

V. CATALYST ONE/CIVIC PLAZA REDEVELOPMENT PROJECT

1. Revitalization Project Description

The Catalyst One/Civic Plaza Redevelopment Project area is bounded by 13th, 14th, P and Q Streets and incorporates all of Block 38, Lincoln Original, Lots 1 through 12, in Downtown Lincoln. Exhibit IV-161 identifies this area.

The existing land use in the Catalyst One/Civic Plaza Project area consists of commercial office and retail/restaurant, one residential unit, and public parking. Exhibit IV-162 identifies existing land use within the project area.

The goals of this project are to strengthen downtown Lincoln by developing a new public plaza and supporting streetscape enhancements with the construction of a mixed-use public parking facility with retail on the ground floor and residential units above the garage. These projects will remove blighted and substandard conditions by developing underutilized lots and will contribute to the continued revitalization of Downtown Lincoln by encouraging additional private reinvestment in this area. City support may include property acquisition; demolition, site preparation, and remediation; utility improvements and/or relocation; the construction of the civic plaza and related street and streetscape amenities; alley improvements; other public right-of-way and streetscape improvements; energy efficiency improvements; façade improvements; parking and related amenities; and, other related public improvements.

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 and commercial development and amenities in and adjacent to this redevelopment area. Project improvements correspond to several of the Downtown Redevelopment Goals identified in the Lincoln Center Redevelopment Plan. The redevelopment project addresses these goals by accomplishing the following:

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

The Downtown Master Plan identifies the block as part of the Civic Square and Parking/Mixed-Use Catalyst Projects. The Plan proposes the strategic location of a new parking structure, which will serve retail and office employees on underutilized parcels. The proposed project meets this goal, as well as other components identified as part of the Downtown Master Plan: new ground floor retail, the redevelopment of the parking lot at 13th

and P into event space, and residential units. The project will also support the revitalization of Downtown through supporting the development of the P Street retail corridor.

2. Other Statutory Elements

Accomplishing the Catalyst One/Civic Plaza Redevelopment Project could involve the assembly of additional property on Block 38 and reconfiguration of the rights of way on 13th Street from O to Q Streets. These projects may involve acquisition, sales, or reconveyances as provided by law and as consistent with the plan. The City may acquire property for public infrastructure and other needs. Exhibit IV-163 identifies changes in the proposed uses in the project area.

There is one residential unit on the block today. The project would include the construction of additional residential units on floors above the garage. The number of units will be negotiated with the redevelopment agreement. Population density will increase as a result of this project.

Land coverage and building density will be altered with the implementation of this project. Several buildings on Block 38 were removed in preparation for these public improvements, including two theater buildings and two restaurant buildings. Two temporary public parking lots were constructed over these sites. Another building, SAM Properties on the corner of 13th and Q, with several retail bays may be acquired and demolished or constructed over. The multi-use public parking facility will be constructed on the north half of the property. The civic plaza will be constructed on the corner of 13th and P Street.

The existing street system within the project area may change as a result of this project. At one time, the Downtown Plaza project envisioned 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 mixed-use parking garage may have an entrance and exit on Q and/or 14th Streets.

The east west alley on Block 38 may also be altered by the development of the parking facility and/or civic plaza amenities. The construction of structures in the alley would likely require the relocation of utilities out of the alley. If utilities are to be relocated, the Public Works Department will review any relocation plans.

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

Parking in the project area consists of two temporary public lots, one with 99 spaces and one with 43 spaces. The redevelopment project would include the redevelopment of the 99-space lot into a garage with the capacity for approximately 400 to 600 additional stalls. Various on-street parking configurations surround the block. The configuration will be altered as part of the project.

The area is located within the downtown B-4 business zone that allows for a wide range of uses including the mixed-use development that is being proposed. 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 and any related City regulations will be followed in the demolition of any property to properly protect the 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.

New infrastructure improvements are anticipated to be needed as a result of this project. These improvements may include various utility improvements; alley improvements; plaza improvements; new right of way amenities, including curbs, sidewalks, lighting, plant material, street furniture, and other streetscape improvements.

