

**Proposed Amendments to the Lincoln Center Redevelopment Plan for the
Haymarket Hotel and Tool House Redevelopment Project**

Section III
Haymarket Hotel and Tool House Redevelopment Project Area

The Haymarket Hotel and Tool House Redevelopment Project Area is located in the Historic Haymarket District on Block 30, bounded by 8th and 9th, Q and R Streets, and is comprised of the Lincoln Original, Block 30, Lots 5 through 9 and the vacated east 18 feet of North 8th Street abutting Lot 6, vacated east 10 feet of North 8th Street abutting Lot 7, vacated south 6 feet of R Street abutting Lots 5 and 6, and adjacent public right-of-way including the remaining one-half of the east-west alley, the west 16 feet of Lots 3 and 10, R Street north to the property line, 8th Street west to the property line, Q Street south to the property line, and 9th Street east to the property line. The goals of this project are to strengthen the Haymarket district with the redevelopment of two existing buildings, an addition to the existing buildings, and construction of a new building that together will house hotel, residential, and other commercial uses. This project will remove blighted and substandard conditions and will make a positive contribution to the continued revitalization of the Haymarket District in Downtown Lincoln. City support may include acquisition, demolition, and site preparation; utility improvements, alley, streetscape, and dock improvements; façade improvements; parking and related amenities; and, other related public improvements.

Section IV

T. Haymarket Hotel and Tool House Redevelopment Project Area

Revitalization Project Description

The Haymarket Hotel and Tool House Redevelopment Project Area is located in the Historic Haymarket District on Block 30, bounded by 8th and 9th, Q and R Streets, and is comprised of the Lincoln Original, Block 30, Lots 5 through 9 and the vacated east 18 feet of North 8th Street abutting Lot 6, vacated east 10 feet of North 8th Street abutting Lot 7, vacated south 6 feet of R Street abutting Lots 5 and 6, and adjacent public right-of-way including the remaining one-half of the east-west alley, the west 16 feet of Lots 3 and 10, R Street north to the property line, 8th Street west to the property line, Q Street south to the property line, and 9th Street east to the property line. The goals of this project are to strengthen the Haymarket district with the redevelopment of two existing buildings, an addition to the existing buildings, and construction of a new building that together will house hotel, residential, and other commercial uses. This project will remove blighted and substandard conditions and will make a positive contribution to the continued revitalization of the Haymarket District in Downtown Lincoln.

City support may include acquisition, demolition, and site preparation; utility improvements, including water, sanitary sewer, and storm sewer improvements, as well as improvements to dry utilities (i.e., electric, cable, telephone, fiber); right-of-way and surplus property improvements, including street, alley, sidewalk, and dock improvements; façade improvements; skywalk; parking and related amenities; and, other related public improvements. The right-of-way and surplus property improvements may also include vault removal, other excavation, overland flow improvements, dock construction and enhancements, accessibility improvements, sidewalk and pavement construction, curb and gutter construction, parking and loading reconfiguration, and streetscape enhancements, including landscaping, pedestrian lighting, benches, trash receptacles, signage, public art, other street furniture, etc.

The project is consistent with the goals of the Lincoln Center Redevelopment Plan and Downtown Master Plan, and is intended to support private sector retail and commercial development and amenities in this redevelopment area. The Downtown Master Plan identifies the block as part of the dining and entertainment retail district, and identifies Q Street as a streetcar and shuttle route and 8th Street as an active edge with retail, ground floor windows and doors.

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 Downtown Lincoln;
- utilizing an underdeveloped lot and removing blight;
- encouraging development of mixed-use projects that attract and maintain commercial activity and residential developments in the Downtown and Haymarket District;
- integrating streetscape and landscape improvements in the project area with existing public and private amenities;
- supporting the vision of a revitalized Downtown and Haymarket District, which is a specialty retail, cultural, and entertainment core of our city and a regional destination; and,
- supporting downtown business recruitment efforts.

Other Statutory Elements

The Haymarket Hotel and Tool House Redevelopment Project may involve acquisition, demolition, 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-157 identifies the proposed uses in the project area.

A total of 60 residential units (36 studio and 12 two-bedroom) are proposed to be constructed within the project boundaries. No units exist within the boundaries today. There are a total of 118 residential units in the Haymarket area. The Redevelopment Authority considers residential suitable for incorporation into the other proposed uses of this block.

Land coverage will be minimally altered in the project area, as buildings are reconfigured and docks constructed. One building is proposed to be constructed over a portion of the east-west alley. The overall project will be of higher density than that which exists today.

