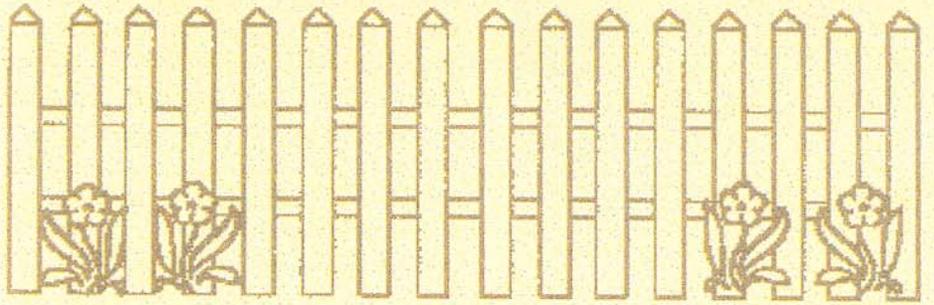


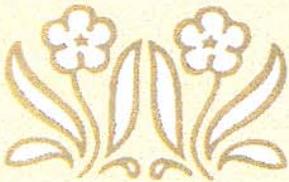
# Malone Neighborhood



# Focus Area Action Plan



*Cornerstone, now incorporated into current church, is from original Grace Methodist Church which burned down in 1973.*



## Acknowledgements

The Malone Neighborhood Association, the committee for the development of the Focus Area Plan, residents in the Focus Area who provided their input, and the City of Lincoln Focus Area Concept Team [or FACTeam].

**July, 1998**

## Introduction

An important neighborhood revitalization strategy in the City of Lincoln concentrates resources in small areas (12 to 30 blocks) called Focus Areas. This strategy was developed to achieve significant results in 3 to 5 years, encourage private investment and increase confidence in the area.

To become a Focus Area, a neighborhood must:

- be located in a low and moderate income area,
- show signs of decline such as deterioration of housing or public facilities,
- have a neighborhood association that wants to have a Focus Area and that is committed to working with the city to make improvements,
- be a visible area, near busy streets, public institutions (such as schools) or commercial areas, &
- be identified as an area of concern by other city departments.

Current Focus Areas all surround Lincoln's downtown and are in parts of the Everett, Near South, Woods Park, Downtown, Malone, and South Salt Creek neighborhoods.

In all Focus Areas, neighborhood committees worked with the City's Urban Development Department staff to identify issues and develop goals and strategies. These are summarized in an Action Plan for each area, a "blueprint" for revitalization for the next 3 to 5 years. A group of city staff, called the Focus Area Concept Team (FACTeam) included Public Works and Utilities, Building and Safety, Planning, Parks and Recreation, Health, Police and Urban Development. The FACTeam, like the neighborhood committees, also worked together to identify issues in these areas and to develop programs and strategies to improve the neighborhoods. The FACTeam brings additional perspectives and resources to the revitalization of the Focus Areas.

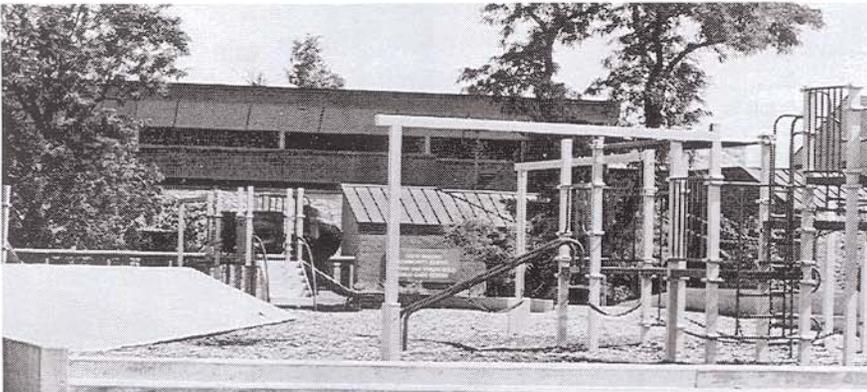
The strategies for the Malone neighborhood, including a map, are presented on the last three pages of this Focus Area Action Plan. The neighborhood association, working with the City's FACTeam will continue to have a major role in implementing the Action Plan.