3. Proposed Costs and Financing

The estimated total cost to implement the project is approximately \$30 million, with approximately \$16 million in private expenses. The sources of funds for public improvements are expected to include Community Improvement Financing (commonly referred to as Tax Increment Financing or TIF), estimated to be \$1.5 million, generated from the private developments within the project area, private donations, and Parking Revenue Bonds.

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

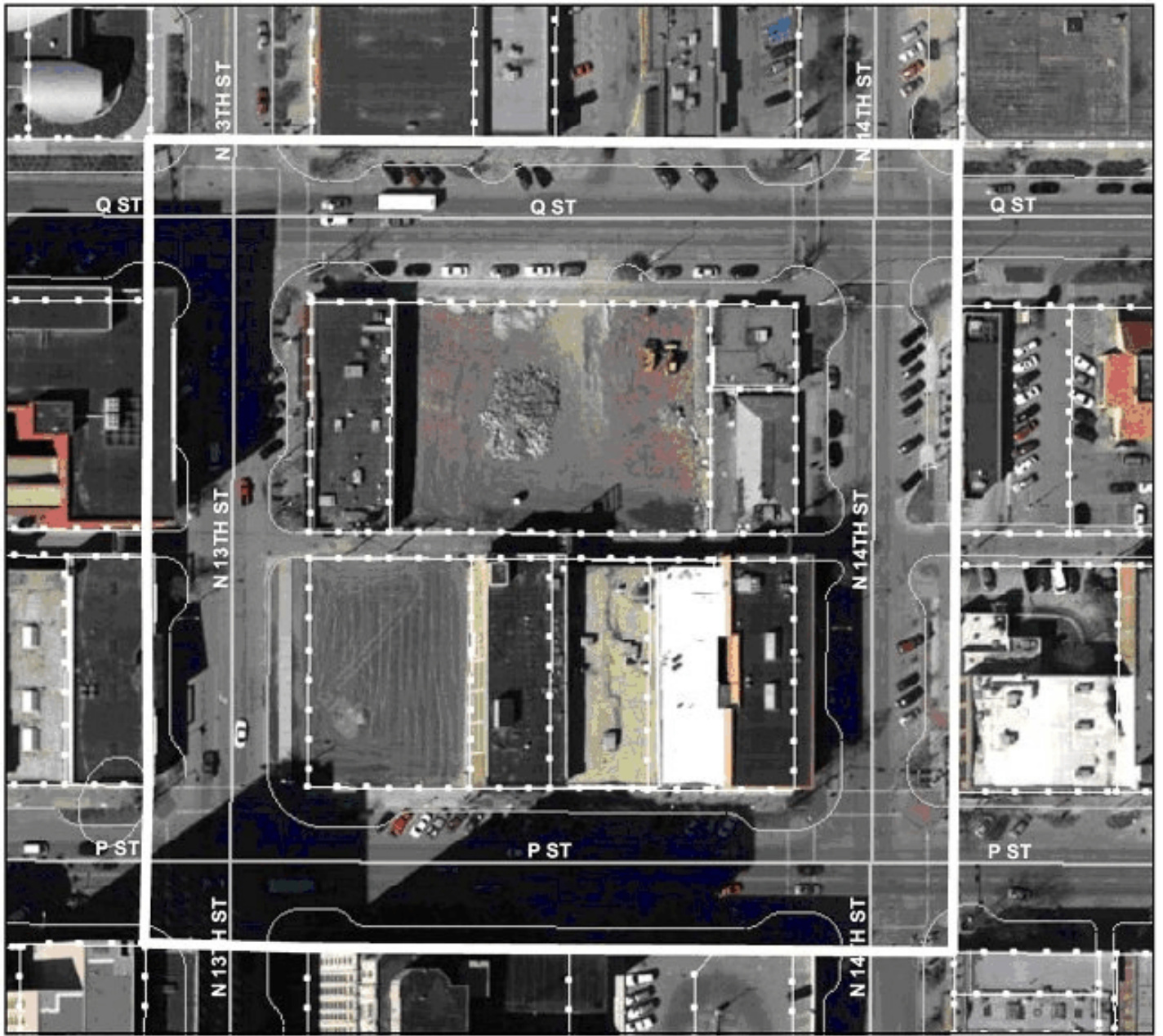


Exhibit IV - 161

