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Redevelopment – an Overview of the Public Process

Unless you're directly involved in a redevelopment project, you'll probably first realize something is happening when you see the construction process begin. While project construction is exciting and complex, it is really just the visible tip of the "process iceberg."

Local redevelopment processes occur in a framework determined by the State of Nebraska Community Development Law. For public Tax Increment Financing (TIF) to be used for a project, the framework requires a project be in an area that has (1) been designated as blighted and substandard by the local government and has (2) a redevelopment plan which analyzes existing conditions and provides guidelines for public and private redevelopment projects. Finally, for each redevelopment project, a (3) redevelopment agreement – or contract – is required between the developer and the local government.

But before those framework requirements kick in, the redevelopment process usually begins with an underused property and a developer who is exploring the possibility of doing something with it. The developer researches possible scenarios and consults with City staff. If the project is feasible without using TIF funds, the developer doesn't need to go through the redevelopment process. They can just build their project – abiding by zoning and building & safety requirements, of course. If the developer believes TIF will be necessary to make the project happen, the framework requirements begin to kick in.

Blight & Substandard Designation:

If the property is not in an area that has already been designated as blighted and substandard by the City Council, an independent study of the proposed redevelopment area needs to be done. The study will take into account many factors, including but not limited to: condition of existing structures, any conditions that endanger life or property, conditions that are detrimental to public health, safety, morals or welfare -- such as insanitary or unsafe conditions, aging utilities -- and conditions that impair or stop sound economic growth. If the study recommends a blighted & substandard designation, the study must be considered and approved by Planning Commission, the City Council and the Mayor. Once designated as blighted & substandard, the next step is a redevelopment plan.

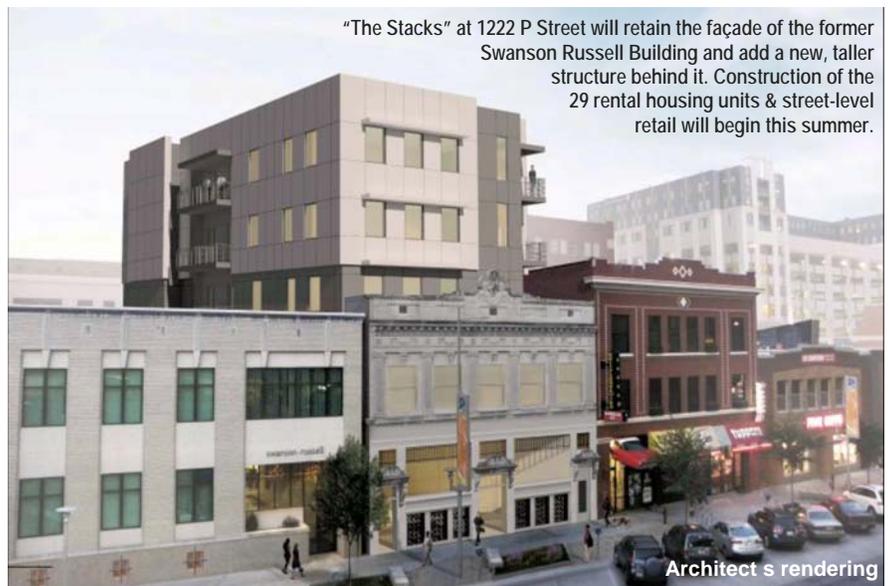
Redevelopment Plan (or Amendment)

If the property is in an area that is not already part of a redevelopment plan, City staff -- with the cooperation of the contractor -- will prepare one. The redevelopment plan analyzes existing conditions and recommends both public and private redevelopment activities



Architect's rendering

The 11th & P Commercial Club project will renovate existing buildings and add a seven story addition to house The Kindler, a 34 room boutique hotel, on the north end of the project. The old Commercial Club building to the south will be renovated, including 2nd floor office space and the 3rd floor ball-room/banquet facility. Misty's will remain at street level.



"The Stacks" at 1222 P Street will retain the façade of the former Swanson Russell Building and add a new, taller structure behind it. Construction of the 29 rental housing units & street-level retail will begin this summer.

Architect's rendering



The old Fisher Food complex at 20th & N, in the newly redeveloping Telegraph District, will become new housing and retail.

