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Lincoln's Blooming Barricades!

Construction season has begun in earnest. Barricades are springing up all over Lincoln. Despite the temporary inconvenience that they bring, barricades really should be Lincoln's favorite "flower" -- they signal growth and economic vitality.

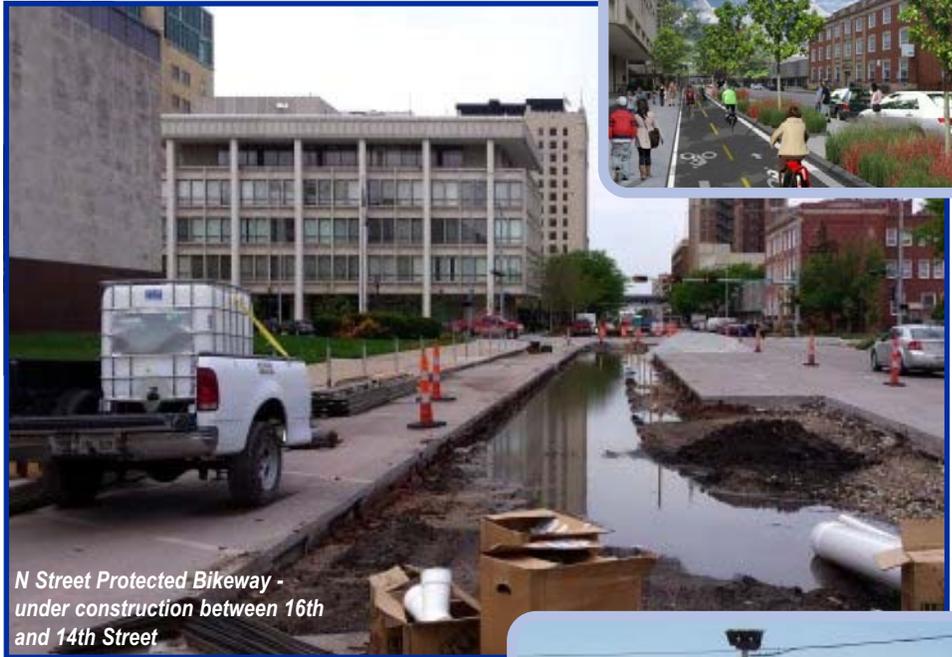
In Downtown, barricades are helping reshape **Centennial Mall**. New street pavement along the Mall is being completed, two lanes at a time. L, N, O and P Street intersections are already finished, leaving the K, Q, and M Street intersections yet to be completed. Each intersection takes approximately 20 days to complete. All intersections are expected to be finished by mid-August. When its extensive re-do is complete in Spring of 2016, Centennial Mall will once again be a jewel in the heart of Downtown.

Construction of the **N Street Protected Bikeway** would be impossible without barricades. Currently, there are sections of pavement missing between 14th and 16th streets and 9th and 10th streets. As work is completed, additional sections of the south side of N Street, from 23rd Street to Arena Drive, will be barricade-bedecked. When the project is completed in late autumn, the two-way bikeway will safely and efficiently connect Downtown to the Billy Wolff and Jamaica North Trails. The project's public and private funding sources include a \$340,000 donation from the Great Plains Trails Network.

LES's Downtown projects are also impacting N Street. First, cable is being placed in an underground duct bank in N Street, between 18th and 21st Street. Next, to provide reliable service to the Downtown area, LES is adding a second source of power to the Downtown network. Construction (and barricades) will occur from the SW corner of 18th & N, to the NW corner of 18th & M, and west to 12th & M Street.

Besides street projects, building construction projects can intermittently sprout barricades. For example, **The Latitude**, between M, N, 10th and 11th streets, has lane closures on all four adjacent streets. When completed before school starts in August, that patch of barricades will be cleared away and over 600 new residents will join the Downtown scene.

Are you thinking Downtown gets all the barricades? No, siree! The re-planting of the



N Street Protected Bikeway - under construction between 16th and 14th Street

medians on N. 27th Street will be completed this summer. Work on that relatively small project is being timed to avoid peak traffic on 27th Street.

