



City of Omaha  
Jean Stothert, Mayor

RECEIVED

2015 DEC 11 PM 12:35

CITY CLERK  
OMAHA, NEBRASKA

**Planning Department**

Omaha/Douglas Civic Center  
1819 Farnam Street, Suite 1100  
Omaha, Nebraska 68183  
(402) 444-5150  
Telefax (402) 444-6140

**James R. Thele**  
Director

December 22, 2015

Honorable President

and Members of the City Council,

The attached Resolution transmits for your review and approval an Amendment to the Downtown Northeast Redevelopment Plan. This Amendment allows for an additional site ("Project Area") to be incorporated into the Plan. The Project Area is generally located northwest of 11<sup>th</sup> and Douglas Streets and is approximately 1.2 acres.

This Amendment to the Downtown Northeast Redevelopment Plan also proposes a Redevelopment Project which entails the future construction of various expanded and new facilities in the Project Area. The Redevelopment Project would allow for the future expansion of Holland Performing Arts Center to include educational facilities, potential additional performance areas and other improvements, as needed. This may include office space, educational classrooms, performance areas, retail space, parking and other such comparable or suitable uses, as deemed appropriate for incorporation in the Redevelopment Project.

Also, the Redevelopment Project will provide needed parking for the Holland Performing Arts Center, support certain initial parking needs for the new HDR headquarters, public parking, as well as long-term parking needs for the Holland Performing Arts Center and its future expansion. The developer, Omaha Performing Arts (OPA), will design, construct, own and operate the expansion. Prior to undertaking the expansion proposed in the Redevelopment Project, the developer will consult with local preservation organizations. It is anticipated that the redevelopment project will be completed by January of 2019.

In the event the Redevelopment Project or proposed expansion is to include substantial renovation, material change in external appearance, partial or complete demolition of any building with a landmark designation, the developer shall comply with all provisions of Nebraska state law and the Omaha Municipal Code, including applying for and obtaining any and all required public approvals. Such approvals shall include, but not be limited to, those required under Chapter 24, Article II: Landmark Heritage Preservation, as may be amended from time to time.

The redevelopment plan complies with the City's Master Plan, the guidelines established in the Northeast Downtown Redevelopment Plan and it meets the requirements of Nebraska Community Development Law, which will qualify the project for the future submission of an application for the utilization of Tax Increment Financing to cover costs associated with project development, as determined and approved by the City. The proposed project concept is in compliance with the Master Plan, appropriate Ordinances and development regulations of the City.

The Planning Board recommended approval of an Amendment to the Redevelopment Plan at the December 2, 2015 public hearing.

Your favorable consideration of this Resolution will be appreciated.

Respectfully submitted,

Referred to City Council for Consideration:

*James R. Thele* 12.3.2015  
James R. Thele  
Planning Director *BAH* Date

*Jean Stethel* 12/10/15  
Mayor's Office Date

Approved:

*Stephen B. Curtiss* 12/7/15  
Stephen B. Curtiss  
Finance Director *TL* Date

*Robert G. Stubbe* 12-9-15  
Robert G. Stubbe, P.E.  
Public Works Director Date

2286 dlh

Notice of Publication: December 24, 2015 and December 31, 2015

Public Hearing: January 12, 2016

# CITY OF OMAHA

## LEGISLATIVE CHAMBER

Omaha, Nebraska

### RESOLVED BY THE CITY COUNCIL OF THE CITY OF OMAHA:

WHEREAS, the primary objectives of the City of Omaha's Master Plan and Community Development Program are to encourage additional investment and development within inner-city neighborhoods; and to eliminate conditions which are detrimental to public health, safety and welfare, by developing underutilized property within these neighborhoods; and,

WHEREAS, the continued development of Downtown Omaha is a high priority for the City of Omaha; and,

WHEREAS, Section 18-2108 of the Nebraska Revised Statutes requires the City of Omaha to adopt a redevelopment plan before taking an active part in a redevelopment project; and,

WHEREAS, the Downtown Northeast Redevelopment Plan, as previously approved and amended, authorizes continued development of sites within the redevelopment area as necessary and appropriate to continue the development in downtown; and,

WHEREAS, the Amendment to the Downtown Northeast Redevelopment Plan allows for an additional site ("Project Area") to be incorporated into the Plan, and for a Redevelopment Project that allows for the future expansion of Holland Performing Arts Center; and,

WHEREAS, the Project Area is generally located northwest of 11<sup>th</sup> and Douglas Streets and is approximately 1.2 acres, as described in Exhibit "A" attached hereto and made a part hereof, has been previously declared blighted and substandard and in need of redevelopment; and,

WHEREAS, the proposed Redevelopment Project would allow for the future expansion of Holland Performing Arts Center to include educational facilities, potential additional performance areas and such uses as office space, educational classrooms, performance areas, retail space, parking and other such comparable or suitable uses, and other improvements, as needed; and,

WHEREAS, the Amendment to the Downtown Northeast Redevelopment Plan was approved by the Omaha Planning Board on December 2, 2015.