The existing street system within the project area may change as a result of this project, including the possible reconfiguration of on-street parking and loading zones, as well as the potential for a four-way stop at 8th and R Streets. Any changes to street width or realignment will be done in consultation with the Public Works and Planning Departments.

Other right-of-way and utility improvements may include water, sanitary sewer, and storm sewer improvements, as well as improvements to dry utilities (i.e., electric, cable, telephone, fiber); and, alley, sidewalk, and dock improvements.

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, some of which may be altered to accommodate a loading zone and/or additional on-street parking. The project will rely on both on-street parking stalls and the Haymarket Garage. On-site parking may be considered 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 being proposed. Zoning will remain unchanged as a result of this project.

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 \$2.9 million, generated from the private developments within the project area.

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

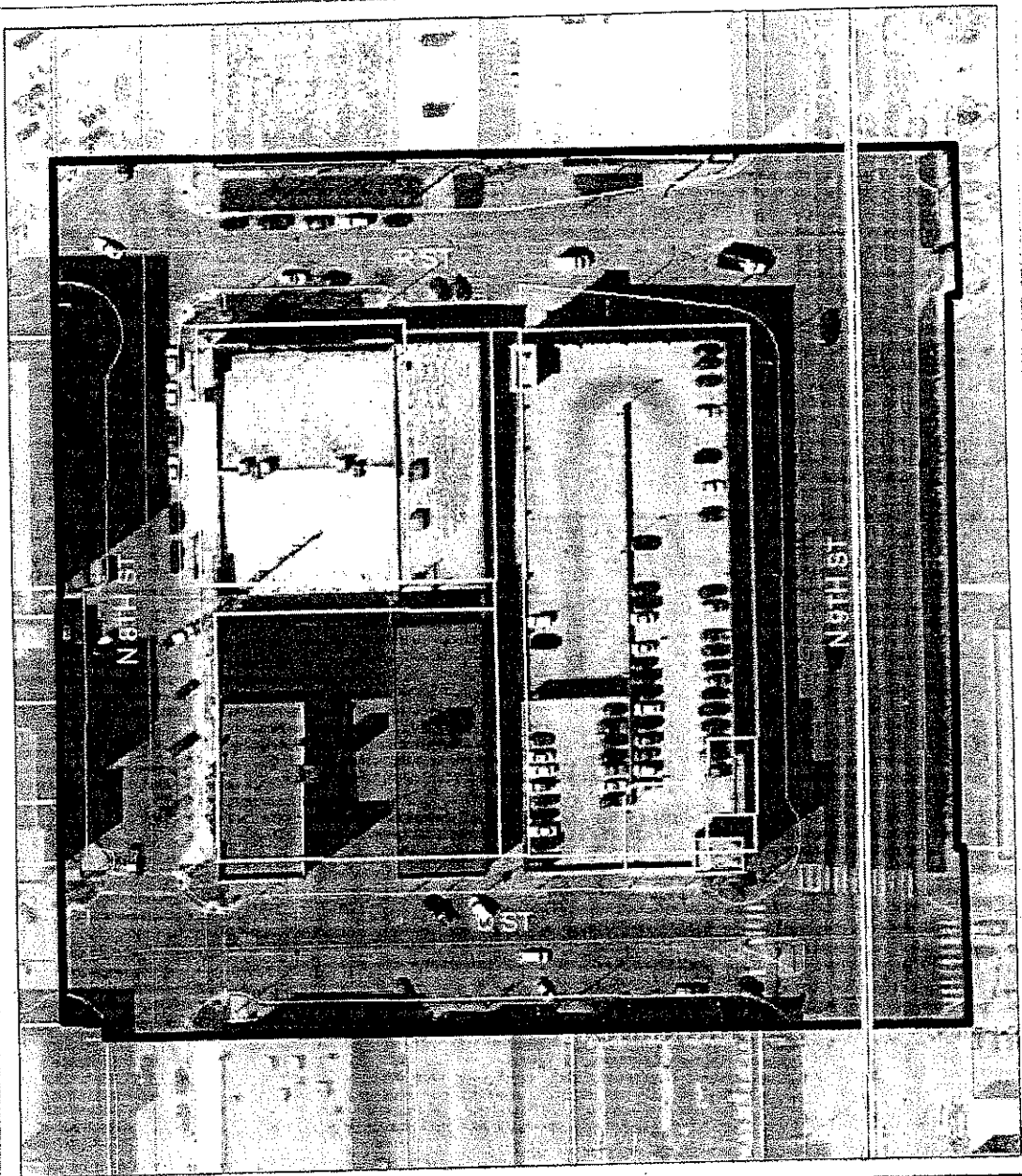


Exhibit - IV - 155
Project Area with existing Parcel Layout



Haymarket Hotel and Tool House Redevelopment Project Area

Block 30 Redevelopment Plan

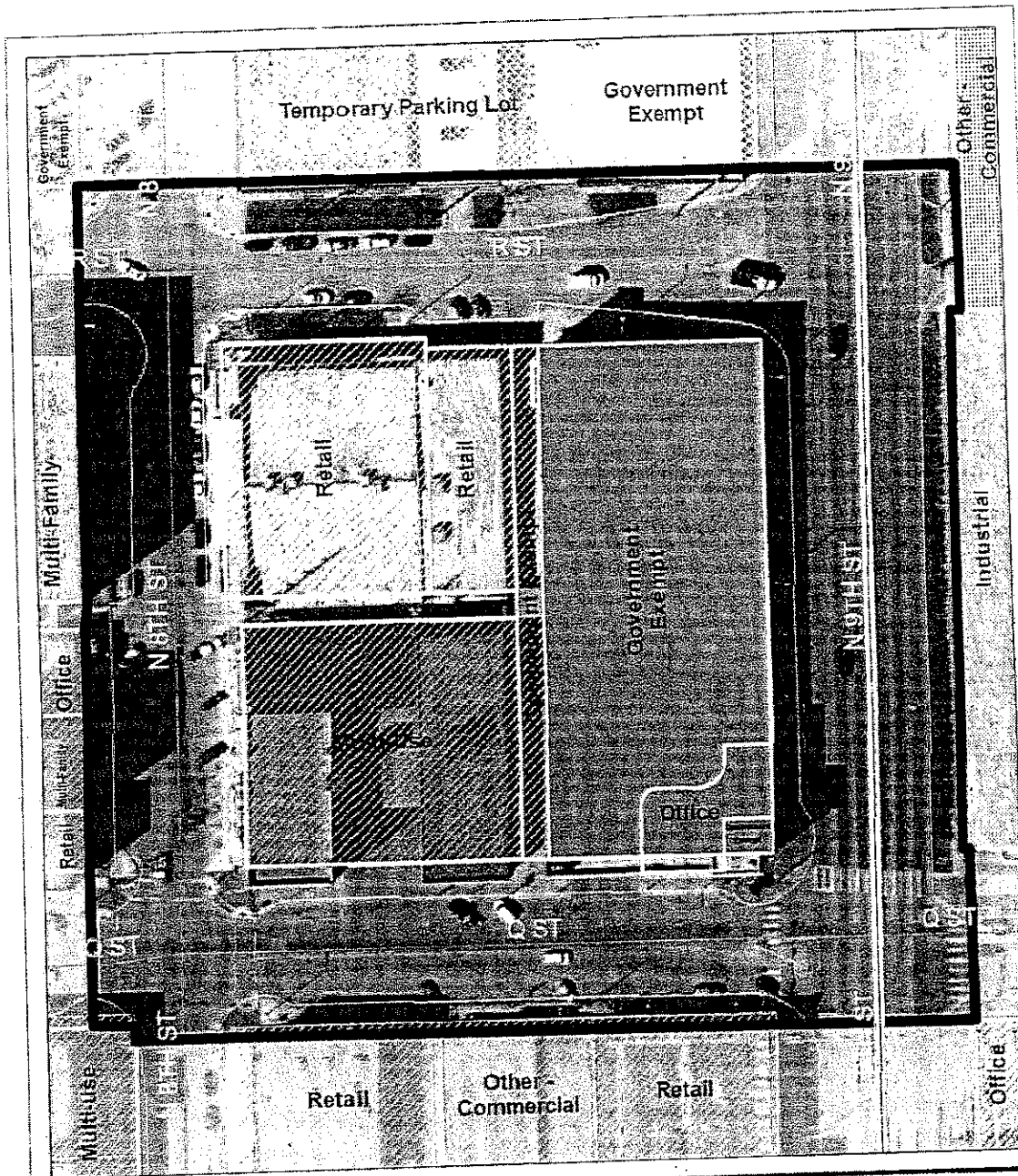
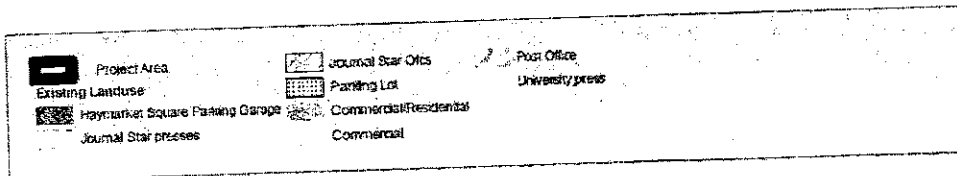


