

- SSH ARCHITECTURE
- ANTELOPE SQUARE

- CIVIC HEALTH SUMMIT
- CIVIL RIGHTS CONFERENCE
- CYCLE TRACK CELEBRATION

- NEW HOUSING ON S 19TH ST
- HILP PROGRAM

In Cold & Snow, Lincoln Keeps on Constructin’

Sometimes construction projects pause or slow down in the winter months. Not this year! Several projects are actively under construction during these months of cold and snow, including: 8N, Schwarz Paper, Aspen Heights, Swanson Russell, Health 360 at 23rd & O Street, Robber’s Cave, and HUDL. In this issue, we’ll take a closer look at four of those.

Aspen Heights is a student housing complex with 182 units/632 beds in three five-story residential buildings and a seven-level parking garage; all clustered around the 18th and P Street intersection. Construction is scheduled to be complete this summer. Currently, façade work is underway and windows and metal panels are being installed. The nearly complete garage will house all of the housing complex tenants’ vehicles, as well as vehicles from an adjacent office building.



One of the Aspen Heights residential buildings under construction

8N, not coincidentally at 8th and N Street, was previously known as Collegiate Housing. This upscale, 172-unit/624-bed student housing project is located right on the N Street Cycle Track and near the Haymarket, so biking and walking will be convenient options for residents. In addition, 8N will provide shuttle services for residents to and from off-site vehicle parking locations and UN-L campus. Construction is scheduled to be finished this summer. Currently, windows are being installed and the brick exterior façade is being applied.

Renovation of the old Office Max building at 23rd and O into **Health 360** is about 80% complete. Footings are in place and construction of a new, 5,400 square foot addition on the east side of the building is also well underway. When completed, the approximately 28,900 square foot facility will be operated by two local non-profit health providers: Lutheran Family Services of Nebraska and the People’s Health Center. As an integrated community health clinic,

Health 360 will provide outpatient medical care and behavioral health services.

In addition to renovating and expanding the original building, the whole site is being significantly improved with parking lot reconstruction, buried power lines, and new street trees along O Street. A plaza and additional landscaping on the south side of the building will visually link Health 360 to the nearby Union Plaza and N Street Cycle Track. TIF funds were used to assist with property acquisition.

Construction of the \$32+ million future headquarters of **HUDL** is well underway on the corner of Canopy Street and P Street. Cranes can be seen west of Lincoln Station hoisting steel for the seven-story building. The final design for the façade was approved at a joint Historic Preservation Commission/Urban Design Committee meeting in June, 2015. Design is also underway of a plaza between HUDL and a future building to the north.



Health 360 under construction, looking SW



HUDL headquarters under construction, looking NW

TURNING PAPER INTO REALITY

Before construction can start, the paperwork needs to be finished. These two projects are in the final approval phase — City Council approval of the redevelopment agreement between the developer and the City.

SSH Architecture in Havelock

A major change is underway for *SSH Architecture*. The local architectural and construction firm, founded in 1987, will be constructing a new building on vacant lots located at 6234 Ballard Avenue in the Havelock area. The building, approximately 10,000 square feet, will have offices on the ground floor and eight, two-bedroom, two-level apartments on the second and third stories. Angled on-street parking will serve the offices and a parking lot west of the building will serve residents. Construction will begin this spring/summer and be completed within a year.

The Havelock Redevelopment Plan was amended in 2015 to include the SSH Project with the support of the Havelock Business Association. As part of the redevelopment agreement, TIF funds (Tax Increment Financing) generated by the project will be used for site preparation, public right-of-way improvements (curb cut, paving the alley entrance and new sidewalks) and façade enhancements (awnings and brick facing).

Antelope Square

Antelope Square is a new housing project in the Antelope Valley area, generally located between 22nd and 23rd, Q to R Streets. The project includes the redevelopment of a portion of two underutilized blocks into 24 attached, single-family residential units for mixed-income homeownership. As a partnership be-



Rendering of SSH Architecture in Havelock — looking NW from 63rd Street and Ballard Ave — shows diagonal parking in front of the building along 63rd Street. SSH Architecture offices are on the first floor with residential on second and third floors.

tween NeighborWorks®Lincoln and Assurity, the project focus is on owner-occupied housing with higher end urban design containing a mix of unit types and styles. Front porches are included in all units with the potential for private outdoor space on garage rooftops, and a shared open green space behind the units. The project will be built in two phases: ten units in the first phase and fourteen in the second.