By.....  
Councilmember

Adopted.....

.....  
City Clerk

Approved.....  
Mayor

# CITY OF OMAHA

LEGISLATIVE CHAMBER

Omaha, Nebraska

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF OMAHA:

THAT, the attached Amendment to the Downtown Northeast Redevelopment Plan be and hereby is approved as the Redevelopment Plan which allows for an additional Project Area to be incorporated into the Plan, generally located northwest of 11<sup>th</sup> and Douglas Streets and is approximately 1.2 acres, and for a Redevelopment Project that would allow for the future expansion of Holland Performing Arts Center to include educational facilities, potential additional performance areas and such uses as office space, educational classrooms, performance areas, retail space, parking and other such comparable or suitable uses, and other improvements, as needed, as recommended by the City Planning Department, be and hereby is approved.

APPROVED AS TO FORM:

*Asst.*  12/2/15  
CITY ATTORNEY DATE

2286 dlh

By.....  
Councilmember

Adopted.....  
.....  
City Clerk

Approved.....  
Mayor

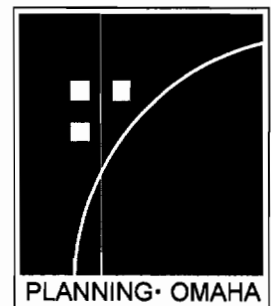
# **AMENDMENT TO DOWNTOWN NORTHEAST REDEVELOPMENT PLAN – OPAS REDEVELOPMENT PROJECT PLAN**

## **GENERALLY NORTHWEST OF 11<sup>TH</sup> AND DOUGLAS STREETS**

### **DECEMBER 2015**



Jean Stothert, Mayor City of Omaha



James Thele, Director  
Planning Department  
Omaha/Douglas Civic Center  
1819 Farnam Street, Ste. 1111  
Omaha, Nebraska 68183

INTER-OFFICE COMMUNICATION  
City of Omaha, Nebraska  
Planning Department

**TO:** Chair and Members of the Planning Board

**FROM:** James Thele, Planning Director

**DATE:** November 23, 2015

**SUBJECT:** AMENDMENT TO DOWNTOWN NORTHEAST REDEVELOPMENT PLAN -  
OPAS REDEVELOPMENT PROJECT PLAN  
LOCATION: Northwest of 11th and Douglas Streets  
Case #C3-96-276

---

**Overview**

Since the adoption of the original Downtown Northeast Redevelopment Plan, it has been periodically amended to encompass a number of major projects in the Redevelopment Plan Area.

These redevelopment projects have transformed the character of the Downtown Northeast area from predominantly industrial to an urban mixed use community and have spurred business investment, attracting pedestrian activity, entertainment venues and housing. Some of the redevelopment projects incorporated into the Downtown Northeast Redevelopment Plan Area include the Omaha World-Herald Freedom Center; Union Pacific Headquarters and Child Care Center; Holland Performing Arts Center and City parking facilities. Additional redevelopment has subsequently occurred north and northeast of the Redevelopment Plan Area, including the Century Link Center Omaha, formerly the Qwest Center, Gallup University Campus, The 9ines and 22 Floors mixed-use developments, TD Ameritrade Baseball Stadium, four hotels along Cuming Street, the TIP TOP Building and Saddlecreek Records. These developments, street realignment, and other improvements continue to create additional opportunities for future redevelopment in the area.

**Proposed Project**

This Amendment to the Downtown Northeast Redevelopment Plan allows for an additional site to be incorporated into the Plan. This area is currently located at site shown in Figure Three of the attached maps. This additional redevelopment project site encompasses approximately 1.2 acres.

