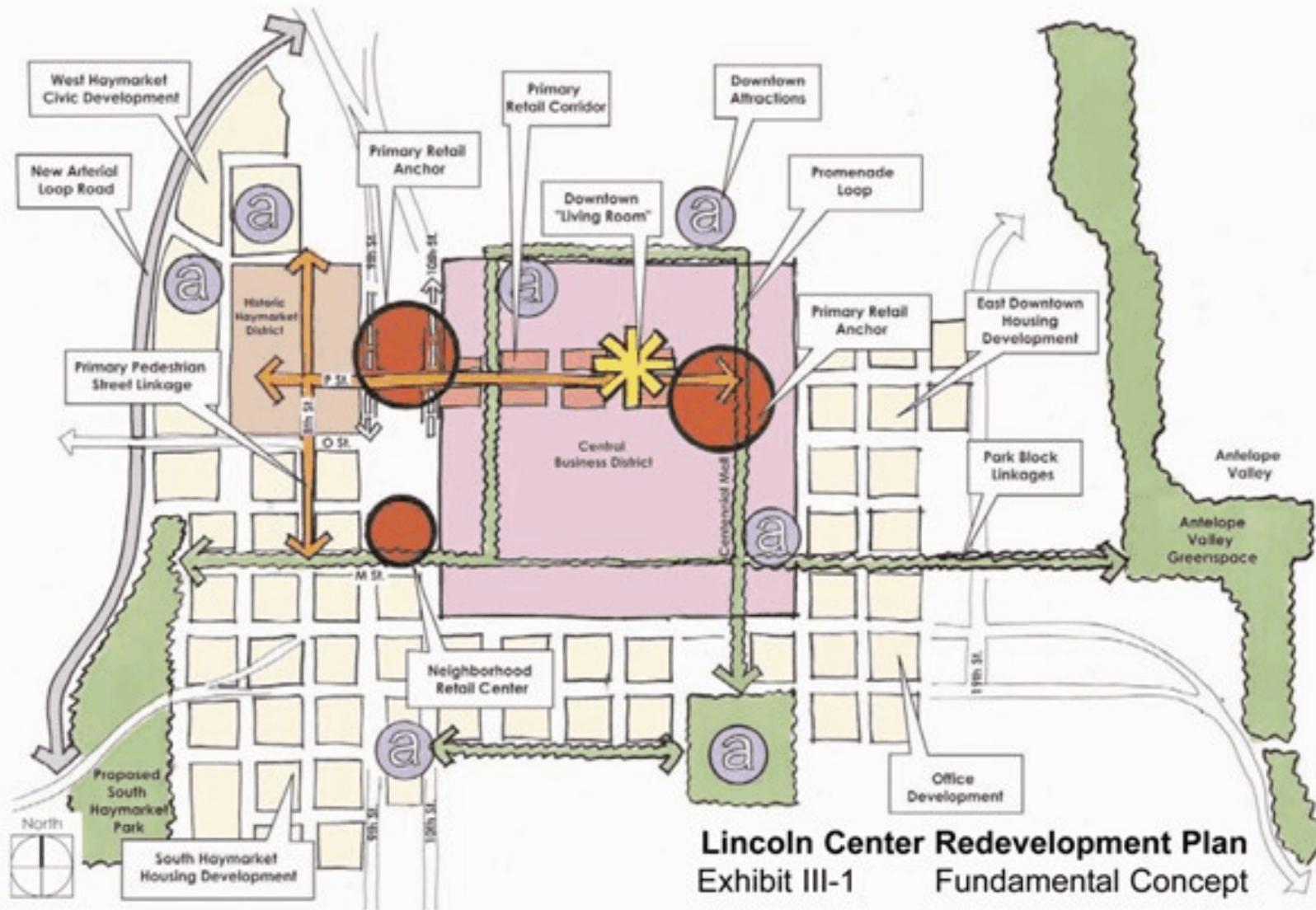
- Substandard --
 - Dilapidation, deterioration, age, or obsolescence.
 - Inadequate provision for ventilation, light, air, sanitation, or open spaces.
 - Conditions which endanger life or property by fire and other causes
- Blight --
 - Substantial number of deteriorated or deterioration structures.
 - Defective or inadequate street layout
 - Faulty lot layout.
 - Insanitary or unsafe conditions.
 - Deterioration of site or other improvements.
 - Diversity of ownership.
 - Defective or unusual conditions of title.
 - Improper subdivision or obsolete platting.

- Conditions which endanger life or property by fire and other causes.

Additionally, the area meets Part (b) of the definition of “blight” in that the average age of the residential or commercial units in the area is at least forty years.

