

## **I. CORNHUSKER SQUARE REDEVELOPMENT PROJECT - PHASE II**

### **1. Revitalization Project Description**

This Cornhusker Square Redevelopment Project - Phase II involves all of Lots 1 thru 6 Cornhusker Square, replat of Block 89, and Lots 9 thru 12, Lots A thru G Sheldons Subdivision, and the vacated north/south alley abutting Lot 9; all in Block 88, Original Plat. Block 89 contains the privately-owned Cornhusker Hotel and Office Buildings, and lower level related facilities, and, publicly-owned parking garage, and grade level conference center ballroom/atrium; while the project portion of Block 88 contains off-street surface parking, Back to the Bible office, Globe Laundry, and billboard operations (privately owned).

The public (City) and private property ownerships of the Cornhusker Block Complex on Block 89 propose a joint undertaking to accomplish the expansion of the City Conference Center located within the complex and a related adjacent parking facility which will include the following described City activities/improvements:

Cornhusker Office Building - City will develop approximately 9,500 sq. ft. of space floor (grade level) for additional conference facility overflow, exhibit space, meeting rooms, rest room facilities, lobby and escalators to lower level space.

Atrium - construct stair to lower level.

Lower/Basement Level - City will develop approximately 26,656 sq. ft. of space for additional conference facility exhibit hall, assembly and meeting room space, lobby and escalators to upper level.

Parking Facility - Multi-story structure consisting of 500 to 900 (5 to 8 levels) spaces will be constructed by the City.

Skywalk - A skywalk bridge (tunnel) may be constructed over (or under) 12th Street between M and L Streets between the proposed parking facility and the existing Cornhusker Parking Garage.

Public Improvements/Amenities - Installation, construction or re-construction of streets, curbs, sidewalks, drives, public space, i.e. landscaping improvements, may be accomplished as or where necessary.

Design - The proposed interior layout (Exhibit IV-108 and IV-109) is for illustration purposes only. The actual space size and layout design of improvements are subject to change after the City secures the services of professional engineers/architects.

## 2. Statutory Elements

### (a) Property Acquisition, Relocation, Demolition and Disposal

Accomplishing this project of the Lincoln Center Redevelopment Plan will require public action on Blocks 89 (Cornhusker Square) and 88. Portions of the privately-owned existing buildings on Block 89, and improvements and land on the south one-half of Block 88 are to be acquired (Exhibit IV-108), existing tenants relocated, and certain building/site improvements demolished by the City of Lincoln. The City will retain property acquired for public purposes.

- (i) Acquisition and easements on portions of Blocks 89 and 88 (Exhibit IV-106 Existing Plat Map). The City will acquire land, condominium building space/air rights subdivision, vacate alley right-of-way, and/or secure easement on the following portions of property of the indicated blocks:

Approximately 9,500 sq. ft. of ground level condominium area of Lot 2, Cornhusker Square Plat - property owner to provide for \$1.00 and other considerations;

Approximately 26,656 sq. ft. of lower level condominium area of Lot 6, Cornhusker Square Plat - property owner to provide for \$1.00 and other considerations;

Lots 9 thru 12, Lots A thru G Sheldons Subdivision, and the vacated north/south alley abutting Lot 9; all in Block 88, Original Plat, Lincoln, Lancaster County;

All as depicted on Exhibits IV-108, IV-110, and IV-111.

The City will acquire the necessary fee title, easements, air rights, covenants and easements by way of voluntary negotiations (see Land Acquisition Proposals, Appendix 3).

- (ii) Demolition of Indicated Portions of Blocks 89 and 88 and Relocation of Occupants - After the City of Lincoln has acquired condominium property rights on the portions of Block 89, land and buildings on Block 88, and a portion of north/south vacated alley, it will prepare the property/site for redevelopment/revitalization. Site preparation will include: (1) for Block 88, demolition of buildings, capping, and/or relocation/removal of City utilities, and grading for construction of a parking facility; and (2) for Block 89, interior wall, ceiling and floor material removal for renovation purposes. Further securing insurance and bonds, and taking other necessary measures to protect citizens and surrounding properties.