When Public Works & Utilities (PW&U) begins complete **reconstruction of the 27th and O Street intersection** in early June, the "full closure" option will be used. After careful evaluation, it was determined that the full closure option would **cut the construction time in half and reduce the cost by about \$200,000**, as compared to lane-closure options. This project will close O Street from 25th to 28th and 27th Street from N to the alley north of O for approximately 18 days. Visit the PW&U website at lincoln.ne.gov, keyword: **projects**, for more details including detour routes. Start thinking of your alternate routes now!

Other major projects listed by Public Works & Utilities on their website include:

- ◆ **NW 48th Street**, from W. Vine to W. Adams -- reconstruction as a four-lane divided street.
- ◆ **S 56th Street**, from Old Cheney to Shadow Pines -- reconstruction as a four-lane divided street.
- ◆ **Van Dorn Street**, from 33rd to 48th -- pavement rehabilitation with water main replacement between 37th and 40th Street



- ◆ **Sheridan Boulevard** -- replacement of the Penny Bridges.

For the list of all upcoming street closures, go to lincoln.ne.gov, keyword: **street closures**.

All of us will, at some point, be delayed by barricades this summer -- for construction, street or infrastructure projects. While you wait:

- ◆ **Remember it's temporary!**
- ◆ **Visualize the benefits.**
- ◆ **Celebrate living in a city that CAN and DOES invest in needed improvements and repairs!**

SOUTH HAYMARKET -- WHAT'S IN THE FUTURE?

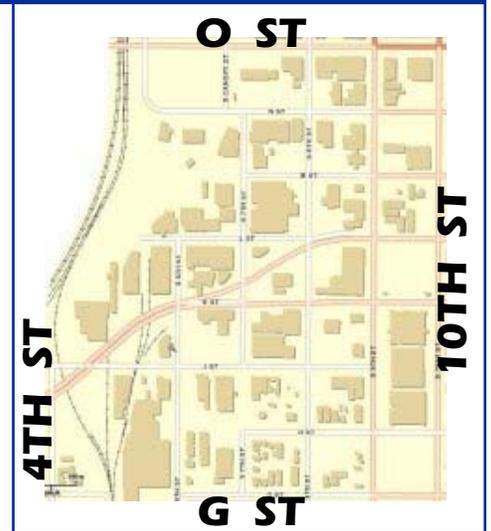
The strength of development that occurred in West Haymarket is changing how City staff and developers view South Haymarket -- the 38-block area between G and O Street, 4th and 10th Street and the railroad mainline. Currently, the area contains a mix of commercial and government uses along with vacant and underused land. The area has both a rich history and great potential for development. Change is coming to South Haymarket; the challenge will be guiding that change in the best possible way.

Two years ago, the Planning Department began a South Haymarket Neighborhood Study. For the study area, the 2005 Downtown Master Plan suggested efforts to: preserve and renovate historic buildings, renovate the K Street Complex for high density residential, study M Street extension west of 7th Street, develop bicycle lanes, extend the Jamaica North Trail south of O Street, expand dining and entertainment uses on 8th Street south of O Street and develop an urban style neighborhood marketplace. Since 2005, a lot of things have happened or

already underway: the arena, West Haymarket development projects that included housing, parking garages and retail, the N Street Protected Bikeway, increased demand for Downtown housing, changes in flood plain management options, the relocation of Alter Scrap and successful environmental clean-ups (see box below).

Last July, Planning Department staff presented preliminary findings at a Neighborhood open house. The findings included:

- ♦ South Haymarket has the potential to be a high-density mixed-use neighborhood that supports Greater Downtown Lincoln.
- ♦ South Haymarket could be an eclectic urban neighborhood of 1,000 – 2,000 residential units for people from all generations.
- ♦ Industrial and public properties have an impact on how South Haymarket can redevelop in the future.
- ♦ Heavy industrial uses could redevelop as residential or mixed-use.
- ♦ Governmental uses could be consolidated to a smaller footprint.
- ♦ Reestablishing an urban grid would provide new blocks for neighborhood redevelopment.
- ♦ The South Haymarket area has the potential to develop as a multimodal transportation neighborhood.
- ♦ Public rights-of-way could be upgraded and enhanced by improving pedestrian routes and connections within and across the neighborhood.
- ♦ Open space could be located throughout the neighborhood and could be connected by streets, sidewalks and trails.
- ♦ Design standards could be developed for the neighborhood, similar to the Downtown Design Standards.