The Redevelopment Project contemplates the future construction of various expanded and new facilities in the Project Area, see Figure Two of the attached maps. This may include office space, educational classrooms, performance areas, retail space, parking and other such comparable or suitable uses, as deemed appropriate for incorporation in the Redevelopment Project, as determined by OPA (the "Expansion"). Omaha Performing Arts ("Developer") will design, construct, own and operate the Expansion.

This Redevelopment Project allows for the future expansion of Holland Performing Arts Center to include educational facilities, potential additional performance areas and other improvements, as needed. Also, the Redevelopment Project will provide needed parking for the Holland Performing Arts Center, support certain initial parking needs for the new HDR headquarters, public parking, as well as long-term parking needs for the Holland Performing

Arts Center and its future expansion. It is anticipated that the redevelopment project will be completed by January of 2019.

One of the buildings within the Project Area, the Christian Specht Building, located at 1110 Douglas Street, is listed on the National Register of Historic Places. The building is designated by ordinance as a local landmark. The Christian Specht Building, constructed in 1884, was designed by the Omaha architectural firm of Dufrene and Mendelssohn in the Italian Renaissance Revival style, a style popular for cast-iron façade buildings of the period.

In the event the Redevelopment Project or proposed Expansion (as defined below) is to include substantial renovation, material change in external appearance, partial or complete demolition of this building, the Developer shall comply with all provisions of Nebraska state law and the Omaha Municipal Code, including applying for and obtaining any and all required public approvals. Such approvals shall include, but not be limited to, those required under Chapter 24, Article II: Landmark Heritage Preservation, as may be amended from time to time.

No other structures in the Project Area are either listed on the National Register of Historic Places or designated by ordinance as a local landmark. The remaining buildings in the Project Area are not subject to a specific national or local historical designation; however, they do exhibit historical significance. Prior to undertaking the Expansion proposed in this Redevelopment Project, the Developer will consult with local preservation organizations.

The redevelopment plan complies with the City's Master Plan, the guidelines established in the Northeast Downtown Redevelopment Plan and it meets the requirements of Nebraska Community Development Law, which will qualify the project for the future submission of an application for the utilization of Tax Increment Financing to cover costs associated with project development, as determined and approved by the City. The proposed project concept is in compliance with the Master Plan, appropriate Ordinances and development regulations of the City.

**DEPARTMENT RECOMMENDATION: Approval.**

**ATTACHMENTS:**

Plan

Maps

# **THE OMAHA PERFORMING ARTS SOCIETY PROJECT REDEVELOPMENT PLAN, (AN AMENDMENT TO THE DOWNTOWN NORTHEAST REDEVELOPMENT PLAN)**

## **Introduction**

The Omaha Performing Arts Society Project (the "Redevelopment Project") is the completion of the Douglas Street Heritage Project Redevelopment Plan initially approved by the Omaha City Council, as an amendment to the Downtown Northeast Redevelopment Plan, in February of 2002. The Redevelopment Project is identified for inclusion in the Downtown Northeast Redevelopment Area. Figure One, attached hereto, is a map of the Downtown Northeast Redevelopment Area. A site plan for the proposed Redevelopment Project is shown on Figure Two, attached hereto. The Downtown Northeast Redevelopment Plan, in which this Redevelopment Project will be included, establishes policies and general directions the City of Omaha (the "City") will implement during the redevelopment of a portion of northeast downtown. The Redevelopment Project utilizes information and guidance from the Downtown Northeast Redevelopment Plan in order to implement a cohesive Omaha Performing Arts Society Project Redevelopment Plan in northeast downtown.

## **The Redevelopment Project Area**

The Redevelopment Project Area (the "Project Area") is located within the Downtown Northeast Redevelopment Area and is legally described as the following parcels:

- Lots 1, 2, 7 and 8, Block 102, Original City of Omaha, Douglas County, Nebraska;
- Lot 1, Frankie Pane, an Addition to the City of Omaha, Douglas County, Nebraska;
- The unvacated East-West Alley within Block 102, Original City of Omaha, Douglas County, Nebraska; and

Omaha Performing Arts Society ("OPA") controls the Project Area except for the following described real property:

- The South 72 feet of Lot 1, in Block 102, Original City of Omaha, Douglas County, Nebraska;
- Lot 1, in Frankie Pane, an Addition to the City of Omaha, Douglas County, Nebraska;
- The West 22 feet of the East 44 feet of Lot 7, in Block 102, Original City of Omaha, Douglas County, Nebraska;
- The East 22 feet of Lot 7 and all of Lot 8, in Block 102, Original City of Omaha, Douglas County, Nebraska;
- The unvacated East-West Alley within Block 102, Original City of Omaha, Douglas County, Nebraska

The Project Area includes the rights-of-way of adjacent public streets. The Project Area may also include portions of South 11th Street between Dodge Street on the north and Douglas Street on the



south, as needed and determined appropriate by both the City and the Developer. The Project Area is depicted in Figure Three, attached hereto.

