

Mayor's Neighborhood Roundtable
Via Zoom Monday, January 8, 2024, 5:30 p.m.
Meeting Notes

Welcome and Introductions; Volunteer to Take Notes

Tracy Corr, Chair, opened the meeting at 5:30 p.m. Mary Schwab volunteered to take notes.

Attendees:

Mayor Leirion Gaylor-Baird

Neighborhood Representatives

Tracy Corr, Chair and 40th and A

Gloria Eddins, Clinton N.A.

Richard Piersol, Country Club

Karen Dienstbier, Eastridge

Issac Remboldt, Irvingdale

Mo Neal, Irvingdale

Fred Freytag, Witherbee

Mary Schwab, Witherbee

Julie Flodman, Witherbee

Randy Smith, Woods Park

City Officials and Staff:

Sandra Washington, City Council

Jon Carlson, Deputy Chief of Staff, Mayor's Office

Peter Hind, Director of Urban Development

Wynn Hjermstad, Urban Development

Others Present

Chelsea Egenberger, NeighborWorks

Mayor Gaylor Baird Comments

1. Monday, January 8, 2024 is a snow emergency day with schools closed in Lincoln. Brine and salt was applied to city streets over the weekend in preparation. Snowplows have been clearing city streets and there is a parking ban on residential streets. Updated information can be found on the city website, www.Lincoln.ne.gov.
2. Lincoln.ne.gov/LOMT (Lincoln on the Move) gives information on the \$60 million that is available for street work since the ¼ % sales tax began in 2019. \$17 million dollars were spent in 2023, with work on 23 lane miles. 30% of the dollars came from visitors to Lincoln.
3. The Lincoln Heat Pump incentive, a partnership with LES and private contractors, provides up to \$1,800 to Lincoln homeowners, and up to \$3,000 for low- to-moderate income homeowners, to upgrade home heating and cooling. More information is available at <https://www.lincoln.ne.gov/City/Projects-Programs-Initiatives/Resilient-Lincoln/Heat-Pump-Incentives> . Thank you to Bennie Shobe, City Council and all who worked to get this program developed.
4. Lincoln Police Department recently graduated a class of officers, the next class will graduate later in 2024.

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5. Lincoln Senators at the Nebraska State Legislature are watching a bill that will protect local control of the Lincoln/Lancaster Health Department. This is important in the risk to public safety in disease control measures.
6. Lincoln has a strong balance of income and investments, water quality investments, affordable housing, and the need to keep the Health Department independent from state legislation.
7. Land from State Prison exchange east of Lincoln: do not have control of the land at this time, will consult with team for development, still evaluating for comprehensive use.

Introducing Peter Hind, AIA, NCARB, LEED AP, Director of Urban Development (see attached PowerPoint)

Peter Hind grew up in the Bahamas. After he met his wife of 32 years there, he moved to Nebraska. Peter attended the UNL college of architecture, worked at five unique positions in that profession, taught architecture for ten years at UNL, and has now joined the City as Director of Urban Development. Peter tempted us with a beach and ocean scene on this cold day, then proudly showed us that he and his daughter won first place in sailing at the Cornhusker State Games in 2023.

Peter spoke of success and failure, his first large project that was off by one inch, and his thesis project which was a farmhouse renovation near Roca. That was followed by an amazing number of developments throughout Lincoln. Peter showed the broad scope and numerous projects which make Lincoln the beautiful city we enjoy. The interactive camel exhibit at Lincoln's Childrens' Zoo, which is also a water quality project, the P Street project and historic façade, Chase Bank and Lululemon store, former Post and Nickel which is now seven living units with historical components intact, and many more.

In the vast scale of Urban development projects, there are: zero percent loans and first-time home buyer grant and/or loan programs, special community/neighborhood projects, residential rental assistance and Lead Hazard Control programs that keep all Lincoln's residents safe.

Urban development also controls Parking (streets, events, garages) and redevelopment projects both commercial and affordable housing projects.

Using Emergency Rental Assistance funds from the American Rescue Plan, Urban Development provides funding for the Tenant Assistant Project (TAP), a partnership between the UNL College of Law, Legal Aid Nebraska, and the State Bar Association's Volunteer Lawyers Project, that provides free legal assistance at eviction court and some rental assistance. A discussion of assistance programs followed. For further information, contact Wynn Hjernstad at Urban Development.

Questions:

- Karen Dienstbeir asked if the redevelopment of Sears store at Gateway would have green space.
- Mo Neal asked for the difference in the definition of affordable housing and low-income housing. Wynn Hjernstad led the discussion on the percentage of median income that qualifies for the programs that are available.

Announcements

- Chelsea noted that a MLK Youth Rally will be held at the UNL Student Union on the 15th, in honor of Martin Luther King, Jr. Day.

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- A celebration of the Karen New Year will be held on Sunday, January 21st from 9:00-noon at Lincoln High

Next Meeting / Agenda

The next meeting will be March 11, 2024. Topics to be determined.

Adjourn

The meeting was adjourned at 6:35 p.m.

Respectfully submitted: Mary Schwab, Witherbee Neighborhood Association



Urban Development Lincoln NE

Peter Hind, Director

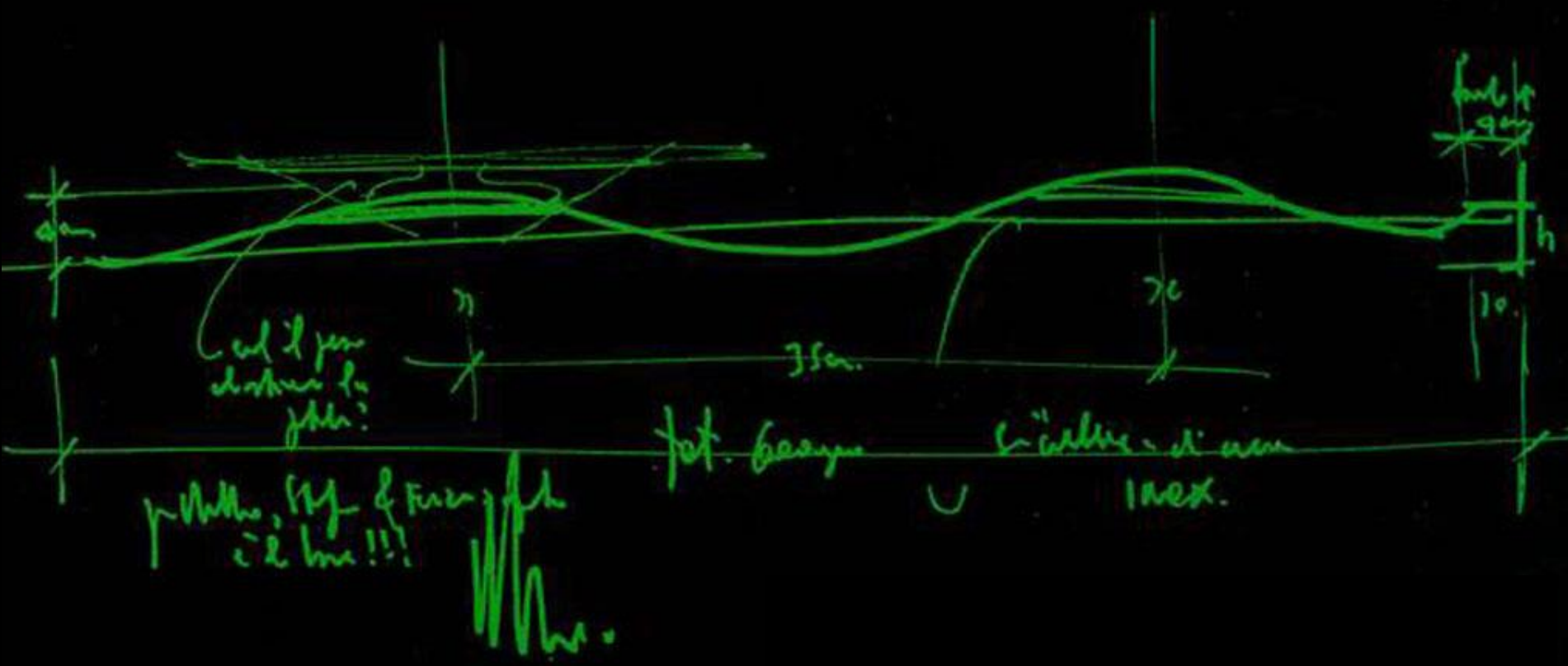
Urban Development Department

PETER WHO ...?



