

L. LINCOLN MALL REDEVELOPMENT PROJECT

1. Revitalization Project Description

The Lincoln Mall Capitol Environs Redevelopment Project incorporates portions of or all of seven city blocks adjacent to the Lincoln Mall from 10th to 14th Streets and the public rights-of-way of the Capitol Environs District located within the Lincoln Center Redevelopment Plan Area boundaries. Specifically, it includes all of Block 119, then south ½ of Block 121; the southwest quarter of Block 122 and the north ½ of Blocks 125, 126, 127 and 128, and the public rights-of-way of Centennial Mall from the south side of K Street to the mid-point of R Street, J Street from the west side of 16th to east side of 17th Streets, Goodhue Boulevard from the north side of H to the south side of G Streets, and 14th, 16th, K and H Streets adjacent to the State Capitol Building and grounds as shown in Exhibit IV-123, all in the original plat of the City of Lincoln.

The existing land uses in the Lincoln Mall Capitol Environs Redevelopment Project area consist of office, surface parking, residential, public and service retail. Exhibit IV-124 identifies existing land use within the project area.

The goals of this redevelopment project are to provide amenities on Lincoln Mall and in the street right of way serving Block 119 and the Capitol Environs District. The amenities would include, but not be limited to, sidewalks, utilities, curbs, plantings and landscaping, street furniture public art, other hardscaping and transit improvements.

The goals of this redevelopment project are to provide amenities on Lincoln Mall and in the street and public rights of way serving Block 119 and the Capitol Environs District and to support the distinctive architectural character of the Capitol Environs district. The amenities included in the project area are sidewalks, utilities, curbs, plantings, street furniture, public transit improvements, lighting, public art, other hardscaping and improved safety features.

These improvements correspond to several of the downtown redevelopment goals identified in Section III. The redevelopment project addresses these goals in the following ways:

- Encourages private development in the project area that supports and enhances the architectural character of both the Capitol Environs district and Capitol view corridor.
- Strengthens linkages between two key functional areas: State Capitol and the County-City Building.
- Provides an attractive, pedestrian-friendly environment that will encourage businesses to locate and remain in Downtown.
- Increases the level of security and safety by improving lighting, installing police call boxes and increasing night time surveillance in the project area.
- Enhances the area's pedestrian-friendly, street level orientation through improved sidewalks, street furnishings and other streetscape amenities.
- Integrates streetscape and landscape improvements in the project area with existing cultural landmarks (State Capitol, Lincoln statues).
- Improves vehicular circulation through new public transit shelters in the project area.

2. Statutory Elements

a. Property Acquisition, Relocation, Demolition and Disposal

No property acquisition, relocation, demolition or dispersal is anticipated as part of this redevelopment project.

b. Population Density

A total of 137 dwelling units exist in the redevelopment project area. These consist of 72 units in the Skypark Manor at 13th and Lincoln Mall and 65 units in the Century House at 12th and Lincoln Mall. All of these units will remain after implementation of the redevelopment agreement.

c. Land Coverage and Building Density

The land coverage and building density will not be impacted by the redevelopment project. All existing buildings in the project area will remain upon completion of the project. The proposed uses are all shown on Exhibit IV-125 and are not scheduled to change as a result of this project.

d. Traffic Flow, Street Layout and Street Grades

The existing street system within the project area will remain unchanged as a result of implementation of this project. Pedestrian amenities will be constructed on the right of way throughout the project area including in the median of Lincoln Mall from 10th to 14th Streets and in Centennial Mall and the surrounding rights of way in the Capitol Environs. New public transit shelters are planned to enhance traffic flow and user convenience in the project area.

e. Parking

The project area contains surface parking on portions of Blocks 119, 120, 121 and covered parking for residents of Skypark Manor. Other nearby parking facilities that serve the area include the Carriage Park Garage (710 spaces), the Cornhusker Square garage (405 spaces), as well as private and state parking garages.

f. Zoning, Building Codes and Ordinances

The project area is zoned O-1, B-4, and P (See Exhibit IV-126). The entire area is located within the Capitol Environs Overlay Zoning District. Zoning will remain unchanged as a result of this project (See Exhibit IV-127). The Uniform building code for the abatement of dangerous buildings, the Uniform Building Code and their specific City amendments will 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.

g. Public Infrastructure

New curbs, sidewalks, lighting, police call boxes, public transit shelters, plant material, street furniture and other streetscape improvements are anticipated throughout the project as a result of the implementation of this project.

