

PAGE 2:

- VICTORY PARK
- 48TH & LEIGHTON
- BLOCK 54 AT 9TH & O

PAGE 3:

- GOODBY TO PAPER UPAGE
- PARK & CHARGE
- TELEGRAPH DISTRICT

PAGE 4:

- BIKE SHARE COMING
- DLA AWARDS ANNOUNCED

Meaningful Connections for Lincoln's Homeless

In October, Lincoln's eighth annual *Project Homeless Connect (PHC)* served 432 clients. PHC is a one-day, one-stop event where individuals and families who are homeless or near homeless can receive a wide variety of immediate, on-site services and support for unmet needs. Health professionals provide medical, dental, mental health, and substance abuse services. Others provide assistance with housing and social services applications, legal issues, and personal care. Still others provide information and help guests access off-site services such as education, crisis intervention, and basic needs. PHC has literally been a life saver in some cases.

Homelessness is very real issue everywhere, even in Lincoln. According to the most recent annual count of Lincoln's homeless persons on January 28, 2016, 694 persons in 512 households were homeless. Of that 694, 32 persons were unsheltered, 316 were in emergency shelter (limited to 30 days) and 346 were in transitional shelter (available for 31 days to two years). Another 341 persons – NOT counted as homeless – were in *permanent supportive housing* or being assisted through *rapid rehousing*.

Permanent supportive housing is a combination of housing and services designed for people with serious mental illnesses or other disabilities needing support to live stably in their communities. An example of permanent supportive housing is HUD's Veterans Affairs Supportive Housing (VASH) program which combines rental assistance for homeless veterans with case management and clinical services provided by the Department of Veterans Affairs (VA).

Rapid rehousing, a highly successful and cost-effective method of decreasing homelessness, is based on three concepts:

- The majority of families and individuals experiencing homelessness also experienced a major crisis -- financial or otherwise. Intervening to address their crisis helps them return to permanent housing on their own.
- Most families experiencing homelessness have recently lived in permanent housing. With a one-time assist, many can return to permanent housing and remain housed without long-term supportive services.
- Prolonged exposure to homelessness has a significant negative effect on adults and children. Quick intervention that returns the household to permanent housing as soon as possible minimizes the negative impact more cost-effectively than having the household wait for a vacancy in another program.

The *Lincoln Homeless Coalition* works to increase awareness and build community-wide commitment to the needs and issues surrounding individuals and families who are near or experiencing homelessness. Lincoln Homeless Coalition membership is open to any health and human service agency, organization or entity, or individual concerned with housing, self-sufficiency and homeless issues.

To learn more about Project Homeless Connect or the Lincoln Homeless Coalition, go to www.lincolnhomelesscoalition.org.



Above: At Project Homeless Connect, each client was paired with a "navigator" — a volunteer who knew the resources available at the event. The client and the navigator worked together to decide which resources to visit.

Below: Blood pressure screening was one of the many medical services provided at this year's Project Homeless Connect.



REDEVELOPMENT DEVELOPMENTS

● VA Campus/Victory Park

A ceremonial groundbreaking was held November 12th on Phase One of Victory Park, a VA Campus redevelopment project. The Veterans Affairs Supportive Housing (or VASH) project will include 70 units of housing for homeless or near-homeless veterans along with supportive services.

Work began on the project in late October but was officially celebrated at the Veterans Hospital auditorium at 10:00 a.m. Saturday November 12th; approximately 100 people attended. Dignitaries who spoke at the event included Mayor Chris Beutler, Congressman Jeff Fortenberry, representatives from most of Nebraska's Congressional delegation, U.S. Department of Housing and Urban Development, U.S. Department of Veterans Affairs, the developer and funders. The event was hosted by the Seniors Foundation of Lincoln & Lancaster County, the master developer of the project, with President Mark Richardson serving as emcee. The Victory Park Redevelopment Project is a public private partnership and includes Tax Increment Financing (TIF) as a tool to assist in financing the project.

