

THE QUARTERLY
NEWSLETTER OF THE
URBAN DEVELOPMENT
DEPARTMENT
2nd Quarter, 2017

In this issue:

**SUMMER
CONSTRUCTION
WATCH**

- NelNet
- VASH Housing
- Square @ 48
- 48th & Leighton
- NIC Phase 2

**FAIR HOUSING IN
LINCOLN**

RECYCLING CHAMPS

**2017 FARMERS
MAKRETS**

City Urban Development Department
555 S 10th Street, Suite 20,
Lincoln, NE 68508 402-441-7606
www.lincoln.ne.gov, keyword: urban

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Summer Construction Watch

Good weather always brings construction season in Lincoln, including construction of redevelopment projects. Here are a few of this summer's "watchable" redevelopment projects, from nearly complete to just starting. There are even more downtown — too many to include here!



Nelnet: Renovation of the formerly "windowless" 401 Building is nearly complete. After a June 8th ribbon cutting, Nelnet employees began moving in. Over 500 employees will eventually occupy the building. Exterior work and landscaping continues and will be complete this summer.

The signature feature on the front of the building is a moving "mural." Over 2,000 individual stainless steel panels, locally manufactured by TMCO, cause the mural to flutter in the wind. The distinctive Telegraph District logo is a key element in the mural and branding of the Telegraph District.

Developers Speedway and Nelnet are continuing to work on the 333 Building across the street to the north. The renovated mixed-use building will have a complementary mural.

The aluminum sun shades on the 401 Building are unique, internally-lit panels that perform as sun shades during the day and as architectural highlighting at night with full color spectrum LEDs. These unique exterior features were designed and built by Speedway and TMCO. The fluid architectural design enhances the character and unique design of the building.

VASH Housing on VA Campus: Construction of the Veterans Affairs Supportive Housing (VASH) is well underway. Located on the existing VA Campus on S. 70th Street, the 3-story building will contain 70 units of housing for homeless or near-homeless veterans. Completion is an-



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ticipated in late November. The developer, Burlington Capital, is working with the VA and Lincoln Housing Authority to prepare a list of eligible veterans to begin leasing immediately upon substantial completion.



Square at 48: The soon to be completed project at 48th and Holdrege, now known as Square at 48, is scheduled to open in late summer/early fall of 2017. It includes 98 residential units comprised of studios, one-bedrooms, and two-bedrooms. On-site amenities include a 24-hour fitness center, a 5th floor community room with outdoor deck, secured bicycle storage, on-site management and 20,000 SF of first floor commercial space. The project team includes Schafer Richardson, Inc. and Greenleaf Properties (Developer), Studio951 (Architect), Sampson Construction (General Contractor), and Lund Company and Greenleaf Properties (Property Leasing/Management).

And just starting construction:

48th & Leighton: The first step in the redevelopment of the blighted and underutilized shopping center is nearing completion. Surcharging, a process for compacting the soil, has been underway since last fall. Removal of the extra dirt will begin soon with construction of the mixed-use project underway in the fall. The first phase of the project is two 5-story buildings with nearly 200 residential units and first floor retail. The development will be very walkable with connectivity through sidewalks and streets that are not there now, and much more green space.



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Nebraska Innovation

Campus: Site preparation is underway for the newest building at Innovation Campus. The 3-story, 80,000 square foot office building will be located at approximately 21st & Innovation Drive. The new building is intended for private sector companies interested in leveraging the research capacity, faculty and student resources of the University through public-private partnerships with UNL. Total project cost is approximately \$18.4 million which includes an estimated \$3.1 million in TIF. Construction is anticipated to be complete in October 2018.