FOUNDarchitects



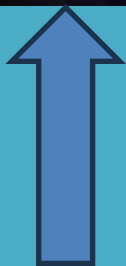






















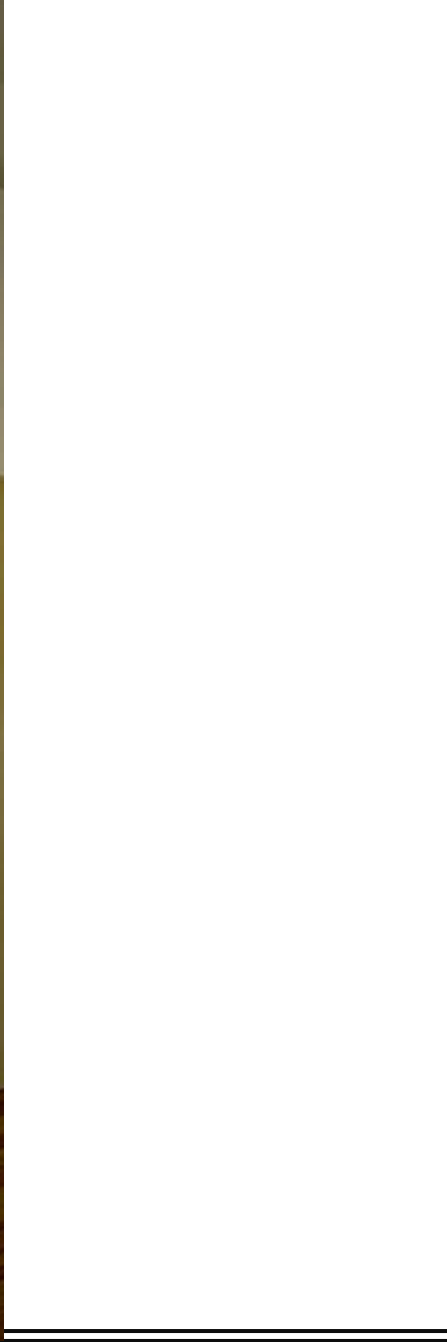
















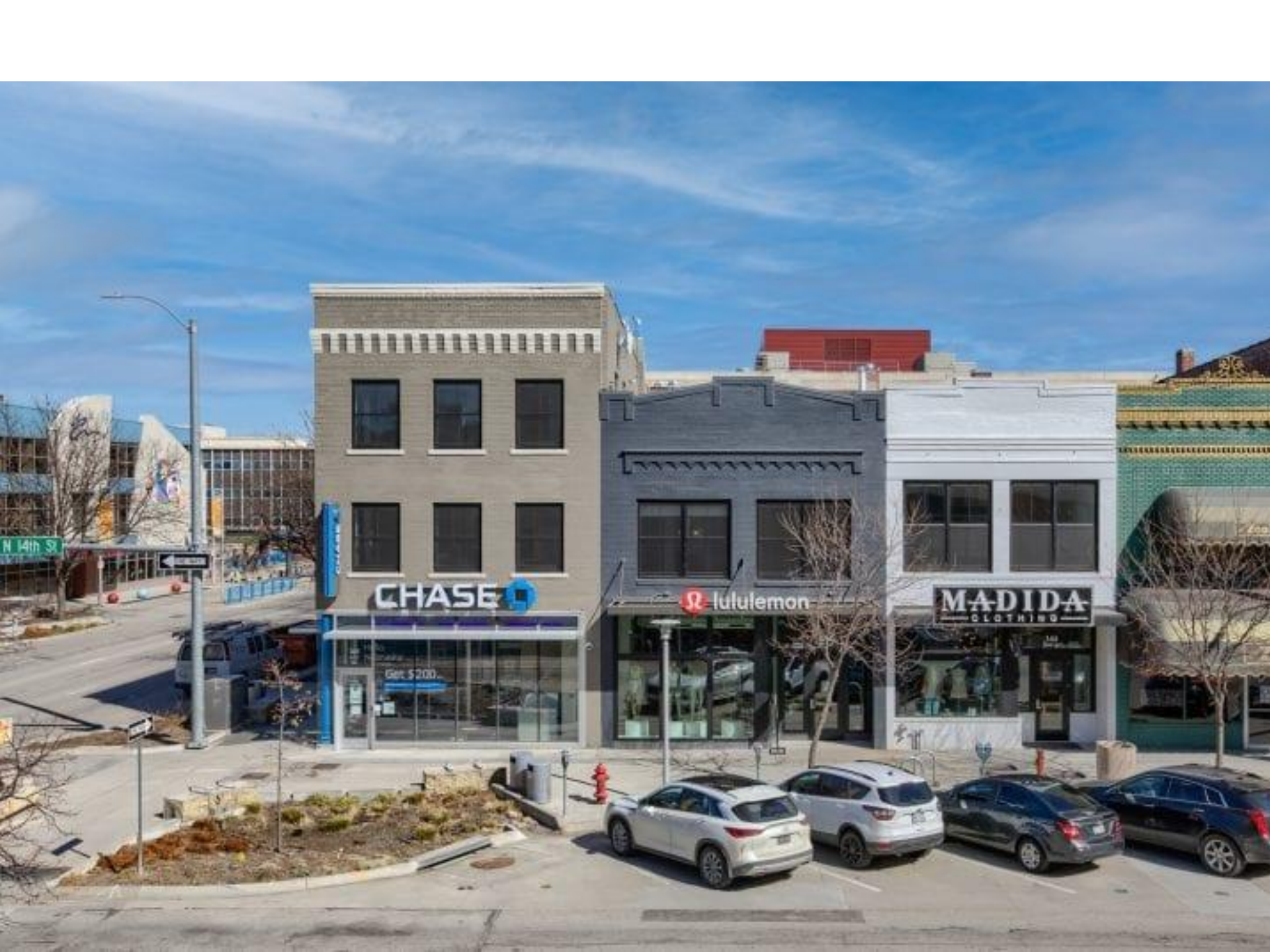












N 14th St

←

CHASE



lululemon

MADIDA
CLOTHING

Get \$200



Material Problems



ROOMS
128-139







“Hey, Peter, thanks for the 2x6. Three years later – check it!”

Matt DeBoer





The 'sac' logo is located in the upper right corner of the building's facade. It consists of a blue square containing a white star, followed by the lowercase letters 'sac' in a white, sans-serif font.

A smaller version of the 'sac' logo is positioned above the main entrance of the building.

Respect Integrity SAC CU Service Excellence



[MIS]PLACE

PAUSE IN BECOMING

FREE ENERGY

ARCHITECTURE AS QUESTION, FUELED BY THE UNRELENTING COMPULSIVE NEED TO UNDERSTAND. BUT TO UNDERSTAND WHAT, AND WHY? ARCHITECTURE IS AN ENDLESS EVENT UNREACHABLE THROUGH TIME. THIS ARCHITECTURE IS THAT MOMENT, IN TIME.

