

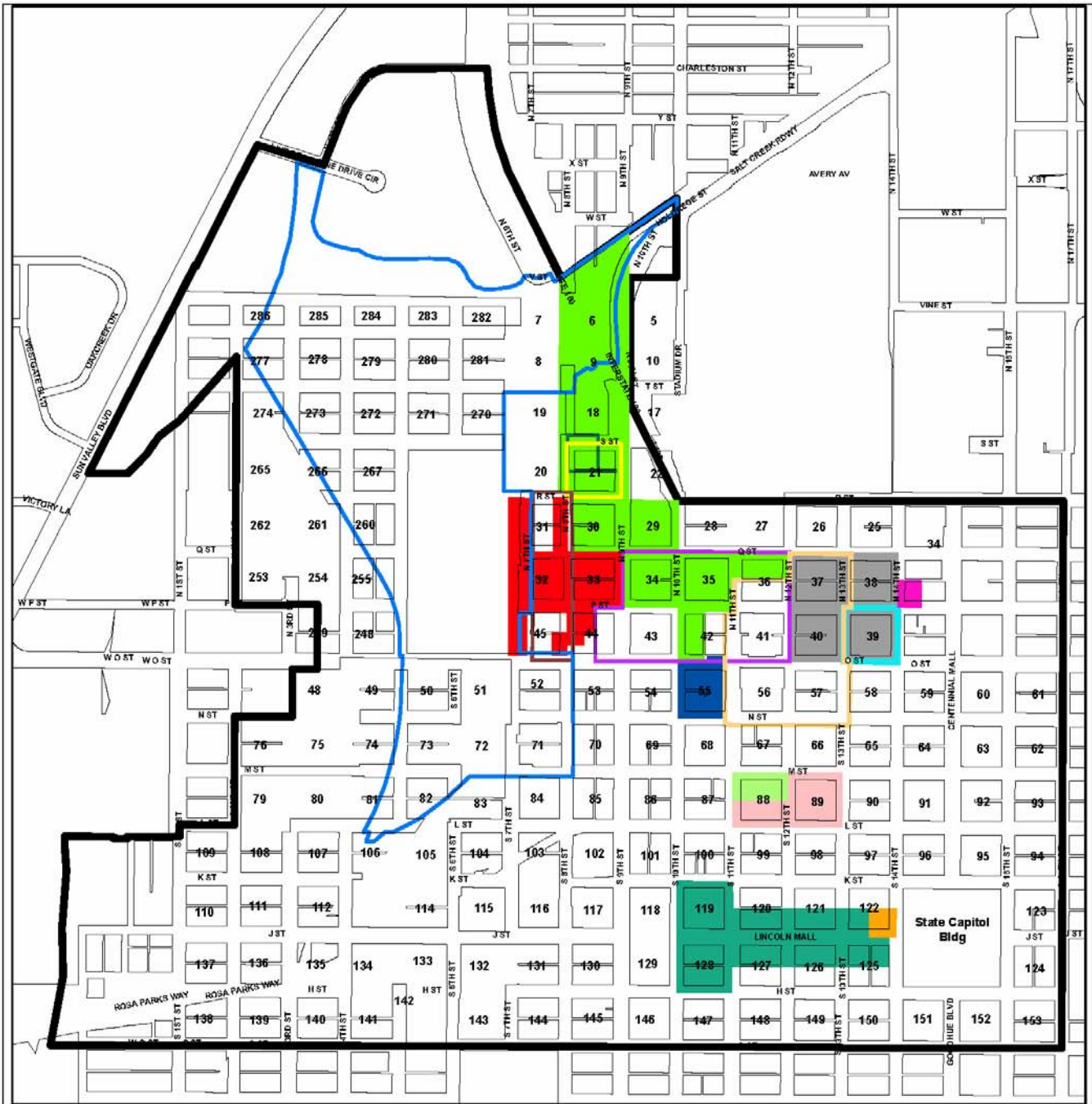
I. INTRODUCTION

The City of Lincoln, Nebraska, recognizes that blight, deterioration, dilapidation, and obsolescence is a threat to the continued stability and vitality of downtown Lincoln as the focal point of business, social, and, cultural activity of the urban area and a focus of community pride and achievement. The City, therefore, has initiated a long-range program of revitalization within its Central Business District and adjacent areas. The goal of this long-range program is to enhance downtown Lincoln as the dominant mixed-use/multi-use center of activity within the Lincoln region. It is to remain as the site of the University of Nebraska and the Nebraska State Capitol; the center for retail, business, office, and financial activities within the region; the cultural and entertainment core; the center of communications for the City and region; the focal point for tourism and convention activities; and, a residential neighborhood anticipated to house a growing population.

To reach this goal of maintaining downtown Lincoln as the dominant multi-use center of the region, it will be necessary that the downtown be strengthened by capturing a substantial share of the anticipated private market activity within the region. Capturing a share of this activity will require the combined efforts of both the public and private sectors. The magnitude of the task exceeds the capacity of the private sector alone. Municipal leadership is essential as the catalyst for major private investment.

The Lincoln Center Redevelopment Plan's Community Redevelopment Area covers approximately an 829-acre area (see Exhibit I-1), portions of which were originally declared blighted by the Lincoln City Council in 1984 (the Downtown Area Blight Study and the Haymarket District Blight Determination Study) and, Blighted and Substandard by the Lincoln City Council in 1987 (Downtown Area Blight Study, Consultant Analysis Letter), expanded as a blighted and substandard area by the Lincoln City Council in 1991 (Downtown Lincoln Blight and Substandard Determination Study - North), and again expanded as blighted and substandard area by the Lincoln City Council in 2007 (West Haymarket Area Blight and Substandard Determination Study). This Community Redevelopment Area is composed of all of the city blocks generally bounded by 17th Street on the east; G on the south; Salt Creek, 2nd, and 3rd on the west; Charleston Street and Sun Valley Boulevard to the northwest; 9th, 10th, and I-180 to the northeast; and, R Street on the north. This area has been determined, through the blight/blight and substandard resolutions to be in need of revitalization and strengthening to ensure that it will contribute to the economic and social well-being of the City. Without public action, it is reasonable to suggest that redevelopment would not be significant enough to mitigate blighting factors and substandard conditions throughout the area. Public improvements are needed to encourage wide-spread private reinvestment.

To encourage private investment in the Community Redevelopment Area this Redevelopment Plan has been proposed to set forth the redevelopment projects considered to be of the highest priority in accomplishing the goal of revitalizing and strengthening the area. It is anticipated that the projects will touch off a chain reaction of additional projects which will transform the area into one of the community's best assets. The projects may be amended at a later date to reflect the needs and capabilities of the City and the developer(s).



LINCOLN CENTER Redevelopment Plan

Exhibit I-1

Redevelopment Plan Boundary/Community Development Area - Lincoln Center Revitalization Redevelopment Area

00 Block Number

12th Street Revitalization Area

Ambassador/President

Block 55 - Phase I and II

Cornhusker Square - Phase II

Entertainment Center/Old Federal Building

Haymarket Area

Haymarket Core OR78

Lincoln Mall

Lincoln Star Buildings

North Haymarket Arts & Humanities Center

Q.O.P.R. @ 10th, 11th and 12th Sts

QO1214

Runza

Sawmill

University Square

West Haymarket



City of Lincoln
Urban Development
GIS
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