

N. QO1214 DOWNTOWN PLAZA REDEVELOPMENT PROJECT

1. Revitalization Project Description

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. Exhibit IV-132 identifies this area.

The existing land use in the QO1214 Downtown Plaza Project area consists of office, retail, service retail, food service, entertainment, covered parking (public and private), and residential. Exhibit IV-133 identifies existing land use within the project area.

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 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, 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.

Publicly funded redevelopment activities could include demolition, site preparation and remediation, acquisition, parking garage construction, utility improvements and streetscape enhancements, including plaza treatments, expanded sidewalks, new curbs and gutters, plantings, and street furniture. These improvements correspond to several of the downtown redevelopment goals identified in Section III. The proposed redevelopment project addresses these goals in the following ways:

- Encourages private redevelopment in and enhances the architectural character of downtown Lincoln
- Utilizes an underdeveloped lot/removes blight
- Supports the vision of a revitalized downtown by adding a mixed use parking/retail/commercial buildings at a key intersection
- Integrates streetscape and landscape improvements in the project area with existing amenities
- Provides an additional festival/celebration site
- Supports downtown business recruitment efforts
- Enhances the security of downtown by providing a more pedestrian friendly, lighted environment
- Enhances the area's pedestrian friendly, street-level orientation.

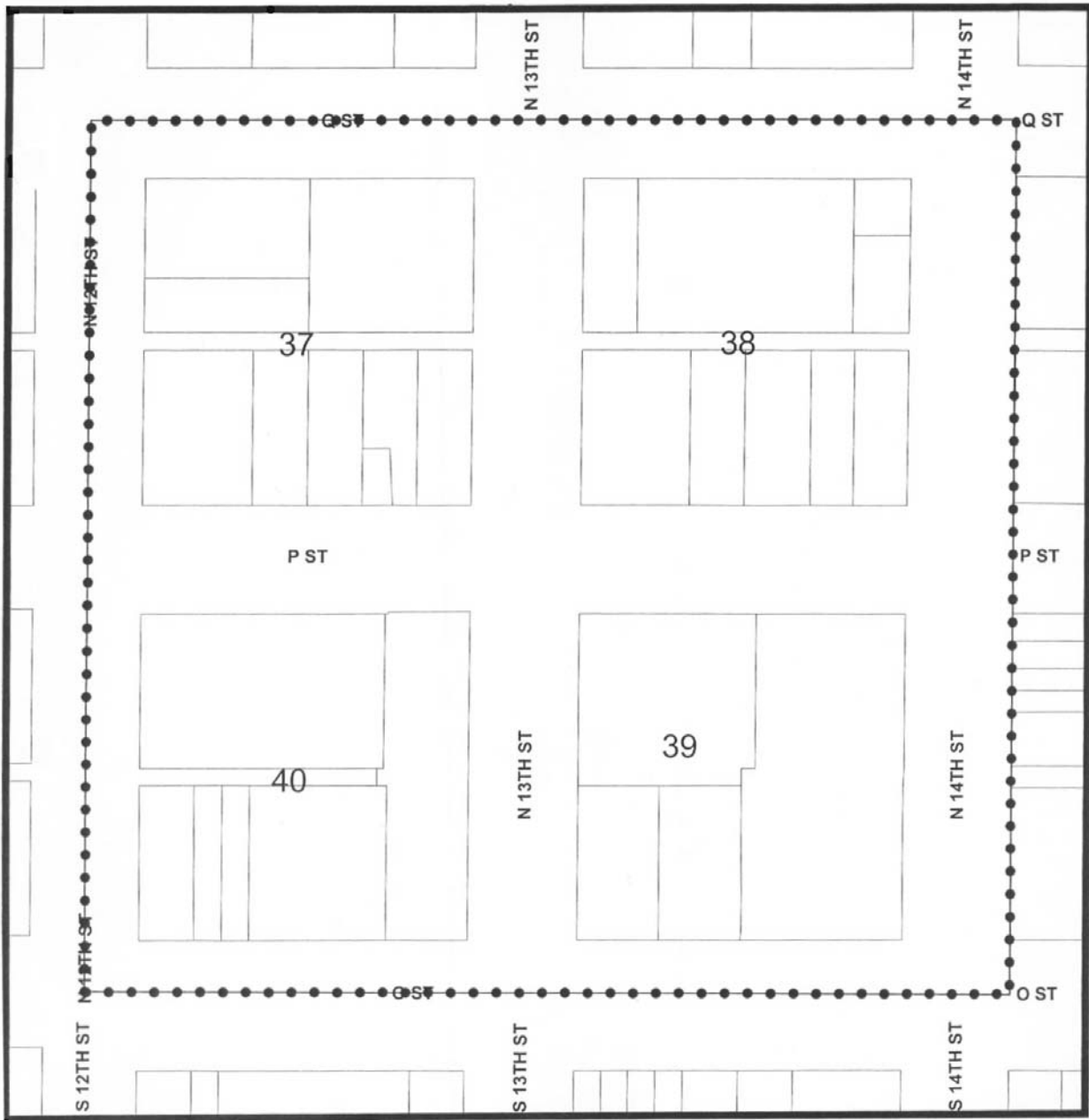


Exhibit IV - 132 Project Area
Q01214 Downtown Plaza Redevelopment Project

 Q01214 Project Boundary

Lincoln Center
 Redevelopment Plan

Map prepared by City of Lincoln, UDD 12/05



1 inch equals 125 feet

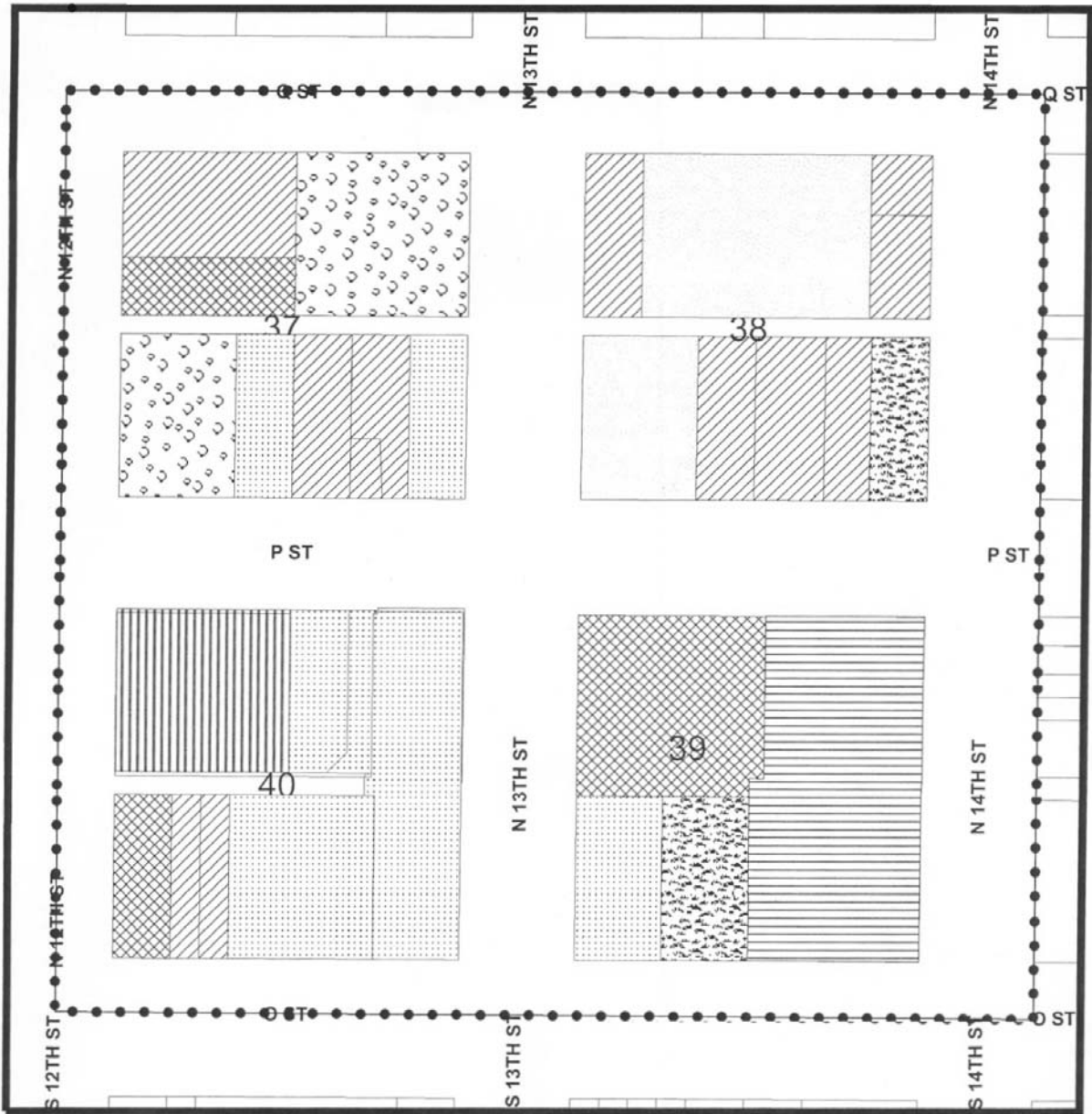


Exhibit IV - 133 Existing Land Use
Q01214 Downtown Plaza Redevelopment Project

- | | | |
|-------------------------|-------------------|----------------------------|
| Q01214 Project Boundary | Office | Commercial/Residential |
| Entertainment | Commercial | Commercial/Private Parking |
| Office/Private Parking | Office/Commercial | Mixed Use/Public Parking |

Lincoln Center
 Redevelopment Plan

Map updated by City of Lincoln, UDD 2/06

N
 1 inch equals 125 feet

2. Statutory Elements

a. Property Acquisition Relocation Demolition and Disposal

Accomplishing the QO1214 Downtown Plaza Redevelopment Project could involve the assembly of properties on Block 38 and reconfiguration of the right of ways on 13th Street from O to Q Streets. These projects may involve acquisition, sales or reconveyances as provided by law and consistent with the plan. The City may acquire property for public infrastructure and other needs. Exhibit IV-134 identifies changes in the proposed uses in the project area.

b. Population Density

There are a total of 173 residential units in the project area today, all of which are located in mixed use buildings. These include the 54 unit Eagle Apartments at 228 N 12th, 66 units in the University Towers building at 128 N 13th (an additional 13 units of for sale housing are currently under construction in the upper floors of this building and will be marketed as University Sky Suites), and 40 units in the Centerstone Building, at 100 N 12th Street. All of these units will remain after implementation of the projects envisioned in this redevelopment plan amendment.

The development of the civic plaza may include the development of liner buildings which may include the construction of additional residential units. The mixed use parking garage may also include the construction of living units above the public parking facility. If residential development is included, population density will increase.

We anticipate these projects will be completed in 2008.

c. Land Coverage and Building Density

Land coverage and building density may be altered with the implementation of this project. Several buildings on block 38 could be removed as part of these public improvements. The proposed civic plaza will require the demolition of the existing vacant Douglas 3 building at the northeast corner of 13th and P (1300 P Street). The construction of the proposed mixed use parking garage could require the demolition of several existing buildings including the Starship Theater (1311 Q Street), the Taste of China restaurant (1349 Q Street) and Wasabi (239 N 14th Street). These one story buildings could be replaced with a minimum six story public parking garage with first floor commercial.