## **Existing Conditions in the Project Area**

### Land Use, Occupancy, Condition and Zoning

The Project Area covers approximately 1.2 acres, including rights-of-way. The Project Area is immediately adjacent to the Holland Performing Arts Center to the west, a hotel to the east, the Gene Leahy mall to the south, and the proposed site for the new headquarters of HDR to the north. The buildings on the site are currently used for office, retail and residential purposes. The Redevelopment Project will allow for the future expansion of Holland Performing Arts Center to include educational facilities, potential additional performance areas and other improvements, as needed. The Redevelopment Project will also provide needed parking for the Holland Performing Arts Center, support certain initial parking needs for the new HDR headquarters, public parking, as well as long-term parking needs for the Holland Performing Arts Center and its future expansion. The Redevelopment Project affords an opportunity to adapt the use of the site to a function that better supports the Holland Performing Arts Center and allows for expanded use of this important public amenity. Major land uses in the area include public open space, hotel, office, residential, retail, surface parking lots, and public rights-of-way. The Project Area is currently zoned CBD – ACI - 1 (PL) (Central Business District with an Area of Civic Importance Overlay).

### Historic Significance

Within the Project Area there is one building which is listed on the National Register of Historic Places and is designated by ordinance as a local landmark. This building is the Christian Specht Building, located at 1110 Douglas Street. The building, constructed in 1884, was designed by the Omaha architectural firm of Dufrene and Mendelssohn in the Italian Renaissance Revival style, a style popular for cast-iron façade buildings of the period. In the event the Redevelopment Project or proposed Expansion (as defined below) is to include substantial renovation, material change in external appearance, partial or complete demolition of this building, the Developer shall comply with all provisions of Nebraska state law and the Omaha Municipal Code, including applying for and obtaining any and all required public approvals. Such approvals shall include, but not be limited to, those required under Chapter 24, Article II: Landmark Heritage Preservation, as may be amended from time to time.

There are no other structures in the Project Area which are either listed on the National Register of Historic Places or designated by ordinance as a local landmark. Although the remaining buildings in the Project Area are not subject to a specific national or local historical designation, they do exhibit historical significance. Prior to undertaking the Expansion proposed in this Redevelopment Project, the Developer will consult with local preservation organizations.

### Present Valuation

The current assessed valuation of the Project Area is \$2,736,300, producing approximately \$46,017.00 in annual real estate taxes.

## **Redevelopment Project**

The Redevelopment Project calls for the future construction of various expanded and new facilities in the Project Area, which may include office space, educational classrooms, performance areas, retail space, parking and other such comparable or suitable uses, as deemed appropriate for incorporation in the Redevelopment Project, as determined by OPA (the “Expansion”). Omaha Performing Arts (“Developer”) will design, construct, own and operate the Expansion.

### Redevelopment Project Implementation

The proposed Redevelopment Project presents an opportunity to construct additional amenities for a major civic facility. The Expansion will be developed in accordance with the existing zoning requirements of the Project Area. Due to the benefits offered to the City by the Redevelopment Project, the City proposes to assist the development through its powers under the Nebraska Community Development Law. Specifically, the City would assist with project implementation as follows:

The City will acquire the property within the Project Area, and may use the power of eminent domain, pursuant to the authority granted by Sections 18-2107 and 18-2122 of the Nebraska Community Development Law, as necessary. All owners, residents, tenants or businesses within the Project Area, except Omaha Performing Arts Society, will be relocated or compensated in accordance with law. The City will vacate the east-west alley within the Project Area. All rights-of-way must be dedicated back to the City if the project Developer does not proceed with those portions of the Redevelopment Project that are to occupy the vacated rights-of-way. The Redevelopment Project proposes certain improvements to North 11th Street, which may include an upgraded streetscape and creation of a pedestrian and vehicle plaza. The City and the Developer will cooperate to provide a dedicated easement over portions of South 11th Street, as may be determined appropriate by and between the City and the Developer.