Before the City performs demolition activities, it will, where necessary, relocate the current occupants (commercial tenants) and pay tenants' relocation and displacement expenses (see Relocation Plan, Appendix 4).

(iii) Disposition - No disposition of property is anticipated as part of this project. However, if surplus land is available, redevelopers will be selected in an equitable, open, and competitive competition according to the Land Disposition Proposals outlined in Appendix 4.

(b) Population Density

No population density exists in the Cornhusker Square Redevelopment Project - Phase II and will remain unchanged.

(c) Land Coverage and Building Density

The present land coverage and building density will increase. The present building land coverage in the project area will increase by approximately 10,000 square feet due to construction of a proposed parking garage facility.

(d) Traffic Flow, Street Layouts and Street Grades

It is anticipated that redevelopment activities contemplated on Blocks 89 and 88 will increase the pedestrian and automobile traffic.

The street layout in the area will remain as is.

(e) Parking

The redevelopment project area is served by the existing 400 space Cornhusker public parking facility. As noted earlier in this section, approximately 500 to 900 new public parking garage spaces will be provided to support the proposed new conference center development activities, including the surrounding area adjacent to the project.

(f) Zoning, Building Codes and Ordinances

The present Lincoln Central Business District (B-4) zoning allows for the type of development proposed. Likewise, the City's adoption of the Uniform Code for the Abatement of Dangerous Buildings, the Uniform Building Code and their specific City amendments will properly protect the public health, safety and welfare of the people. At this time, there are no contemplated changes in the City's zoning laws or building codes to implement this project other than to seek certain replatting of lots. It may be necessary, however, to adopt ordinances to special assess pedestrian bridges and public improvements; to issue parking revenue bonds for parking; and to issue community improvement financing bonds.

(g) Public Utilities

No new public utilities are expected to be needed to serve the project area; however, some utilities may need to be relocated, replaced, or increased in size.

