

K. ENTERTAINMENT CENTER/OLD FEDERAL BUILDING/RETAIL CORRIDOR REDEVELOPMENT PROJECT

1. Revitalization Project Description

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. Figure IV-119 identifies the project area. 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, as shown on the map. This area consists of mixed uses including office, retail, hotel, other commercial, residential, and public uses. Figure IV-120 identifies existing uses within the project area.

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 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.

2. Statutory Elements

a. Property Acquisition, Relocation, Demolition and Disposal

Accomplishing the EC/OFB/RC redevelopment project will involve assembly of property on Block 41 and the sale of the publicly owned Old Federal Building property on Block 43 and may involve acquisition, sales or reconveyances as provided by law and consistent with the plan. If necessary, the City will acquire property for public infrastructure or other needs. The Entertainment Center will consist of a multi-screen movie theater and retail uses consistent with the plan. Figure IV-121 identifies the future uses of the area. The City will select a developer for each as provided in the plan and the Community Development Law.

b. Population Density

A total of 176 residential units exist on the private blocks located in the project area today. These include the Continental Gardens building containing 15 units; Crossroads House containing 58 elderly units; the Georgian Place building containing 50 units; and 125 North 11th containing 3 units. All of these residential units will remain. Residential uses may also be included as a part of the mixed-use proposal for the Old Federal Building, increasing the overall number of residential units in the area. (After the original project area was passed, 50 residential units were constructed in the Old Federal Building, now called the Grand Manse.)

A variety of mixed-use residential projects are planned or underway adjacent to the rights of way included in the extended project area. Improvements to the retail corridor will not only encourage additional retail redevelopment of the space, but additional residential as well.

c. Land Coverage and Building Density

Land coverage and building density will be altered with implementation of this project. With the exception of the Continental Gardens and Sartor Hamann building, all existing buildings and an existing parking lot on Block 41 will be demolished and replaced with a newly constructed two story building. The existing public uses in the Old Federal Building on Block 43 will be replaced with a private development with mixed uses. All other existing buildings within the project area are expected to remain.

d. Traffic Flow, Street Layout and Street Grades

The number of traffic through lanes and direction of traffic is expected to remain unchanged as a result of implementation of this project; however, the east/west alley on Block 41 is anticipated to be vacated in conjunction with the Entertainment Center project. If street improvements are made as a result of this project, the City will work with experienced engineers in implementing any changes.

e. Parking

The project area contains a surface parking lot on Block 41, a parking structure containing 90 parking stalls adjacent to the Crossroads House on Block 42 and surface parking on Block 43. As a result of this project, the surface parking on Block 41 will be removed. Other nearby public parking facilities that serve the area are shown in Table A. These include:

Table A: Public Parking Facilities

Parking Facility	# of Spaces	Distance from Project Area
Carriage Park	704	3 blocks
Center Park	1,061	1 block
Cornhusker Square	394	3 blocks
Haymarket	409	Adjacent
Lincoln Station South	89	Adjacent
Lumberworks*	64	1 block
Market Place	385	Adjacent
Que Place	809	Adjacent
University Square	437	Adjacent
Block 38*	Future	Adjacent
West Haymarket*	Future	2 blocks
Total*	4,352	

* an additional 2,600 parking stalls (approximate) are expected to be available in the near future, not including temporary surface parking.

Diagonal and parallel on-street parking stalls are located throughout the project area. The project will strive to maximize on-street parking overall, and increase the number of stalls where feasible.

f. Zoning, Building Codes and Ordinances

Existing zoning in the project area consists of B-4, a business zone that allows for a wide range of uses including the Entertainment Center development as proposed, and P, publicly owned property adjacent to the Lied Center and Federal Building, as shown on Figure IV-122. The Uniform Building 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 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 may include reconstruction of storm sewer, sanitary sewer and electrical lines needed as a result of the vacation of the east/west alley in Block 41, curb and streetscape improvements throughout the project area, a pedestrian connector or improvements, facade improvements, and entryway streetscape improvements on 9th Street.