### Streets, Grades and Utilities

The Redevelopment Project will likely require the grant of an easement by the City over the all or a portion of North 11th Street to facilitate a pedestrian and vehicle plaza and cooperation from the City to upgrade the streetscape thereby creating a cohesive overall redevelopment of the Project Area and 11th Street. It is anticipated that little, if any, change in street grade will be needed. Enhancements will be made to the pedestrian crosswalks and the street surface where necessary. Granite curbs and new sidewalks will be installed within the Project Area adjacent to the new construction site. Updated streetscape additions will be made to the public rights-of-way in accordance with all applicable City guidelines and urban design requirements, and with the City’s approval. Construction of the Redevelopment Project will necessitate the relocation of existing utilities within the Project Area. The Developer will undertake this utility relocation process in collaboration with the City to ensure that all utilities are suitably located. In addition, the Developer will work closely with the City to find locations within the Project Area where existing sewers could be rebuilt, yet remain under the Expansion.

### Project Costs and Public Financing

The Developer will pay for all costs associated with the Redevelopment Project and may seek tax increment financing, if necessary, and only as allowed by Nebraska Community Development Law. The City will pay for the acquisition of the properties in the Project Area through negotiated

agreements. The City may use eminent domain, as needed, including for purposes of clearing title issues, easements, or other matters, if needed.

The City will issue its redevelopment bonds (the “Redevelopment Bonds”) in amount not to exceed Eleven Million dollars (\$11,000,000), plus fees and costs, pursuant to the authority granted by the Nebraska Community Development Law, the proceeds of which will pay or reimburse City costs. The interest on the Redevelopment Bonds will be exempt from federal income tax as they are issued for the benefit of the Developer as a 501(c)(3) corporation.