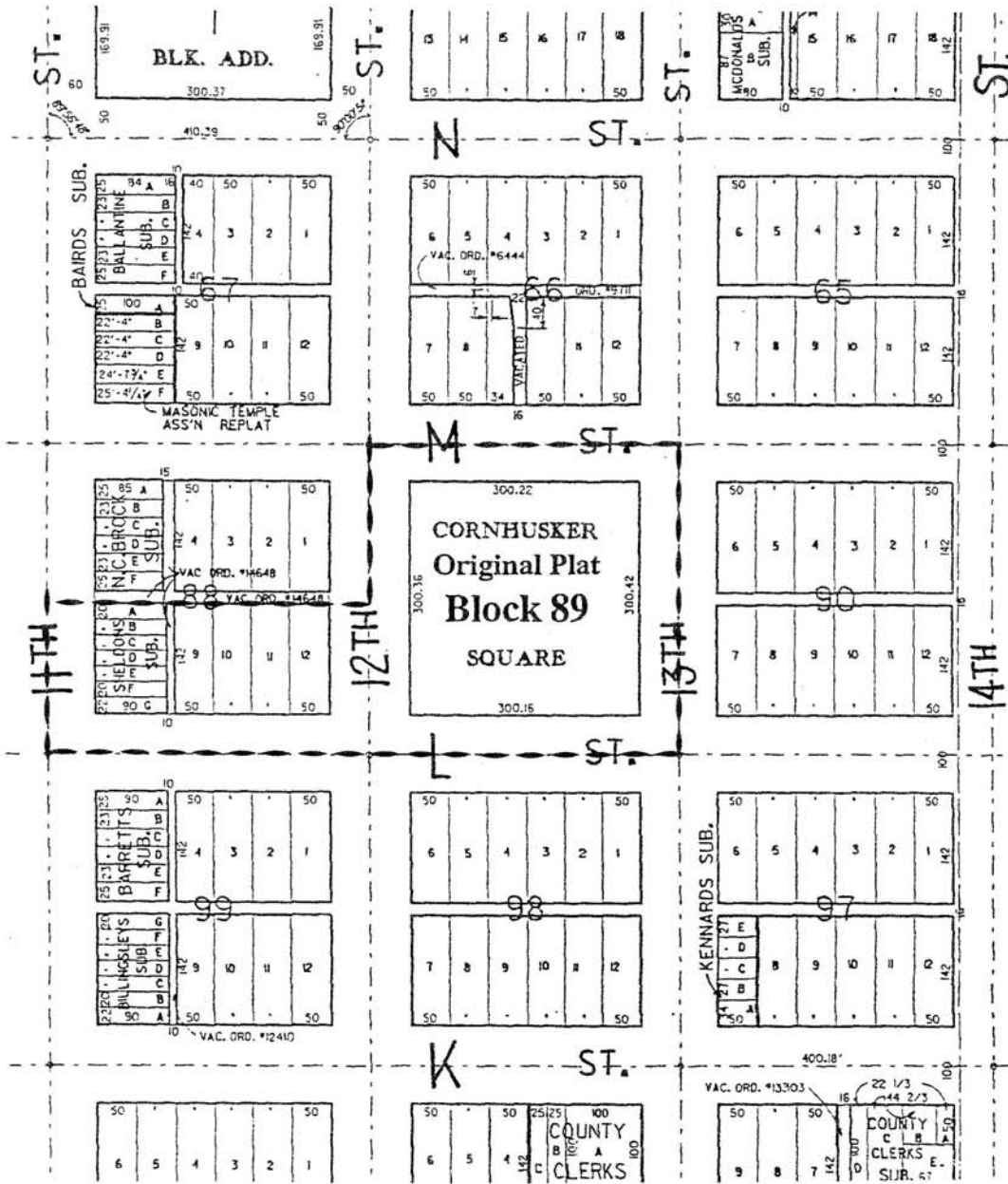


Exhibit IV-106  
Existing Plat Map

— Project Boundary - Cornhusker Square Redevelopment Project - Phase II

**Lincoln Center  
Redevelopment Plan**

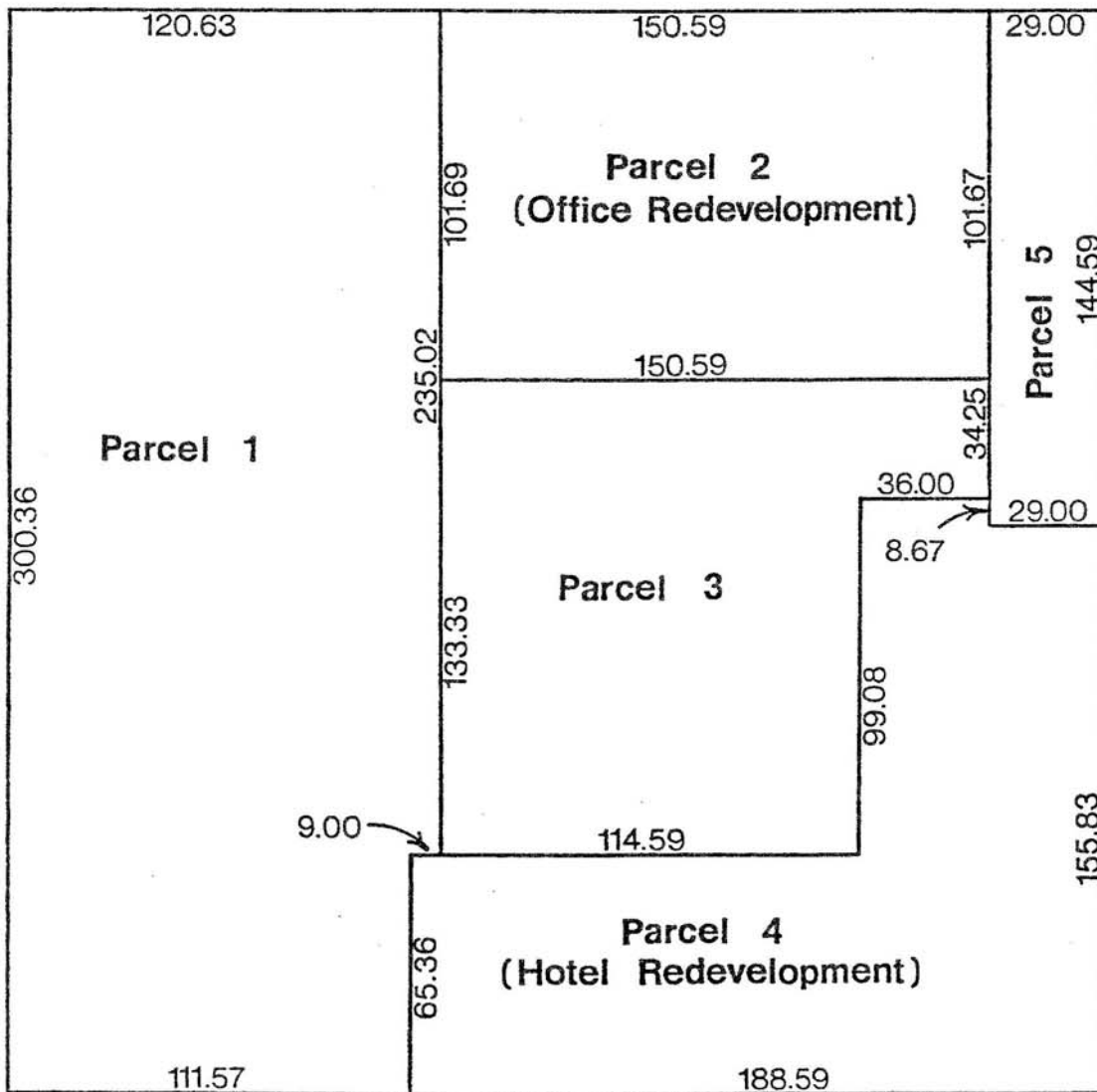


M STREET

ONE WAY

12th STREET

13th STREET



ONE WAY

ONE WAY