FSU

PLAN 3

PLAN 5

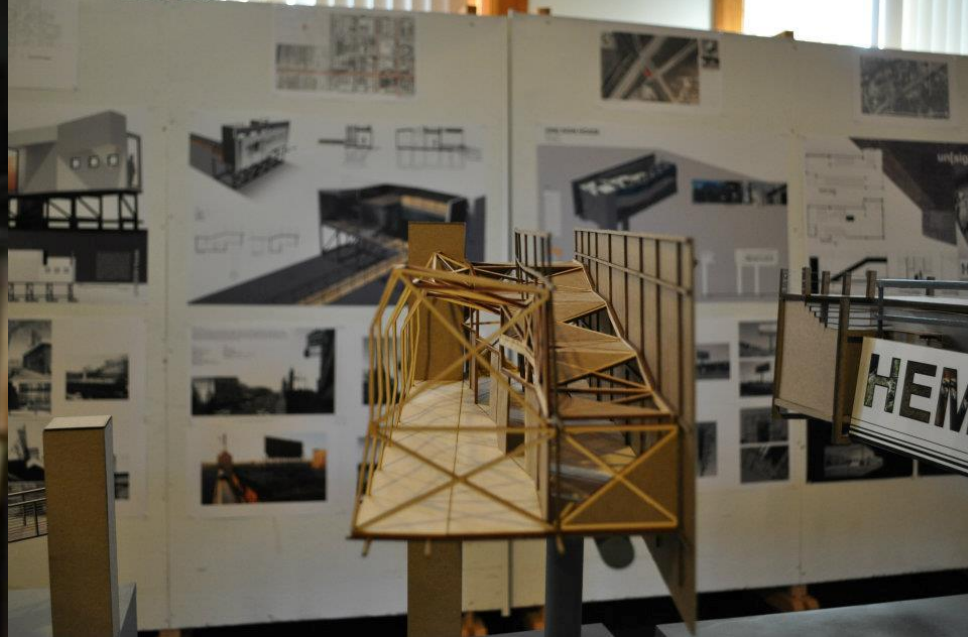
LOUNGE



BAMBOO

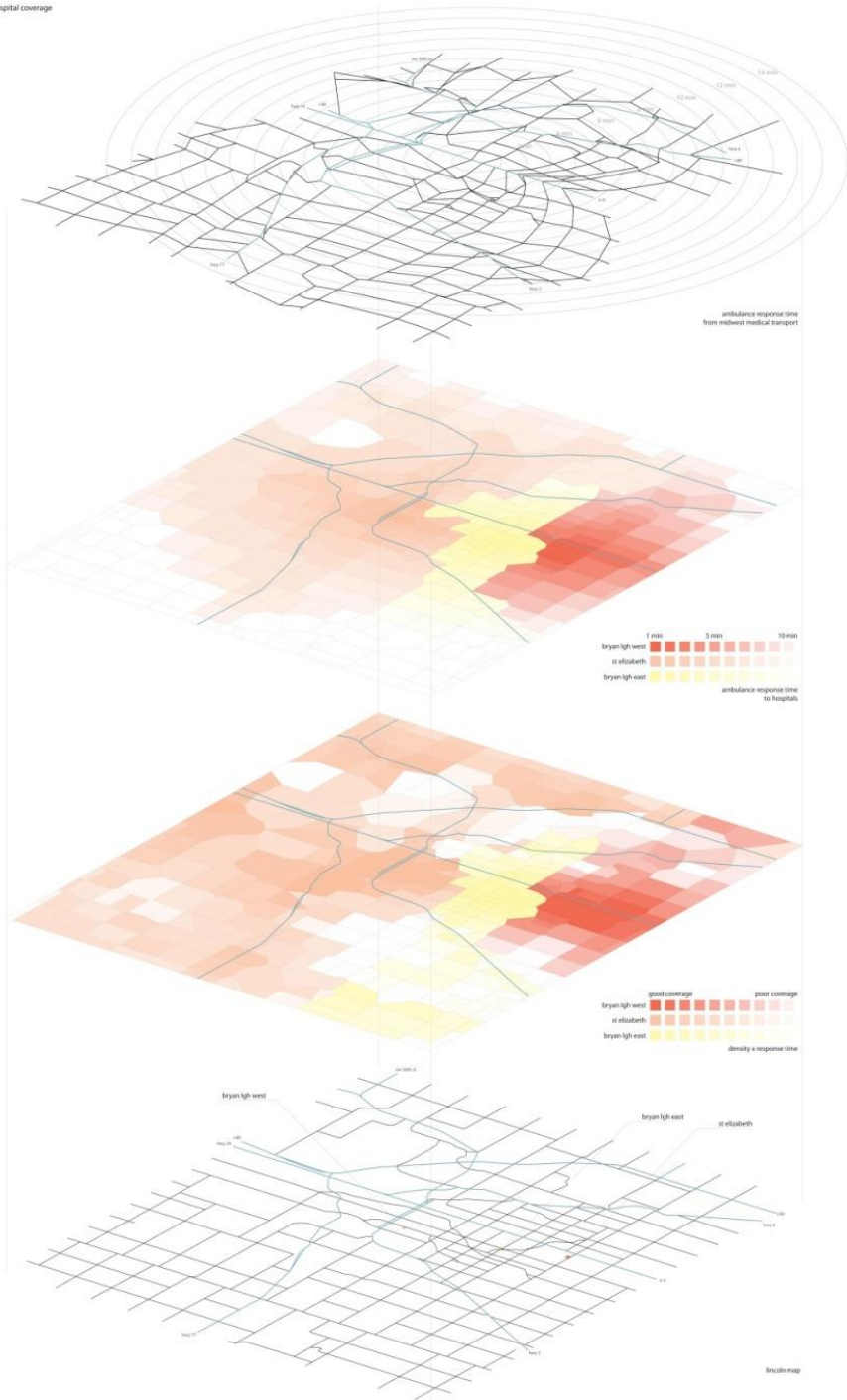
SUPPORT
NEBRASKAN
GROWN





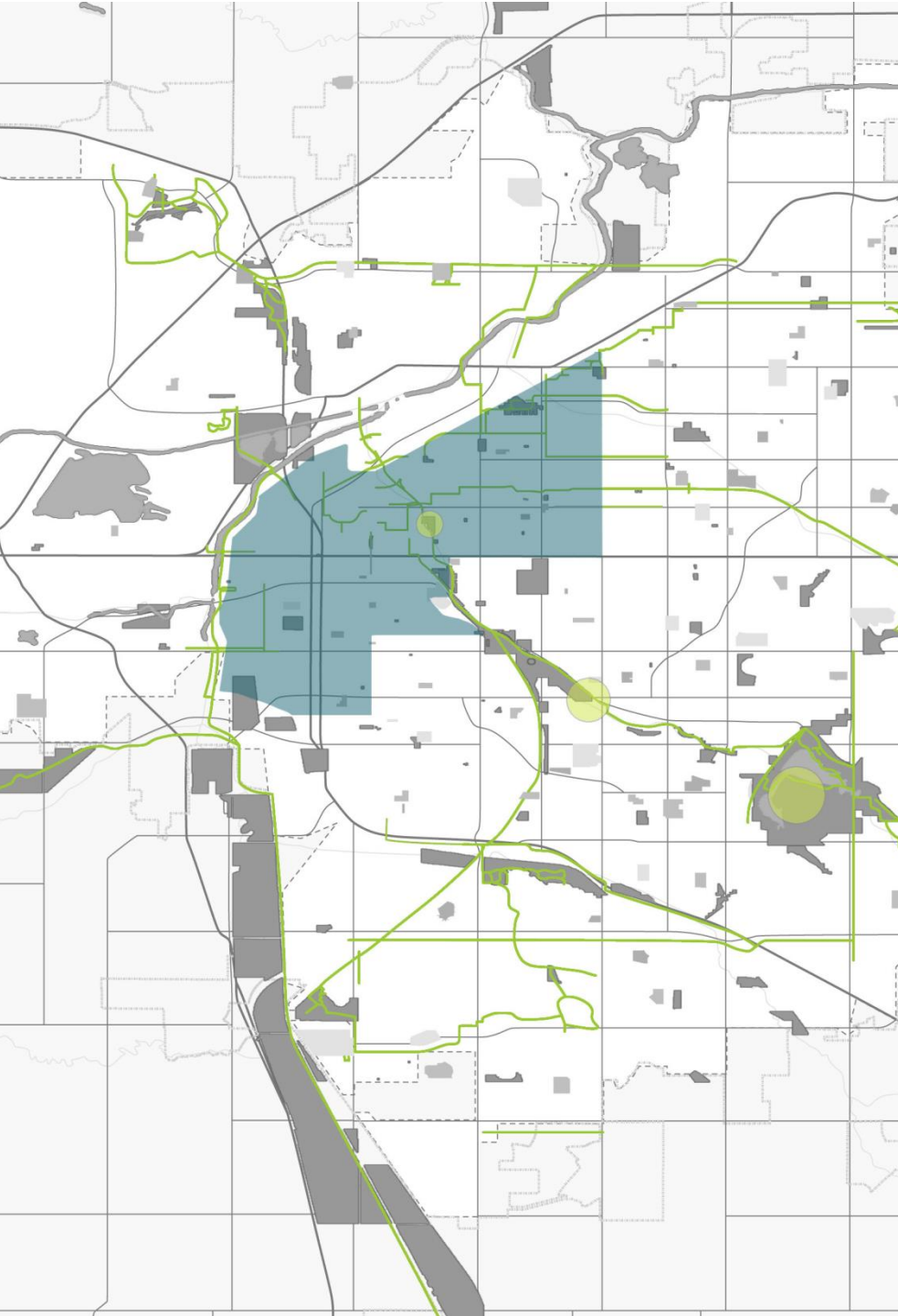
WELLNESS

current hospital coverage



hospital coverage (with proposed ED at 21st and vine)