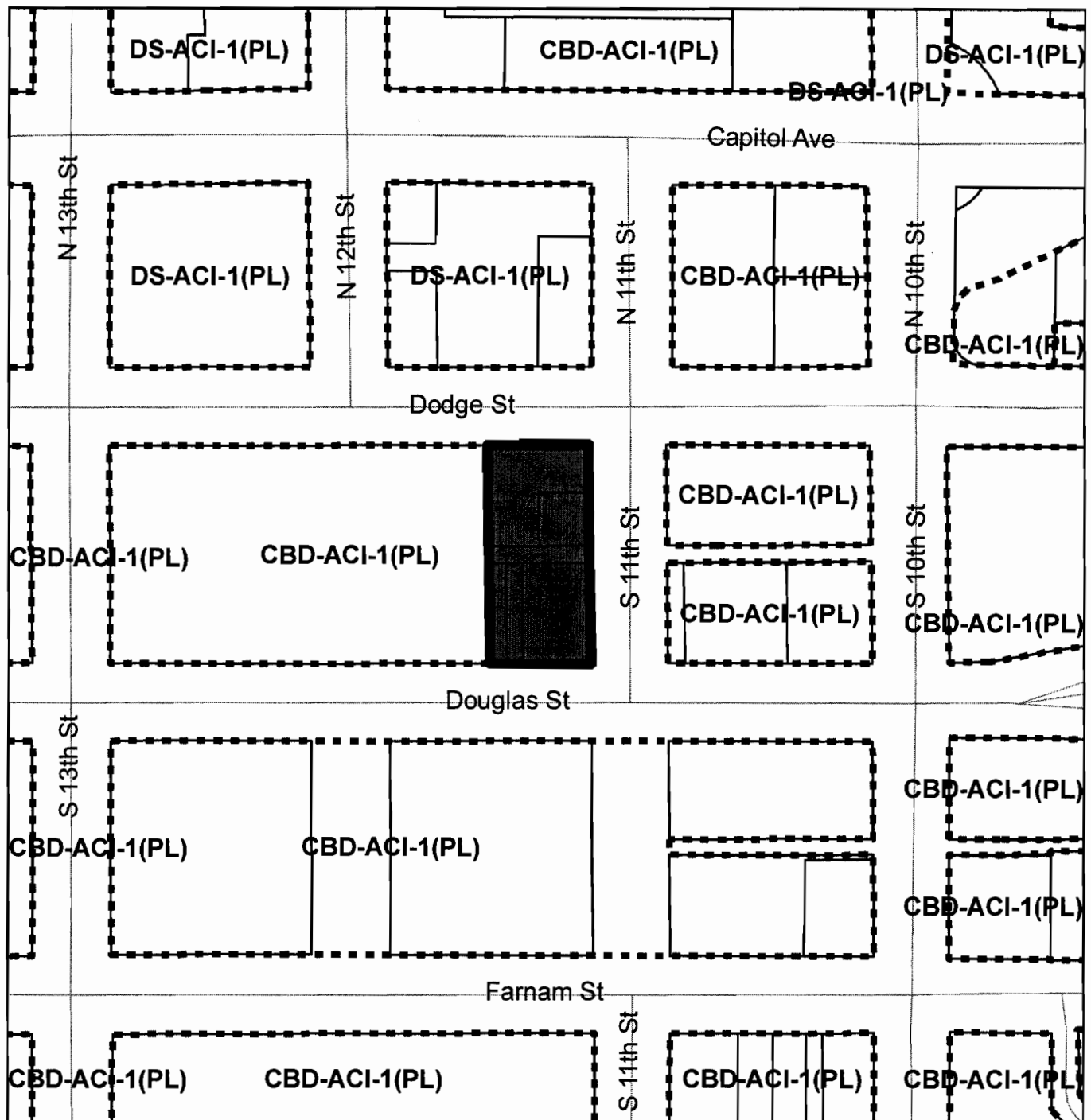
CASE: C3-96-276

APPLICANT: Planning Department on behalf of the City of Omaha