L STREET

ONE WAY

Exhibit IV-107  
Block 89 - Parcel Map

# Lincoln Center Redevelopment Plan



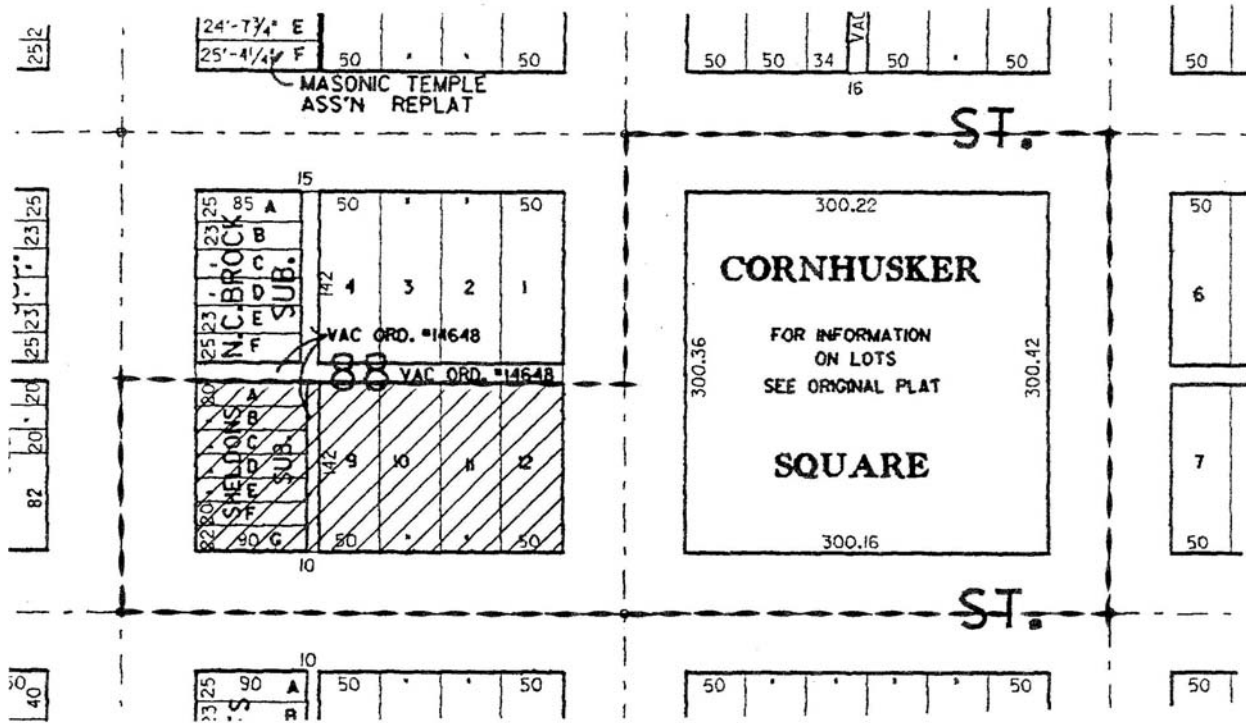


Exhibit IV-108  
Block 88 - Parcel Map

- Project Boundary - Cornhusker Square Redevelopment Project - Phase II
- //// Potential Parking Facility Site