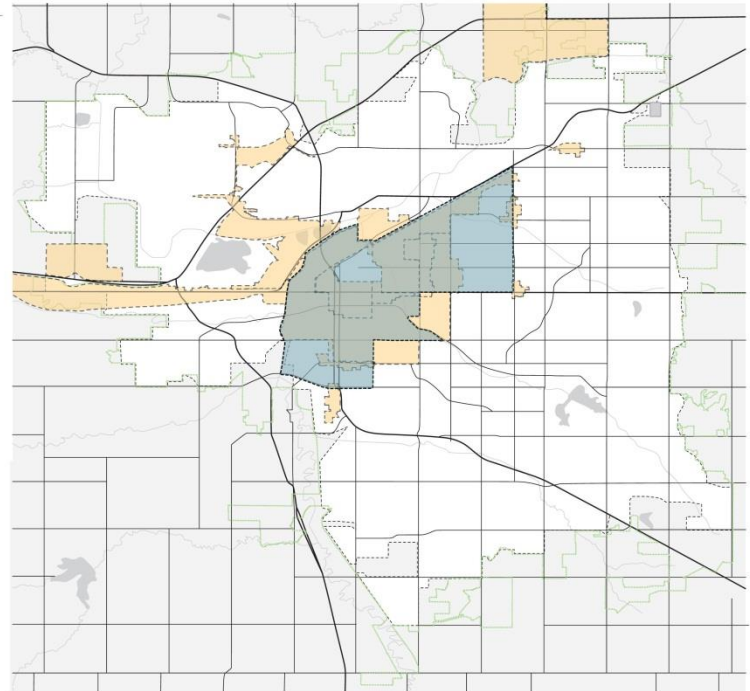
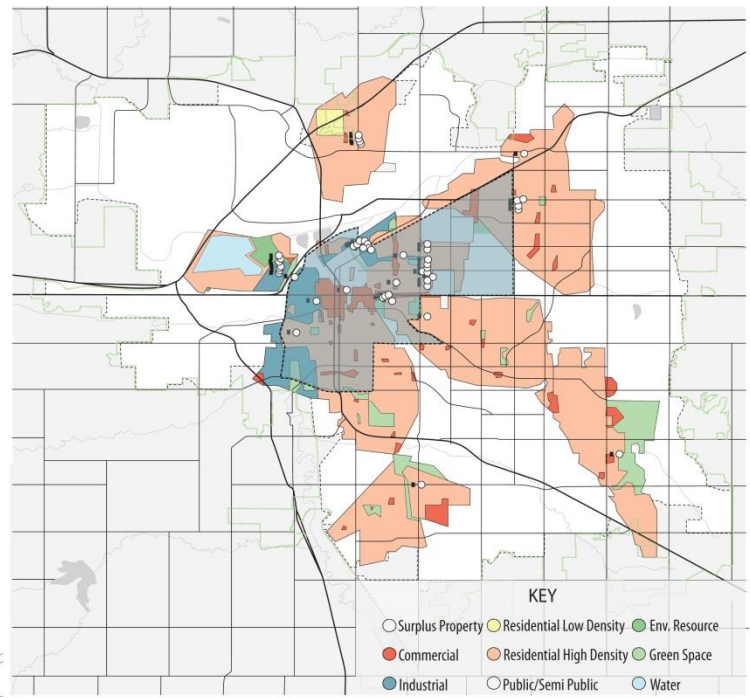


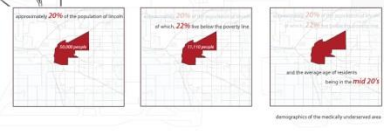
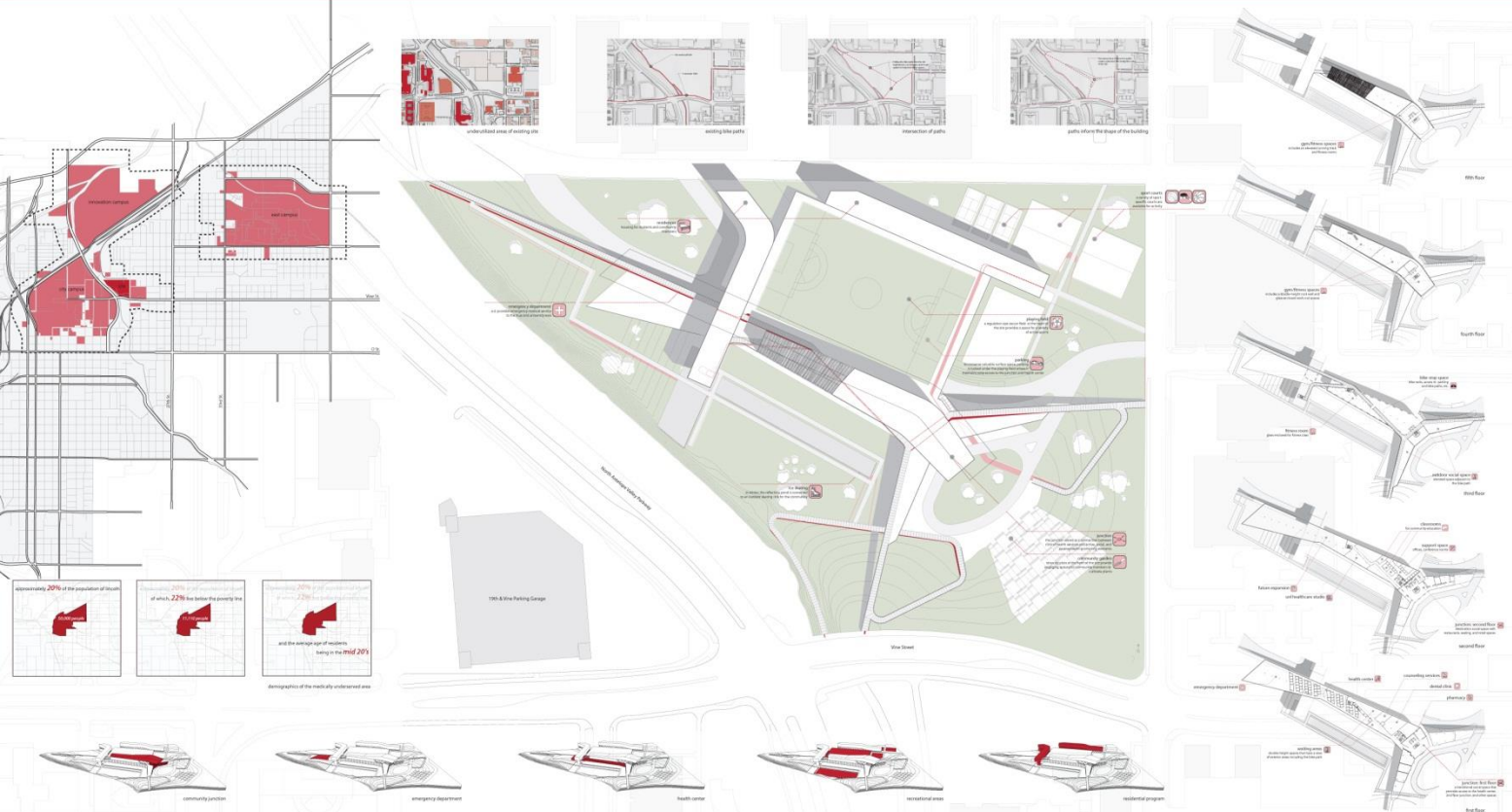


Surplus Property

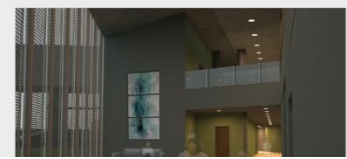
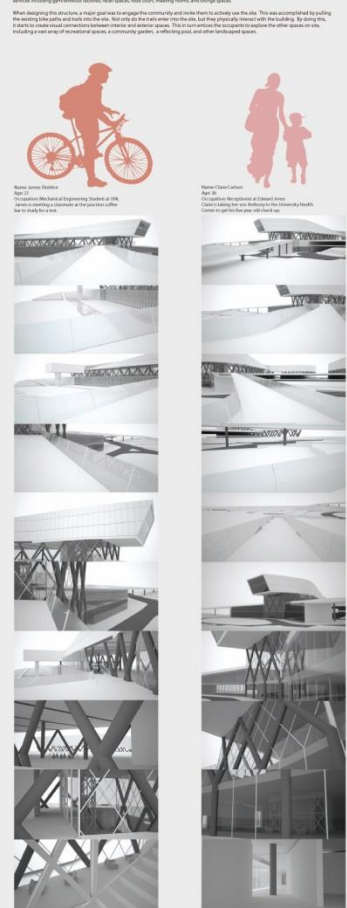
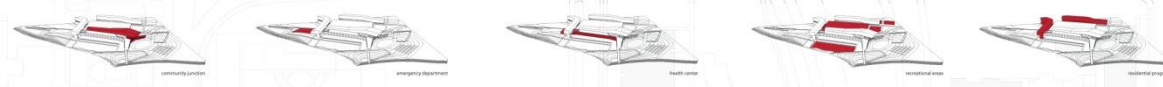