The objective of the Redevelopment Plan described in this document is to provide a framework for removing the blighting and substandard factors as they currently exist in 2007 Amended Area. A map of the Fundamental Concept, showing future land uses and key projects in the Redevelopment Area, is presented in Exhibit III-1. The following paragraphs discuss the types of actions that will be taken by the City of Lincoln and the private sector in eliminating or arresting these blighting influences and substandard conditions.

The following describes the tasks that will be undertaken to remove blight and substandard conditions from: (A) the Q, O, P, R/North Haymarket Redevelopment Project area; (B) the 12th Street Revitalization Area Project; © Block 55 Redevelopment Project - Gold's Galleria/Block Balance Sub Project - Phase II; (D) the Haymarket Area Redevelopment Project, (E) the University Square Redevelopment Project, (F) Eagles/Runza Redevelopment Project, (G) Ambassador/President Redevelopment Project, (H) Lincoln Center Public Improvements Project, (I) Cornhusker Square Redevelopment Project - Phase II, (J) The Lincoln Star Buildings Redevelopment Project, (K) Entertainment Center/Old Federal Building Redevelopment Project, (L) Lincoln Mall Redevelopment Project, (M) Haymarket 7th & 8th Street Core Redevelopment Project and the Balance of the Redevelopment Area, (N) QO1214 Downtown Plaza Redevelopment Project, (O) North Haymarket Arts and Humanities Center Redevelopment Project.



Credit: Lincoln Downtown Master Plan, Final Report, September 2005

Q, O, P, R/North Haymarket Redevelopment Project

The Q, O, P, R/North Haymarket Redevelopment Project incorporates several individual project phases essential to the revitalization/redevelopment process for Lincoln Center.

Phase I - Block 35 Sub Project

The Sub Project proposed for the Block 35 area, though subject to change, will remove blighting factors outlined above. As detailed in Section IV, this includes the removal of many existing buildings to be replaced by the construction of a parking facility and/or other B-4 Zoning authorized uses. The sub project will generally remove the existing blighting conditions through the following means:

- Demolition of existing structures on the block which were determined to be: (1) structurally substandard or deficient requiring minor repair; (2) functionally and economically obsolete; and/or (3) potentially unsafe or unsanitary.
- Consolidation and replatting of properties located on the block into an ownership/lot pattern better suited to a Downtown area.
- Removal and replacement of deteriorating or deteriorated site improvements.
- Vacation of existing alleyways which had previously limited the potential for larger-scale development on the block.
- Replacement of the current scattered surface parking lots and substandard off-street parking garage buildings with a planned parking facility and/or other B-4 Zoning authorized uses that will allow adequate and convenient access to the block and adjacent blocks and will minimize points of pedestrian/vehicular conflict.
- The sub project will also reverse the long trend of retail decline in the Central Business District.

Phase II - Que Place Sub Project

The Que Place phase relates to the redevelopment of a half block area, the primary objective of which is to transform an on-surface parking lot into a mixed-use office, commercial/housing and parking garage development.

The sub project will remove a blighting and substandard on-street parking lot and will contribute to the Downtown Lincoln Center revitalization through a mixed-use development.

Phase III - Journal-Star/Haymarket Square Sub Project

The Journal-Star Sub Project will provide for redevelopment of a two-block area, through expansion of the Journal-Star Printing facility, linking the existing plant/office to a proposed mailroom/distribution facility and press operation.

The development will accomplish the original intended redevelopment of Block 29 which initially began some 20 years ago. The blighting and substandard buildings/conditions have been removed over time.

Phase IV - Crossroads House Sub Project

The Sub Project related primarily to the renovation of the seven-story vacant former Clayton House Hotel and parking complex into a 54-unit senior citizen housing and related office/parking complex. The reuse and redevelopment of the hotel and parking garage (obsolete under present standards) will remove blighting and substandard conditions, and contribute to the revitalization of Downtown Lincoln Center.

Phase V - North Haymarket Sub Project

The North Haymarket Sub Project provides for redevelopment of a 6-to 7-block area, the primary objective of which is to transform former railroad property into a office and related parking development.

The sub project will remove a blighting and substandard conditions through the following means:

- Consolidation and replatting of properties encompassing 6- to 7-blocks into an ownership/parcel pattern better suited to Downtown development.
- Removal and replacement of deteriorating or deteriorated site improvements.
- Improving street access (paving) within the immediate area.
- Improve the economic viability of the Central Business District; in particular, the Haymarket area.