● 48th & Leighton

The City Council approved the 48th & Leighton Redevelopment Agreement on November 7th and site preparation will begin this month. Neighbors and those passing by will initially see lots of dirt hauling and moving as part of a process called surcharging, but then activity will appear to suddenly stop. That's part of the process; the added soil needs to sit and compact for several months to make it suitable for construction.

This coming spring, construction of two new buildings will begin — one four stories and the other five — which will include first floor commercial space and about 184 market-rate residen-

Architect's rendering of the proposed Block 54 redevelopment project at 9th and O streets.



tial units. The ground floor space may be available late in 2017 and the apartments are expected to be ready by mid-2018.

● Haymarket Streetscape

In November, the City Council approved the *Haymarket Street and Streetscape Project* (N to S, 7th to 9th). The amendment allows the use of up to \$1.7 million in TIF funds for design and construction of street, streetscape, and sidewalk improvements in the Historic Haymarket District.

Historic Haymarket and West Haymarket, together generally known as "Haymarket," are Downtown Lincoln's dining and entertainment center. The whole area teems with pedestrians. The newer West Haymarket is a safe, pedestrian-friendly zone with a smooth ADA path, plantings, benches, landscaping, trees, and permeable pavers. Historic Haymarket has the same heavy pedestrian traffic using much older walkways, some of which have a problem with unevenly settling pavers. A recent temporary asphalt fix will last only a couple of years. The *Haymarket Street and Streetscape Project* will solve the paver problem permanently. New pavers will be placed on a concrete base that has been tied to the curb and sidewalk to reduce settling and trip hazards. Current design standards also require a smooth surface ADA pathway on sidewalks.

Streetscape improvements will be coordinated with a 2018 street resurfacing project. If enough funds are available, improvements to street and pedestrian lights may be made, as well as replacements of damaged and deteriorating garbage cans, planters, bike bollards, and benches.

The next step will be hiring a consultant to assist with the design. The project is expected to be bid in the fall of 2017, with construction during spring and summer of 2018.

● Block 54 at 9th & O

Lincoln's skyline will soon change again with the addition of a high-rise hotel and condominium development on the southeast corner of 9th and O streets. The project, called *Block 54*, will include two hotels, 40 to 50 upscale condos and penthouses and parking along with a restaurant and bar in one tower. At 15 - 17 stories, Block 54 will be the tallest structure built in Lincoln since the 1970s.

A local partnership, Hotel Land Investments, LLC, led by Lincoln Hotel Group is developing the project. DLR Group is the architecture firm designing the project, which will address the needs of upscale business travelers who want to be near downtown businesses, the University of Nebraska and the Haymarket entertainment district.

The \$65 to \$70 million project will include about 200 hotel rooms. A Holiday Inn Express will occupy three floors of the tower, with two floors devoted to a boutique hotel. A ballroom and outdoor recreation and event space will be located on the fifth floor. The brand for the boutique hotel is expected to be announced soon. It will be a full-service hotel, with a restaurant. Each hotel will have its separate entrance and lobby. Hotel parking will occupy floors two through four.

The upper floors of *Block 54* will be devoted to the upscale condominiums, penthouses and a rooftop garden. Heated and secured parking for residents will be provided in the basement level.

Demolition and site preparation began in mid-November and is expected to be completed by the end of December. The art gallery and print shop on 9th Street will remain, as will the Terminal Building to the east of the project. Construction is expected to begin in early spring 2017 and be completed in early 2019.

To find out more, visit block54project.com.

THE URBAN PAGE

Volume 20, Issue 4 4th Quarter, 2016

555 S 10th Street, Suite 205, Lincoln, NE 68508 402-441-7606
www.lincoln.ne.gov, keyword: urban

City of Lincoln: Chris Beutler - Mayor

Administration Division: David Landis - Director, Dallas McGee - Assistant Director, Ron Cane, Kurt Elder, Kristi Nydahl, Pat Posey Ribeiro

Downtown Redevelopment: Hallie Salem, Manager

Workforce Investment Program Division: Vicki Leech - Manager, Ki-Raka Atwater, Andrea Chandler, LeAnn Fry, Sherry Hageman, Bonn Khanthasene, Cynthia Nigh, Sandy Wassenmiller