Blight Areas





Demographics of the medically underserved area



unl student city campus biking

meeting with friend to get coffee and study



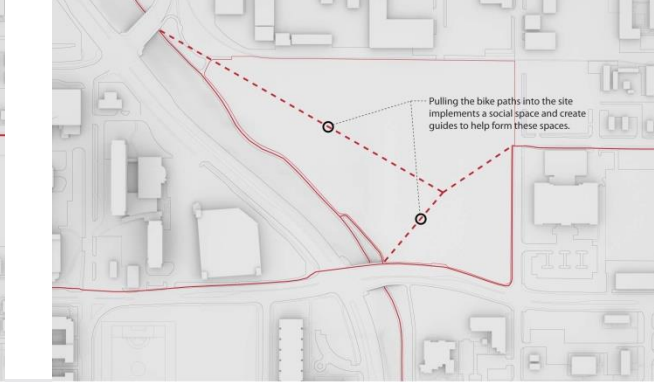
single mother nearby neighborhood walking

meeting with physician for son's appointment

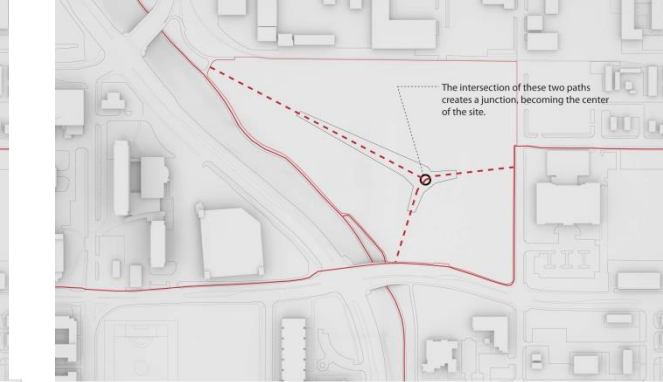


Recreational Path

Commuter Path



Pulling the bike paths into the site implements a social space and create guides to help form these spaces.

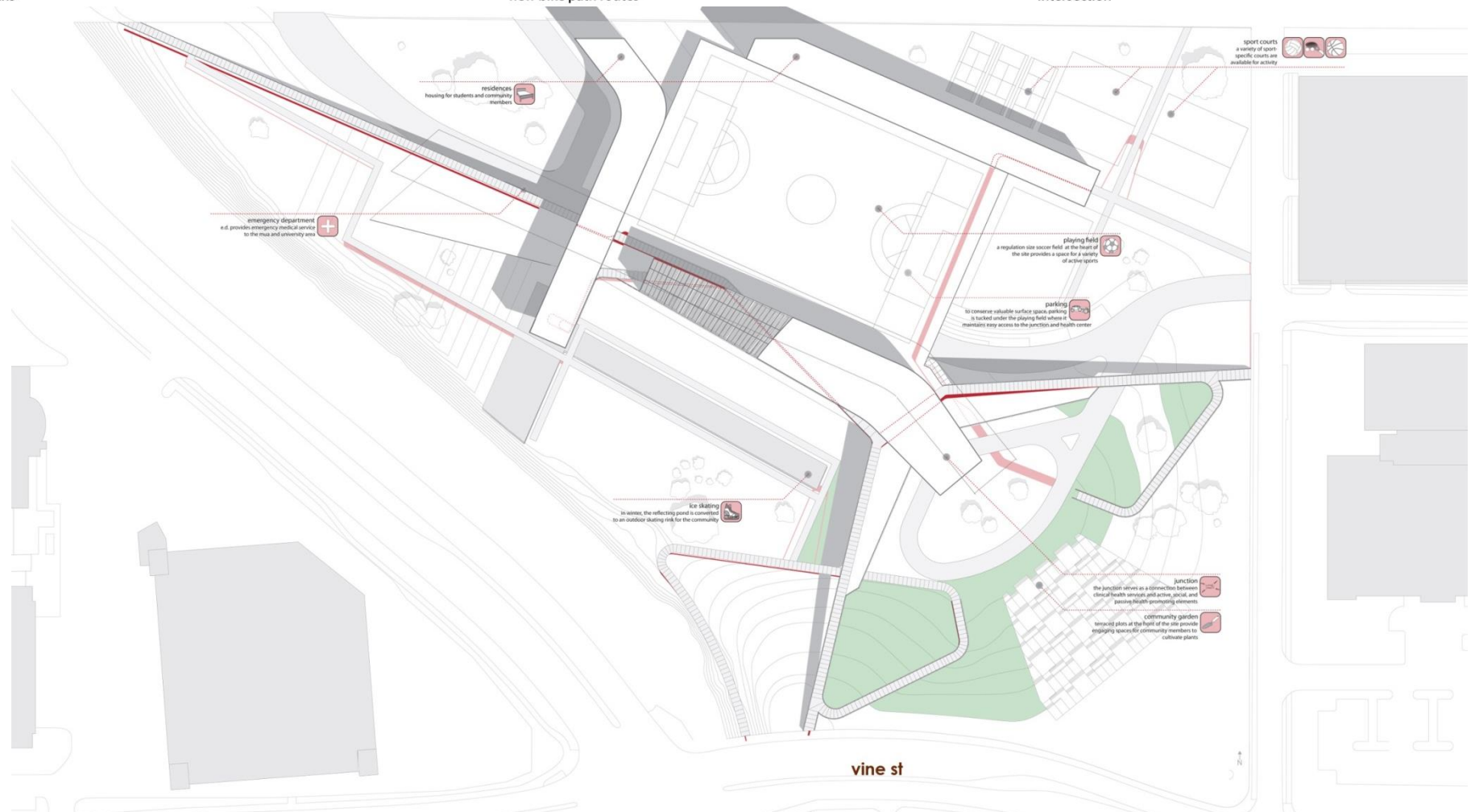


The intersection of these two paths creates a junction, becoming the center of the site.

site location paths

site location new bike path routes

site location intersection



emergency department
e.d. provides emergency medical service to the mall and university area

residences
housing for students and university members

playing field
a regulation size soccer field at the heart of the site provides a space for a variety of active sports

parking
to conserve valuable surface spaces, parking is tucked under the playing field where it maintains easy access to the section and health center

ice skating
in winter, the reflecting pond is converted to an outdoor skating rink for the community

