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- INNOVATION CAMPUS NOW

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- SAY GOODBY TO HILP

- CHANGES ON N 48TH STREET

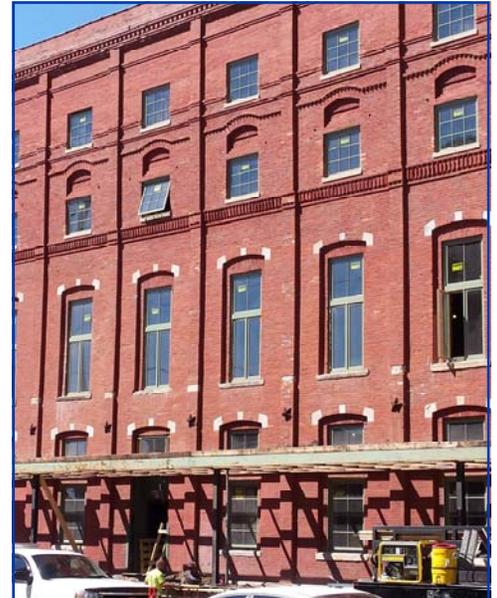
Haymarket: Building on Success

The pace of construction in the Haymarket area is not as intense as it was two years ago when West Haymarket was largely a blank “urban canvas.” Now older buildings are being revamped (The Schwarz) and the limited remaining vacant parcels are being built up (Hudl and Lumberworks Lofts).

The Schwarz: The semi-trucks blocking 8th and O Street are long gone. The former Schwarz Paper company is now becoming “The Schwarz,” a mixed-use redevelopment at 8th and O Street in Historic Haymarket. “The Schwarz” is advertising 1,000 square foot condominium units starting at \$350,000. Several units have already sold. Parking is available next door, in the Lumberworks Garage. While finishing touches are being put on the façade, the historic canopy and dock are undergoing rehabilitation and restoration. New diagonal parking will be designated on the 8th Street side of the building, to support first floor commercial use.

Hudl: Construction of the Hudl headquarters, one of the largest office buildings built over the last decade, is well underway. The steel is up and the (purple!) exterior insulation is being applied. The seven-story building is expected to be move-in ready by or before early Fall of 2017.

Lumberworks Liner: *Lumberworks Lofts, LLC* was selected as the redeveloper of record for the Lumberworks Liner Site. The developer is proposing construction of three buildings on the north and west sides of the Lumberworks Garage, along Canopy Street south of Harris Overpass. This \$11 million project will help fulfill the demand for additional housing and a grocery store in Downtown Lincoln. Office space is also planned in a three- to four-story building on the north side. The City and development team are currently negotiating an agreement. Construction on the project is expected to start in Spring of 2017.



Façade, dock and canopy repairs at The Schwarz are nearing completion



Lumberworks Lofts, LLC will be developing mixed-use buildings around the north and west sides of the Lumberworks Garage (shown below), for housing, offices and a Downtown grocery store



Hudl headquarters currently sports (cheery purple!) exterior insulation which will soon be covered by final exterior surfacing



Calling Haymarket HOME

The nature of Haymarket’s “urban fabric” has changed. In 2010, less than 150 housing units existed in the whole Haymarket area. Now, there are approximately 450 and, by the end of 2016, another 60 units are expected to be added. The area has become truly mixed-use — with office, commercial, retail, residential, and even light industrial uses functioning successfully, side by side.

Left: Move-in day for a new 8N resident. 8N is one of several new housing resources for Haymarket residents

HIGH SPEED FIBER FOR LINCOLN

What's the connection between ultra-high speed internet access, backhoes and barricades, and Lincoln's future? If you answered city-wide access to ultra-fast broadband, you get a gold star. For the rest of us, here's the story.

In 2015, the City of Lincoln, Downtown Lincoln Association, and the Lincoln Chamber of Commerce partnered with ALLO Communications to make city-wide access to ultra-fast broadband possible. ALLO is being allowed to use the City's conduit system for placement of their fiber optics. In exchange, ALLO will provide all the fiber optics necessary for city-wide access to ultra-high speed broadband. Installation of fiber optics began in the downtown Lincoln/UN-L area. It will expand eastward and then north and south to include the entire city by 2019.

For residential customers, ALLO will offer a minimum Internet speed of 100 megabits per second as part of local telephone, long distance, broadband, Internet, and television services. Per ALLO's 25 year agreement with the City, residential customers will not be charged installation, service or modem fees and no service contracts will be required. All data travelling the new fiber optics will be treated the same; no data slowing or speeding up for a fee and there will be no data caps. Network neutrality – all data treated equally – is becoming the new national standard, and Lincoln is helping lead the way.