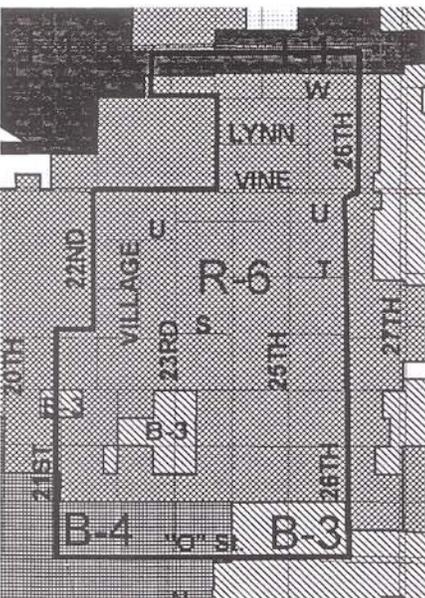
Repairs at 519 N. 24th Street, nearly complete.



Christ Temple Mission Church at 2510 "S" St.



Trago Park playground with Malone Community Center in the background.



Focus Area Zoning Map

# Malone Neighborhood History

Within the official boundaries of the Malone Neighborhood are areas and structures rich in history, including several of the earliest developed subdivisions outside the original city plat. Among the city's first developments were the Lincoln Driving Park Company's First and Second Subdivisions, which form much of the western border of the neighborhood. Also in the neighborhood are later developed subdivisions including Eddy's Subdivision, Easterday and McFarlands Subdivision, Hawley's Subdivision, Hawley's Addition, and the Keystone Addition. Kenney's "O" Street Addition, the largest and one of the earliest subdivisions, encompasses the southwest portion of the neighborhood.

The close proximity to downtown, the University of Nebraska - Lincoln (UNL), and employment resulted in the construction of many homes that were quite substantial and have historic significance because of their workmanship, materials, architectural style, or the individuals who built or lived in them. Most of the historic homes were built between 1889 and 1910 and are scattered throughout the neighborhood. The houses exhibit architectural design, woodwork, glass, and lap siding characteristic of the era. The Hawley Historic District is also contained within the neighborhood. Two of Lincoln's oldest churches, the Grace Methodist Church and the Vine Congregational Church, are in Malone. The neighborhood was once described as, "a most fashionable residential area."

The sociological and psychological histories reveal much about the current widespread need for infrastructure improvements and revitalization. Since early in this century, Malone has been in a constant state of transition, resulting partly from ethnic and cultural heterogeneity and from the transient nature of a population largely university oriented. However, the primary reasons for this state of transition are the lack of investment due to a continued pattern of University expansion that has characterized the university since its inception and, more recently, by proposed highway construction dissecting the neighborhood.

In the 1977 *Malone Neighborhood Plan*, a development study conducted by Luedtke and Associates for the Malone Area Citizen's Council and the City of Lincoln, Urban Development Department, the need for sidewalks, curbs, and street repair and replacement were identified. The lack of infrastructural support led them to state that Malone has, "...lost so many teeth that it can't smile." The study also acknowledged that Malone suffered from a negative psychological image, with much of Lincoln believing that Malone was just remnants of land left over from University expansion and right-of-way from the proposed Northeast Radial roadway (construction of the Northeast Radial was canceled in 1980 by the voters of the City). The psychological stereotype that Malone is "crime ridden" has proven to be false. Proximity near the University and downtown area make it a desirable location to live. There is great cultural diversity in Malone, with a mix of ethnic and cultural groups, education levels, ages, and incomes. The neighborhood has the potential to become, as it was at its inception, "a most fashionable residential neighborhood."

The Focus Area priorities established by the neighborhood will provide impetus to improve housing and infrastructure to increase the desirability of living in the neighborhood and will enhance the necessary economic diversity required for continued maintenance of the houses and support of the downtown retail areas.