3. Proposed Costs and Financing

The estimated cost of the Lincoln Mall Redevelopment Project is \$3.1 million. These funds will be used for the following public improvements, which could include the following:

- Public transit shelters
- Sidewalk construction
- Street curbs
- Other hardscaping
- Street lighting
- Public call boxes
- Landscaping improvements
- Irrigation
- Street furniture and other amenities
- Public Art

Funds may also be used to carry out plans for a program of voluntary or compulsory repair and rehabilitation of buildings or other improvements in accordance with the redevelopment plan. The source of public funds for these improvements will be community improvement financing generated from the private development within the project area. Community investment financing is estimated to be \$3.1 million.

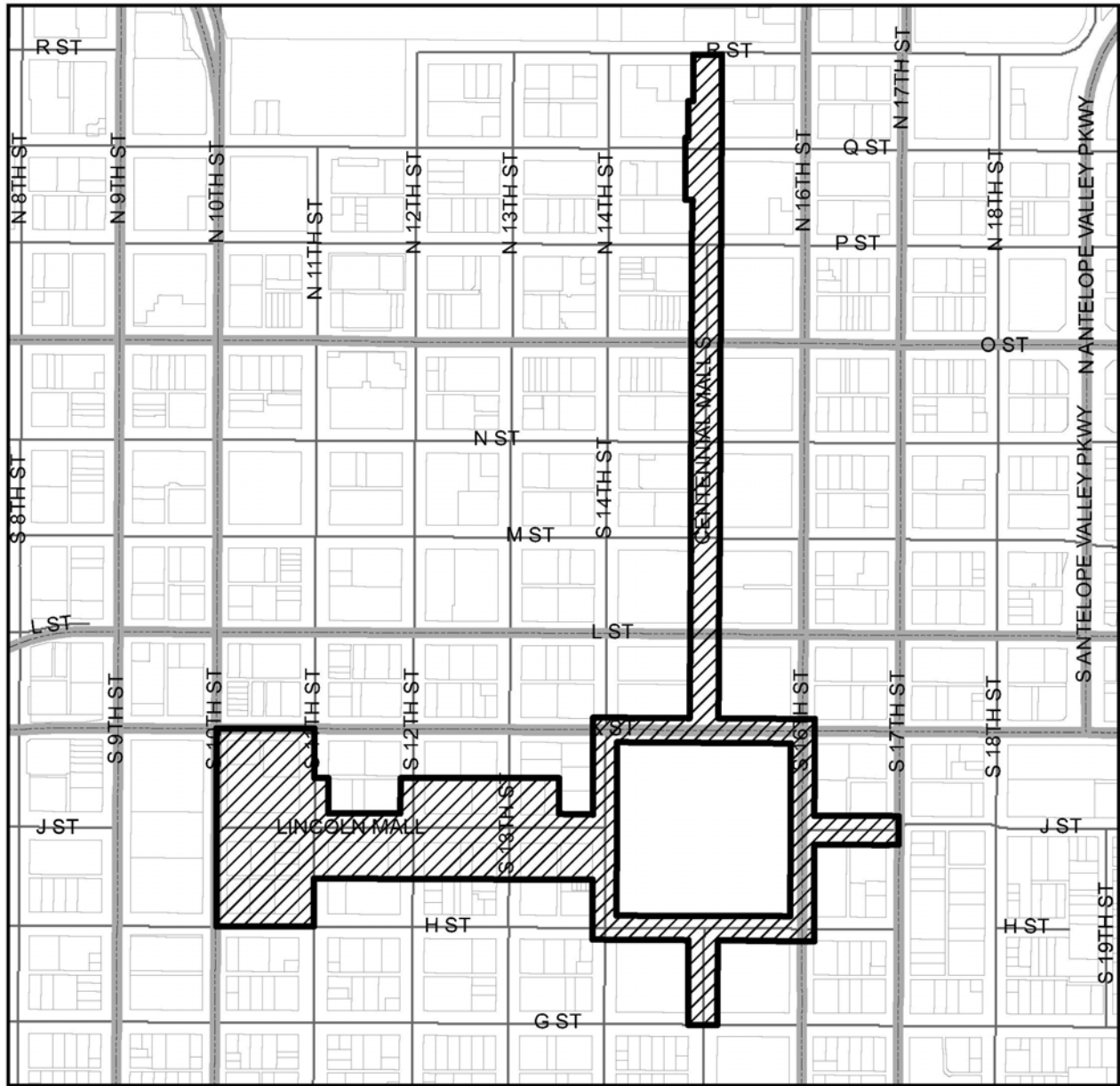


Exhibit - IV - 123
Existing Parcel Map and Project Area

 Lincoln Mall Capital Environs
 Streets
 Streets - Major

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LINCOLN CENTER Redevelopment Plan



