

PHASE II - NORTH HAYMARKET MIXED-USE REDEVELOPMENT PROJECT

1. Revitalization Project Description

The North Haymarket Mixed-Use Redevelopment Project Area, Phase Two of the North Haymarket Arts and Humanities Center Block, is comprised of the Arts and Humanities Block Addition, Lots 1 and 2, (South half of block previously named Block 21), located between 8th and 9th Streets and R and S Streets in Downtown Lincoln, and adjacent alley, including surrounding right-of-way, including S Street north to the property line, 8th Street west to the curb line, R Street south to the curb line, and 9th Street east to the curb line, and east-west alley (see Exhibit IV-137).

The existing land use in the North Haymarket Mixed-Use Redevelopment Project Area is warehouse and parking. Exhibit IV-138 identifies the most recent land use within the project area.

The goal of this project is to strengthen the Haymarket district with the addition of a mixed-use building which will have retail uses on the ground floor and hotel on the floors above. This project will remove blighted and substandard conditions through the demolition of an existing warehouse building and construction of a new structure, and renovation of an existing publicly-owned building that will remain publicly-owned.

2. Statutory Elements

Accomplishing the North Haymarket Mixed-Use Redevelopment Project will involve the demolition of an existing building on Block 21. This project may involve acquisition, sales, or reconveyances as provided by law and consistent with the plan. The City may acquire property for public infrastructure and other needs. Exhibit IV-139 identifies the proposed uses in the project area.

Residential units may be proposed to be constructed within the project boundaries of Phase II. No units exist within the boundaries today. There are a total of 118 residential units in the adjacent Haymarket area. The Redevelopment Authority considers this block to be a suitable location for residential units, should residential units be considered for Phase II.

Land coverage will be altered somewhat with the construction of a new building that will have a similar building footprint and will also be of higher density than that which exists today. The land coverage of the publicly-owned building will remain the same.

The existing street system within the project area will not be changed as a result of this project.

Parking in the adjacent area includes the 409-stall Haymarket public garage and 159 stalls at the City's Iron Horse lot. Various on-street parking configurations surround the project area. Phase II will rely on both on-street parking stalls and the Haymarket Garage.

The area is located within the downtown B-4 business zone that allows for a wide range of uses, including the mixed-use development being proposed. Zoning will remain unchanged as a result of this project.

New infrastructure improvements are anticipated to be needed as a result of this project. Investment by the City may assist in acquisition, demolition, and site

preparation/remediation; utility relocation and improvements; public parking enhancements; plaza improvements; public art; streetscape improvements; and other public improvements throughout the project area. The streetscape improvements could include façade enhancements, dock construction, sidewalk construction, curb and gutter construction, parking reconfiguration, landscape enhancements, and installation of pedestrian lighting, benches, trash receptacles, signage, and other street furniture.

3. Proposed Costs and Financing

The estimated total cost to implement the private, mixed-use redevelopment is \$18 million. The source of funds for public improvements will be Community Improvement Financing (commonly referred to as Tax Increment Financing or TIF), estimated to be \$1.8 million, generated from the private developments within the project area. Private investment in the public-private arts center will not contribute to the TIF available toward the overall project, because it will remain publicly-owned.