12th Street Revitalization Area Project

Phase I - 11th/13th Street Core Area Sub Project

The project proposed for approximately a 5-1/2 block area, though subject to change, will remove blighting factors outlined previously. As detailed in Section IV, this project/sub project includes the removal of minimal existing buildings. The redevelopment proposal will generally remove the existing blighting conditions through the following means:

- Rehabilitation of existing structures on the blocks determined to be: (1) structurally substandard or deficient requiring minor repair; (2) functionally and economically obsolete; and/or (3) potentially unsafe or unsanitary.
- Where acquisition may occur, consolidate and replat properties into an ownership/lot pattern better suited to a downtown area.
- Reduction in potential pedestrian/vehicular conflicts and interruptions of pedestrian movement through the provision of an elevated skywalk system and the elimination of selected driveway entrances.
- Reduction of deteriorated site improvements through code and ordinance enforcement and revitalization of property.
- Provision of planned off-street parking facilities that will allow adequate and convenient access to the blocks and adjacent blocks and will minimize points of pedestrian/vehicular conflict.
- Reduction/elimination, through property rehabilitation, of the existence of conditions which endanger life or property by fire or other causes.
- Reduction of environmental factors through renovation of blighted buildings and improvement of site conditions.
- Revitalization and construction of an intensive, mixed-use downtown core that is properly suited for the Downtown setting.
- The project/sub project will also reverse the long trend of retail decline in the Central Business District. The provision of the Children's Museum will aid in the economic revitalization of Downtown as a mixed use center, and, serve as an anchor for retail and entertainment activity.

Phase II - 12th Street Revitalization/Theatre Sub Project

The 12th Street Revitalization/Theatre Sub Project proposes to remove a blighted and deficient parking lot. As detailed in Section IV, this sub project includes the removal of substantial rubble used to fill a former building basement prior to construction of the existing parking lot. The present Building Code prohibits rubble backfill. The sub project will contribute to the economic revitalization of Downtown as a mixed use center, in particular, expand the entertainment district.

Phase III - Centerstone Sub Project

The Centerstone sub project area was also found to contain blighting factors that contributed to and reflect the general decline of the area. The sub project's primary objective relates to the rehabilitation/restoration of the Centerstone (former Anderson) historic structure, with the intent to provide skywalk corridor access at the 2nd level between the Centerstone and Commerce Court Buildings. This sub project will support the 12th Street Revitalization Area Project, and revitalization of the balance of the Community Redevelopment Area.

Phase IV - Commerce Court-Lincoln Square Skywalk and Historic Facade Improvement Sub Project

The Commerce Court-Lincoln Square Skywalk and Historic Facade Improvement Sub Project relates primarily to the redevelopment of the vacant Hovland Building and former Dalton Book Store and the construction of a skywalk bridge across "O" Street connecting Commerce Court to the Lincoln Square Facility. In addition, this sub project anticipates renovation, including certain historic facade improvements of the Lincoln Square Facility to provide retail and office uses. The skywalk bridge will provide parking and pedestrian connections to maximize retail, office, entertainment and residential potential in the continuing redevelopment/revitalization of Downtown Lincoln.

The project will remove blighting conditions through:

- Renovation of a vacant structure.
- Helping to reverse business decline by occupancy of a vacant building.
- Preservation of building facade historic features/characteristics
- Reduction in pedestrian/vehicular conflicts through provision of an elevated skywalk bridge.
- Provision of easier access to parking via skywalk system.

Phase V - Lincoln Commercial Club Redevelopment Project

The Lincoln Commercial Club Redevelopment Project Area is comprised of lots 7 and 8 on the southwest corner of Block 36 on the corner of 11th and P Street in Downtown Lincoln. The goal of this project is to strengthen Downtown as an employment center by accommodating the expansion of an existing primary employer in downtown. The project will include the demolition of an existing building and construction of a new building to align floor levels allow for the expansion of the existing floor plates. City support may include site preparation and the construction of project-related public improvements and related streetscape amenities.

Block 55 Redevelopment Project, Gold's Galleria/Block Balance Sub Project - Phase II

The sub project encompasses three buildings: the Lincoln Building plus two adjacent structures to the east. The primary objective is the substantial rehabilitation/restoration (to remove blight and substandardness) of the totally vacant, economically and functionally obsolete and deteriorating Lincoln Building to a viable commercial/office facility. The secondary objective is to seek completion of rehabilitation/restoration of the other two structures. The sub project will significantly contribute to the economic revitalization of Downtown as a mixed-use center. The sub project will also entail removal and replacement of deteriorating or deteriorated streetscape improvements along "O" and 10th Streets, and provide a connection to the skywalk system.

Haymarket Area Redevelopment Project

The Haymarket Area Redevelopment Project incorporates several individual project phases essential to the revitalization and historic preservation of the overall Haymarket area.

Phase I - The Haymarket Sub Project

The Haymarket phase relates to the revitalization/redevelopment of a 2-square block area ("P" to "Q"/7th to 9th Streets). The primary objective is rehabilitation/restoration of historic structures, replacement of infrastructure, and installation of pedestrian environmental improvements.

The activity to remove blighting and substandard conditions through:

- Renovation of deteriorating historic structures;
- Development of a mixed-use historic "Old Town" area;
- Replacement of deteriorating infrastructure and site improvements.