As a bonus, residential property owners with broadband access typically see their home values increase by about \$5,000. Other residential broadband providers – i.e. Windstream and Bluestem – will be competing with ALLO for customers, so all customers will likely benefit, even if they don't sign up with ALLO.

Commercial customers will reap the benefits of gigabit speed services and even more competition.

Six broadband service providers will be competing. Locally, ALLO and Bluestem will compete. Regionally (in state), Nebraska Link and Unite Private Networks will compete. At the national level, Level 3 Communications, CenturyLink, and Windstream will be competing. Commercial customers will be able to shape their service package to best match their needs. In addition to ultra-high speeds, security tools and geographic/carrier redundancies will help their businesses better connect to a world of customers.

The City of Lincoln, as a public entity, will receive some direct benefits. VLAN's (Virtual Local Area Networks) provided as part of the agreement with ALLO will improve efficiency of several municipal functions, including traffic signals, air quality & weather sensors, and "smart" parking meters. The Downtown and Railyard areas will have free WiFi – yet another attraction for visitors.



Indirectly, the community of Lincoln will benefit because having affordable, high-speed, Internet services will provide a competitive advantage and propel future economic growth. Other communities with access to gigabit service have seen a growth in their per capita gross domestic product – that could add millions to Lincoln's economy.

ALLO is working with Olsson Associates, a Lincoln-based engineering and design firm, to coordinate the construction schedule. For more details, visit the City's home page at lincoln.ne.gov and select "Fiber to the Home" in the center box. You can also go to the

ALLO website: allicommunications.com/locations/lincoln for a construction map, construction steps, and a tool to see if ALLO is available at your address yet. If you want a more detailed discussion, you can contact David Young, Public Works & Utilities Department, at dyoung@lincoln.ne.gov or 402-441-7004.

PUTTING THE 'NE' INTO INNOVATE

In 2010, when the *Nebraska Innovation Campus* (NIC) redevelopment plan was adopted, NIC took public/private partnership to another level. As a research campus, NIC is designed to facilitate new and in-depth partnerships between the University of Nebraska and private sector businesses. The results — research advances and commercial uses — help generate economic growth in Lincoln and statewide. NIC connects experts, companies and the University of Nebraska-Lincoln by providing workspaces – offices, wet/dry labs, pilot plant, research greenhouse, clinical research space & conference center – that promote positive energy, foster interaction, and stimulate ideas, collaboration, sustainability and creative thinking.

A successful research campus has to attract talented workers from all over the world. The University connection allows NIC partner employees to become affiliate UN-L employees, with complimentary access to UN-L libraries, access to students, faculty and facilities, convenient bus transportation and free Wi-Fi in common spaces at NIC and UN-L. Talented workers are also attracted to NIC's commitment to environmental sustainability – a Centralized Renewable Energy System, collection and composting of organic waste, single stream recycling, a LEED Silver minimum standard for facilities, and smart building technology that accomplishes efficiencies like daylight harvesting.

Two spaces are specifically designed to increase collaboration:

- **Nebraska Innovation Studio** is a "maker space" with shareable tools for wood working,

fine arts, electronics and rapid prototyping. University faculty, students & staff and community members are welcome to become studio members for a low monthly fee. Members participate in workshops, train on the available machine, and – yes – make things.

- **Innovation Advancement Suites** is a shared office concept. Small office suites and single offices are available for rent by anyone -- from small startups to experienced businesses.

As of July 2016, NIC had over twenty private partners from a broad range of interest: food sanitation, biotechnology, health care, food production & sales, data management, food allergy research, safety training, metallurgical and biological HVAC research, agriculture, DNA sequencing, and e-commerce.

The four public partners are all affiliated with the University: the Robert B. Daugherty Water for Food Global Institute, UN-L Food Processing Center, UN-L Department of Food Science and Technology, and UN-L Industry Relations.

Construction of Phase 1 of NIC was completed in late 2015 and includes about 20% of the overall development envisioned to be completed in 2037. But there's still much to do. Of NIC's 132 buildable acres, about half are shovel-ready. Phase 1 included 380,000 square feet of built facilities and plans for another 80,000 square foot office building are in the design phase. Ultimately, the goal of the NIC management team is to have over two million square feet of built facilities being used by public & private entities to generate growth through innovation.