# The Focus Area

When determining the boundaries of the Focus Area, the neighborhood considered both the problems and the location of the problems within the neighborhood. Because of the sociological and psychological history of the neighborhood, most problems areas are not clustered, but are interspersed among houses that are restored or rehabilitated and sidewalks and alleys that have been reasonably maintained. The scattered nature of the areas in need of attention led the neighborhood to draw a large perimeter for the Focus Area. The Focus Area priorities reflect the neighborhood's goal to correct the problem of deferred maintenance so that people are not encouraged to move before there is a chance of incorporating them into the revitalization process.

Today's Malone Neighborhood is bounded by 19th and 27th Streets on the east and west, "O" Street on the south and the MOPAC rail corridor between "W" and "Y" Streets on the north. The Focus Area is bounded by 21st & 26th Streets and "X" & "O" Streets.

Just west of the Focus Area is Trago Park, an 8 acre recreational park. The historic Whittier Junior High School Building (now University-owned) is adjacent to the Focus Area on 23rd St. The UNL City campus is within walking distance and the entire neighborhood is located close to downtown. The 1977 *Malone Neighborhood Plan* identified several factors for the continual deterioration of the Malone neighborhood, but emphasized delayed investment decisions due to indecisiveness of university and city future plans, i.e., the prospect of university expansion, the abandonment of the Northeast Radial, and lingering prospect of a future highway at an unknown location. The proactive coordination of the implementation of the Focus Area plan with the Antelope Valley Major Investment Study development process will correct this situation.

## Land Use and Zoning

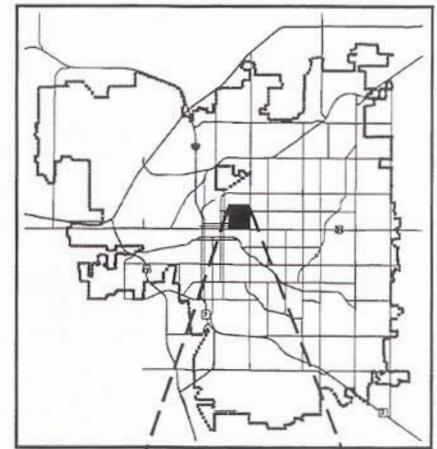
Most of the Malone Focus Area falls within the R-6 zoning district, moderately high residential density, with a one-half block wide strip of I-1 zoning paralleling the railroad tracks on the northern edge of the area. There is also a small B-3 Commercial District located in the southwestern corner of the Focus Area. The B-3 District provides for local commercial uses in a redeveloping neighborhood. Within the Focus Area, land uses are consistent with zoning.

The neighborhood has concerns related to the density of the R-6 zoning districts. Most new housing built in the neighborhood has been higher density, including many slip-in apartments units, which may create parking, street capacity, and traffic circulation problems. In addition, they often lack greenspace and landscaping and their overall impact on the character of the neighborhood is not positive.

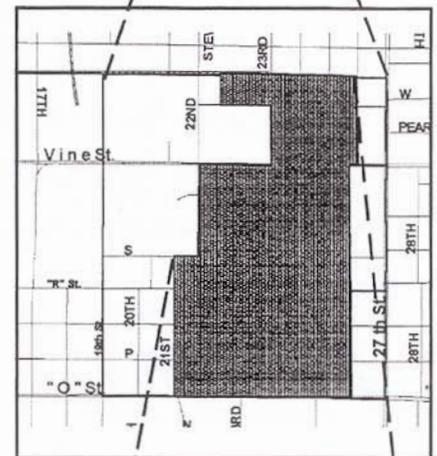
The neighborhood association is supportive of many commercial and industrial business in the neighbored and would like to enhance them. The neighborhood has worked with the ABC Electric Co. in providing scenic buffers between the business and the bike path and residential areas. Of particular concern is the blighted appearance of some commercial properties, such as the auto dealerships that line "Q" and "P" Streets. The neighborhood recognizes the need for those properties to establish screening or buffering.

Much of the western edge of the neighborhood is in the flood plain. A major study, the Antelope Valley Major Investment Study, has been undertaken by UNL, the City of Lincoln, and Lower Platte South Natural Resources District. If storm water management goals are met, the neighborhood will be removed from the flood plain.