Conceptual drawing

REDEVELOPMENT OVERVIEW

Continued from Page 1

in keeping with *LPlan 2040* – the City’s Comprehensive Plan. The plan also examines funding options and anticipates any impact that proposed redevelopment activities might have on existing City infrastructure. If a redevelopment plan covers a large area, each project will need to be detailed in a project amendment. An example of this is the Lincoln Center Redevelopment Plan, which currently includes almost 50 project amendments. The redevelopment plan (or the project amendment) must also be considered and approved by Planning Commission, City Council and the Mayor. With their approval, the next requirement is a redevelopment agreement.

Redevelopment Agreement

The redevelopment agreement is a contract between the developer and the City. The contract gets down to the “nitty gritty” of the project. It details the responsibilities of the developer and the City, as well as where the project funding is coming from and how it will be used. For example, a redevelopment agreement will state exactly how TIF funds will be used for specific publically beneficial aspects of the project. Once the developer and City staff have agreed on its content, the redevelopment agreement must also — you guessed it! — be considered and approved by the City Council and the Mayor. Then, construction can begin and people will begin to ask, “Hey, what’s going on over there?”

Follow Up

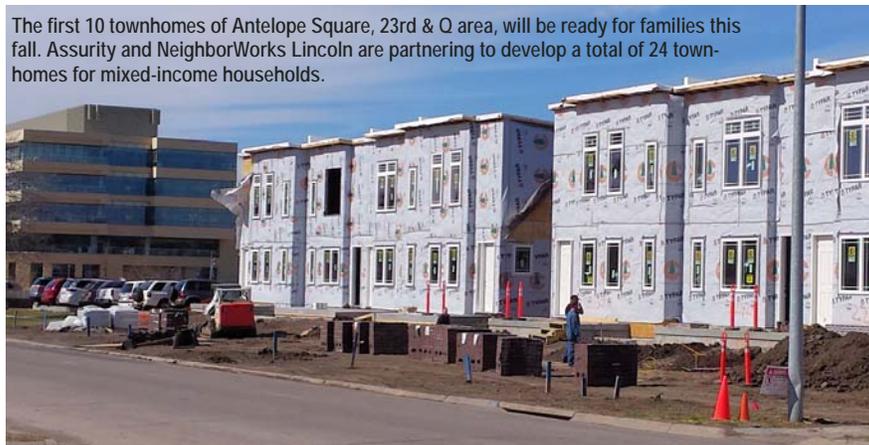
Even after the public approval process is finished and construction has begun, Urban Development project managers are responsible for insuring all of the Redevelopment Agreement requirements are carried out. To protect the City’s public investment, staff involvement continues until construction is complete and the redevelopment agreement is completely fulfilled.

For more, go to Lincoln.ne.gov, keyword: redevelopment.



Artist’s rendering of the Lumberworks Liner Building (aka Canopy Row) from the eastbound lane of Harris overpass.

Phased construction will start soon and be completed in mid-2018. The development will include a small grocery store and office/retail at street level and 57 residential rental units on the upper four floors.



The first 10 townhomes of Antelope Square, 23rd & Q area, will be ready for families this fall. Assurity and NeighborWorks Lincoln are partnering to develop a total of 24 townhomes for mixed-income households.



“Square at 48,” the new five-story building at 48th & Holdrege, will offer 1st floor retail and 98 apartments on upper floors. Located near UN-L East Campus & NE Wesleyan Campus, most residents will likely be students.

NEW WORKFORCE PLAN UNDERWAY

The Greater Lincoln Workforce Development (GLWD) Board has submitted a new plan to the Nebraska Department of Labor. The four-year plan (July 1, 2017 - June 30, 2021), is being prepared in compliance with the federal Workforce Innovation and Opportunity Act (WIOA) and will maximize community resources to meet the needs of local and regional employers and job seekers. The plan covers the local workforce development area (Lancaster & Saunders) and the Southeast Economic Region — Fillmore, Gage, Jefferson, Johnson, Lancaster, Nemaha, Otoe, Pawnee, Richardson, Saline, Seward, Thayer, and York counties.

