

AD: A&P II REDEVELOPMENT PROJECT

Revitalization Project Description

The A&P II Redevelopment Project area, located on 14th and Lincoln Mall in Downtown Lincoln, includes Lots 5 and 6, Block 122, Original Lincoln, Lancaster County, Nebraska, together with the East Half of the vacated alley adjacent thereto, and adjacent alleys, city-owned property, and rights-of-way, as shown on Exhibit IV-196; A & P II – Redevelopment Project Area, attached and incorporated by this reference.

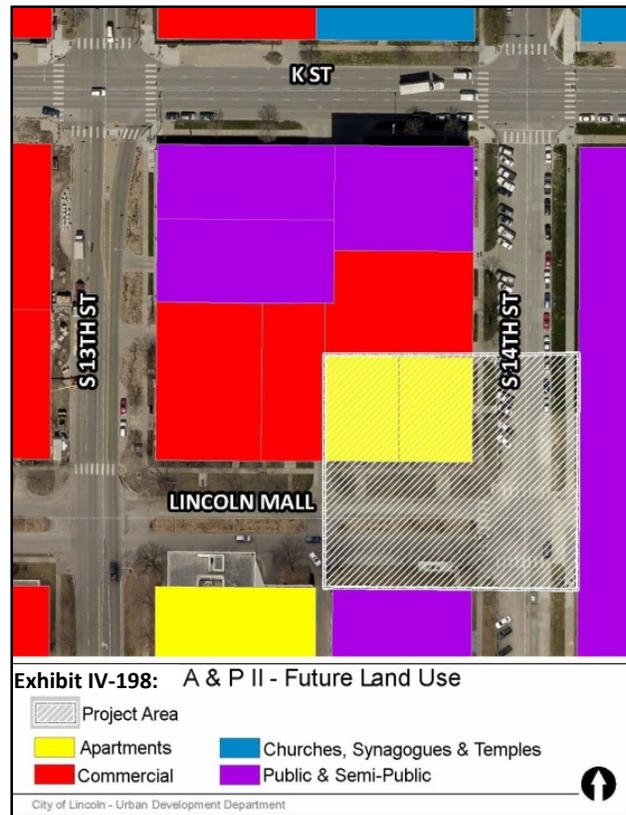
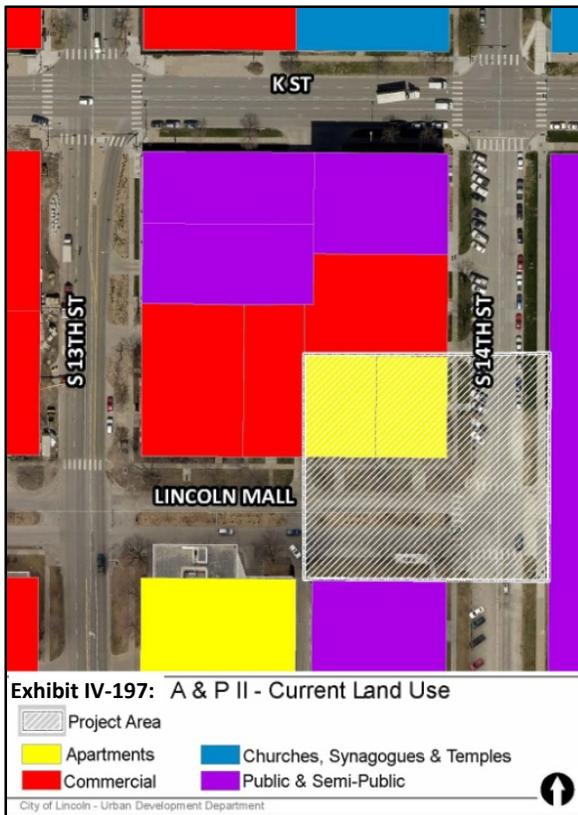
The goal of this project is to strengthen Downtown Lincoln as a 24-hour livable community by creating new affordable residential opportunities through the redevelopment of an existing deteriorating building. The project will remove blighted and substandard conditions and will make positive contributions to the continued revitalization of Downtown Lincoln. The Project will increase the security and safety in the Redevelopment Area and Downtown Lincoln through the removal and redevelopment of certain blighted and substandard conditions.

The Project consists of the redevelopment of the Ambassador and President Buildings, located across from the State Capitol Building, while maintaining and preserving their art deco style, decorative brick work, and finely carved stonework facades that contribute to the historical significance of the buildings.

The project is consistent with the goals of the Lincoln Center Redevelopment Plan and Downtown Master Plan and is intended to support private sector residential development in this redevelopment area. Publicly funded redevelopment activities may include historic façade preservations, tenant relocation, environmental remediation, demolition, energy efficiency improvements, and other public improvements in the Project Area. These improvements correspond to several of the Downtown Redevelopment Goals identified in Section III of the Redevelopment Plan. The redevelopment project addresses these goals by accomplishing the following:

- Encouraging private redevelopment in and enhancing the architectural character of Downtown Lincoln;
- Encouraging the preservation of the historic character of the area;





- Redeveloping an underdeveloped and undervalued parcel; and
- Encouraging residential development to foster 24-hour activity and lively, vibrant streets in Downtown.

Statutory Elements

Currently, there are no plans for the City to acquire, convey or demolish the real property. Should any of these occur, the City will follow the policy outlined in the Plan. The project is anticipated to include the relocation of certain current tenants on the real property. 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 Plan. Land coverage will not be altered with the implementation of this project. The existing street system within the project area will not be changed as a result of this project.

The project will result in a small decrease in population density. There are two (2) buildings consisting of 84 residential units -- in poor condition currently -- within the proposed project boundaries. The existing land use in the project area is residential (see Exhibit IV-197: A & P II – Current Land Use). The redevelopment of the building will result in the redevelopment and renovation of the current units into approximately 71 housing units in the project area. One hundred percent (100%) of the units will be affordable housing under Section 42 of the Internal Revenue Code. The resulting land use will remain residential. (See Exhibit IV-198: A & P II – Future Land Use).

The area is located within the O-1 Zoning District. The residential development that is being proposed is a permitted use in the O-1 District. Zoning will remain unchanged as a result of this project. The project will meet all parking requirements under the Lincoln Municipal Code. (See Exhibit IV-199: A & P II -- Zoning.)

Proposed Costs and Financing

The estimated total cost to implement this redevelopment project is approximately \$6.9 million, including approximately \$400,000.00 in public improvements. The source of funds for public improvements will be Community Improvement Financing (commonly referred to as Tax Increment Financing or TIF) generated from the private developments within the project area.

Public investment may assist in the facilitation and implementation of the historic façade preservation, tenant relocation assistance, environmental remediation, demolition, energy efficiency improvements, and other eligible public improvements and enhancements.

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