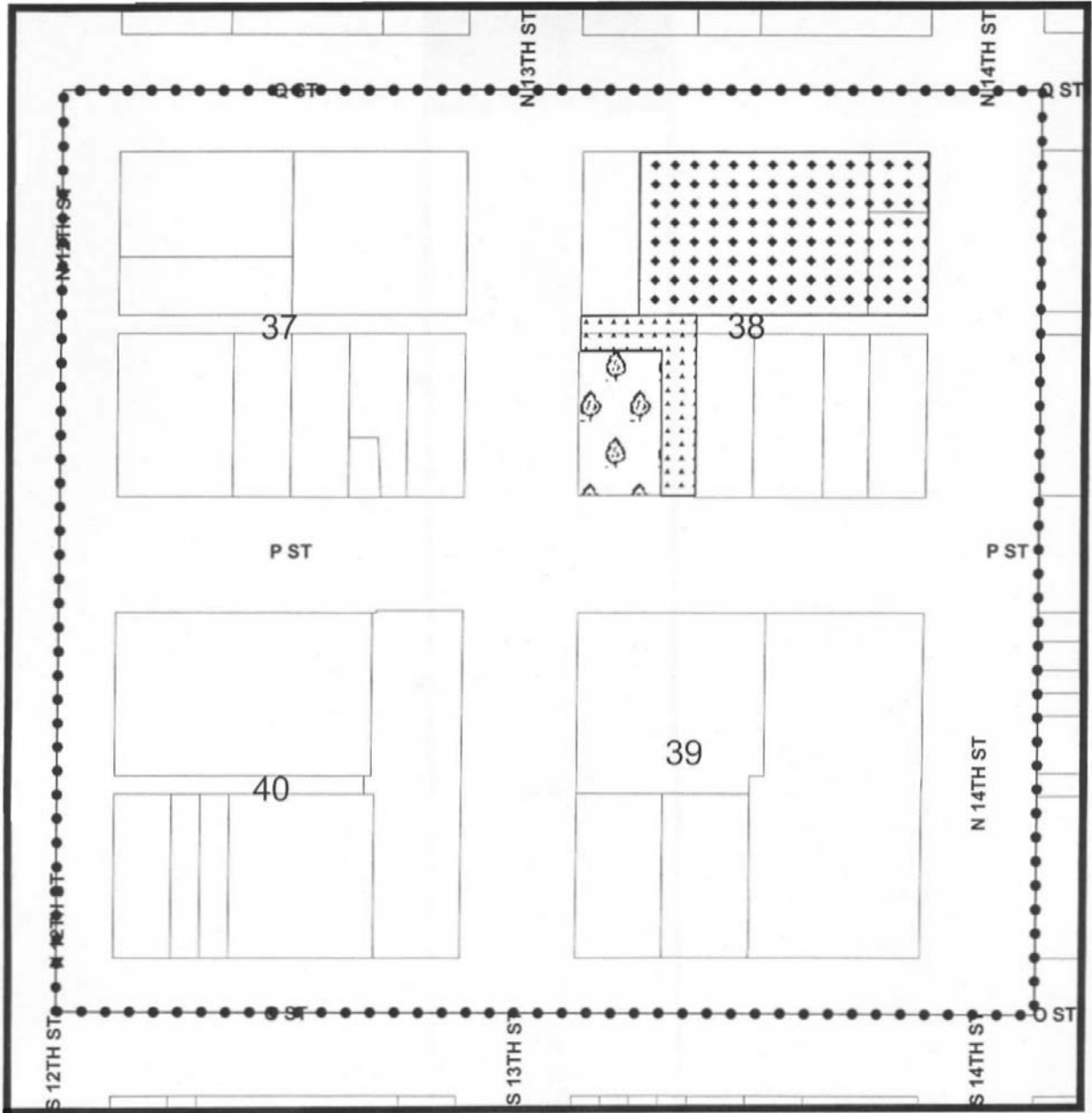







Exhibit IV - 134 Proposed Change in Uses from Existing Uses

QO1214 Downtown Plaza Redevelopment Project

-  QO1214 Project Boundary
-  Public Plaza
-  Mixed Use/Public Parking
-  Right-of-Way Improvements
-  Commercial/Residential

Lincoln Center
Redevelopment Plan

Map updated by City of Lincoln, UDD 4/06


1 inch equals 125 feet

activity. Potential private sector above garage uses will also be explored via a request for proposals for private investment. All other existing buildings within the project area will remain. The changes in proposed uses are shown on Exhibit IV-134.

d. Traffic Flow, Street Layout and Street Grades

The existing street system within the project area could be changed as a result of this project. The Downtown Plaza project envisions narrowing 13th Street from Q to O from three lanes with angled parking to two lanes with on street parallel parking. This could allow for utilization of the resulting additional sidewalk space for larger scale civic events planned for the plaza area. The 13th Street ROW may remain at 100 feet in width. The mixed use parking garage may have entry and existing requirements with access planned off of both Q and 14th Streets.

The east west alley on block 38 may also be altered by the development of a liner building on the western end of the existing alley.