Fair Housing in Lincoln

To better identify and understand fair housing issues, the US Department of Housing and Urban Development (HUD) is now requiring grantees receiving federal funds (in this case, the City of Lincoln) to “Affirmatively Further Fair Housing.” Essentially, AFFH calls for a process of community self-examination around the topic of housing – an **Assessment of Fair Housing**. As a resource for local assessments, HUD provides a framework of questions, data from the US Census, and a mapping tool. Each community also uses local data and a community participation process to identify fair housing issues and contributing factors. The City of Lincoln (UDD staff) and

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the Lincoln Housing Authority have partnered to prepare the **Assessment of Fair Housing**. Together, they have hosted over five focus group discussions with stakeholders and organizations that represent stakeholders; for example: the LHA Resident Advisory Committee, the Real Estate Owners and Managers Association (REOMA) and Neighborworks-Lincoln. In addition, a broad range of possible stakeholders were surveyed, from neighborhood associations to individuals representing at risk populations. The City of Lincoln-Lincoln Housing Authority AFH will be submitted to HUD by the end of 2017 and become part of the City of Lincoln's five-year strategic plan for US HUD funds starting September 1, 2018.

Recycling Champions!

In May, Mayor Chris Beutler launched an education campaign to encourage everyone in Lincoln to "Be a Recycling Champion!" Next year, Lincoln will take a big recycling step with the diversion of cardboard from the city landfill. Another, immediate step that we can all take is to make sure we keep unwanted items out of our recycling bins. That's the goal of the new educational campaign which is funded through a grant from the Nebraska Department of Environmental Quality.

Every year, more than one million pounds of unacceptable items end up in residential recycling bins. That includes dirty food and beverage containers, broken glass, Styrofoam and metal items like cooking pans that should be taken to metal scrap yards. When recycling collectors have to go through the bins to remove these items, it costs them time and money.

It's not hard to be a Recycling Champion. The first step is to focus on the basics by recycling paper, cardboard, tin and aluminum cans, and plastic bottles and tubs. Second, check out the recycling guidelines at recycle.lincoln.ne.gov. You'll find the answers to many of your recycling questions, a guide to recycling public drop-off centers, a list of current curbside recycling collectors and their guidelines, and a recycling champion quiz to test your knowledge.

The third step toward being a Recycling Champion is to recycle plastic bags and glass properly. Improperly recycled plastic bags and glass can cause delays and safety concerns for recycling facilities. A Recycling Champion can help by:

- Regularly using recyclable shopping bags.
- Not collecting other recyclables in plastic bags.
- Recycling clean plastic bags at convenient collection bins in your grocery store or other retailers. This can also include dry cleaner bags, bread sacks, food storage bags, and produce bags.
- Recycle glass at one of the 29 public recycling drop-off sites. Because there are separate containers for glass, breakage in these containers won't contaminate other recyclables.

As part of the campaign, participating recycling collectors may leave you notes on your recycling bin — a "Recycling Foul" note listing the unacceptable items in your bin or a "Recycling Win" note for those who are recycling right to thank you for doing a great job! Way to go, Recycling Champions!

2017 Farmers Markets in Lincoln

Summer brings the heat and humidity, but it also brings opportunities to buy locally grown foods and locally made crafts. So, take a walk, buy farm-to-table food, support local crafters...it's a win-win for vendors, customers and the community. *Source: Nebraska Farmers Market and Produce Vendor Search (<https://www.nebraska.gov/apps-ag-farmers-market/>)*

Market Name	Market Location	Hours of Operation
F Street Farmers Market	1302 F St.	May - October, Tuesdays, 4 - 7 p.m.
Fallbrook Farmers Market	570 Fallbrook Blvd.	June 22nd - August 10th, Thursdays, 5 - 7 p.m.
Lincoln Haymarket Farmers Market	P St and N 7th St.	May - October, Saturdays, 8 a.m. - 12 p.m.
Old Cheney Road Farmers Market	5500 Old Cheney Rd.	April - October, Sundays, 10 a.m. - 2 p.m.
College View Market	4801 Prescott St.	June - August, Wednesdays, 4 - 7 p.m.