Phase II - The Hardy/Bucks Buildings Sub Project

The Hardy Building is a vacated six-story industrial warehouse building, which was vacated in 1986, and is obsolete under present day standards. The Hardy Building activity area contains blighting factors that contribute to and reflects the general decline of the Haymarket Area in which it is located. The primary objective is the rehabilitation/restoration of the historic structure and its conversion to apartment units with related commercial/office uses. The activity will contribute support to the redevelopment and revitalization of the Haymarket Area/Historic District.

The Bucks Storage Buildings consist of three buildings: an 1881 three-story building, a 1920's five-story building and a 1950's one-story building. The buildings have been in warehouse/storage uses and are being converted or considered for conversion to commercial/office/residential uses. The reuse and redevelopment of these buildings will

remove blighting and substandard conditions and will contribute to the revitalization of the Haymarket area.

Phase III - Lincoln Station (Burlington Northern Depot) Sub Project

The Lincoln Station phase relates primarily to the renovation of the historic Burlington Northern Depot structure, including the provision of much-needed parking and open space. The activity proposed will remove blighting and substandard factors, and be the major development force in continuing the redevelopment and revitalization of the Haymarket/Historic District.

The activity will remove blighting and substandard conditions through the following means:

- Renovation of a deteriorating historic structure;
- Development of a mixed-use office-retail complex;
- Subdivision replatting;
- Removal and replacement of deteriorating site improvements;
- Provision of park/open space;
- Construction of parking facilities.

Phase IV - Grainger Building Sub Project

This project involves the rehabilitation and restoration of an underutilized five-story warehouse facility into one floor of commercial/office space and four floors totaling 26 units of housing. The project will remove blighting and substandard conditions through the renovation of the deteriorated structure and make a positive contribution to revitalization of the Haymarket District.

Phase V - The Apothecary and Ridnour Buildings Sub Project

This project involves the rehabilitation of two underutilized and deteriorating structures: the five-story Apothecary Building and the two-story Ridnour Building. The Apothecary Building will involve the conversion of the lower level and first floor to commercial/offices and the second through fifth floors to office/residential uses.

University Square Project

The Project proposed for the Block 39 area will remove blighting and substandard factors outlined above. As detailed in Section IV, this includes the removal of existing buildings/structures and surface parking lots to be replaced by the construction of a parking facility, and rehabilitation/renovating of three existing structures. The redevelopment project will generally remove the existing blighting and substandard conditions through the following means:

- Demolition of certain existing structures on the block determined to be necessary to accomplish the redevelopment objective;

- Removal and replacement of deteriorating or deteriorated site improvements;
- Replacement of current surface parking lots and drive-in facility with a planned parking garage facility that will provide adequate and convenient parking spaces to the project block and adjacent blocks;
- Renovation of functionally and/or economically obsolete structures; one of which is vacant, and portions of others vacant;

Eagles/Runza Redevelopment Project

The project encompasses three buildings, the Eagle's Building plus two adjacent buildings to the north. The objective is the rehabilitation/restoration of the partially vacant, under-utilized and deteriorating structures to a viable commercial facility. It is expected that the project will contribute to the economic revitalization of Downtown as a mixed-use center.

The project will remove blighting and substandard conditions through renovation of deteriorating/dilapidated structures, removal and replacement of deteriorating site improvements and renovation of functionally and economically obsolete structures.

Ambassador/President Redevelopment Project

This project involves the rehabilitation of two vacant and deteriorating residential apartment buildings; both five stories: Ambassador and President. The Project will remove blighting and substandard conditions through renovation of deteriorating structures and retentions as occupied residential apartment units. The project will make a positive contribution to the revitalization of Downtown as a mixed-use center.

Lincoln Center Public Improvements Project

The project proposed covers the 107-block Community Redevelopment Area encompassing a broad range of public infrastructure, street/parking systems, environmental/streetscape amenities, and parks/open space improvements to remove blighting and substandard conditions/factors outlined previously. As detailed in Section IV, this project will support revitalization, and other public-private partnership projects, implemented throughout the Community Redevelopment Area, thereby contributing to the economic revitalization of Downtown as a mixed-use center.

Cornhusker Square Redevelopment Project - Phase II

This project involves the expansion (36,156 sq. ft.) of the City of Lincoln owned civic (conference) center located on Block 89 within the Cornhusker Square Hotel/Office Building complex on the first and lower levels. In addition, a 500 to 900 space parking facility may be constructed on Block 88. The number of spaces and location will be determined through parking needs study undertaken by the City Transportation Department, with a potential skywalk connection.

The conference center portion of the project will provide much needed meeting rooms, reception/dining overflow space, exhibition space, and, proper use of existing civic center space to operate the public/private partnership conference center complex on an economically sound basis.