Exhibit - IV - 124 Existing Land Use

Lincoln Mall Capitol Environs	Current Landuse	Commercial w/Residential Unit(s) above	Parking Garage (PG)
Streets	Land Use Description	Duplex	Parking Lot (PL)
Streets - Major	Apartments (w/number of units)	Educational Institution	Public & Semi-Public NEC (e.g., cemetery)
	Bed & Breakfast (BB)	Group Quarters	Single Family (detached)
	Church, Synagogue, or Temple	Light Industrial	Vacated ROW (retained by public entity)
	Commercial NEC	Park Land	Vacant (Undeveloped) Land

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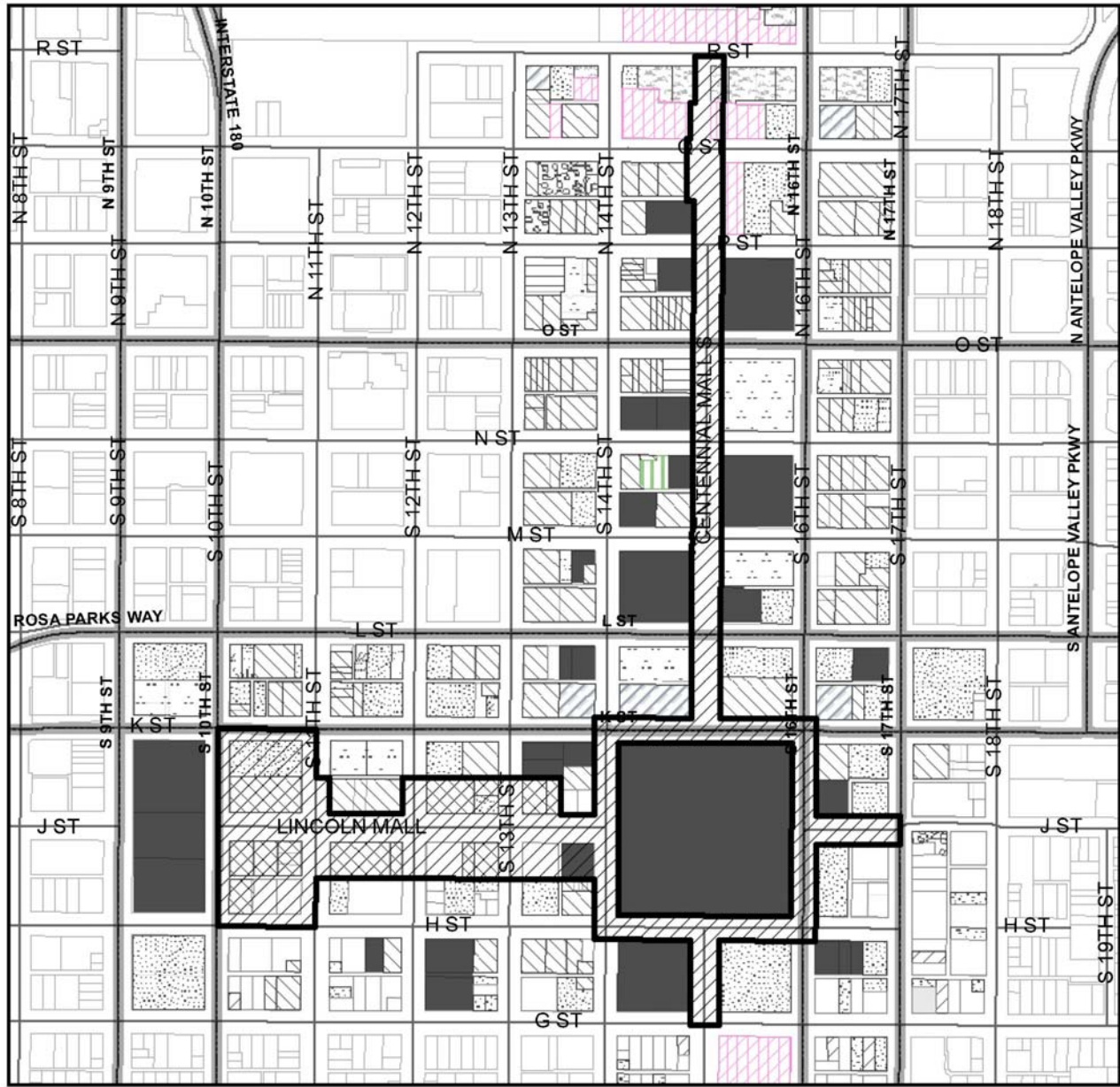