After presenting the draft study to the public in 2014, Planning Department staff has been refining the concepts in the study. Additional public meetings will be scheduled this spring to present the completed, final study to the public. Once the South Haymarket Neighborhood Study is completed and adopted by City Council resolution, it will become an amendment to the 2005 Downtown Master Plan.

For further information about the South Haymarket Neighborhood Study, go to the City's website: lincoln.ne.gov, keywords: **south haymarket**. People are encouraged to submit comments on the Comment Board. Additional information about the study and an upcoming Open House will also be posted there soon.

South Haymarket: Environmental Clean-Up

In 2013, the City of Lincoln was awarded two Environmental Protection Agency (EPA) Brownfield Cleanup Grants, each for \$200,000. The purpose of the grants was to support environmental cleanup efforts at 6th & N Street; specifically the former Alter Scrap (south of N) recycling facility and a former lumber yard (north of N). The lumber yard has been cleaned up and is being used temporarily as a surface parking lot -- future redevelopment is likely. Cleanup activities are expected to begin this summer on the former Alter Scrap site.

COLLEGIATE - LINCOLN IN S. HAYMARKET

Trinitas, a developer based in Indiana, has begun construction of *The Collegiate - Lincoln* at 8th and P Street -- the former location of Baker Hardware. The seven story structure will be an upscale 172-unit, 624-bed community near Lincoln's Historic Haymarket District. Residential options will include a mix of fully furnished one, two, three, four and five bedroom apartments. The Collegiate will offer luxury amenities including a Husker Sky Deck with a large screen TV, fire pit, hot tub, sundeck and grilling stations for game day viewing parties. Residents -- primarily, but not exclusively, students -- will have access to a 4,200

square foot club house with a state-of-the-art fitness center, free tanning, a computer café, gaming stations and large screen TVs.

Although *The Collegiate - Lincoln* will have no on-site parking, parking for the residents will be available. Two hundred stalls will be leased from the City of Lincoln and an additional 340 off-street parking stalls will be available at a private lot provided by the developer at 1st and O Street. *The Collegiate* will also provide shuttle services for residents to and from parking locations and UN-L campus.

The Collegiate - Lincoln is expected to open in August 2016, before classes start at UN-L.

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TIMELY TIDBITS

Hudl - W. Haymarket is Home

Hudl, the local sports video software firm, will expand and build their new headquarters on Canopy Street in West Haymarket. **Hudl** is partnering with one of its investors, **Nelnet**, which plans to use the new building for additional growth, including expansion of its software development team.

According to the University of Nebraska's Bureau of Business Research, the projected payroll and investment associated with this project will create an estimated \$140 million of annual economic activity. "What we're most excited about in moving to the West Haymarket is how much it's grown in the last couple of years," said David Graff, **Hudl** CEO. "We host job candidates from every corner of the country, and all leave Lincoln with a new appreciation of the Midwest. The City's commitment to these developments has us proud to call Lincoln home and excited for the future of Haymarket."

Subject to City Council approval, the partners expect to break ground for the building in late summer, with completion in fall of 2017.

Review the 2015 Action Plan

The **2015 Action Plan** is available for public comment at lincoln.ne.gov, keyword: urban, in the "New!" box. The annual **Action Plan** details how federal entitlement funds -- Community Development Block Grant (CDBG), HOME and Emergency Shelter Grant (ESG) funds -- will be spent from September 1, 2015 through August 31, 2016. The plan describes the programs and activities that address local needs in housing, homelessness and neighborhood revitalization. For this coming plan year, federal entitlement funds will include \$1,607,817 in CDBG (4% less than last year), \$725,561 in HOME (10% less), and \$148,942 in ESG (8% more).

3 Landmark Centre is Ready

3 Landmark Centre, the new office building constructed by Nebco, Inc. on the block bounded by 11th, 12th, K and Lincoln Mall, is ready for action. In late May, the Lincoln Chamber of Commerce, Lincoln Partnership for Economic Development, Lincoln Convention and Visitors Bureau, Lincoln Specialty Care and Lincoln's Young Professionals Group all relocated to the 90,000 square-foot, three-story office building. Underground parking and an adjacent two-story parking garage are available for tenants' use.