**Lincoln Center**  
**Redevelopment Plan**



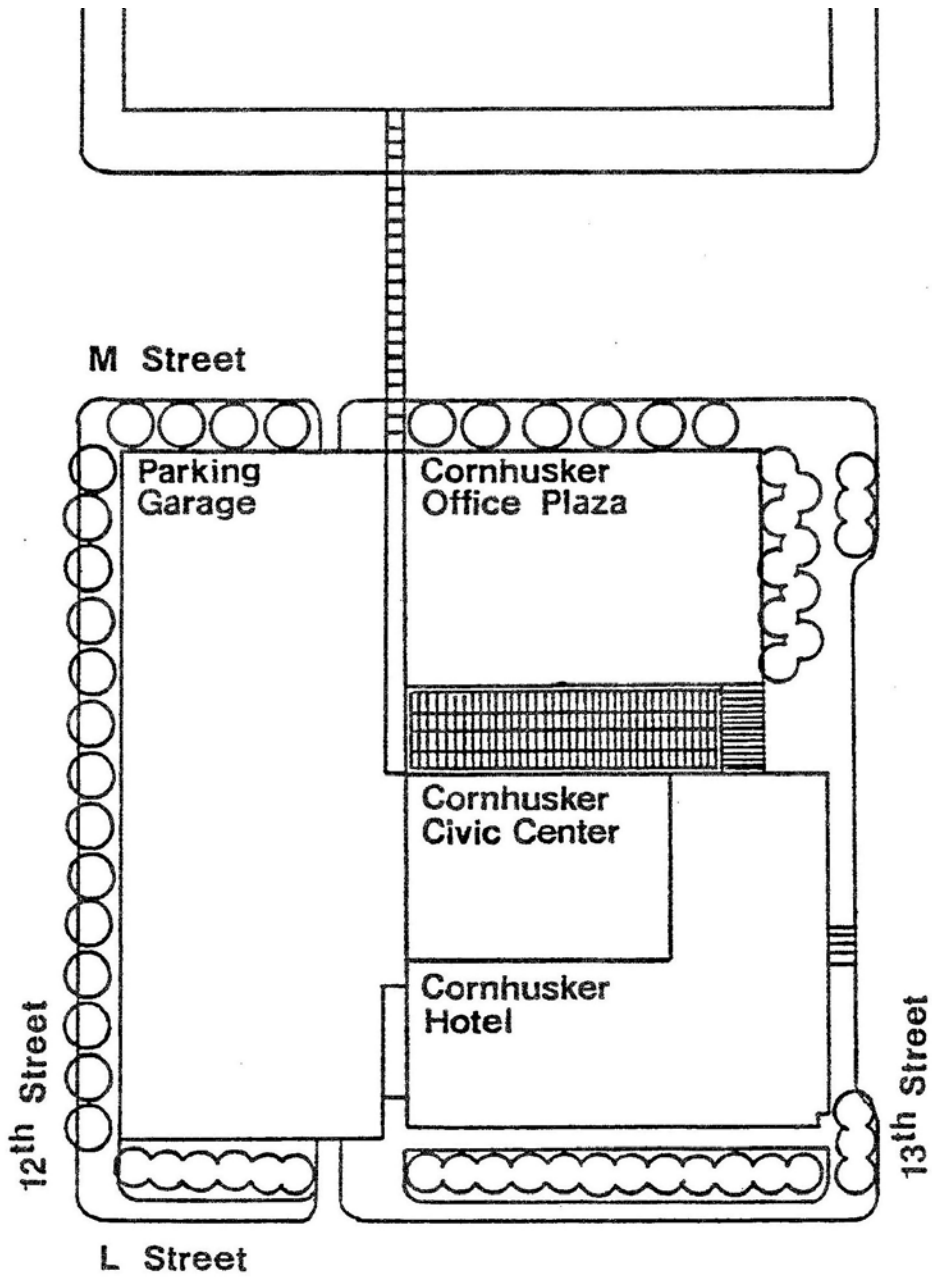
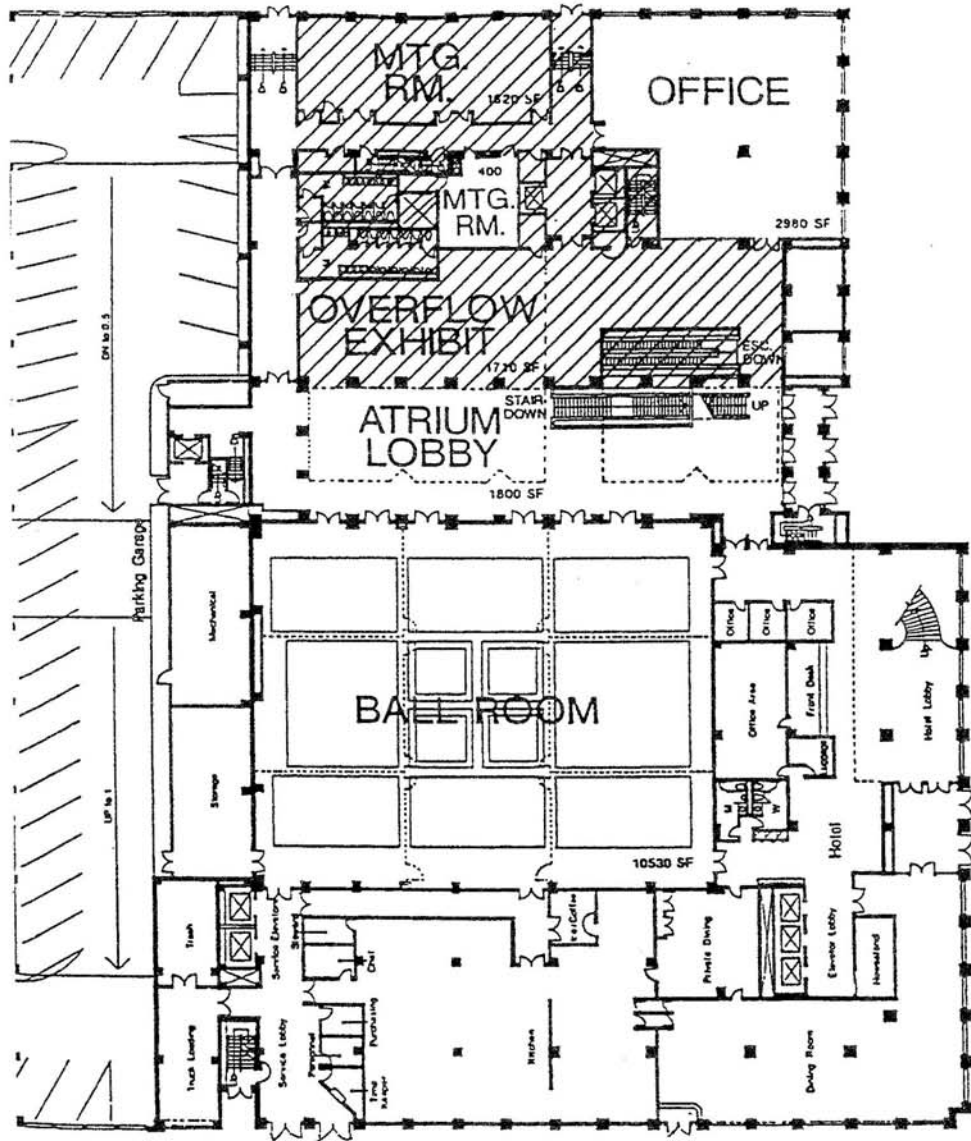