Exhibit - IV - 156

Current Land Use (Pattern) & Primary Parcel Use (Label)



Haymarket Hotel and Tool House Redevelopment Project Area

Block 30 Redevelopment Plan

Created/Compiled by
The City of Lincoln, USD
Created/Compiled on 05/20/19



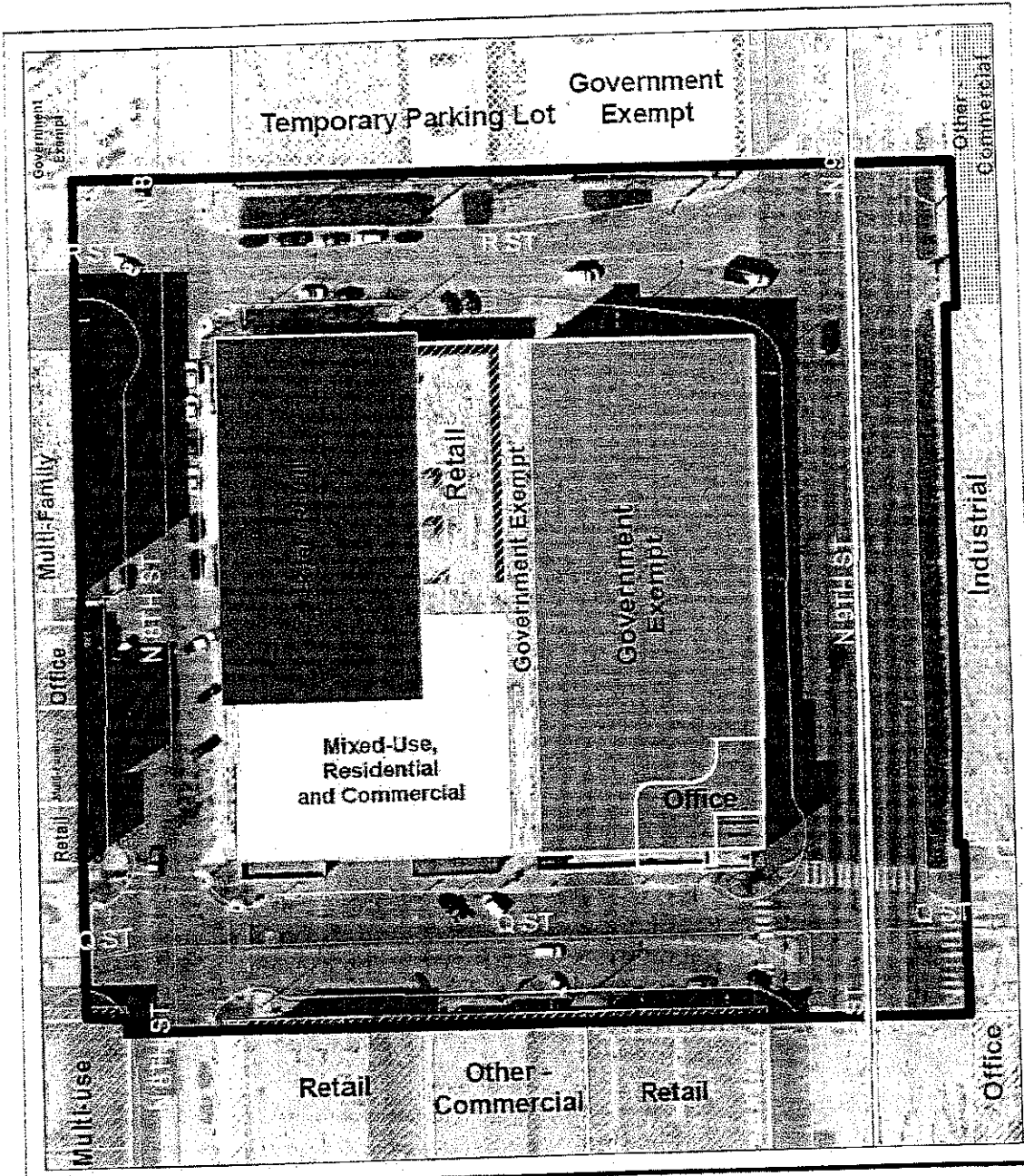
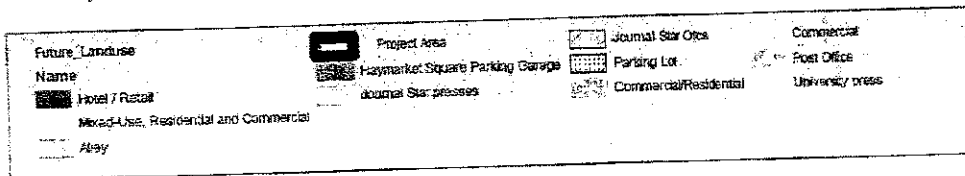