TIF was used for site preparation, utility relocation, landscaping, street improvements and upgraded energy systems.



Construction of Hartley Flats, on the southeast corner of 27th and S Street, is proceeding steadily. Brickwork began in mid-May and may be completed as you read this -- weather permitting, of course! The building will house thirteen rental units - four studio units, five one-bedroom units and four two-bedroom units. Parking for residents will include ten garage spaces and 13 surface spaces. Private investment in Hartley Flats, roughly \$1.1 million, will generate about \$160,000 in Tax Increment Financing (TIF) which has been or will be used for facade improvement, curb cuts, east property line fencing, alley paving, and energy efficient heat pumps.



By the County-City Building on 10th Street & Lincoln Mall



At 27th and Capital Parkway

Hopefully you are enjoying Lincoln's most recent public art project, "Illuminating Lincoln: Lighthouse." The project celebrates the 25th anniversary of the Lighthouse After-School Program. Lighthouse offers middle- and high school-aged youth academic support, evening meals, and enrichment / recreational activities during non-school hours -- Monday through Friday, twelve months a year. It is a "safe harbor" for youth during high risk after school hours.

Return Service Requested



City Impact staff -- (left to right) Stacy Umbenhower, Dustin Oltman, Brad Bryan (President/Executive Director) and Angela Pillow -- display the CD Week winner plaque

CITY IMPACT WINS !

Lincoln's 2015 Community Development Week winner is **City Impact**. Founded in 1997, **City Impact** is a faith-based nonprofit, dedicated to the children and families in Lincoln's core neighborhoods -- especially Malone, Clinton and Hartley. **City Impact** reaches out to the surrounding community through youth development activities: reading programs in four Title 1 LPS schools, strengths for life mentoring, leadership training, bible clubs, and a Christmas gift store.

As their connection and commitment to the community deepened over the years, City Impact leaders saw the powerful positive impact that stable, clean, safe, affordable housing can have. They saw struggling families that needed services beyond what could be provided from their office -- a large, old house on North 27th Street. More importantly, they decided to do something about what they saw. To provide supportive rental housing opportunities and more extensive services, they decided they needed to build the housing themselves, along with a new, larger facility.

First, they needed a sizeable parcel of land within the three neighborhoods. Normally, finding anything beyond a single vacant lot in an established residential neighborhood is very difficult. However, a new street, Overland Trail, had been built east of 30th Street in a former railroad right of way. There were several undeveloped parcels along that street, between 31st and 33rd streets. On the north side, Kingery Construction Company owned a parcel that was being used as a storage yard. On the south, Eugene Carroll owned an industrial building

and residential lots. Both owners were willing to sell and the City was willing to re-zone the land for residential use.

Total cost for the new housing development was approximately \$4.6 million. Funding came primarily from tax credit equity. Additional funding was provided through State of Nebraska AHP and HOME funds, NIFA, owner equity, City of Lincoln HOME funds, deferred developer fees and a conventional mortgage.

Developed and managed collaboratively by City Impact and Excel Development Group, the rent-to-own housing consists of one unit with 3-bedrooms, seven units with 4-bedrooms and six units are 5-bedrooms. Most of the units are limited to families with incomes at or below 50% or 60% of Area Median Income. While all the rental units are available to all income-qualified households, the units were designed and marketed to accommodate families that were already working with **City Impact** on educational and stability goals.

Total cost for the new **City Impact** facility and program development is approximately \$4.5 million; all of which has come from private and corporate donors -- over 345 of them. The new facility, at 33rd and X Street, will be ready for move in by late May 2015. Besides administrative offices, the new facility will include eight classrooms, a small recording studio, a training store, a commercial kitchen and a large multi-purpose room. The Scheels Gym and Fitness Center will be added on the west end of the building by winter 2015. The entire facility, along with City Impact Homes, is a tool to continue City Impact's holistic vision of transforming the lives of urban youth, families and neighborhoods from the inside out.