The Lincoln Star Buildings Redevelopment Project

The Lincoln Star Buildings Redevelopment Project relates primarily to the revitalization/redevelopment of the former Back To The Bible Complex now known as the Lincoln Star Buildings Complex (Palace Stable, Star Tower, Star Building, and Star South Annex Buildings) for office purposes with streetscape/sidewalk/vault improvements and the construction of a skywalk bridge across the east-west private alley connecting either the Star Tower or Star South Annex Buildings to the Carriage Park Garage. In addition, this project may relocate the Townsend Building/historic facade to a portion of the existing parking lot. The skywalk bridge will provide parking and pedestrian connections to maximize retail, office, entertainment and residential sources of Downtown Lincoln.

Further, the project includes the College of Hair Design Complex which is in good/well-maintained condition. The south half of basement is presently under construction. Streetscape/amenities improvements are the only public activities necessary.

The project will remove blighting and substandard conditions through:

- Renovation of a substantially vacant four-structure complex;
- Help reverse business decline by occupancy of an obsolete group of buildings;
- Preservation of certain historic facade features and characteristics;
- Provision of easier access to parking via skywalk connection and system;
- Improvements to dilapidated sidewalk and vault areas, and other streetscape amenities.

The Entertainment Center/Old Federal Building/Retail Corridor Redevelopment Project

The Entertainment Center/Old Federal Building/Retail Corridor (EC/OFB/RC) redevelopment project incorporates a six and one-half block area and the rights of way that extend from 7th Street to 17th Street along P and Q Streets in the heart of Downtown Lincoln. Private property included in the project area includes all of Blocks 41, 42, 43, 34, 35, 36 and the east one-half of Block 44, all in the original plat of the City of Lincoln. The public property includes the rights of way of P and Q Streets between 7th and 17th Street, the north half O Street from one-half block west of 9th Street to the east side of 12th Street, the rights of way of 7th, 8th, Centennial Mall, 16th, and 17th from the south side of P and north side of Q, and 9th, 10th, 11th, 12th, 13th, and 14th Streets from the mid-point of O Street to the north side of Q Street, as well as any public alleys or other public property located on blocks 41, 42, 43, 34, 35, 36, and the east on-half of Block 44. The goals for this redevelopment project are to realize additional reinvestment in Downtown Lincoln and to provide public improvements in concert with private redevelopment and

this redevelopment project are to realize additional reinvestment in Downtown Lincoln and to provide public improvements in concert with private redevelopment and rehabilitation within the project area. This redevelopment project includes development of an entertainment center on Block 41; sale and redevelopment of the City-owned Old Federal Building on Block 43; and public utility, streetscape and other improvements in the project area. The project also includes the revitalization of the retail corridor that connects Downtown's West Haymarket with Antelope Valley, with a focus on the primary retail corridor of P Street from 11th to Centennial Mall and 14th from Q to O Streets, through street and streetscape improvements.

The Lincoln Mall Redevelopment Project

The Lincoln Mall Redevelopment Project incorporates portions of or all of eight City blocks adjacent to Lincoln Mall from 10th to 14th Streets. The purpose of this project is to provide amenities, such as sidewalks, utilities, curbs, plantings, street furniture, street lights and transit improvements to enhance Lincoln Mall.

The project will provide streetscape amenities that will enhance the attractiveness and vitality of Lincoln Mall and nearby neighborhoods. These improvements will promote continued office development in this corridor and will provide neighborhood residents with improved access to Lincoln Mall.

Haymarket 7th & 8th Street Core Redevelopment Project

The Haymarket 7th & 8th Street Core Redevelopment Project incorporates all of Blocks 31, 32 & 45 in the Haymarket Historic District and involves the development of two mixed use properties: 1. the redevelopment of the Salvation Army Buildings (737 P Street) on block 45 and the development of a new multi-level mixed use building (727 R Street) on Block 31. The goal of this project is to strengthen the Haymarket District by removal of a blighted building and the construction of major new building; and the renovation of several key properties in the district. City support may include property acquisition, site preparation and remediation, property demolition, utility improvements, facade improvements, parking improvements and the provision of streetscape amenities.

The project will support the redevelopment of an existing series of buildings into a mixed use building with restaurants, studios, apartments and office space and the construction of a new mixed use building including a bank, retail, offices and 35-50 housing units. These projects will remove blighted and substandard conditions and will make positive contributions to the continued revitalization of the Historic Haymarket District.

QO1214 Downtown Plaza Redevelopment Project

The QO1214 Downtown Plaza Redevelopment Project area is bounded by 12th, 14th, O and Q Streets and incorporates all of blocks 37, 38, 39, and 40 of Downtown Lincoln.