Pedestrian amenities may be constructed in the right of way adjacent to both the proposed Block 38 public parking garage and along 13th Street in support of the civic plaza.

e. Parking

Parking in the project area consists of 436 covered parking stalls at the University Square facility on block 39 and 307 covered private parking stalls at Rampark garage on block 40. There are also 81 covered private parking stalls at the NRC building on block 37, however, these are reserved for employee use. Various on street parking configurations surrounds each block in the project area.

The recently completed East Downtown Parking Study found a current need for 600 additional parking spaces in this area of downtown. This redevelopment project envisions the creation of 400-600 additional public parking stalls on the northeastern portion of block 38. Exhibit IV-135 shows existing and proposed parking structures with capacities.

f. Zoning, Building Codes and Ordinances

The area is located within the downtown B-4 business zone that allows for a wide range of uses including the mixed use developments that are being proposed. Exhibit IV-136 shows the existing zoning for the project area.

Zoning will remain unchanged as a result of this project, with the possible exception of a change in zone from B-4 to P for the area included in the civic plaza. The International building code for the abatement of dangerous buildings, the International Building Code and their specific City amendments will properly protect the health, safety and welfare of

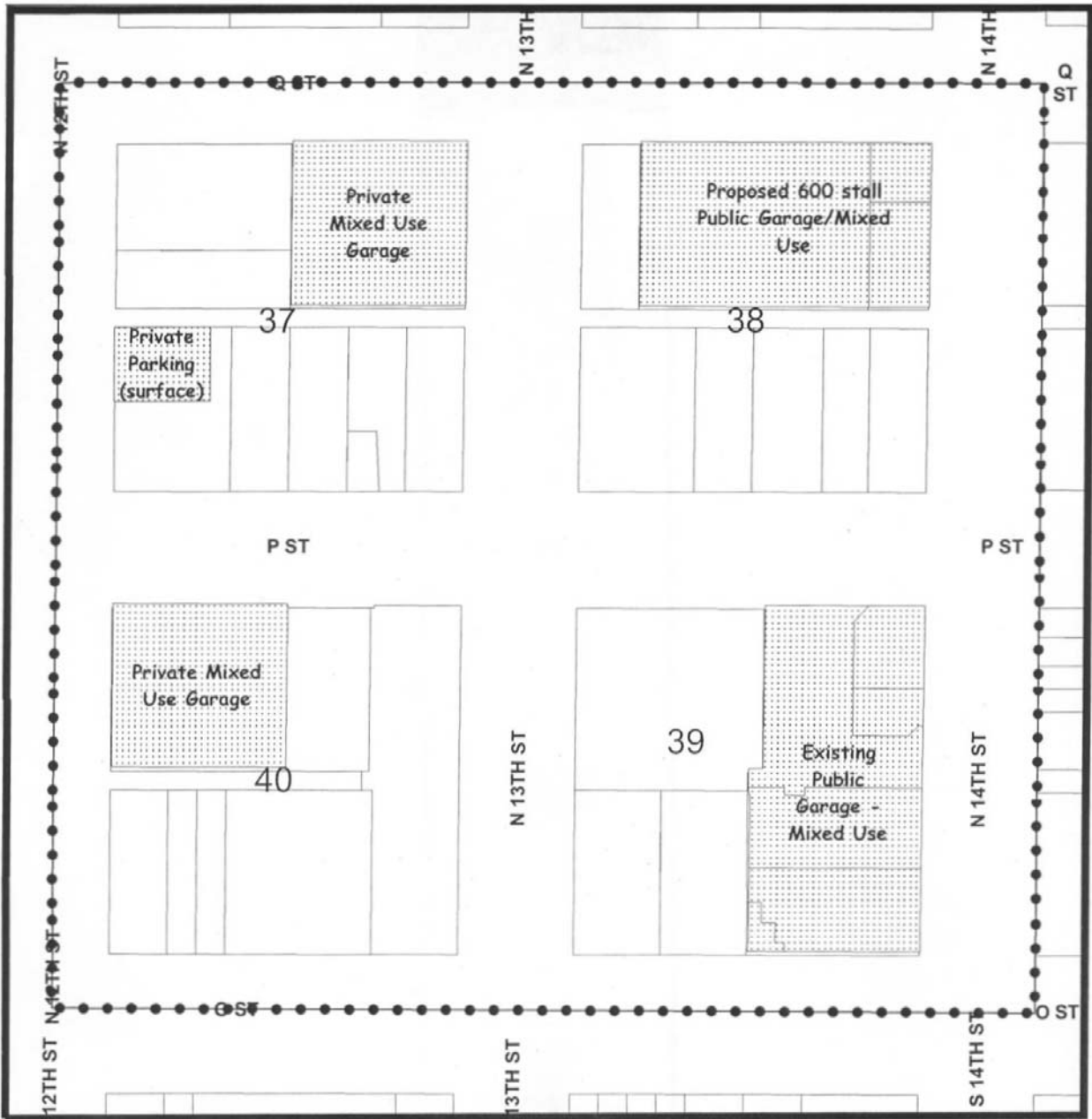


Exhibit IV - 135 Existing & Proposed Parking Structures
Q01214 Downtown Plaza Redevelopment Project

-  Q01214 Project Boundary
-  Existing/Proposed Parking

Lincoln Center
 Redevelopment Plan

Map updated by City of Lincoln, UDD 02/06


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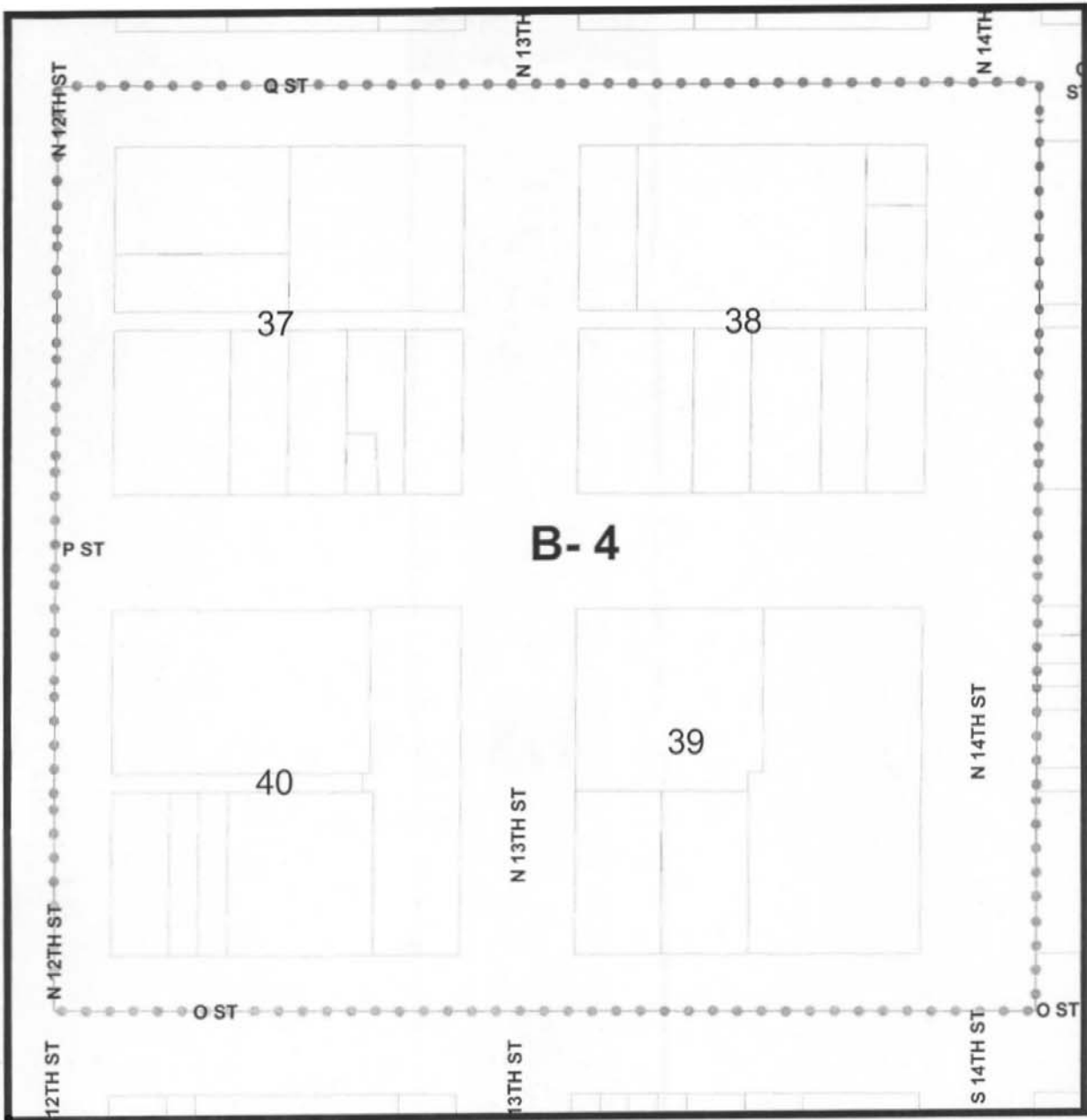