The draft plan was submitted on March 15 to the Nebraska Department of Labor (NDOL) and can be found at the new GLWD Board [webpage](#). By April 15th, NDOL will review the plan and provide feedback to the GLWD Board, identifying any deficiencies that must be addressed. On May 15th, the Board will resubmit the revised plan to NDOL, along with any additional information requested by review committees of the Nebraska Workforce Development Board. Finally, with Governor Rickett’s final approval, the plan will go into effect on July 1, 2017.

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TIMELY TIDBITS

Hartley Flats Wins 2017 Award

On April 17th, at a ceremony recognizing statewide community development efforts, Lincoln's **2017 CD Week Award** will recognize **Hartley Flats**. The 13-unit multi-family housing development on N. 27th Street is a new housing option in an area with diverse uses, cultures and income levels. It is a \$2 million private investment (with a \$160,000 assist from Tax Increment Financing), in an area of Lincoln which has, for decades, benefited from CDBG-funded housing rehabilitation and first-time homebuyer programs and streetscape, park and sidewalk improvement projects.

Chris & Julie Sonderup, who developed Hartley Flats, are staunch supporters of the North 27th Street area. As area business owners, they are members of the N. 27th Street Business and Civic Association, which promotes positive growth for all residents & businesses in the Hartley, Clinton and Malone neighborhoods.



Kitchen of one of the Hartley Flats apartments

The **42nd National Neighborhoods USA (NUSA) Conference** will be in Omaha this year, May 24—27. NUSA is committed to building and strengthening neighborhood organizations. Attendees can learn how to increase neighborhood capacity by attending their choice of 7 of 56 workshops on a variety of topics such as *Safe & Healthy Communities*, *Grants & Government Programs*, *Growing Green Neighborhoods*, and *Emerging Leaders*. Key note speakers include:

- Fred Kent, *Project for Public Spaces*
- Joesph Porcelli, *Nextdoor*
- Jose Garcia & Terri Sanders, *Omaha's 24th Street Corridor*

The conference will also feature 21 Neighborhood Pride Tours in Omaha and Council Bluffs.

Attendees who register before **April 15th** will receive an early bird rate of \$200. For more information about registration, visit the NUSA [website](#) or email nusa2017omaha@gmail.com.



224 North 28th Street is a small home, so it and a garage fit on a non-standard 44 foot by 55 foot lot in the Hartley neighborhood. Small but mighty, it offers nearly 1,000 sq. ft. of living space, including a finished basement, laundry facilities and bathrooms on both levels, a full-sized kitchen, and a walk-in closet off the bedroom. Construction will soon be completed and the house will be available for purchase this spring. Buyers may be eligible for up to \$25,000 in purchasing assistance through NeighborWorks®Lincoln. To find out more, contact Doug Boyd, 402-617-3286.

224 N. 28th Street was built by Affordable Housing Initiatives, a non-profit based in Lincoln, and designed in cooperation with the City's Planning and Urban Development Departments.



The Lincoln Paint-a-Thon brings together volunteers to paint the exterior of homes owned by low-income individuals who are over the age of 65 or permanently disabled. The program is designed for homeowners who cannot afford to hire to have the work done and do not have the physical ability to do it themselves.

- There is no charge to the homeowner.
- A committee selects the recipients from the pool of applications based on the greatest need, the condition of the house and the availability of donated funds and volunteers.
- Recipients can choose from a handful of pre-selected paint colors.
- All applications must be received by June 1, 2017.
- Selected homeowners will be notified by June 23, 2017.
- The painting will be done on August 19, 2017.

The application is available [online](#) and can either be completed online or printed off and mailed in. If you have questions or need help completing the form, call 402-617-6466.

The Lincoln Commission on Human Rights presents the

2017 Civil Rights Conference

Tuesday, April 25
Nebraska Innovation Campus
2021 Transformation Drive, Lincoln, NE

Conference Presentations:

- ♦ **Dangerous Animal Issues & Companion Animals** — Scott P. Moore, Attorney, Baird Holm
- ♦ **Employment Legal Update** — L. Jack Vasquez Jr., Deputy Director, U.S. Equal Employment Opportunity Commission, St. Louis District Office
- ♦ **Housing Challenges and Resources for Rural NE** — Earl Redrick, Director of HUD Omaha Field Office and Paul Bartlett, Multi-Family Housing Program Director
- ♦ **Mixed Company** — Amos Sobotka
- ♦ **"The Boys in the Bunkhouse"** — Dan Barry, Author, New York Times Columnist
- ♦ **Housing Legal Update** — Heather Ousley, Attorney-Advisor, Region VII, US Department of Housing and Urban Development
- ♦ **Employment Panel: Trends and Perspectives in Employment Discrimination** — Kimberley Taylor-Riley, Executive Director, Lincoln Commission on Human Rights and Stan Odenthal, Executive Director, Nebraska Equal Opportunity Commission and Spencer Danner Jr., Director, Omaha Human Rights and Relations