The goals of this project are to strengthen Downtown Lincoln by developing a new public

square and supporting streetscape enhancements by removing a blighted building, and the construction of mixed use public parking facility. These projects will remove blighted & substandard conditions and will contribute to the continued revitalization of Downtown Lincoln by encouraging additional private reinvestment in this area. City support may include property acquisition, site preparation and remediation, property demolition, utility improvements, parking improvements and the construction of plaza and related streetscape amenities.

The project will support the revitalization of Downtown through supporting the development of the P Street retail corridor as outlined in the recently adopted Downtown Master Plan and in previously adopted Downtown redevelopment plans. Specifically, the improvements could include the construction of a public plaza at 13th and P on Block 38, streetscape improvements and roadway changes on 13th Street between O and Q Streets and the construction of a mixed use public parking facility at 14th and Q on Block 38. These improvements are intended to support private sector retail, commercial and / or residential development and amenities in this redevelopment area.

North Haymarket Arts and Humanities Center Redevelopment Project Area

The North Haymarket Arts and Humanities Center Redevelopment Project area incorporates all of the block located between 8th and 9th Streets and R and S Streets in Downtown Lincoln and adjacent right-of-way, including S Street north to the property line, 8th Street west to the curb line, R Street south to the curb line, and 9th Street east to the curb line. The goals of this project are to strengthen and extend the Haymarket district by removal of blighted structures; redevelopment of an existing building into a modern, mixed-use office/retail building; construction of a public-private center for the promotion of modern arts and humanities assembly; and, the construction of a mixed-use commercial building. These projects will remove blighted and substandard conditions and will make positive contributions to the continued revitalization of the Haymarket district in downtown Lincoln. This project will also create the new north entrance to the Haymarket district. City support may include property acquisition, site preparation and remediation, property demolition, utility improvements, parking improvements, and the construction of project related public amenities and related streetscape amenities. These improvements will support the continued revitalization of the Haymarket District and Downtown Lincoln.

Phase I - Sawmill Redevelopment Project

The Sawmill Redevelopment Project Area, Phase One of the North Haymarket Arts and Humanities Center Block, is comprise of the three parcels in the northwest quadrant of Block 21, located between 8th and 9th Streets and R and S Streets in Downtown Lincoln. The goals of this project are to strengthen and extend the Haymarket district with the redevelopment of an existing building into a modern, mixed-use office/retail building. This project will remove blighted and substandard conditions and will make positive contributions to the continued revitalization of the Haymarket district in downtown Lincoln. This project will also create the new north entrance to the Haymarket district. City support may

include, site acquisition and preparation, utility improvements, and other related public improvements. These improvements will support the continued revitalization of the Haymarket District and downtown Lincoln.

Phase II - North Haymarket Mixed-Use Redevelopment Project

The North Haymarket Mixed-Use Redevelopment Project Area, Phase Two of the North Haymarket Arts and Humanities Center Block, is comprised of the Arts and Humanities Block Addition, Lots 1 and 2, (South half of block previously named Block 21), located between 8th and 9th Streets and R and S Streets in Downtown Lincoln, and adjacent alley, including surrounding right-of-way, including S Street north to the property line, 8th Street west to the curb line, R Street south to the curb line, and 9th Street east to the curb line, and east-west alley. The goals of this project are to strengthen and extend the Haymarket district with the addition of a mixed-use building that will house commercial uses. This project will remove blighted and substandard conditions and will make a positive contribution to the continued revitalization of the Haymarket District in Downtown Lincoln. City support may include demolition, site preparation, utility improvements, streetscape/dock improvements, parking and related amenities, public art, and other related public improvements.

West Haymarket Redevelopment Project

The West Haymarket Redevelopment Project area is an irregularly bounded tract of land located to the west and northwest of the “Haymarket District” in Downtown Lincoln. The area is very generally bounded by the Burlington Northern Sante Fe (BNSF) and Union Pacific (UP) rail lines on the west, by approximately North 7th Street on the east, the south interior roadway of Haymarket Park and the Bereuter Pedestrian Bridge on the north, and ‘M’ Street on the south. Specific improvements within the project area may include the construction of a 12,000 to 16,000 seat arena, a privately owned and operated hotel of perhaps 300 to 450 rooms, a 35,000 sq. ft. to 70,000 sq. ft. convention and exhibition center, surface and structured parking, space for retail, office, and service businesses, recreational facilities, and other complementary uses. City support may include property acquisition, demolition, relocation of existing uses, relocation and resizing of utilities, installation of new infrastructure, site preparation, and remediation.