Project Area with Existing Parcel Layout



Catalyst One & Civic Plaza Redevelopment Project

Lincoln Center Redevelopment Area

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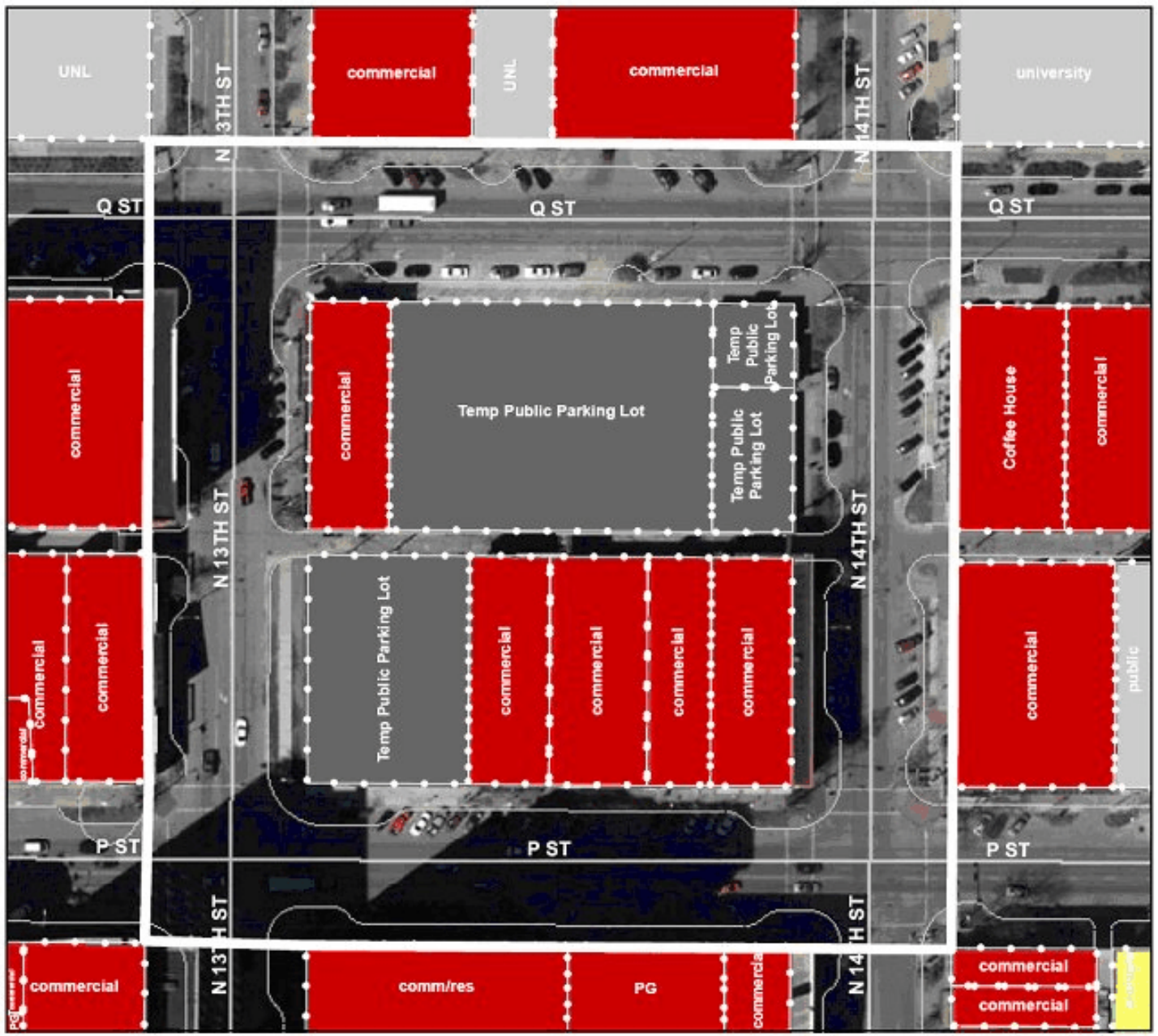


Exhibit IV - 162

Project Area with Current Land Use



Catalyst One & Civic Plaza Redevelopment Project

Lincoln Center Redevelopment Area

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Exhibit IV - 163

Project Area with Future Land Use



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Lincoln Center Redevelopment Area

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