Exhibit - IV - 125
Proposed Land Use

Streets	Future Land Use	Commercial w/Residential Unit(s) above	Parking Garage (PG)
Lincoln Mall Capitol Environs	Land Use Description	Duplex	Parking Lot (PL)
Streets	Apartment (w/number of units)	Educational Institution	Public & Semi-Public NEC (e.g., cemetery)
Streets - Major	Bed & Breakfast (BB)	Group Quarters	Single Family (detached)
	Church, Synagogue, or Temple	Light Industrial	Vacated ROW (retained by public entity)
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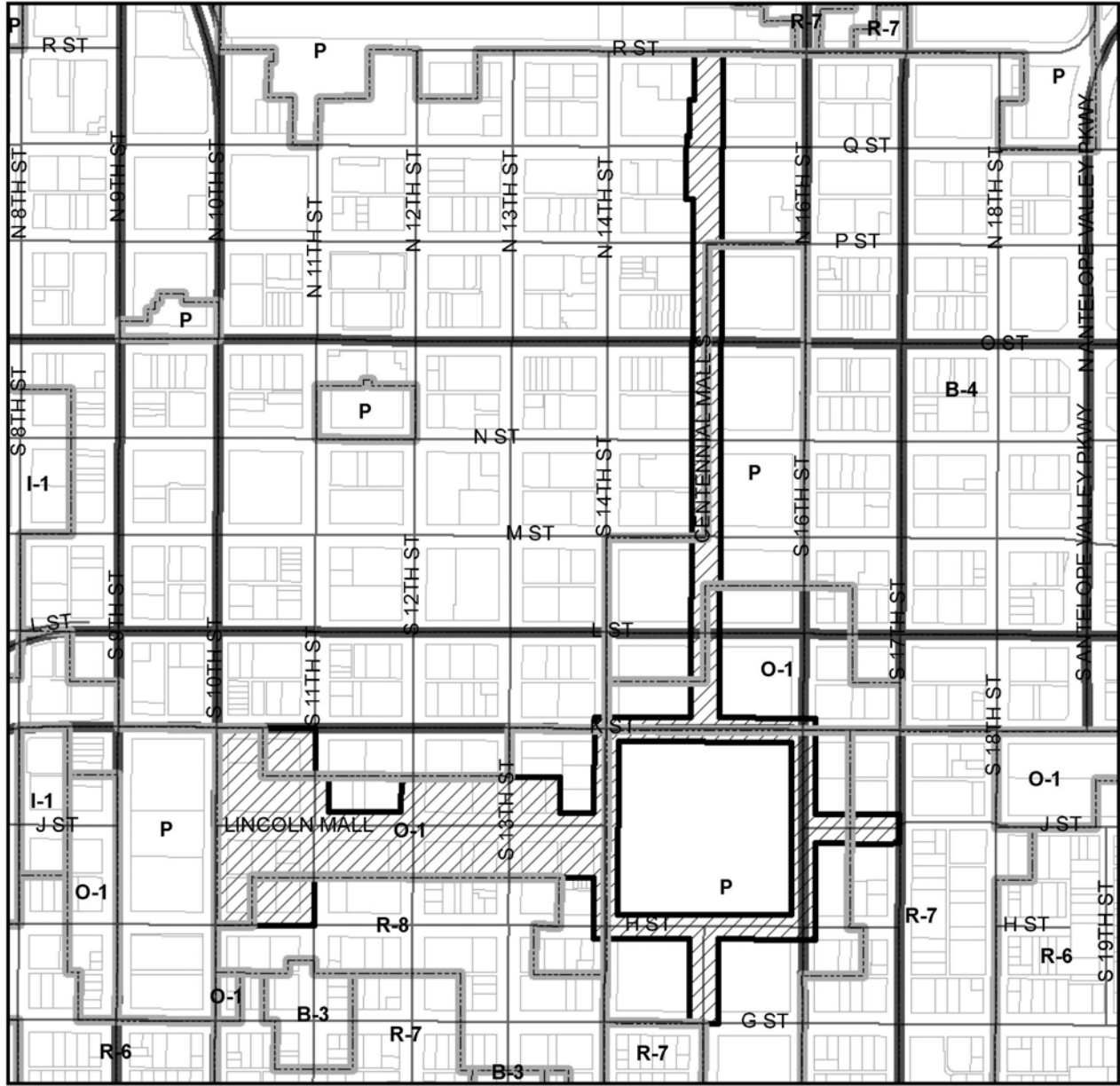