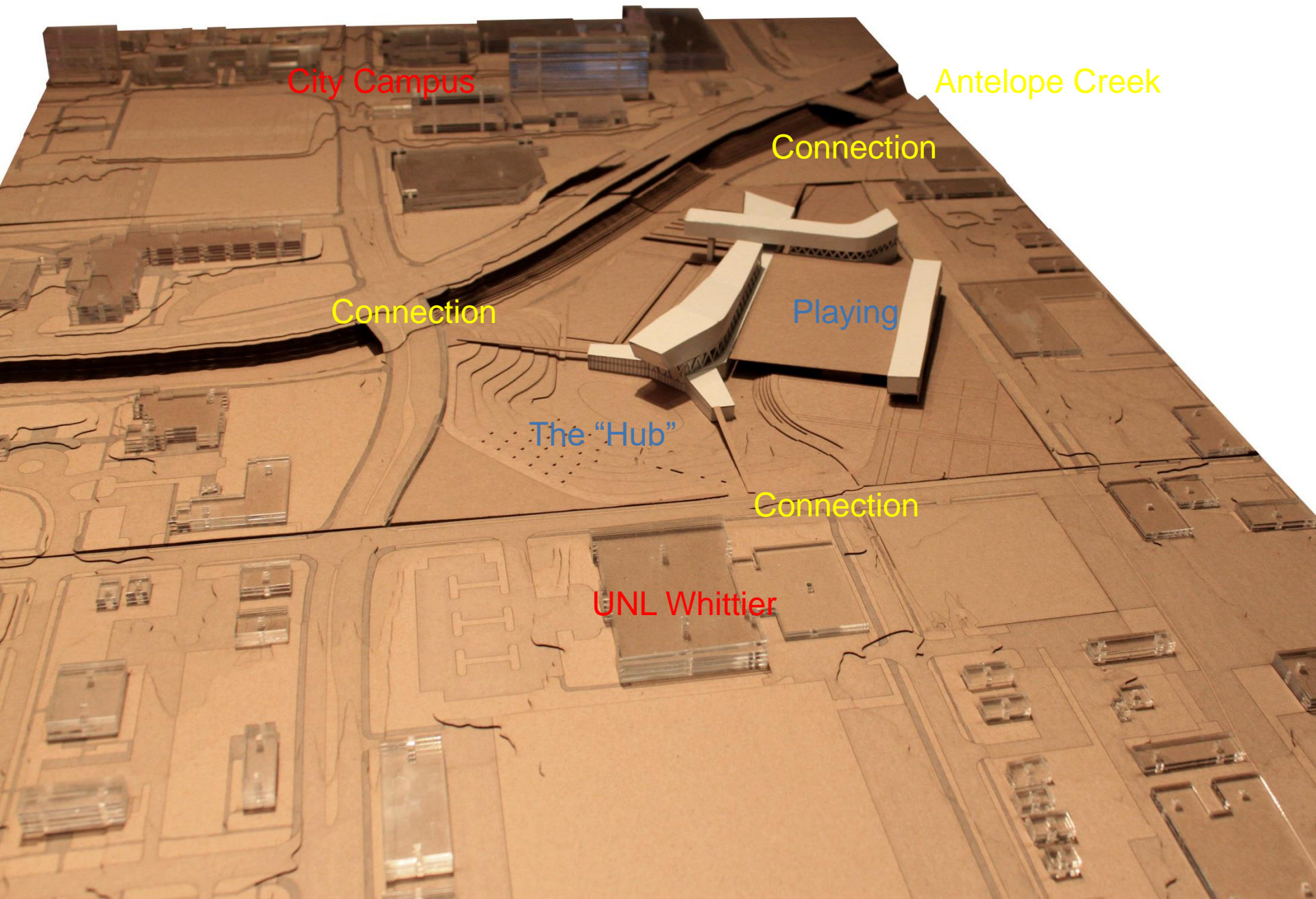
junction
the junction serves as a connector between clinical health through grid active, public, and passive health promoting elements.

community garden
terrace level at the heart of the site provides engaging spaces for community members to cultivate plants

sport courts
a variety of sports specific courts are available for activity

vine st





City Campus

Antelope Creek

Connection

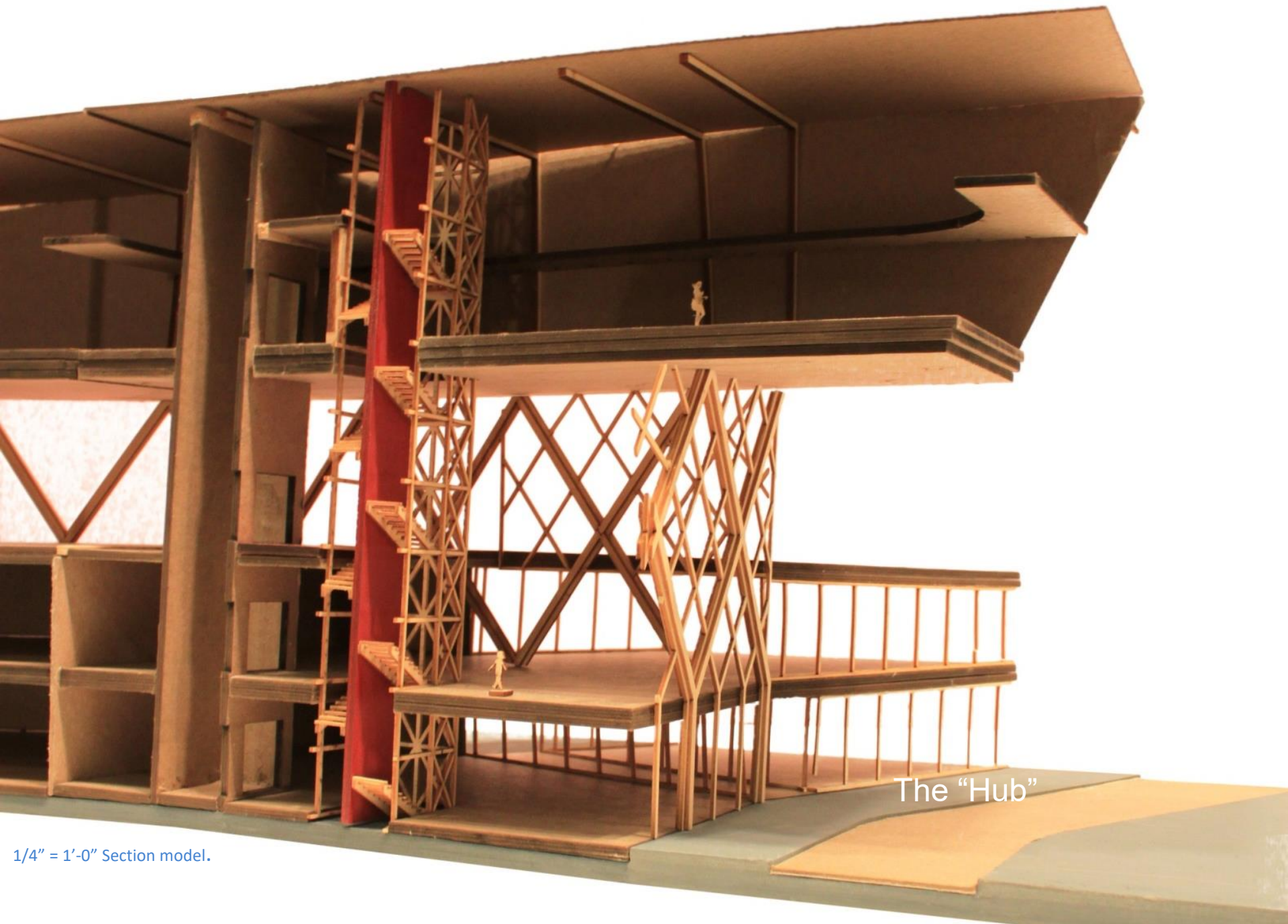
Connection

Playing

The "Hub"

Connection

UNL Whittier



The "Hub"

1/4" = 1'-0" Section model.

UDD PARTS

CDBG

HOME

Rental Assistance (ERA2)

Lead Hazard Control

Parking (Streets, events, garages)

Redevelopment Projects (TIF)

CDBG: \$2,490,303

ZERO % loan.

Payments or deferred payments.

HOME: \$1,820,277

First time home buyer grant and/or loan

Special community/neighborhood projects

Rental Assistance (ERA2): \$5,249,844 (2025)

Eviction assistance (two full time)

Lead Hazard Control: \$2,890,101

Grant through HUD. Children under 6. Remediation.

Parking (Streets, events, garages): \$15,380,422

Redevelopment Projects (TIF): \$150 million (current construction)