Exhibit - IV - 157

Conceptual Future Land Use (Pattern) & Primary Parcel Use (Label)



Haymarket Hotel and Tool House Redevelopment Project Area

Block 30 Redevelopment Plan

Created/Compiled by:
The City of Lincoln, UDD
Created/Compiled on: 06/08/25





Lincoln-Lancaster County 555 South 10th Street / Suite 213
 Planning Department Lincoln, Nebraska 68508
 Marvin S. Krout, Director 402-441-7491 / fax: 402-441-6377

Lynn Sunderman, Chair
 City-County
 Planning Commission



MAYOR CHRIS BEUTLER

lincoln.ne.gov

September 25, 2009

TO: Neighborhood Associations/Organizations
 Bernie Heier, Chair, Lancaster County Board of Commissioners
 Dr. E. Susan Gourley, Superintendent, Lincoln Public Schools
 Educational Service Unit #18, c/o David Myers
 Board of Regents, University of Nebraska-Lincoln
 President, Southeast Community College
 Glenn Johnson, Lower Platte South Natural Resources District

RE: **Comprehensive Plan Conformance No. 09010**
(Proposed amendment to the Lincoln Center Redevelopment Plan)

Pursuant to Neb. Rev. Stat. § 18-2109, you are hereby advised that the City of Lincoln has received an application for **Comprehensive Plan Conformance No. 09010**, requested by the Director of the Urban Development Department, to review a proposed amendment to the **Lincoln Center Redevelopment Plan** as to conformance with the 2030 Lincoln-Lancaster County Comprehensive Plan. This proposed amendment adds the "Haymarket Hotel and Tool House Redevelopment Project Area" to include redevelopment of two existing buildings, an addition to the existing buildings and construction of a new building that together will house hotel, residential and other commercial uses. The Project Area is bounded by 8th and 9th Streets and Q and R Streets. The Lincoln Center Redevelopment Plan Area is generally bounded by Salt Creek, Interstate 180 and "R" Street on the north, 17th Street on the east, "G" Street on the south, and Salt Creek, 2nd Street and Sun Valley Boulevard on the west. A copy of the proposed amendment and maps are attached for your information. The Planning Commission action is a recommendation to the City Council.

A public hearing on this application will be held before the Lincoln City/Lancaster County Planning Commission on **Wednesday, October 7, 2009**. The public hearing is your opportunity to appear and speak upon the merits of this application. The Planning Commission meeting commences at **1:00 p.m.** in the City Council Hearing Room on the first floor of the County-City Building, 555 South 10th Street, Lincoln, Nebraska.

If you would like additional information, you are encouraged to contact Hallie Salem in the Urban Development Department at 402-441-7866 or hsalem@lincoln.ne.gov; or the project planner in the Planning Department, Brandon Garrett, at 402-441-6373 or bgarrett@lincoln.ne.gov. You may also wish to appear at the public hearing or submit your comments prior to the public hearing in writing to the Planning Commission at the Planning Department address, by email to plan@lincoln.ne.gov, or by fax to 402-441-6377. The Planning Department staff report and recommendation will be available in the Planning Department office on Thursday, October 1, 2009, after 3:00 p.m. The Planning Commission Agenda and staff report will also be available on Internet at that time at lincoln.ne.gov (keyword = pccagenda).