Exhibit - IV - 126
Existing Zoning



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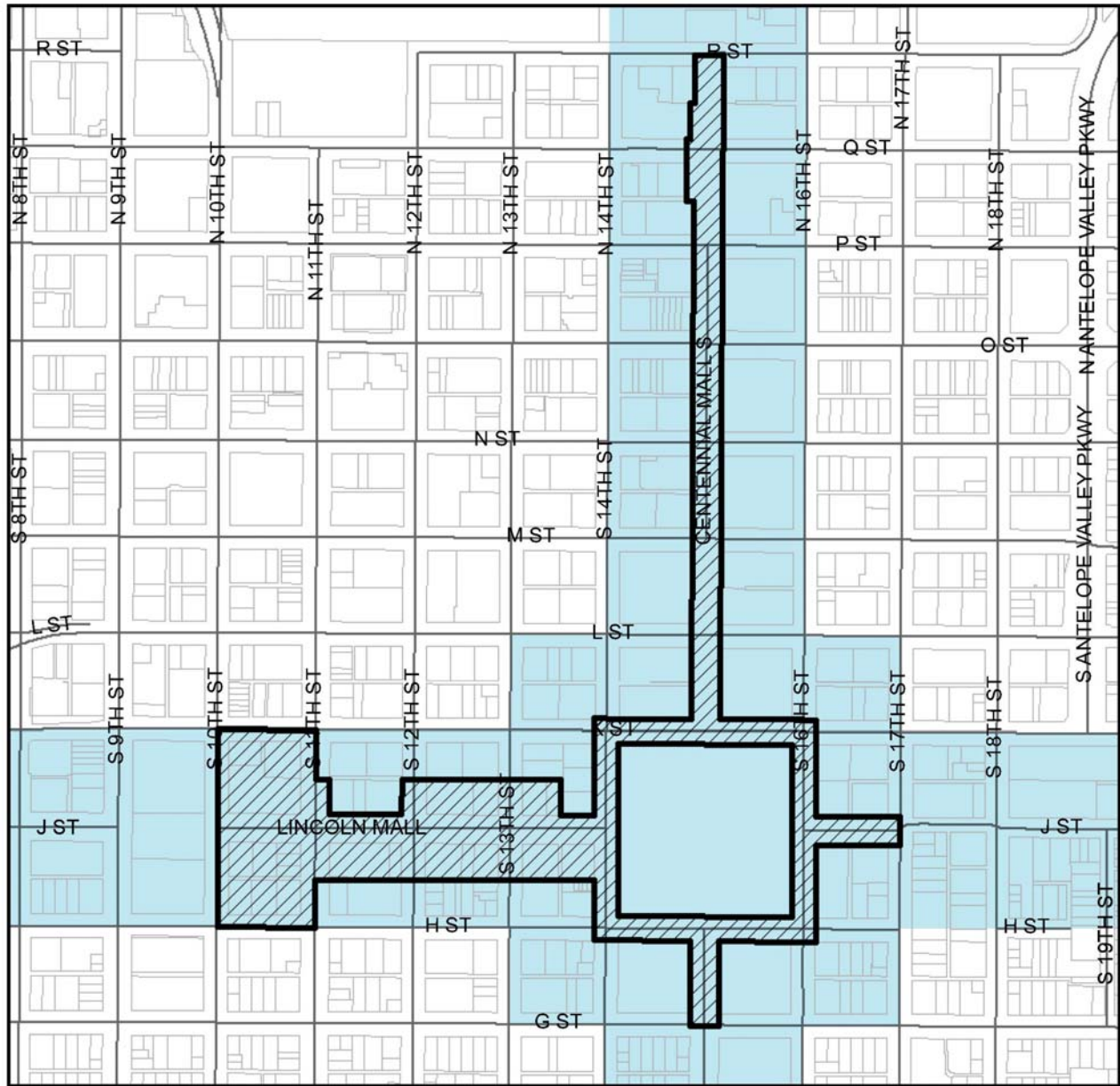


Exhibit - IV - 127
Capitol Environs District



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