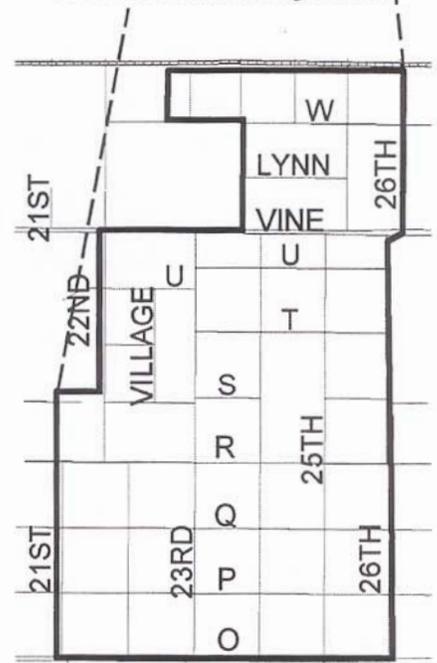
UNL "has indicated a willingness to reconfigure its eastern boundary between Q Street and Vine Street to conform with the land uses, flood conveyance and transportation corridors proposed in the December, 1997 Antelope Valley Draft Single Package (DSP). This reconfiguration would be effective upon funding of the stormwater channel and



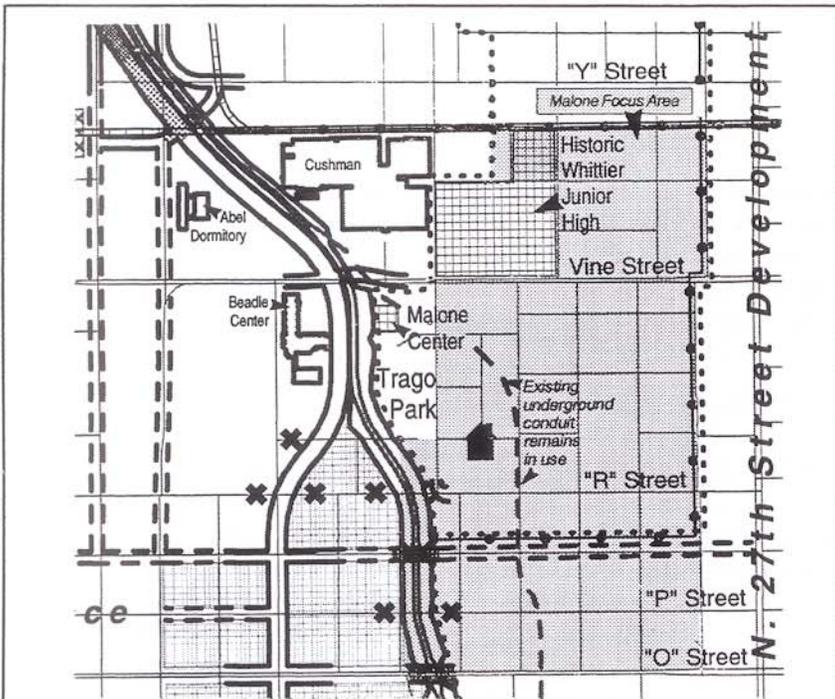
Neighborhood Within the City



Focus Area within the Neighborhood



Focus Area Boundaries and Streets



map shows a portion of the **Draft Single Package . . . .**

- New roadways
- Conversion to two-way roadways
- Open channel / park / trail
- Possible wetland mitigation areas
- Park expansion / UN-L recreation
- Wrap around sites
- Development opportunities
- New bike / hike trails
- Neighborhood land use bridges
- Closed RR crossings
- Closed or limited access local streets
- Health clinic (location TBD)
- Relocated housing (location TBD)

Not shown: City Focus Area Investments, relocated UN-L service buildings, student recreation fields, surface parking (sites TBD), and local street intersections.