3. Proposed Costs and Financing

The proposed cost and financing of the EC/OFB/RC Project is identified below:

Entertainment Center

Estimated cost of implementation of the Entertainment Center Project is \$30,000,000. This includes an estimated private investment of \$26,000,000 and \$4,000,000 of public investment.

Old Federal Building

Estimated cost of implementation of the redevelopment of the Old Federal Building will be dependent on the developer selection and the uses to which the building is redeveloped. The estimated total cost lies within a range of \$15,000,000 to \$20,000,000 including public costs between \$1,000,000 and \$4,000,000.

Public investment may assist in acquisition, clearance, demolition or removal of buildings and site preparation on Block 41 and public improvements in the project area. Those improvements are likely to include: blight clearance and removal, utility relocation and construction in conjunction with the vacation of the alley in Block 41; utility construction in Block 43; and streetscape and public area improvements throughout the project area, including the Retail Corridor streetscape.

The streetscape improvements could include sidewalk construction, curb and gutter construction, parking, landscape, façade, installation of pedestrian lighting and electrical connections, benches, trash receptacles, bike rack, signage, ~~and~~ other street furniture, ~~and~~ landscape plantings, and other public and streetscape improvements. The specific amounts and uses of public funding will be more specifically identified as a part of redevelopment agreements that will be prepared with the developers of the Entertainment Center and the Old Federal Building, or as part of a design concept prepared with input from various public and private entities and the public at large.

Funding Sources

The primary source of public funds for this redevelopment project will be community improvement financing generated from the private development in the project area. Community improvement financing is estimated to be \$5.3 million. Other funding sources include land sale proceeds from sale of the Old Federal Building and Advanced Land Acquisition 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 substandard and in need of redevelopment/revitalization. The Lincoln City Council completed 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).

The implementation steps for the EC/OFB/RC Redevelopment Project are:

- Negotiate redevelopment agreements with developers of both the Entertainment Center and the Old Federal Building.
- Issue and sell Community Improvement Financing notes or bonds.
- Acquire property easements/rights and air rights (as required for \$1.00 and other considerations).
- Select architects and engineers pursuant to city standard practice to design the public facilities and improvements.
- Approve the public facilities and improvements design.
- Competitively select primary contractor to construct public improvements.
- Construction of public and private facilities and improvements.



Figure IV-119: Proposed Project Area Entertainment Center / Old Federal Building / Retail Corridor Redevelopment Project

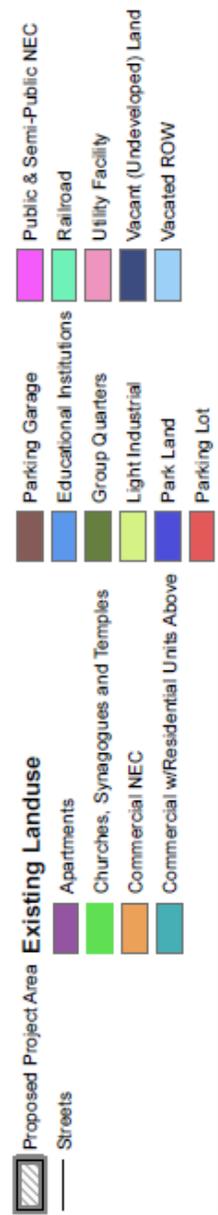
 Proposed Project Area
  Streets

City of Lincoln - Urban Development Department





Figure IV-120: Entertainment Center / Old Federal Building / Retail Corridor Redevelopment Project