Exhibit IV-109  
Block 89 - Existing Site Plan

**Lincoln Center**  
**Redevelopment Plan**





Cornhusker Hotel - Level One

Exhibit IV-110

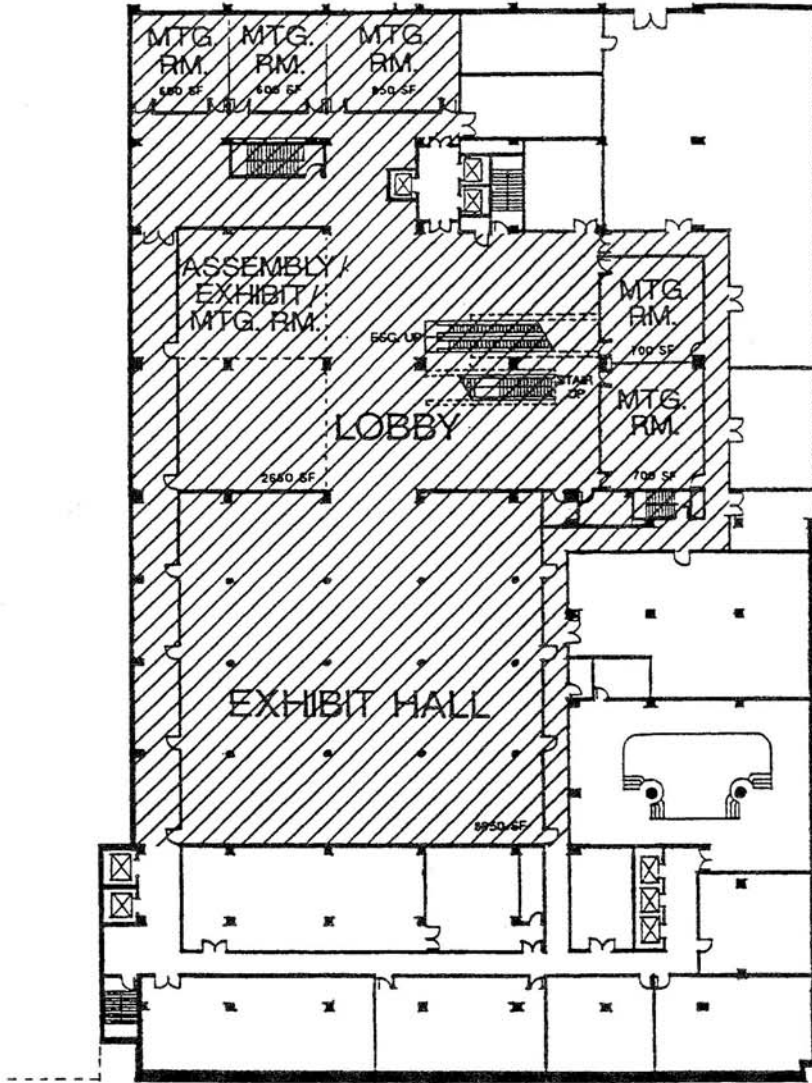
Block 89 - Condominium Area Acquisition - Level One