Note: All package elements are subject of further design development and compliance with federal and state regulations.

the north-south roadway as located in the DSP and would release a section of land located between the proposed roadway and the flood conveyance corridor that is now included within the campus boundary as a university development zone. This triangular section of land is bounded on the south by Q Street and on the north by S Street. The west boundary of Malone neighborhood would follow the east side of the north-south roadway as shown in the DSP, from Vine Street to Q Street and remain at 19th Street, south of Q Street."

## Antelope Valley Major Investment Study

The Antelope Valley Major Investment Study is a three year study. Its purpose is to address storm water management, transportation and community revitalization in the core of the city. The entire Malone Neighborhood is within the study area. The impacts to the neighborhood by the Antelope Valley Plan include a proposed six lane roadway that extends north through the neighborhood along 19th Street with a curve to the east to run between the University-owned Beadle Center and Trago Park. An open waterway is proposed that would provide an additional route to the water currently carried underground by the Antelope Creek culvert. Officers and other Board members of the Malone Neighborhood Association are working to establish a symbiotic relationship between City Campus planning and Malone redevelopment. There have been many physical landmarks that were purported to serve as barriers to future expansion, but none was successful in preventing

the acquisition of additional properties by UNL. The promise by UNL and elimination of the flood plain will allow significant needed redevelopment in the area between 19th and 21st streets. It is anticipated that funds identified in the Antelope Valley Study will be used for the relocation of historically interesting and well-kept homes in the redevelopment zone to assist in the goal of stabilizing the population.

## Population and Housing

There are 2,350 persons in the Focus Area which represents 79% of the neighborhood's total population. Although the percentage of minority and Hispanic people living in the Focus Area is not available, the population in the entire neighborhood is 25.7% minority and 3.4% Hispanic, considerably higher than the City's 5.2% minority and 1.2% Hispanic populations. Due to the neighborhood's proximity to the University, 20% of the Focus Area population, representing 22% of all Focus Area households, are comprised of college students. There are 1,005 households in the Focus Area; of those, 35% are families which is considerably lower than the city average of 63%. Most hous-

### Malone Neighborhood At-A-Glance

	City	Malone	Malone Focus Area
Population	191,972	2,500	2,350
% Minority	5.2	25.7	NA
% Hispanic	1.2	3.4	NA
Median Age	30.3	27.1	NA
Households (HH)	75,402	1,266	1,005
% HH that are Families	62.8	36	35
Housing Units	75,803	1,194	1,005
% Owner-Occupied	58.4	12.2	13.2
% Owners in Home 5+ Years	63.4	14.7	NA
Median Household Income	\$28,186	\$11,378	NA
Median Home Value	\$61,600	\$32,500	NA
Median Gross Rent	\$379	\$278	NA
% Units Built Before 1940	20.2	35	38

NA = Not Available

Source: 1990 Census

ing units, 88%, are investor-owned properties. Almost half of the housing units (502 units or 46%) are in structures containing ten or more units. Single family housing represents just 20% of the housing units in the Focus Area and 38% of those units were constructed prior to 1939. 74% of people living in the Focus Area are low and moderate income (defined as less than 80% of the City median income).

## Housing Conditions

In the summer of 1997, the City's Urban Development Department conducted a Housing Condition Survey of the neighborhoods. In the Malone Focus Area, the greatest percentage of housing, 48%, is in "Fair to Good" condition, 29% of the structures are in "Good" or "Excellent" condition and approximately 23% (80 structures) are in "Fair to Poor" condition or worse. Of those 80 structures, 58 (73%) are investor-owned.

The housing survey noted site conditions as well as structural conditions. A significant observation is that most properties rated "Fair to Poor" or "Poor" have volunteer trees, overgrown vegetation, or junk and clutter on the property. These conditions contribute to an overall blighting influence in the Focus Area. The Focus Area priorities reflect the neighborhood's goal to address the issue of deferred maintenance.

## Neighborhood Priorities

On the following two pages there is a list of strategies and projects that will build on the assets and address the challenges identified by the neighborhood. The members of the Malone Neighborhood Association have prioritized strategy actions from high priority (1) to low priority (3). The members then further ranked the "1" priorities. The following reflects those strategies that were considered most important. In addition, the neighborhood association identified two special projects that they considered to be of the highest priority. Residents have been assured that participation in projects that involve their property are strictly voluntary, unless required by existing laws.