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TIMELY TIDBITS

Project Homeless Connect Lincoln

Project Homeless Connect Lincoln is a one-day, one-stop event for individuals and families who are homeless. The event features a wide array of community agencies and stakeholders who provide immediate, on-site services and support for the homeless and near-homeless. Project Homeless Connect will be held Thursday, October 20, 2016 at Pinnacle Bank Arena.

Medical and behavioral health professionals will be available to provide medical, dental, mental health, and substance abuse services. Other organizations provide assistance with needs such as housing and social services applications, legal issues, and personal care. Additional service providers have staff available to provide information and assist guests in accessing off-site services such as education, crisis intervention, and basic needs.

The event is sponsored by Lincoln's Homeless Coalition, community agencies, businesses, and individuals dedicated to addressing the needs of people who are homeless in Lincoln.

HILP — A Sad Farewell

The Home Improvement Loan Program (HILP) started in the 1980's as a partnership between the Nebraska Investment Finance Authority (NIFA), the City of Lincoln and local lenders. Over the years, several hundred low-to moderate-income homeowners used HILP loans to rehabilitate and improve their homes. Essentially, UDD used federal Community Development Block Grant (CDBG) funds to pay the loan interest to the lenders so homeowners only paid the loan principal. Unfortunately, ever since the housing crisis, lenders have become increasingly unwilling to participate as they anticipate new banking regulations. In addition, the economy has been



Girl Noticed: Artist Lori Pratico and photographer Elizabeth Sanjuan were in Lincoln Saturday, August 27th to "Notice" two area women depicted in the completed mural at 23rd & N Street, on the south side of Lutheran Family Services of Nebraska and Health 360 Integrated Care Clinic. Both "noticed" women are refugees representing different generations. Haifaa Al-Saadi is a college student born in a Saudi Arabian refugee camp when her parents fled Iraq. Thuy Nguyen is a refugee from Vietnam who has been here for 40 years and owns Little Saigon Plaza on North 27th Street. For more information about the Girl Noticed Project nationally, visit www.girlnoticed.com.

especially hard on low and moderate income households, making commercial loans even harder to get. As a result, low and moderate income homeowners have been better able to use UDD's other federally-funded housing rehabilitation loans instead of HILP. Using those loans, low and moderate income homeowners still pay only the loan principal, but in smaller payments over a longer term. So, for lack of local lender participation and in recognition of increased housing burdens on low and moderate income homeowners, UDD has decided to discontinue the HILP program.

SAY YESS TO SUCCESS

If you're an 18 – 24 year old, life can look pretty bleak if your situation includes barriers. How can you find a job if you don't have a high school diploma? How can you be a responsible single parent and a responsible employee? How can you complete your education if you've dropped out of school?

If a young person qualifies, staff at the American Job Center (AJC) is ready to help overcome those barriers through the YESS program (Youth Employment & Support Services). To qualify, youth need to be at least 14 and under 25 years of age, be income eligible (staff will help determine this), be U.S. citizens or authorized to work in the U.S. and be experiencing at least one barrier to employment. Helping out-of-school youth, typically 18 – 24 year olds, is the highest YESS priority.

Through YESS, eligible youth are paired with a career planner who helps each young person discover their strengths & interests and determine their educational & employment goals. For many that will include learning job-readiness skills and financial literacy as well as how to apply for and keep a job. Educational goals often include earning a GED® and/or applying for and completing college/technical training. YESS participants are also coached on how to apply for jobs, develop a resume, and interview for a job.

Work experience – both paid and unpaid – is one of the most valuable services that YESS can provide. In fact, according to Tim Bornemeier, Chair of the Greater Lincoln Workforce Development Board's Youth Committee, "Employer involvement is vital. By offering internships and providing mentors for youth, employers give youth an opportunity to

experience success on the job. That positive experience provides a solid foundation for longer term career goals." Work experience helps build work history, an appreciation of general workplace expectations, and – sometimes – an understanding of particular job requirements. Local employers help make work experience possible by providing the work site and supervision. YESS pays salary (if any) and related work expenses. More employer participation (both nonprofit and for profit) is always welcome! Interested employers can call 402-441-7111 to learn more or go to: YesToSuccess.org/ and click on "For Employers."

While youth prepare themselves to work, YESS support services may be used to help remove some obstacles. That can include paying for GED® testing, school/employment supplies such as text books or job-required clothing or tools, transportation, some daycare, or even mental health/personal counseling if that is what is needed. However, there is a per person cap on these services, so use needs to be judicious.