//// Acquisition Area

**Lincoln Center**  
**Redevelopment Plan**







Cornhusker Hotel - Lower Level

Exhibit IV-111

Block 89 - Condominium Area Acquisition - Lower Level

/////. Acquisition Area

**Lincoln Center**  
 Redevelopment Plan



### **3. Proposed Cost and Financing**

The total expenditure for the Cornhusker Square Redevelopment Project - Phase II is estimated to \$17,300,000; public (City) \$10,200,000, and private \$7,100,000. Exhibit IV-112 contains a breakdown of the public's and the private developer's estimated expenditures. Exhibit IV-113 shows a breakdown of funding by type and by source of funds.

The expanded conference center facilities development will be financed by public and private sources. The public acquisition property easements and/or vacation of street and alleys on portions of Blocks 89 and 88, the relocation of businesses, the demolition of building interiors and public improvements to building for conference center on Block 89, and building demolition, utility relocation, construction of the public parking garage, the construction of the pedestrian bridge, public improvements on Block 88, and professional service fees may be funded by the public using a combination of seven or more sources including:

- (a) Pedestrian Bridges and Streetscape Improvements - Special assessments may be levied upon the properties of the benefiting property owners.
- (b) Parking Structure Income/Parking Revenue Bonds.
- (c) General Obligation Bond Issue/\$12 million D.T. Redevelopment Bond Funds.

### **4. Implementation Steps**

Under the Nebraska Community Development Law, the first step in redeveloping an area is for the City to declare the area blighted and in need of redevelopment. The Lincoln City Council completed this first step by declaring the Downtown Area blighted on October 22, 1984 and affirmed by resolution in 1987 the area as "blighted and substandard", and further amended thereafter. 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).

The implementation steps for the Redevelopment Project are:

- Negotiate redevelopment and operating agreements with private owner/redeveloper.
- Acquire property easements and vacated north/south alley of Blocks 89 and 88.
- Relocate tenants as necessary.
- Competitively select primary contractor to demolish and clear necessary portions of redevelopment areas.
- Lease building areas for maintaining and operating of conference center facilities to private owner/redeveloper.

- Competitively select architects and engineers to complete final design and plans and specs for the public facilities and improvements.
- Approve the public facilities and improvements design.
- Competitively select primary contractors to construct public facilities and improvements.
- Construct public and private facilities and improvements.

**EXHIBIT IV-112**

**CORNHUSKER SQUARE REDEVELOPMENT PROJECT - PHASE II**

**Public Expenditures**

Property Acquisition, Street and Alley Vacation, Easements, Etc.	\$ 843,681
Relocation, Demolition	377,645
Parking Garage Construction	4,104,600 *
Conference Center Redevelopment	2,906,839
Public Improvements - Utility/Relocation/Streetscape	150,000
Skywalk Connection	700,000 **
Architecture, Engineering, Construction Management	528,480
Finance Cost - Legal/Cap. Int./Debt Service/Insurance/Etc.	594,000
Contingency	<u>694,755</u>
	\$10,200,000

**Private Expenditures**

Private Development (ballroom improvements, property contribution, leasehold residual, tenant/lessee costs)	<u>\$ 7,100,000</u>
<b>TOTAL</b>	<b>\$17,300,000</b>

\* Estimated at 688 spaces/6 levels.

\*\* Skywalk \$700,000 not included in total cost. Construction, only if funds available or through Special Assessments.

**EXHIBIT IV-113**

**CORNHUSKER SQUARE REDEVELOPMENT PROJECT - PHASE II**

**Funding By Type - Public**

\$12 Million Downtown Redevelopment Bond	\$ 6,625,000 *
Skywalk Special Assessment	700,000
Parking Revenue Bonds	<u>3,575,000 *</u>
<b>TOTAL</b>	<b>\$10,900,000</b>

Note: Conference Center Lease Income 20 years @ \$50,000

\* Parking estimated at 688 spaces/\$7,000,000.