Lead Hazard Control (HUD): \$2,890,101

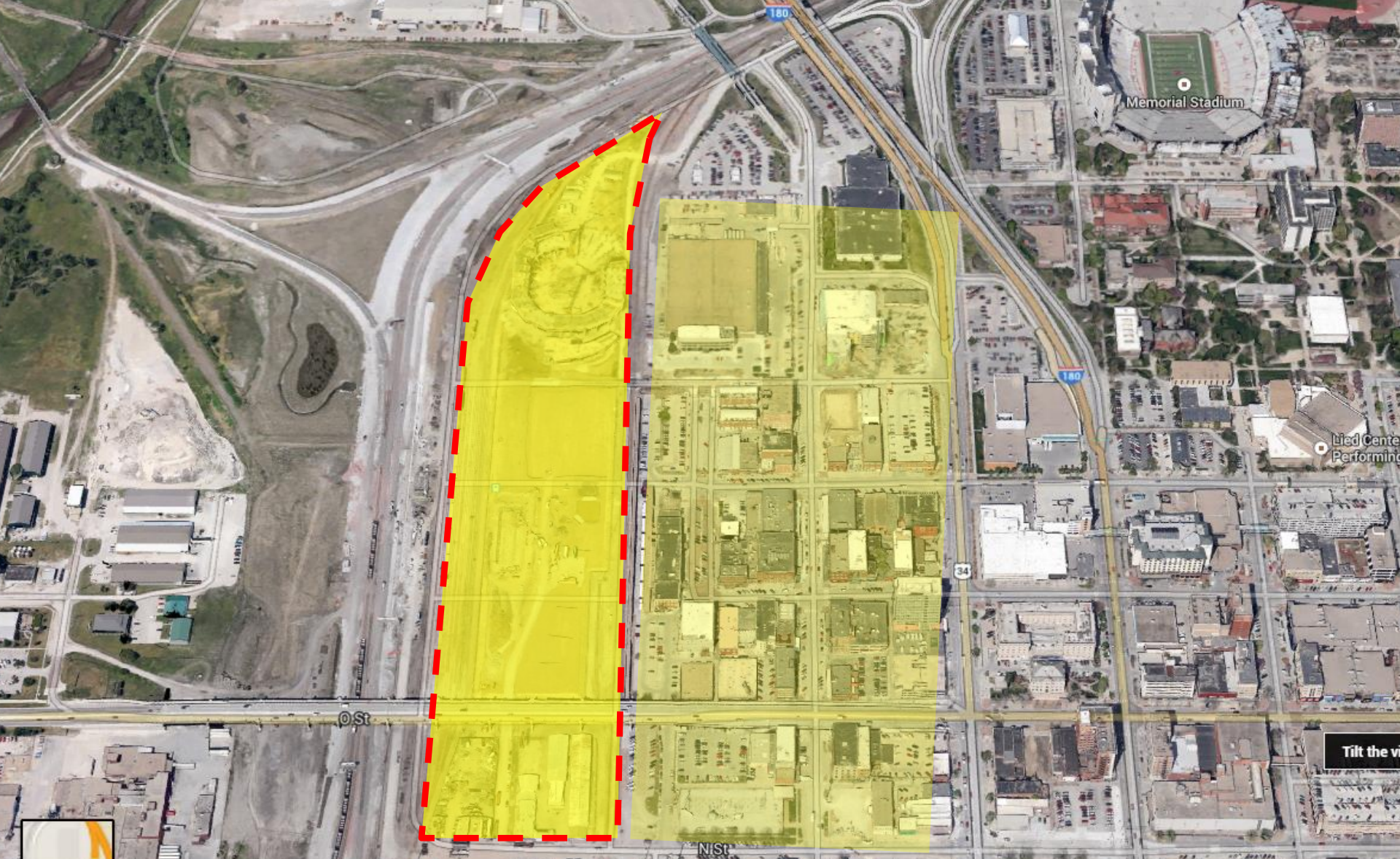
October 10, 2022 – Dec 29, 2023 Stats:

42 Living Units

\$1,098,465 total funding

Range: \$2,700 - \$68,599

Sample locations: 14th and B, 35th and St. Paul, A and 14th, N 56th, 28th and Garfield, 4th and F, 11th and Harrison, 30th and Vine, 18th and G, Stockwell, etc.



HISTORIC HAYMARKET DEVELOPMENT



WEST HAYMARKET – Q ST ENTRANCE BEFORE AND AFTER



COURTYARD BY MARRIOTT - BEFORE



COURTYARD BY MARRIOTT - AFTER



Existing Street Corner at N 8th St & Q St



HAYMARKET STREETScape - BEFORE



Proposed Street Corner at N 8th St & Q St



HAYMARKET STREETScape - AFTER



WEST HAYMARKET



WEST HAYMARKET (CIRCA 2008)



WEST HAYMARKET (CIRCA 2016)



ARENA - AFTER



THE CUBE AND ENTERTAINMENT DISTRICT



THE RAILYARD



HUDL HEADQUARTERS



OLSSON ASSOCIATES HEADQUARTERS – PHASE 1



OLSSON ASSOCIATES HEADQUARTERS – PHASE 2



LUMBERWORKS SITE (CIRCA 2008)



LUMBERWORKS GARAGE (CIRCA 2016)



CANOPY LOFTS (CIRCA 2018)

S 8th St

Lincoln, Nebraska

Street View - Jul 2013



SCHWARZ PAPER - BEFORE



SCHWARZ BUILDING - AFTER



LUMBERWORKS SUBSTATION - BEFORE



LUMBERWORKS SUBSTATION - DESIGN



LUMBERWORKS SUBSTATION - AFTER

RECENT/CURRENT WORK

ROSA PARKS WAY



10



HAYMARKET SOUTH

REVEALING
HAYMARKET
SOUTH

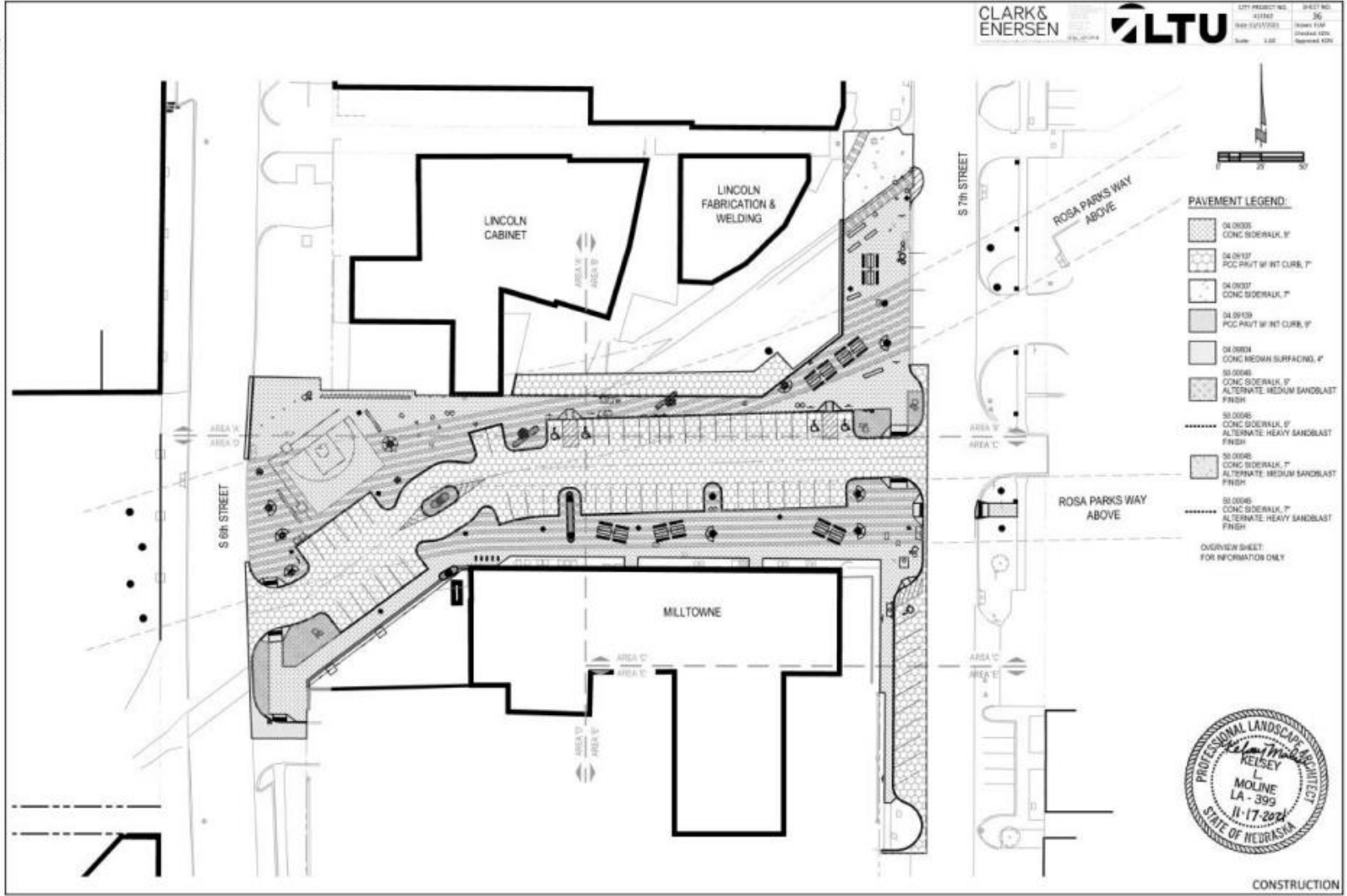
7TH STREET AND ROSA PARKS WAY PARKING LOT

USER:
 DWG#:
 DATE: 11/17/2021
 PROJECT: 2021
 SHEET: 36

CLARK & ENERSEN



CITY PROJECT NO.
 SHEET NO.
 SHEET 36
 DRAWING DATE
 11-17-2021



CONSTRUCTION

7TH STREET AND ROSA PARKS WAY PARKING LOT

FOOD TRUCK ZONE UNDER OVERPASS | LOOKING WEST

KEY MAP



48



HAYMARKET SOUTH

REVEALING
HAYMARKET
SOUTH

7TH STREET AND ROSA PARKS WAY PARKING LOT

245 AFFORDABLE UNITS (100%)



BVH
ARCHITECTURE

REGA
ENGINEERING
GROUP, INC.

lange STRUCTURAL
GROUP

eti.