Sincerely,

Jean Preister
 Administrative Officer

cc: David Landis, Urban Development
 Hallie Salem, Urban Development
 Rick Peo, Chief Assistant City Attorney
 Norm Agena, County Assessor
 Downtown Lincoln Association

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Dave Landis
Urban Development

Bernie Heier, Chair
Lancaster County Board of Commissioners

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President
Southeast Community College
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Hallie Salem
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Lincoln, NE 68510

University of Nebraska-Lincoln
c/o Linda Cowdin, UNL Property Management
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Glenn Johnson
Lower Platte South NRD
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Lincoln, NE 68501

Norm Agena
County Assessor

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ATTACHMENT "D"

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Planning Department Lincoln, Nebraska 68508
Marvin S. Krout, Director 402-441-7491 / fax: 402-441-6377

Lynn Sunderman, Chair
City-County
Planning Commission



MAYOR CHRIS BEUTLER

lincoln.ne.gov

October 20, 2009

TO: Neighborhood Associations/Organizations
Bernie Heier, Chair, Lancaster County Board of Commissioners
Dr. E. Susan Gourley, Superintendent, Lincoln Public Schools
Educational Service Unit #18, c/o David Myers
Board of Regents, University of Nebraska-Lincoln
President, Southeast Community College
Glenn Johnson, Lower Platte South Natural Resources District

RE: **Amendment to the Lincoln Center Redevelopment Plan**
("Haymarket Hotel and Tool House Project Area")

Pursuant to Neb. Rev. Stat. § 18-2109, you are hereby advised that the request by the Director of the City Urban Development Department for a resolution approving and adopting an amendment to the **Lincoln Center Redevelopment Plan** is scheduled for public hearing before the Lincoln City Council on **Monday, November 2, 2009, at 3:00 p.m.** in the Hearing Room on the first floor of the County-City Building, 555 South 10th Street, Lincoln, Nebraska.

This proposed amendment adds the "Haymarket Hotel and Tool House Redevelopment Project Area" to include redevelopment of two existing buildings, an addition to the existing buildings and construction of a new building that together will house hotel, residential and other commercial uses. The Project Area is bounded by 8th and 9th Streets and Q and R Streets. The Lincoln Center Redevelopment Plan Area is generally bounded by Salt Creek, Interstate 180 and "R" Street on the north, 17th Street on the east, "G" Street on the south, and Salt Creek, 2nd Street and Sun Valley Boulevard on the west. You were previously provided with maps and a copy of the proposed amendment.

On October 7, 2009, the Lincoln City-Lancaster County Planning Commission voted 8-0 to find the proposed amendment to the **Lincoln Center Redevelopment Plan** to be in conformance with the 2030 Lincoln-Lancaster County Comprehensive Plan (Comprehensive Plan Conformance No. 09010).

If you would like additional information, you are encouraged to contact Hallie Salem in the Urban Development Department (441-7866 or hsalem@lincoln.ne.gov), or the Planning Department staff planner, Brandon Garrett (441-6373 or bgarrett@lincoln.ne.gov). The proposed resolution will appear on the City Council agenda for introduction on October 26, 2009, and may be accessed on the internet at <http://www.lincoln.ne.gov/city/council/index.htm> on Thursday afternoon, October 22, 2009.

Sincerely,

Jean Preister
Administrative Officer

cc: Dave Landis, Urban Development
Hallie Salem, Urban Development
Rick Peo, Chief Assistant City Attorney
Norm Agena, County Assessor
Downtown Lincoln Association
Craig Smith, Speedway Properties, 340 Victory Lane, 68528

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TO BE PUBLISHED ONCE EACH WEEK FOR TWO CONSECUTIVE WEEKS IN THE LINCOLN JOURNAL STAR ON FRIDAY, October 16, 2009 AND FRIDAY, October 23, 2009:

Notice is hereby given that the Lincoln City Council will hold a public hearing on Monday, November 2, 2009, at 3:00 p.m., in the City Council Hearing Room on first floor of the County-City Building, 555 South 10th Street, Lincoln, Nebraska, on the following item. For more information, call the Urban Development Department (441-7606) or the Planning Department (441-7491):

1. A resolution approving and adopting a proposed amendment to the Lincoln Center Redevelopment Plan adding the "Haymarket Hotel and Tool House Redevelopment Project Area" to include redevelopment of two existing buildings, an addition to the existing buildings and construction of a new building that together will house hotel, residential and other commercial uses. The Project Area is bounded by 8th and 9th Streets and Q and R Streets. The Lincoln Center Redevelopment Plan Area is generally bounded by Salt Creek, Interstate 180 and "R" Street on the north, 17th Street on the east, "G" Street on the south, and Salt Creek, 2nd Street and Sun Valley Boulevard on the west.

Joan Ross
City Clerk