

## X. ANTELOPE VALLEY PROJECTS

### A. Description of the Antelope Valley Projects

In 2000 and 2001, the Antelope Valley Projects were approved by the three Antelope Valley Partners and JAVA. The Antelope Valley Projects, Figure 13, and proposed implementation timeline, JAVA Construction Schedule, Figure 14, are summarized below:

1. *Construction of a landscaped Antelope Creek waterway from "J" Street to Salt Creek designed to safely carry 100-year flood waters.* The reduction in the designated floodplain will remove from floodplain designation 336 commercial and industrial structures, 961 residential structures and 50 acres of the University of Nebraska-Lincoln ("UNL") properties. The attractive new waterway will generate new public recreation opportunities, while encouraging new private reinvestment.

2. *A new north/south arterial roadway (hereinafter referred to as the Antelope Valley Parkway) which will connect "K"/"L" Streets (at S. 19th Street) and N. 14th Street (near Cornhusker Highway) and a second new east/west arterial roadway connecting 9th/10th Streets (near Memorial Stadium) and 27th Street (near Theresa Street).* Totalling 6.2 miles, the new roadways will improve traffic flow in the central core and to northeast Lincoln, reduce the 16th/17th Streets through traffic from the University Campus and relieve congestion on other center city arterial and local streets. Together, the two roadways eliminate two dangerous mainline at-grade railroad crossings (N. 14th & N. 17th Streets) currently utilized by over 80 freight and coal trains a day which in turn blocks motorist, emergency vehicles and business commerce over five hours in a twenty-four hour period.

3. *Development of a new northeast community park and recreation fields west of N. 33rd Street & Leighton Avenue.* The new 30 acre park project, called Fleming Fields Recreational Sports Park, opened in the spring of 2004 and has added needed central city recreation opportunities.

4. *Creation of a Downtown/UNL bike trail loop connecting six existing and proposed trails to provide direct access to Downtown and UNL City Campus.* These new trails will provide pedestrians and bikers connections to Downtown, the University, neighborhoods, employment centers, schools and community and cultural centers.

5. *Improvements to cultural centers, community learning centers and human services.* The vision calls for stabilizing and sustaining Lincoln's cultural centers, while providing new Community Learning Centers that will provide new multi-cultural opportunities and human services closer to residents.

6. *Redevelopment of the East Downtown and neighborhood retail areas with mixed-use retail, services and office opportunities.* The new public investments will encourage economic development, research and development, job creation, and private sector reinvestment in the traditional center of our community. The new mixed-use commercial developments are planned in the present flood prone areas of East Downtown and the Neighborhood business areas: (i) "O" Street from 17th to 27th Streets, (ii) N. 27th Street from "O" Street to Holdrege Street and (iii) S. 27th Street from Randolph Street to Capitol Parkway.

7. *Enhancement of residential neighborhoods with proper balance of new residential housing products and reinvestment in quality housing stock.* The new vision is to encourage mixed income neighborhoods with expanded housing choices. The plan proposes new affordable and work force housing, new loft, multi-story and row homes in close proximity to Downtown, the University and the new waterway. At the same time, the maintenance and enhancement of existing quality housing stock will be encouraged.

### B. Costs

The first phase of the Antelope Valley Projects will take approximately ten years to construct at an estimated public cost of approximately \$240 million (2004 dollars). The first project is completed: the new 30 acre Fleming Fields Recreational Sports



# Antelope Valley Projects

Community Revitalization • Stormwater Management • Transportation Improvements

Joint Antelope Valley Authority (JAVA)

- University of Nebraska - Lincoln
- Lower Platte South Natural Resource District
- City of Lincoln, Nebraska