NeighborWorks®Lincoln will provide down payment assistance to first-time homebuyers for at least ten of the units, with a goal of 50% of the total units comprised of market

rate and 50% affordable. The affordable housing units will look the same as the market rate units — the only difference is in the financing.

Private investment in the project is about \$5.1 million and TIF will provide approximately \$825,000 to be used for site acquisition, site preparation - including demolition, grading, alley paving and streetscape - and façade enhancements. The project will begin construction this spring with phase one complete by December 2017 and phase two by January 1, 2019.

Rendering of Antelope Square housing as it will appear from the sidewalk. Phase 1 units will face Q Street and 23rd Street. Phase 2 will add units that face 22nd, 23rd, R and Q Street. Each unit will have two stories, a front porch and a garage with off-street access. An outdoor patio space above the garage will also be an option.



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TIMELY TIDBITS

Nebraska Civic Health Summit

A community's civic health is defined by the degree to which individuals participate in civic activities. Do people volunteer, donate to charitable causes, vote, connect with family and friends, and have confidence in public institutions? Lively participation in civic activities - or good civic health - is vital to communities. It keeps local economies resilient, governments accountable and representative, and social capital high.

The first annual Nebraska Civic Health Summit was held in early April. The summit was presented by Nebraskans for Civic Reform, NeighborWorks®Lincoln, ONE Omaha, the UNL Center for Civic Engagement and other Nebraska Civic Health Partners. The agenda included interactive speakers, asset mapping, action planning, and networking with other Nebraskans who are working to improve civic health in their communities.

To learn more about efforts to improve civic health in Nebraska, see the Nebraskans for Civic Reform website at:

nereform.org/nebraska-civic-health/.

N Street Cycle Track Grand Opening

The N Street Cycle Track is a protected bikeway that runs 1.3 miles from S. 23rd Street to Pinnacle Arena Drive along the south side of N Street. It is the first of its kind in Nebraska and one would have to travel to Denver or Minneapolis to see another like it. The bikeway formally opened December 21st, but the community will be celebrating the event on April 23rd, 2016, in conjunction with Lincoln's Earth Day celebrations. The ceremony will begin at 10:45 a.m. with comments from Mayor Chris Buetler and Lynn Johnson, Director of Parks and Recreation Department. The Mayor will officially open the cycle track at 11:00 a.m. with a ribbon cutting ceremony and afterward everyone is invited to participate in a ride along the new facility.

The N Street Cycle Track (formerly N Street Protected Bikeway) has drawn national attention to Lincoln. *StreetsBlog USA* featured an article on 1/4/1016, entitled "Gaze Upon Lincoln, Nebraska's Awesome New Curb-Protected Bike Lane." In December, *People for Bikes* selected the N Street Cycle Track as #4 in a list of Ten Best New Bike Lanes of 2015.



Above: Attendees and presenter from the 2015 Civil Rights Conference

The 2016 Civil Rights Conference will be April 19 at The Lincoln Marriott Cornhusker Hotel, 333 S 13th Street. For more details and the registration form, visit the Lincoln Commission on Human Rights website: humanrights.lincoln.ne.gov

11th Street Wins CD Week Award

On March 28th, at a ceremony recognizing statewide community development efforts, Lincoln's 2016 CD Week Award will be presented to the Everett Neighborhood Association for the *11th Street Streetscape*. The multi-year, multi-phase project included improvements to the storm water system, transportation infrastructure for pedestrians, bicyclists, and drivers, landscaping and bioswales, as well as improvements to rental housing.

Conceptual design of the project was made possible through Greening America's Capitals (a program co-sponsored by three federal agencies). GAC helped stretch limited existing funds by providing expert assistance with design concepts and the collection of community input.

STREETSCAPES 2016

Two streetscapes will see improvements this coming year — the *P Street Project* east of Centennial Mall and *Idylwild Drive* south of East Campus.

→ The *P Street Project* between Centennial Mall and 18th Street has been in the planning stages for a long time. It was first identified as a part of a catalyst project in the *2005 Lincoln Downtown Master Plan*, then further defined in the *Lincoln Downtown Master Plan—2012 Update*. Finally, the *P Street Corridor*, from Haymarket to 21st Street, was conceptually designed in 2012-13.