YESS participants are expected to "bring their A game" and learn the seven values needed for success — in work and life: Attitude, Accountability, Attendance, Appearance, Ambition, Acceptance, and Appreciation.

Come meet & greet the YESS staff on 1st Thursdays of each month, 1:00 to 2:00 pm, at the American Job Center, on the 2nd floor of Education Square, 1111 O Street, Suite 205. Or connect by phone (402-441-7111) or the website: YesToSuccess.org/.

After completing his GED®, Chris [not his real name], an older out of school youth, was referred to YESS by his instructor because he wanted to be a professional truck driver. With a Commercial Driver's License (a CDL), Chris would earn more than he would in food service, allowing him to be a better provider for his young son. A CDL would also give Chris a transferable skill – something important when lay-offs happen. Chris had participated in a "ride along" with his stepfather, an over-the-road trucker. He liked the experience, but hoped that he could drive a local route, so he could spend more time with his son.

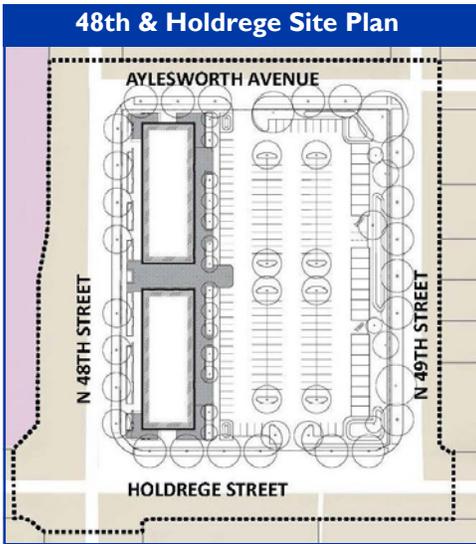
Once he completed the YESS application, assessment process and career exploration, it was confirmed that Chris was a good fit for the Professional Truck Driver Training offered through Southeast Community College (SCC). Chris applied for admission to SCC and completed all physical exams and pre-requisites with the help of YESS funding. He was accepted and excelled in CDL training.

After receiving his CDL, Chris was offered a local route through a local beverage distribution company. His training wage is \$14/hour and, after completing company training, he will also make a percentage of the sales he delivers on his truck. When contacted for possible follow-up services, Chris reported that he "loves it!" He is enthusiastic about his new position and his future.

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THE CHANGING 48TH STREET SCENE

48th & Holdrege: Work is underway at 48th & Holdrege Street, a location Lincolniters will remember as the old Tastee Inn and Murphy's Q.P. Hardware store (see map above). After those businesses closed, the area fell into disrepair. With Lincoln City Council approval in July, the three-acre site is being redeveloped into a new five story, mixed-use project. It will include approximately 22,000 square feet of first floor retail/restaurant space, 98 market-rate residential units on the upper four floors, and about 190 parking spaces. The project will front on 48th Street with parking behind. Garages and landscaping along the eastern edge will buffer the development from houses east of 49th Street.

The project, a partnership between local developer GreenLeaf Properties and Schafer Richardson from Minneapolis, has a private investment of about \$15 million. Approximately \$1.9 million in Tax Increment Financing (TIF) will assist with site acquisition, site preparation (including demolition, grading, environmental remediation and utility relocation/burial), streetscape/landscape and façade enhancements. Demolition is complete and construction is expected to be completed in August 2017.

48th & Leighton: Plans are underway to redevelop the older shopping center on the northwest corner of 48th and Leighton Avenue — the site of the former HyVee Mainstreet store. The proposed project will include a mixed-use project with two new four and five story buildings replacing a portion of the existing main building. (See map, left.) The ground floor, about 28,000 square feet, will be commercial space and upper floors will include over 180 apartments.

Proposed changes to vehicular and pedestrian circulation will improve traffic flow, better connect to the adjacent neighborhood and make the site pedestrian friendly.

The developer, Chris Erickson, Principal at City Ventures, will invest about \$31 million. If the project is approved by City Council, an estimated \$4.3 million in Tax Increment Financing (TIF) will be available. The Lincoln-Lancaster County Planning Commission will review the project on September 14th for consistency with the Comprehensive Plan. Then it will be considered by the Lincoln City Council on October 3rd. Pending City Council approval, demolition could begin right away and construction could start early next year.