### Housing - highest priority

1. Provide funding for the major rehabilitation of 9 owner-occupied housing units and 12 rental units.
2. Provide funding for removal of dangerous secondary structures and trees.
3. Provide funding for the minor rehabilitation of 15 owner-occupied dwellings and 3 rental units.

### Non-housing

1. Repair and replace sidewalks, as indicated by Public Works survey.
2. Assess lighting needs for apartment parking areas, alleys, sidewalks & make appropriate recommendations / requests for additional street lighting.
3. Complete survey of curb and gutter conditions and complete repairs.
4. Encourage Neighborhood watch - purchase video camera and cell phone and connect with UNL and city police.
5. Increase bike paths - to north of W Street and expand / extend Trago Park south; tie bike paths together.
6. Complete parking study to address federal employees and University students parking in residential areas in the area of 21st, 22nd, Q and R Streets.
7. Study parking issues around all commercial / industrial facilities.
8. Construct police sub-station.
9. Explore feasibility of installing pedestrian lighting on private property.

### Special Projects

1. Complete a design plan for Vine Street, 23rd to 25th Streets, incorporating the alley between Vine and Lynn Streets.
2. Complete a plan for P, Q and R Streets, between 21st and 27th Streets. Consider a mixed use area providing for reuse of housing for commercial uses, parking in back, housing upstairs; provide a buffer and transition zone between commercial and residential.

## Housing Conditions by Ownership Type Malone Focus Area

Rating	Owner-Occupied Structures		Investor-Owner Structures		All Structures	
	#	%	#	%	#	%
Excellent	9	7%	10	4.5%	19	5%
Good	26	20%	56	26%	82	24%
Fair to Good	73	56%	92	42.5%	165	48%
Fair to Poor	20	15%	50	23%	70	20%
Poor	2	2%	8	4%	10	3%
Dilapidated	0	0%	0	0%	0	0%
Total	130	100%	216	100%	346	100%

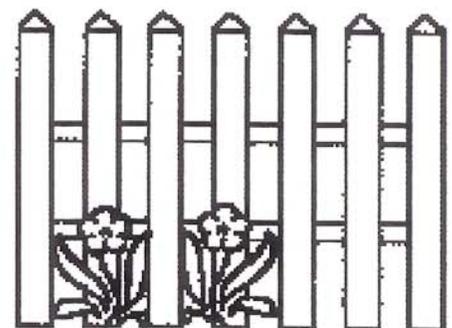
Based on 1997 Housing Condition Survey and County Assessor Ownership / Address data.

## Assets

- ◆ Affordable housing.
- ◆ Convenient location, near downtown and UNL City Campus.
- ◆ Neighborhood Association and residents committed to neighborhood's revitalization.
- ◆ Historic significance.

## Challenges

- ◆ Deferred maintenance of housing stock.
- ◆ Land use conflicts between residential and industrial/commercial uses.
- ◆ Deteriorating infrastructure, particularly streets, sidewalks and alleys.
- ◆ Environmental blight caused by unkempt yards - overgrown vegetation and junk.



# Malone Focus

Residential Goals	Actions	Priority*	Schedule	Implementation
Rehabilitate the existing housing stock	Provide funding for the major rehabilitation of 9 owner occupied dwellings and 12 rental units	1	on-going	Urban Development, Neighborhoods, Inc.
	Provide funding for the minor rehabilitation of 15 owner occupied dwellings and 3 rental units	1	on-going	Urban Development, Neighborhoods, Inc.
Assist with improvement of residential exterior sites	Provide funding for removal of dangerous secondary structures and trees	1	on-going	Urban Development
Increase the number of owner occupied dwellings	Encourage investor owners to sell to owner occupants and provide funding for the purchase and rehabilitation of 8 single family rental units by owner occupants.	2	on-going	Urban Development, Neighborhoods, Inc.