City of Lincoln - Urban Development Department



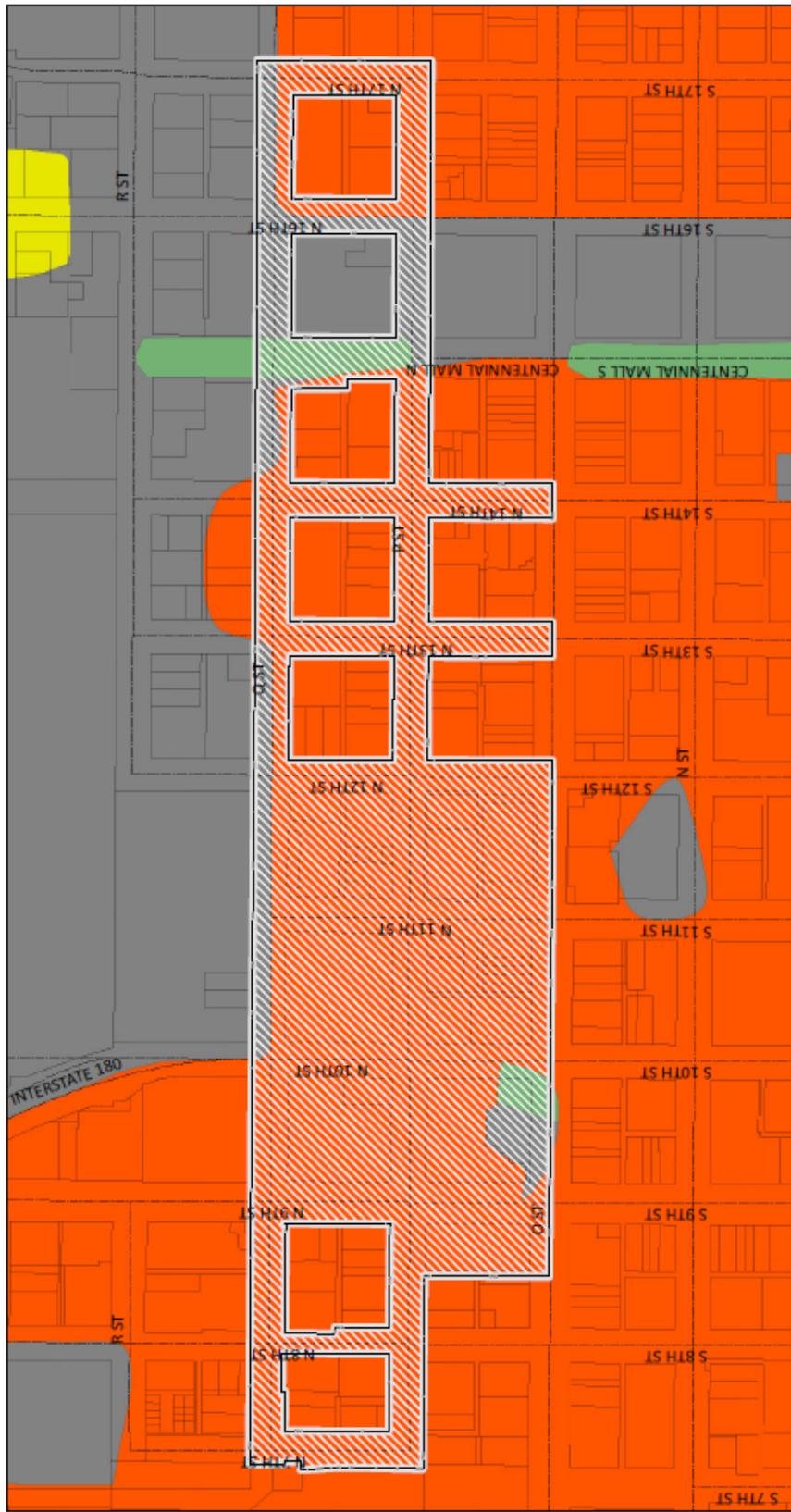


Figure IV-121: Future Land Use Entertainment Center / Old Federal Building / Retail Corridor Redevelopment Project

Proposed Project Area
 Streets
 CAT
 Commercial
 Green Space
 Public & Semi-Public
 Residential - Urban Density