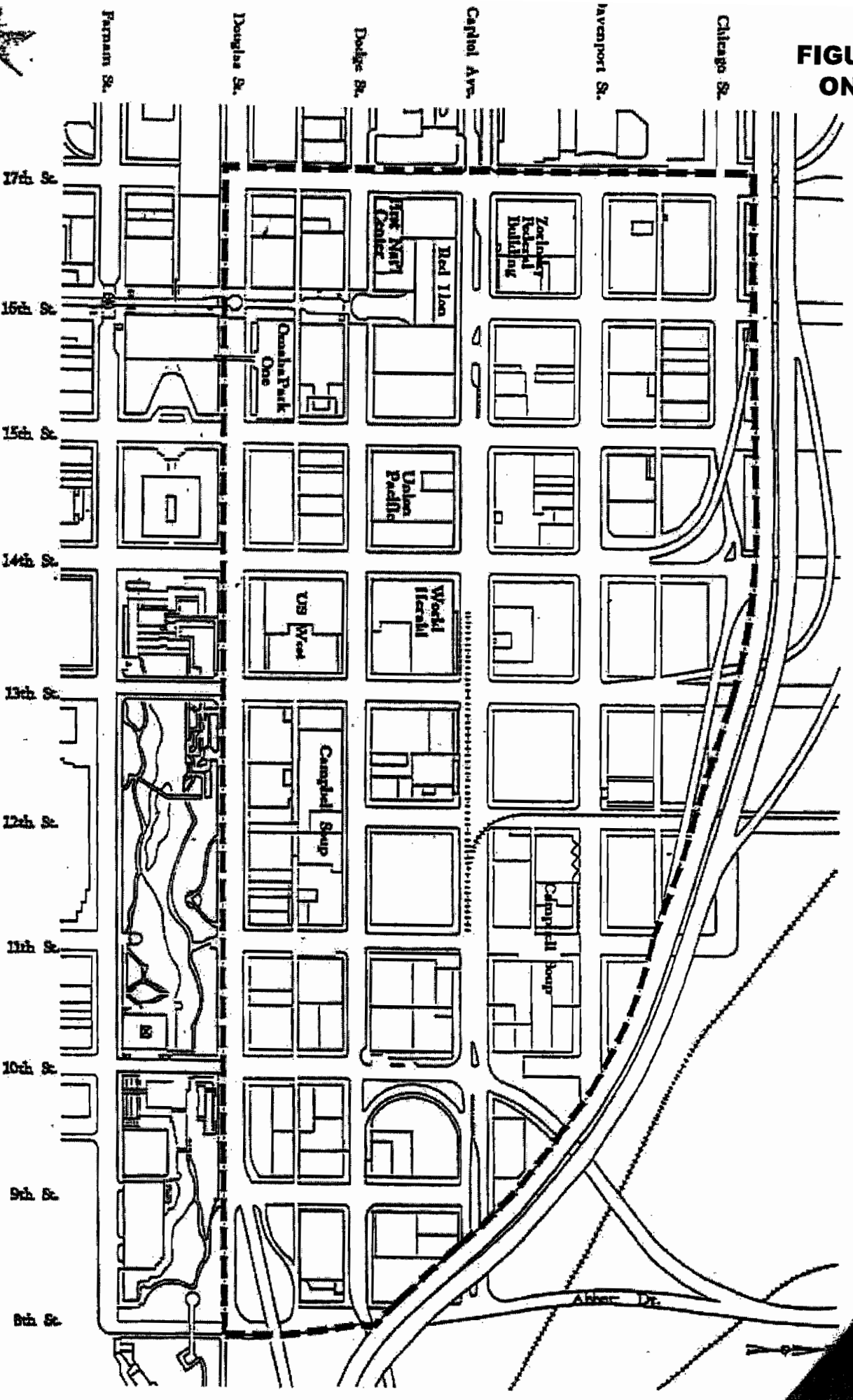
REQUEST: Approval of an Amendment to the DOWNTOWN NORTHEAST  
REDEVELOPMENT PLAN for OPAS