Commercial Goals	Actions	Priority*	Schedule	Implementation
Improve condition of commercial and industrial structures/ sites	Approach building owners to encourage maintenance before major maintenance is needed	3	1999-2000	Neighborhood Assn, City
	Encourage voluntary clean up	3	on-going	Neighborhood Assn, City
	Create maintenance ordinance (similar to Quality of Life Ordinance) for grandfathered commercial/industrial buildings.	3	1998/99	City
Reduce land use conflicts	Create buffer program to screen commercial/industrial from residential	2	1999	Urban Development

Crime & Security Goals	Actions	Priority*	Schedule	Implementation
Improve the security of the residents and properties in the focus area	Assess lighting needs for apartment parking areas, alleys, and sidewalks, and make appropriate recommendations /requests for additional street lighting	1	1998	Neighborhood and City
	Assess effectiveness of ordinance requiring non-intrusive lighting in parking lots	3	2000	FACTeam
	Explore feasibility of installing pedestrian lighting on private property	1	1998	Urban Development
	Construct police sub-station	1	to be determined	City
Encourage Neighborhood Watch	Obtain video camera & cell phone; connect with University of Nebraska – Lincoln & city police	1	1998	Neighborhood

Recreational Facilities & Green Space Goals	Actions	Priority*	Schedule	Implementation
Remove, replace and trim street trees	Establish types of trees (incl. flowering trees) and replacement schedule; tree trimming schedule	3	2000	Parks and Rec
Remove dead trees or trim dead limbs from trees on private property	Provide financial assistance to property owners for tree management /maintenance activities	3	2000	Parks and Rec, Urban Development

# Area Strategies

Environmental Goals	Actions	Priority*	Schedule	Implementation
Clear alleys and other public right-of-way of overgrown vegetation, volunteer trees, etc.	Expand weed ordinance to include volunteer trees	2	1999	City/County
Abate solid waste problems including junk cars, garbage, litter, porch couches, junk tires, etc.	Establish amnesty days for junk cars, other solid waste	3	1999-2000	City
	Establish litter clean up and prevention program	3	1998-1999	Clean Communities (Health Dept.)
	Establish ordinance requiring garbage service for all rental properties	3	1997-2000	City
Improve landscaping in residential areas	Encourage landscaping of slip-ins	3	1997-2000	Neighborhood
	Develop landscaping program for private property	2	1999-2000	Neighborhood and City
Improve unpaved driveways	Develop driveway paving program	3	2000	Neighborhood and City

Transportation & Parking Goals	Actions	Priority*	Schedule	Implementation
Increase bike paths	Extend bike path to the north of "W" street if tracks are vacated	1	1999	City
	Expand/extend Trago Park south, tie bike paths together.	1	1999	City
Improve parking	Enforce ordinance limiting parking in front yards	3	on-going	Lincoln Police Dept.
	Complete parking study to address federal employees and University students parking in residential areas, 21st and 22nd, "Q" and "R".	1	1998	Public Works
	Study parking issues around commercial & industrial properties	1	1998	Public Works

Infrastructure Goals	Actions	Priority*	Schedule	Implementation
Improve deteriorated sidewalks	Repair and replace sidewalks, as indicated by Public Works survey	1	1998	Public Works
Improve storm drainage	Complete storm sewer improvements	3	2000+	Public Works
Improve deteriorated alley surfaces	Complete survey of alleyways and complete repairs	3	1997/98	Public Works
Improve curbs and gutters	Complete survey of curb and gutter conditions and complete repairs	1	1998	Public Works

\*The Malone Neighborhood Association has prioritized strategy actions from high priority, designated with a (1) to low priority, indicated by (3) They further ranked the highest priority projects - those rated with a 1. See list on the page before these strategies.

# Malone Focus Area Strategies



- |   |  |
|---|--|
|  Focus Area Boundary               |  Single Family Residential      |
|  Commercial                        |  Townhouses                     |
|  Industrial                        |  Multi-Family Residential       |
|  Public and Semi-Public            |  Duplexes                       |
|  No Land Use Information Available |  Houses Converted to Apartments |
|   |  Fraternity/Sorority            |
|   |  Condominium                    |

Source: Antelope Valley Study Team  
November 1997