City of Lincoln - Urban Development Department



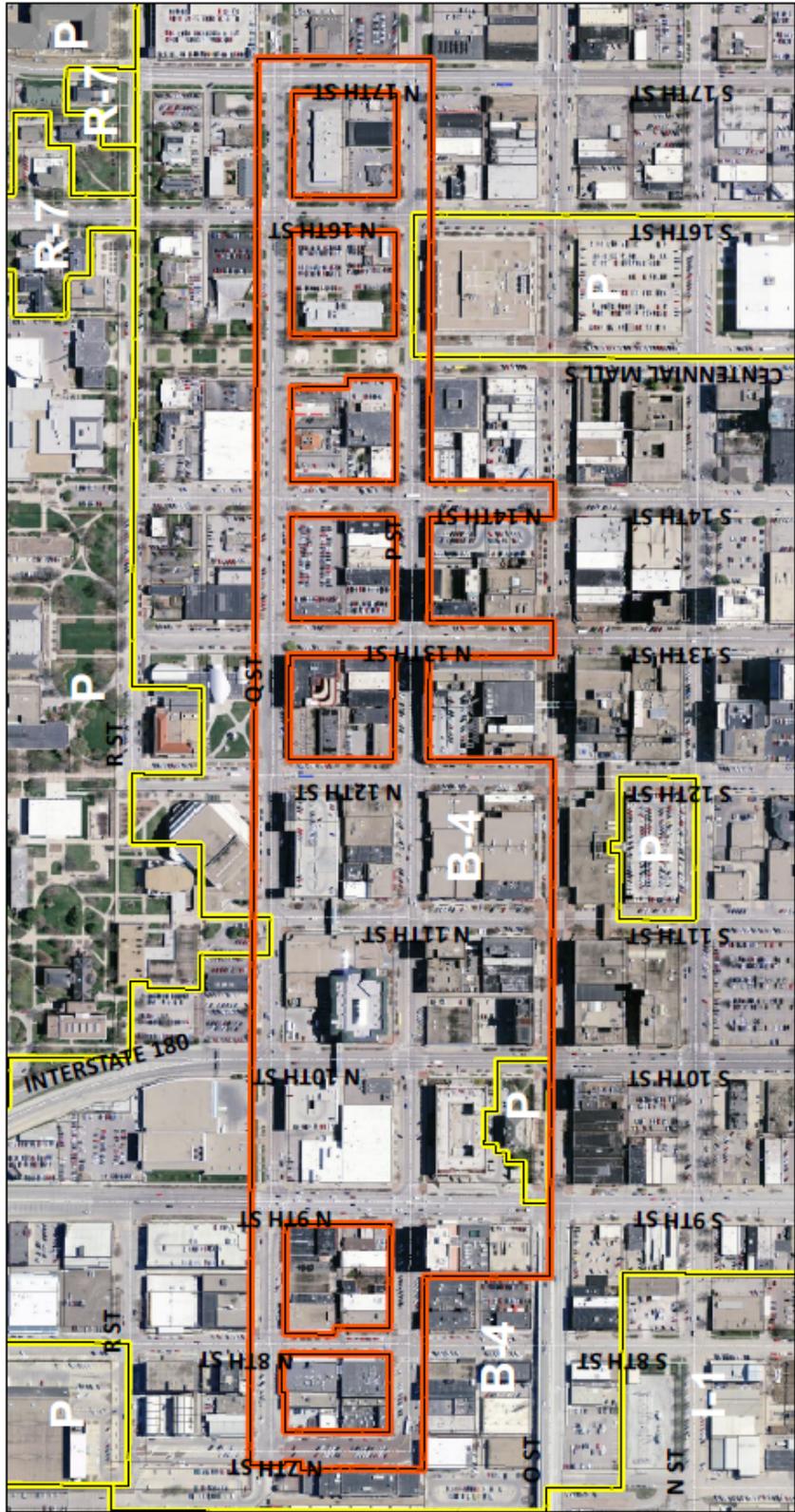


Figure IV-122: Zoning Entertainment Center / Old Federal Building / Retail Corridor Redevelopment Project

Proposed Project Area

Zoning

City of Lincoln - Urban Development Department