Registration & \$50 fee due by April 12. For more details, see the brochure [online](#) or contact the Lincoln Commission on Human Rights at fbeltran@lincoln.ne.gov or 402-441-7625.



NEIGHBORWORKS & PARTNERSHIPS

NeighborWorks Lincoln is a non-profit organization dedicated to community revitalization through an active partnership of resident leaders, private businesses and public officials. These current projects illustrate how vital “active partnership” is to them.



Two of the ten Antelope Square homes that will be ready for families this fall



Construction of the first house in Cooper Commons began in early 2017.



2336 Q Street, NW-L's Community Build Project, is single-family house with an attached garage in the back

Antelope Square, in the 22nd, 23rd, Q and R Street area, is a partnership between Assurity and NeighborWorks Lincoln (NWL). It is the first NWL partnership with private businesses — hopefully, the first of many! Construction the ten units in Phase 1 began fall of 2016 and is expected to be complete this fall of 2017. Phase 2, including another 14 attached single-family townhomes, will begin construction this fall and be completed in 2018.

Designed with a neighborhood “feel,” each two-story townhome has a front porch and a garage with off-street access. A second-story patio above the garage is an option available on all units. The goal is to have 50% market rate homeowners and 50% low-mod homeowners (with household incomes of 80% to 120% of Lincoln’s median income). Five of the ten Phase 1 townhomes already have purchase agreements signed. Homebuyers with household incomes at or below 80% to 120% of Lincoln’s median income may be eligible to receive down payment assistance through the First Home Program. For more information, call 402-477-7181, ext. 104 or visit the NWL website at nwlincoln.org.

With their \$6 million investment in Antelope Square, Assurity and NeighborWorks Lincoln are building homeownership opportunities that will strengthen the surrounding community. Antelope Square also received \$825,000 in Tax Increment Financing (or TIF) from the City of Lincoln for site acquisition, demolition, streetscape improvements, and façade improvements. All that investment is feasible, in part, because of the Antelope Valley Project which resulted in the removal of floodway designation in that area.

The site of *Cooper Commons*, on S. 9th Street, between D and E streets, had been vacant since a church at that location burned down in 2007. After extensive neighborhood interaction – the most typical form of partnership for NWL projects – construction began recently and will be completed in about a year. Cooper Commons will include five single-family units and two single-family attached townhome units. Each unit will have a driveway, a garage in back, side yards, and an unfinished basement for expanded use as the new homeowners determine, complete with egress windows. Mike Renken, NWL CEO, says, “It’ll be a great place for families; within easy walking distance of schools and Cooper Park.” Other family-friendly features include a community garden and a common courtyard.

Access to the homes will be off the alley, not 9th Street. For safety reasons, City Traffic Engineering no longer allows newly constructed projects access off busy streets like 9th Street. Cooper Commons funding is through NWL, the Nebraska Department of Economic Development and the City Urban Development Department.

2336 Q Street, the 2016 *NeighborWorks-Lincoln Community Build Project* represents another new kind of active partnership for NWL. Construction and funding of this new single-family house (replacing a dilapidated house at the same location) is involving a wide range of community partners and sponsors who are providing in-kind and/or monetary support. The list includes Kidwell, Bison, Inc., Hampton Enterprises, Lennox, Sayer Drafting & Design, Wells Fargo, GE Appliances, Ernie’s in Ceresco, Christensen Lumber Co., J-Tech Construction, Ebbeka Design, Midwest Empire Creative, Biggerstaff Plumbing, Heating & Air Conditioning, Echo Electric Supply, and many, many individuals. According to Renken, “This collaborative project is a fitting tribute to NeighborWorks’ 30-year history of making an impact in the City of Lincoln.”

To learn more about NeighborWorks Lincoln, go to nwlincoln.org.