Community Development Division: Wynn Hjermslad - Manager, Ernesto Castillo, Jr., Opal Doerr

Housing Rehabilitation & Real Estate Division: Michelle Backemeyer, Justin Hertzler, Sean McClatchey, Jennie Roark, Loren Roberts, Bradd Schmeichel, Mary Stanley

Parking Division: Wayne Mixdorf - Manager, Scott Vrbka

Articles may be reprinted as long as *The Urban Page* is cited as the source and the article is reprinted in its entirety with no changes. Please contact the editor for information about reprinting artwork or photos. If you aren't currently on the mailing list and would like to be, please contact the editor at urbandev@lincoln.ne.gov or 402-441-7852.

Printed on paper with at least
10% recycled content.



TIMELY TIDBITS

Happy 10th, Heartland!

Ten years ago, Heartland Optical co-owners Tom and Casey Conrad partnered with the City of Lincoln to transform a blighted lot on the corner of 27th and Apple Street into their new corporate headquarters. As a long-time N. 27th Street business, Heartland Optical's family-owned and operated wholesale optical laboratory has specialized in prescription safety eyewear and customer service to Lincoln's leading employers like TMCO, Kawasaki, Duncan Aviation, and Molex.

In addition their wholesale optical laboratory, the current Heartland Optical location offers full-service eye health and unique retail offerings for the general public. According to Tom Conrad, President of Heartland Optical, "At Heartland Optical we strive to give back to the community that has always supported us. That's why we established a strong partnership with People's Health Center to help individuals and families in need. We remain very happy that we chose 1012 N 27th Street as our corporate home ten years ago and we look forward to serving our community for many years."

Last Urban Page Paper Issue

Hello, readers! This issue of *The Urban Page*, Urban Development's quarterly newsletter, will be the last published in paper form. Over the years, both the number of recipients of the paper format and available funding have steadily decreased, while the number of electronic format recipients has steadily increased. We will continue to publish the full-color version of the newsletter to the UDD website: lincoln.ne.gov, keyword: **UPage**.

If you've been receiving the paper format newsletter and would like to continue reading *The Urban Page*, here are your four options:

1. Sign up for an automatic email subscription, using an RSS feed which will notify you when a new issue of the newsletter is available and provide a link to the newsletter webpage. To sign up for an RSS feed, go to lincoln.ne.gov, keyword: **RSS**. Select *The Urban Page* under the "Newsletters" banner and then follow the directions for "MyInterLinc." Through your MyInterLinc account, you can manage your own subscription. -OR-
2. Sign up for direct email notification from UDD. You provide your email address to UDD staff who will then notify you when a new issue of the newsletter is available, including a link to the newsletter webpage.

Construction underway on the 401 Building, the future home of Nelnet, at 21st and L streets, is part of the Telegraph District redevelopment project



Construction is well underway on the 401 Building, the first phase of the **Telegraph District**, on the southwest corner of 21st & L Street. Formerly windowless, the building is being completely rehabbed inside and out. Nelnet will move into the 401 Building in early 2017 and eventually employ up to 700 employees at that location.

The next part of phase one, the former Windstream garage on the northwest corner of 21st & L Street, will be redeveloped with first floor retail (and new windows) and parking retained above. Both buildings will feature new kinetic signs to begin branding the district and both are also part of a Redevelopment Agreement with the City that includes Tax Increment Financing (TIF).

A third building, the old Windstream warehouse on the northeast corner of 21st & L Street, is already "home" to about 200 Allo Communications employees. The Telegraph District, being redeveloped by EaDo, L.L.C, a partnership between Nelnet and B&J Partners, represents another significant Antelope Valley project made possible by completion of the channel and new roadways.

Email urbandev@lincoln.ne.gov to sign up or make any changes. -OR-

3. Visit the newsletter webpage on your own schedule to read the newsletters at lincoln.ne.gov, keyword: **UPage**. You can bookmark the webpage and set your own quarterly reminder. -OR-
4. If you don't have internet access and still very much want to receive *The Urban Page*, call UDD at 402-441-7852 and we'll see what can be worked out.