## Priority Project Limits



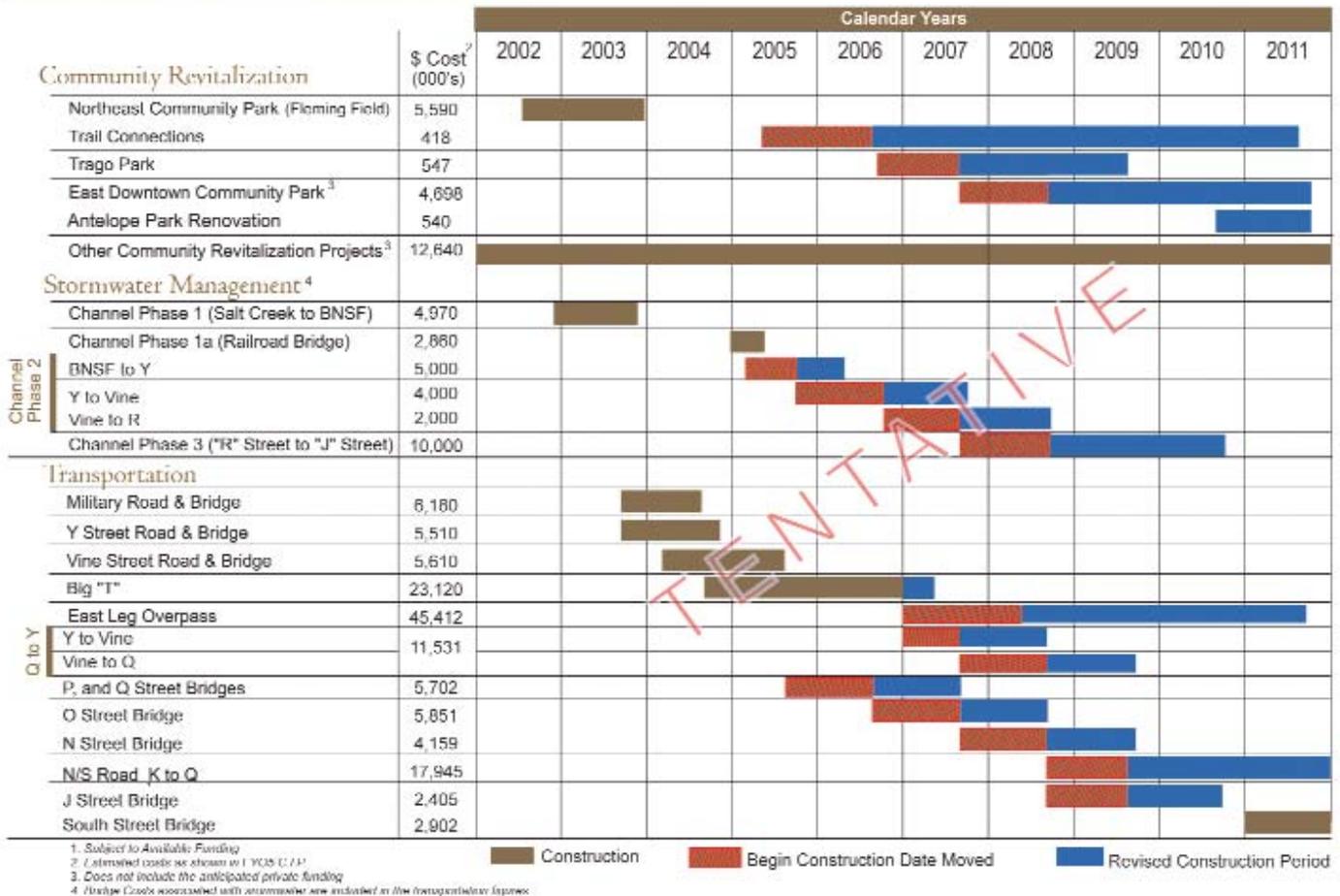
Figure 13



*Antelope Valley Projects*

Community Revitalization • Stormwater Management • Transportation Improvements

**JAVA Construction Schedule <sup>1</sup>**



**Figure 14**

Park (near 32nd Street and Leighton Avenue). Several other projects are under construction--(i) the first stretch of the enhanced waterway (west of Bob Devaney Center), (ii) new bridges crossing the new waterway at Military Road, "Y" Street, and Vine Street and (iii) an updated Vine Street profile between N. 22nd & N. 27th Streets.

Two-thirds of the necessary right of way and property for the roadways and waterway have been acquired to date. Many public funding sources have been secured or identified, including federal, state and local governments. The City's 1 and 6 years Capital Improvement Plan and Budget identify the projected six year funding for the roadways and waterway.

**C. Benefits**

As cities grow, certain negative trends can occur. Many cities larger than Lincoln have experienced an exodus of the middle and upper classes from the central core. In other cities, this "flight" to the suburbs has created many inequalities and causes social, political, environmental and economic stress. To date, Lincoln has not experienced major "flight" to the edge to the same degree as other urban areas. Lincoln has generally remained "one community" with one central government, one unified school district and one set of utility systems.

A major purpose of Antelope Valley is to preserve and enhance Lincoln as one community and avoid experiencing a depopulation (and resulting

increased blight) of its urban core. Antelope Valley is centered on the adage that it is better to reinvest now to protect and enhance its core than for Lincoln to follow the pattern of most cities larger than Lincoln that allow serious degradation and then pay vastly larger sums later to rebuild their cores.

While expensive, the Antelope Valley Projects benefits will exceed its costs by a three to one margin:

- ◆ A professional economic report estimated the proposed Antelope Valley Projects will produce over \$745 million of benefits including: \$63 million of time savings with the construction of the new "X" shaped overpasses near the Bob Devaney Center; \$242 million to the local and state economy with the removal of the designated 100-year floodplain and \$229 million of additional construction benefits.
- ◆ Another professional market economist has projected that for every public dollar expended the private sector will respond with at least three dollars of private investment and redevelopment in the Antelope Valley Area.

#### **D. Phasing**

The JAVA Construction Schedule, Figure 14, outlines the tentative phasing schedule for the construction of the Antelope Valley Project, Figure 13. This Schedule is subject to change, depending upon securing the necessary governmental funding and potential phasing of redevelopment projects.

#### **E. Antelope Valley Projects Website**

For more information on the Antelope Valley Projects, citizens can go on-line to the City's website at [www.ci.lincoln.ne.us](http://www.ci.lincoln.ne.us), then click on Antelope Valley, What's New.