The goals of this project are to strengthen the long term economic and physical viability of the Haymarket district and Downtown Lincoln by removing existing blighting and substandard conditions; complement the current mixed use character of the area through the introduction of additional entertainment, recreational, lodging, convention space, services, office, and retail activities; expand the amount and quality of parking services and upgrade surface transportation access to the area; invigorate and enhanced pedestrian environment within and adjacent to the project area; further the cooperation of the private and public sectors in pursuing development opportunities for the area; celebrate the historic character and tradition of the area; and ameliorate devalued environmental conditions. The West Haymarket Redevelopment Project will support the continued revitalization of Downtown Lincoln (including the Haymarket district) as called for in the

recently adopted Downtown Master Plan and as reflected in the Lincoln Center Redevelopment Plan.

Block 85 Redevelopment Project

The Block 85 Redevelopment Project area incorporates Lots 1 through 9, 13 through 15, 16 and 17 (now Lincoln Land Company's subdivision lots 1 through 3 and North 5 feet of lot 4), the North 67 feet of Lot 18, and the vacated East-West alley and North 67 feet of the North-South alley on Block 85 between 8th and 9th Streets and M Street and Rosa Parks Way in Downtown Lincoln. The goal of this project is to strengthen South Haymarket in the redevelopment of three underutilized buildings into mixed-use commercial buildings, and the construction of a new mixed-use residential and commercial building. The project will remove blighted and substandard conditions and will make positive contributions to the continued revitalization of Downtown Lincoln. City support may include the construction of project-related public improvements.

Lincoln Flats/Bank of the West Redevelopment Project

The Lincoln Flats/Bank of the West Redevelopment Project area, located between 13th and 14th Streets and O and P Streets in Downtown Lincoln, includes lots 10 and 11 of Block 39, Original Plat, and lot 6 and Outlot A of the University Square Addition, and adjacent right-of-way to the center lines of N 13th Street and O Street, as shown on Exhibit IV-149. The goal of this project is to strengthen Downtown as a 24-hour livable community by creating new residential opportunities in the redevelopment of an existing underutilized building into mixed-use residential building with commercial on the first floor. The project will remove blighted and substandard conditions and will make positive contributions to the continued revitalization of Downtown Lincoln. City support may include the construction of project related public improvements and related streetscape amenities.

Block 68 Redevelopment Project Area

The Block 68 Redevelopment Project Area is located on the block bounded by 10th, 11th, M, and N Streets, and is comprised of the entire block, including Lincoln Original, Block 68, Lots 4 through 10, Cropsey's Subdivision (of Block 68 Lots 1 thru 3 Original Plat) Lots A through F, and Brock's Subdivision (of Block 68 Lots 11 & 12) Lots A thru F, and the vacated alley, and adjacent right-of-way to the property lines on the north side of N, south side of M, west side of 10th Street, and east side of 11th Street. The goals of this project are to strengthen Downtown Lincoln with the build out of a vacant block into hotel and entertainment complex, mixed-use residential and commercial building with retail on the first floor, and parking facility for the proposed uses. This project will remove blighted and substandard conditions and will make a positive contribution to the continued revitalization of Downtown Lincoln. City support may include acquisition, demolition, and site preparation; utility improvements; street, streetscape, and other right-of-way improvements; façade improvements; parking and related amenities; and, other related public improvements.

Haymarket Hotel and Tool House Redevelopment Project Area

The Haymarket Hotel and Tool House Redevelopment Project Area is located in the Historic Haymarket District on Block 30, bounded by 8th and 9th, Q and R Streets, and is comprised of the Lincoln Original, Block 30, Lots 5 through 9 and the vacated east 18 feet of North 8th Street abutting Lot 6, vacated east 10 feet of North 8th Street abutting Lot 7, vacated south 6 feet of R Street abutting Lots 5 and 6, and adjacent public right-of-way including the remaining one-half of the east-west alley, the west 16 feet of Lots 3 and 10, R Street north to the property line, 8th Street west to the property line, Q Street south to the property line, and 9th Street east to the property line. The goals of this project are to strengthen the Haymarket district with the redevelopment of two existing buildings, an addition to the existing buildings, and construction of a new building that together will house hotel, residential, and other commercial uses. This project will remove blighted and substandard conditions and will make a positive contribution to the continued revitalization of the Haymarket District in Downtown Lincoln. City support may include acquisition, demolition, and site preparation; utility improvements, alley, streetscape, and dock improvements; façade improvements; parking and related amenities; and, other related public improvements.

13th and L Redevelopment Project Area

The 13th and L Redevelopment Project Area is located on the block bounded by 13th, 14th, K, and L Streets, and is comprised of lots 4 to 6 of Block 97, Lincoln Original, the adjacent east-west alley including the returns, and adjacent public rights-of-way to the property lines on the north side of L from the west side of 13th to the east side of 14th Streets, and west side of 13th Street from the south Side of K to the north side of L Street. The goal of this project is to strengthen Downtown Lincoln with the construction of a new commercial complex. This project will remove blighted and substandard conditions and will make a positive contribution to the continued revitalization of Downtown Lincoln. City support may include acquisition, demolition, and site preparation; utility improvements; street, streetscape, alley, and other public right-of-way improvements; façade improvements; parking and related amenities; energy improvements; and, other related public improvements.