LOCATION: Northwest of 11th and Douglas Streets

SUBJECT AREA IS SHADED - DECEMBER 2015



**FIGURE ONE**

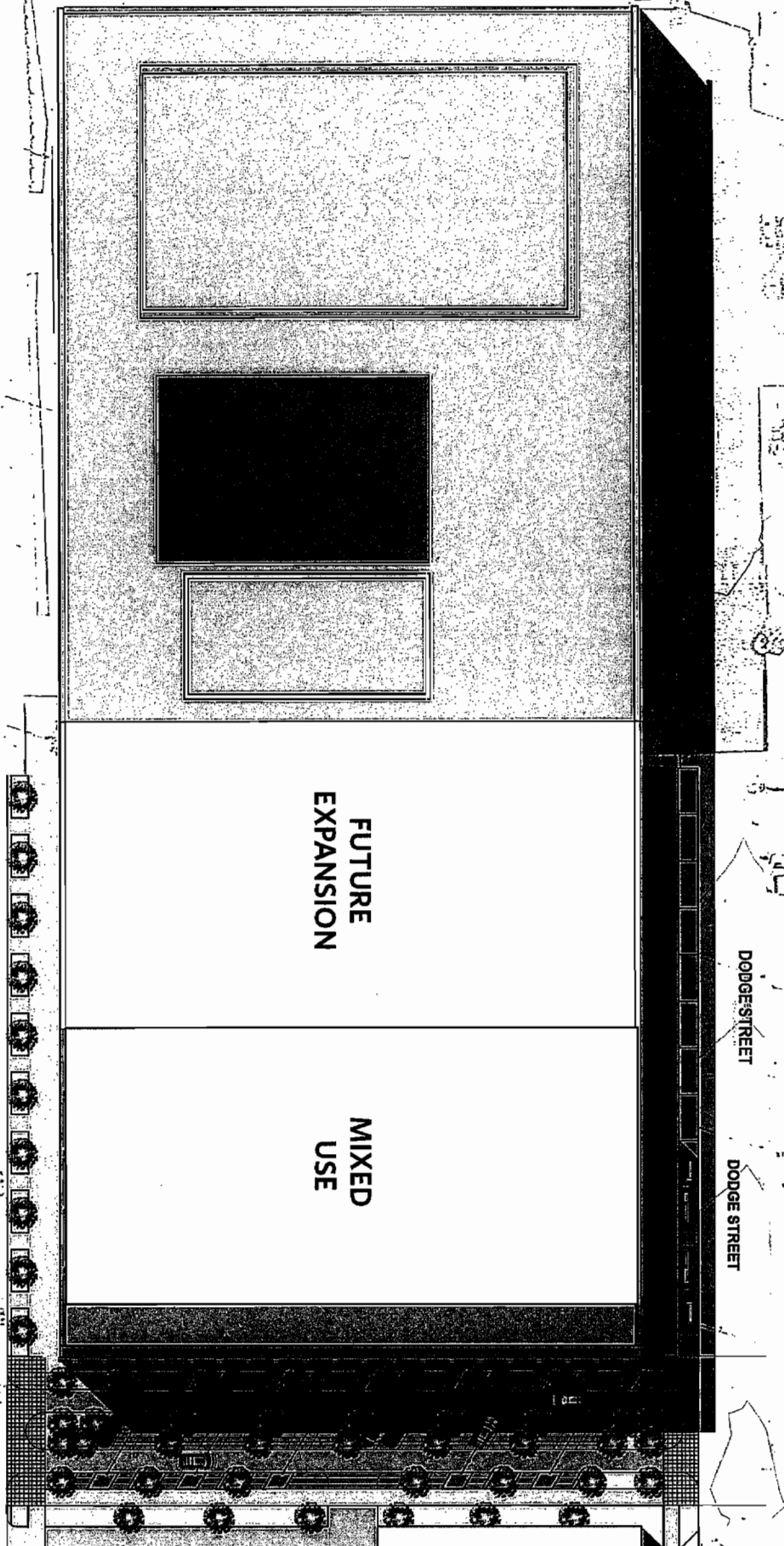


**Downtown Northeast  
Redevelopment Plan**

**DOWNTOWN NORTHEAST  
REDEVELOPMENT AREA - FIGURE ONE**

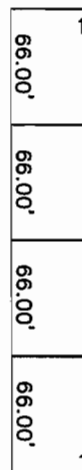
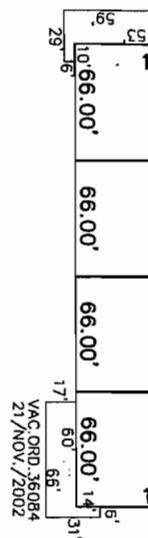
November 1996

# FIGURE TWO

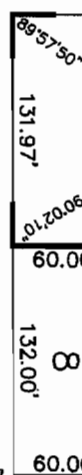


OPAS SITE PLAN

# FIGURE THREE

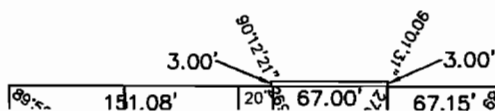
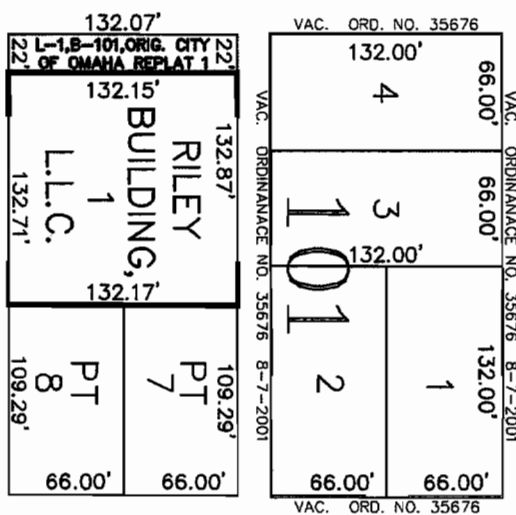
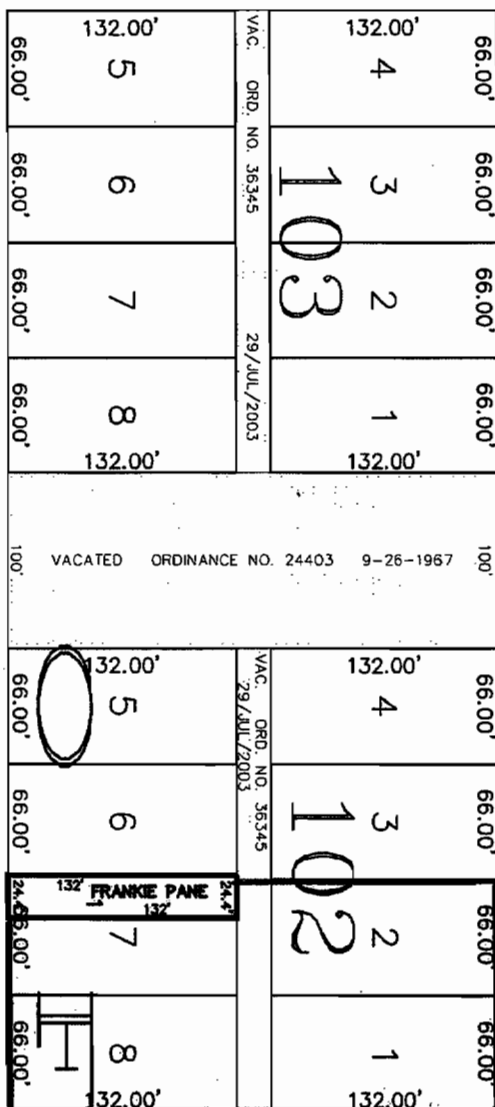


100'



RES. 5-28-2012  
2012063867

100'



STREET

100'