Exhibit IV - 136 Existing Zoning
QO1214 Downtown Plaza Redevelopment Project

 QO1214 Project Boundary

*Entire Project Area is zoned B-4

Lincoln Center
 Redevelopment Plan

Map prepared by City of Lincoln, UDD 12/05

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the people. At this time, there are no contemplated changes in the City zoning laws or building codes to implement this project.

g. Public Infrastructure

New infrastructure improvements are anticipated to be needed as a result of this project. These improvements may include alley and plaza improvements, new curbs, sidewalks, lighting, plant material, street furniture and other streetscape improvements on block 38 and relocating and upgrading utilities located in the alley of block 38 and along 13th Street from Q to O Streets. The City may also work with various developers to improve public utilities serving related developments.

h. Cost Benefit Analysis

A cost benefit analysis will be prepared and included as a part of the material that will be presented to City Council.

3. Proposed Costs and Financing

The proposed public cost and financing of the QO1214 Downtown Plaza Redevelopment Project is identified below:

Mixed-Use Parking Facility

- Estimated public cost of implementation of this mixed use parking facility project is \$8,300,000 - 12,000,000.
- Potential uses may include acquisition and demolition of existing properties, site remediation and preparation, utility relocation, streetscape enhancements, and construction of a public parking garage.
- Potential sources include City Parking funds, Land Acquisition funds, Tax Increment Financing, General Fund expenditures and developer contributions.

Civic Plaza/Streetscape

- Estimated public cost of implementation of this plaza project is \$2,500,000.
- Potential uses may include acquisition and demolition of existing properties, site preparation and plaza/streetscape construction.
- Potential sources include Tax Increment Financing, developer contributions and private fundraising efforts.

Public investment may assist in acquisition, demolition and site preparation/remediation, utility relocation and construction of a mixed use public parking facility at 14th and Q, demolition of building and plaza construction on 13th and P, and right of way improvements along 14th Street. The streetscape improvements could include sidewalk construction, curb and gutter construction, parking reconfiguration, installation of pedestrian lighting, benches, trash receptacles, signage and other street furniture and landscape enhancements.

These public improvements could generate up to \$50,000,000 in private redevelopment in this area. The type and amount of private investment will be determined once a request for proposals for private development proposals is issued, a developer of record is identified and a redevelopment agreement is negotiated.

4. Implementation Steps

Under Nebraska Community Development Law, the first step in redeveloping an area is for the City to declare the area blighted and substandard and in need of redevelopment/revitalization. The Lincoln City Council complete this first step by declaring the Downtown Area blighted on October 22, 1984, and affirmed by resolution on October 19, 1987, the area as “blighted and substandard.” The City Council determined that private enterprise could not redevelop this area without the assistance provided by the Community Development Law (see Blight Resolutions, Appendix 1 and Appendix 9).

Implementation steps for the QO1214 Downtown Plaza Redevelopment Project:

- Negotiate acquisition agreements with the owners of the properties on block 38.
- Advertise for and review proposals to develop mixed use facilities as part of the parking garage construction.
- Acquire Civic Plaza site (1300 P Street), demolish building and prepare site for plaza development.
- Negotiate redevelopment agreements with selected developer(s) for mixed use parking garage and receive City Council approval of redevelopment agreements.
- Issue and sell Community Improvement Financing bonds or notes.
- Select architects and engineers pursuant to city standard practice to design streetscape improvements.
- Approve the streetscape improvement design.
- Competitively select primary contractor to construct public improvements.
- Construct public facilities and improvements.