Catalyst One/Civic Plaza Redevelopment Project

The Catalyst One/Civic Plaza Redevelopment Project area is bounded by 13th, 14th, P and Q Streets and incorporates all of Block 38, Lincoln Original, Lots 1 through 12, in Downtown Lincoln. The goals of this project are to strengthen Downtown Lincoln by developing a new public plaza and supporting streetscape enhancements with the construction of a mixed-use public parking facility with retail on the ground floor and residential units above the garage. These projects will remove blighted and substandard conditions and will contribute to the continued revitalization of Downtown Lincoln by encouraging additional private reinvestment in this area. City support may include property acquisition; demolition, site preparation, and remediation; utility improvements and/or relocation; the construction of the civic plaza and related street and streetscape amenities; alley improvements; other public

right-of-way and streetscape improvements; energy efficiency improvements; façade improvements; parking and related amenities; and, other related public improvements.

Telesis Meadowgold Redevelopment Project

The Telesis Meadowgold Redevelopment Project area includes the entirety of Block 84 and the surrounding rights-of-way in the South Haymarket area of Downtown Lincoln. The surrounding rights-of-way include M Street north to the property line, 7th Street west to the property line, L Street south to the property line, and 8th Street east to the property line. The goal of this project is to strengthen South Haymarket in the redevelopment of the former Meadowgold manufacturing complex into a complex of mixed-use industrial buildings, and a residential/commercial building. The project will remove blighted and substandard conditions and will make a positive contribution to the continued revitalization of Downtown Lincoln. City support may include the construction of project-related public improvements and enhancements.

17th and Q/Credit Union Redevelopment Project

The 17th and Q/Credit Union Project includes the relocation of the Credit Union currently located on the northwest corner of 17th and Q Street to a prominent location on the P Street Retail Corridor (the northeast corner of 17th and P Street). A fraternity will be constructed at the current location of the Credit Union parking lot and drive-through teller building. The goal of this project is to help revitalize Downtown and the East Downtown/Antelope Valley areas, and improve the connectivity between Traditional Downtown and East Downtown. The project will remove blighted and substandard conditions and will make positive contributions to the continued revitalization of Downtown Lincoln and the Antelope Valley Area.

3 Landmark Centre Redevelopment Project

The 3 Landmark Centre Redevelopment Project is located on the entirety of Block 120 bounded by K Street and Lincoln Mall, and 11th and 12th Streets in Downtown Lincoln. The goals of this redevelopment project are to strengthen the Downtown Core Area in the redevelopment of underutilized lots into a three-story, premier office building and adjacent multi-story parking facility. The project will remove blighted and substandard conditions and will make a positive contribution to the continued revitalization of Downtown Lincoln.

Balance of the Community Redevelopment Area

The remaining blocks of the redevelopment area reflect the finding of the blight factors noted above. It should be noted that the balance of the redevelopment area includes other redevelopments such as Cornhusker Square.

- Speed implementation of the proposed (Block 35, Centerstone and 12th Street Revitalization Area) Projects which will provide numerous spin-off incentives for redevelopment of the balance of the area and reverse the downward trend in Downtown retail activity.

- Seek stricter enforcement of applicable building codes in the redevelopment area when such enforcement could reasonably arrest the further deterioration of structures and site improvements in the area.
- Limit/prohibit the further subdivision of lots in the area so as to restrict the diversity of property ownership that currently inhibits the consolidation of lots into sizes better suited for the Downtown setting.
- Amend the present City Zoning Ordinance to provide for a minimum lot size for all activities in B-4 zoning.
- Provide a City-designated liaison between potential developers and City departments to speed review and approval of redevelopment proposals in the area.
- Use Community Development Block Grant (CDBG) funds for appropriate public improvements in the area.
- Encourage beneficial uses of public street right-of-way in the area by possibly vacating portions of streets or by approving uses on the public right-of-way.
- Participate in appropriate tax increment financing packages when such action will stimulate beneficial reuse of the area and in situations where such reuse would not likely occur without the CIF option.
- Create a positive atmosphere for redevelopment in the area through the City establishment of an outreach program to potential developers and the possible creation of "development zone" in the balance of the redevelopment area.
- Encourage the rehabilitation and reuse of historic structures in the balance of the redevelopment area, such as the Haymarket area, Place Livery Stables and others; and ensure that established policies for reviewing proposals for such structures are followed.
- Employ CDBG funds for development subsidies/loans to stimulate redevelopment in the area.
- Seek tax abatement legislation targeted toward the area when other avenues of redevelopment incentives have been exhausted.