While there are similarities between the portion of the *P Street Corridor* completed last year (11th to Centennial Mall), design for this section of the corridor is more subdued and will be less complicated to construct. The design, by The Clark Enersen Partners, includes intersection

bump outs, planting beds and lawn areas, pedestrian lighting and seating and bike parking. The intent is to create a better pedestrian environment and to more efficiently use the right of way for drivers, pedestrians, and cyclists.

Aspen Heights, a student housing project, is under construction adjacent to part of the *P Street Project*. Aspen Heights includes diagonal parking on the north side of *P Street*. Altogether, Aspen Heights and the *P Street Project* are expected to create a net parking gain of 79 to 99 stalls, and approximately 122 bike parking spaces.

Construction of the *P Street Project* is expected to begin in late March or early April, with completion of concrete work in August, with substantial completion of all work, including landscaping, in October 2016.

→ Renovation and redesign of the medians along *Idylwild Drive* will be the final part of the *Idylwild/Holdrege* redevelopment project. Two three-story mixed-use buildings have been completed. Building occupants include Valentino's restaurant, Cultiva coffee shop, and a mix of residential and hotel units. Renovations to *Idylwild Park* are also substantially complete. Now focus has shifted to re-doing the medians along *Idylwild Drive*. Design is underway and may include ornamental street lighting, signage, landscaping, and curb replacement. The City's Public Works & Utilities Department will coordinate resurfacing *Idylwild Drive* with the median work. The final proposed design will be presented to the East Campus Community Organization (ECCO) for their review and comment. Construction is expected to start this spring and be completed this summer.

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*One of the
 single-family houses being
 built on S. 19th Street*

HOUSING: MAKING A DIFFERENCE

In 2012, Cornhusker Bank foreclosed on an eight-unit apartment at 623 S. 19th Street. The building was in such bad shape that bringing the structure up to code and making it rentable would not have been a feasible investment. No one wanted to buy it. It was sitting empty, steadily deteriorating and becoming a neighborhood security risk.

The situation in the surrounding neighborhood wasn't much better. A study of the area showed 85% of the housing units were rentals and many of those were in large apartment buildings. Citizen complaints and police calls confirmed Lincoln Police Department statistics that showed the property as surrounded by a "Crime Hotspot" of the highest intensity. The newly-formed Capital View Neighborhood Association saw 623 S. 19th Street as their first "project" in their efforts to turn around the neighborhood. If they could somehow begin to increase homeownership in the area, it would be a step in the right direction.

Urban Development staff saw this as a rare opportunity to directly impact this neighborhood. Two sources of federal funds were used to acquire the property — Economic Development Initiative (EDI) and Home Investment Partnership (HOME) funds.

While preparation for the demolition of 623 S. 19th Street was underway, an adjacent single-family house at 629 S. 19th Street came to UDD's attention. The house was a rental and had been vacant for two years. Building & Safety had red-tagged the structure as unsafe. Beyond just demolition of the derelict apartment building, acquisition and demolition of this second deteriorated structure would assemble a large enough parcel that construction of new, single-family housing would be possible.

UDD staff worked with the neighborhood association and the Planning Department — particularly the Historic Preservation planner — to develop building designs for two houses. Due to the houses' location at the edge of the Capitol Environs District, the Nebraska Capitol Environs Commission needed to review the designs. Commission approval was given in October 2015 and building permits were issued.

To date, the foundations have been completed and framing has begun. The two homes should be complete by July. They will be offered for sale to low- to moderate-income buyers who have successfully completed homebuyer training through NeighborWorks®Lincoln. Completion of this training will also make buyers eligible for down payment assistance through the City's First Home Program, managed by NeighborWorks®Lincoln.



HILP FOR HOMEOWNERS

Homeowners with low to moderate incomes can use the City's Home Improvement Loan Program (HILP) to make repairs and improvements affordable. If their household income is within the guidelines (below), homeowners may qualify for a 0% interest HILP loan. Loans range from \$1,000 to \$15,000 with monthly payments up to \$125 for up to 10 years. Call 402-441-7864 for more information.

Number of Persons in the Household							
1	2	3	4	5	6	7	8
\$39,800	\$45,450	\$51,150	\$56,800	\$61,350	\$65,900	\$70,450	\$75,000
Maximum Gross Annual Income							