Thank you for reading and sharing *The Urban Page* with friends, family & neighbors for over 20 years!

Parking Garages "Electrify"

By the time you read this all nine City-owned parking garages will have a dual port charging station where two electric cars can "plug in" and "charge up." All normal parking fees will be in effect for electric vehicles choosing to use the charging stations. The first hour will be free and additional hours will cost \$1

each. Drivers of electric cars can "top off" their battery while they shop or choose to park longer for a full charge -- which takes about four hours -- for \$3.

Installation of the charging stations was funded by a research grant from the Nebraska Environmental Trust in collaboration with the Nebraska Community Energy Alliance of which Lincoln is a member city. For two years, UN-L Professor Moe Alahmad will use data generated by charging stations in several Nebraska communities -- Lincoln, Ashland, Bellevue, Gretna, Hastings, Kearney and others -- to study the impact of electric vehicles on air quality. The new charging stations are permanent, so Lincoln's electric car drivers will continue to "get a charge" out of parking downtown long after the study is completed.

JPA-owned parking garages in West Haymarket were not included in the grant. However, the Green Two Parking Garage at 530 P Street already has four charging stations available.

City of Lincoln
Urban Development Department
555 S. 10th Street, Suite 205
Lincoln, NE 68508

PRSRRT STD
US POSTAGE
PAID
LINCOLN NE
PERMIT NO 1401

Return Service Requested



Bicyclists using the N Street
Cycle Track in October

CYCLING NOTES

● Bike Share Coming to Lincoln

In September 2014, the Lincoln/Lancaster County Planning Department, in conjunction with ASUN Student Government, held a Bike Share Workshop with industry experts and local key stakeholders to discuss how bike share works and operates in communities across the globe. Following the workshop, there was a strong desire among stakeholders and the community to seek out funding to implement a bike share program. In March 2015, the City of Lincoln applied for and was awarded a Congestion Mitigation and Air Quality (CMAQ) grant in the amount of \$600,000 for a 15 station/100 bike system.

The City of Lincoln has partnered with the University of Nebraska-Lincoln, Spreetail, Lincoln Community Foundation, and Blue Cross/Blue Shield of Nebraska to provide matching funds as well as the first full year of operations and maintenance (O&M) costs. Additional commitments have been made for subsequent year of O&M funding. A Request for Proposals (RFP) was open this fall and the proposals received are cur-

rently under review. The launch date has been scheduled for April 1, 2017.

● Cycle Track Field Trip

Students in Dr. Daniel Piatkowski's *Introduction to Transportation Planning* course met at the N Street Cycle Track in downtown Lincoln for an up-close look at the design features of this recently-completed and first protected bikeway in Lincoln. The field trip included examination and discussion of the bioswales and plantings along the route, traffic engineering considerations, signalization for both bikes and motor vehicles and the planning and implementation process that made this project a reality.

Joining the class in the field were three City staff members who explained the key features of the bikeway: Ernie Castillo, Planner II in the Urban Development Department; Jared Nelson, Engineer in the Watershed Management Division of the Public Works and Utilities Department; and Randy Hoskins, Assistant City Engineer in the Public Works and Utilities Department.

DLA Award Winners

In October, the Downtown Lincoln Association announced the winners of their 2016 Downtown Impact Awards:

- **Significant Public Improvement:**
N Street Cycle Track, which stretches from Haymarket to Union Plaza connecting two trail systems and serving Downtown riders
- **Significant Private Development:**
Swanson Russell, for the expansion of its Downtown headquarters at 12th and P Street
- **Residential Development:**
President & Ambassador Apartments, for renovations that resulted in 71 affordable units for households at or below 60% of Lincoln Median Income, including 30 efficiencies and 41 one-bedroom units.
- **Business Leadership:**
Eagle Printing & Sign, a Downtown business committed to the Lincoln community and making their business as eco-friendly as possible
- **Downtown Champion:**
Nader Sepahpur, restaurant owner and long-time Downtown supporter
- **Young Entrepreneur:**
David Chiat, co-founder and CEO of *Travefy* which provides online tools for travel professionals.