THE ANNEX
GROUP

UNION AT ANTELOPE VALLEY
SOUTHEAST CORNER

SCHEMATIC DESIGN
JAN. 3, 2022
14

UNION AT ANTELOPE VALLEY

172 AFFORDABLE UNITS (100%)



Central at South Haymarket (10th and N)

Wall Detail on 10th St - Pedestrian View



Central at South Haymarket (10th and N)

Approaching Main Entry - Pedestrian View



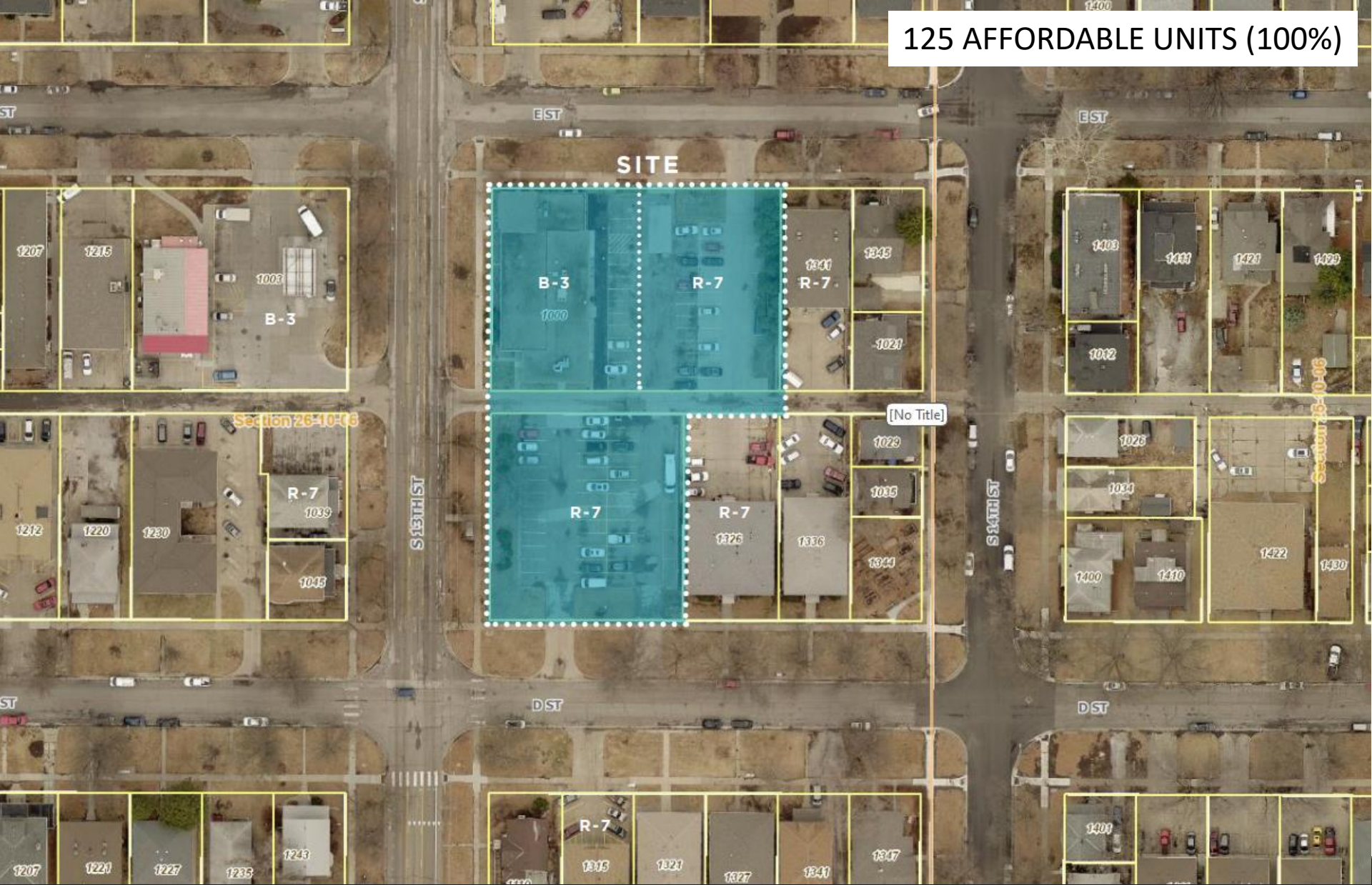
Central at South Haymarket (10th and N)

Main Entry - Pedestrian View

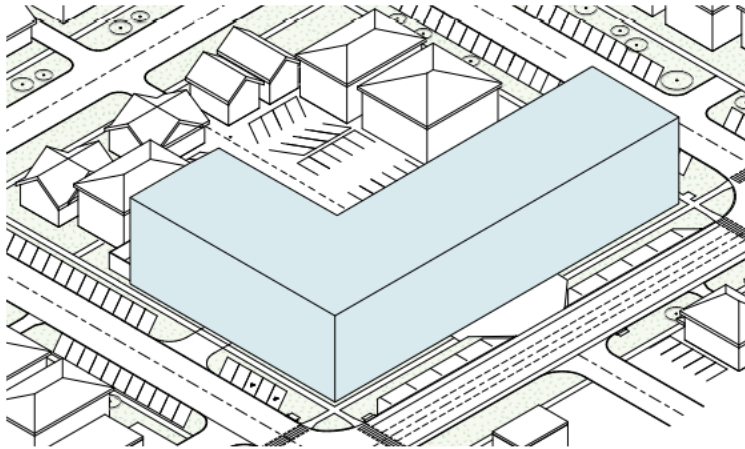


Central at South Haymarket (10th and N)

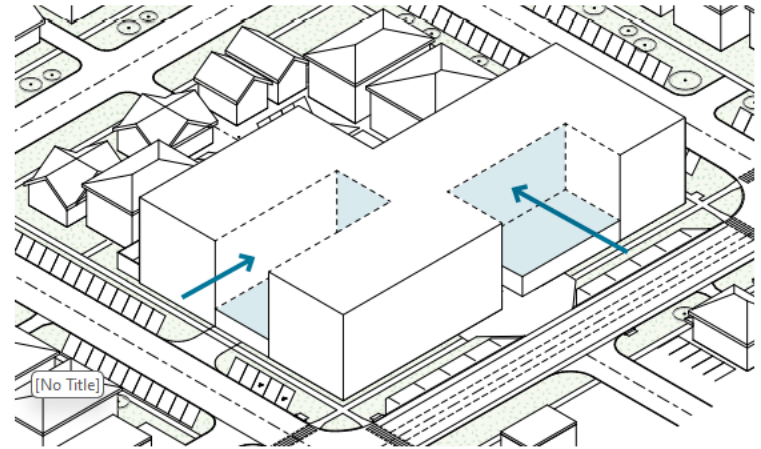
125 AFFORDABLE UNITS (100%)



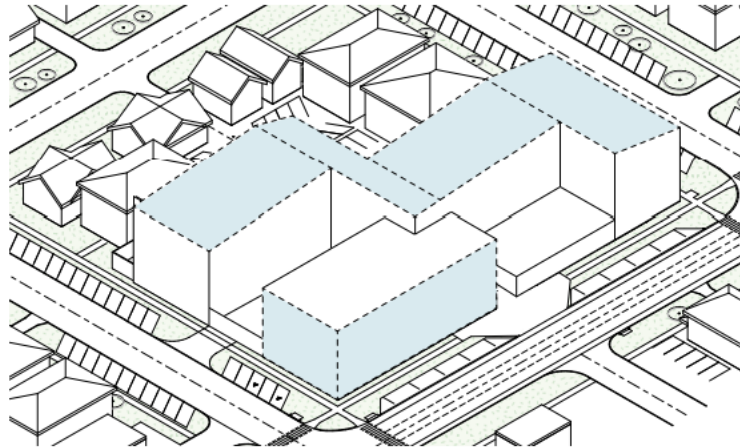
Center Terrace Redevelopment



A | Program Mass



B | Massing adjustments for Neighborhood scale and Public Amenities



C | Form relating to context

Center Terrace Redevelopment



Northwest Corner View

Center Terrace Redevelopment



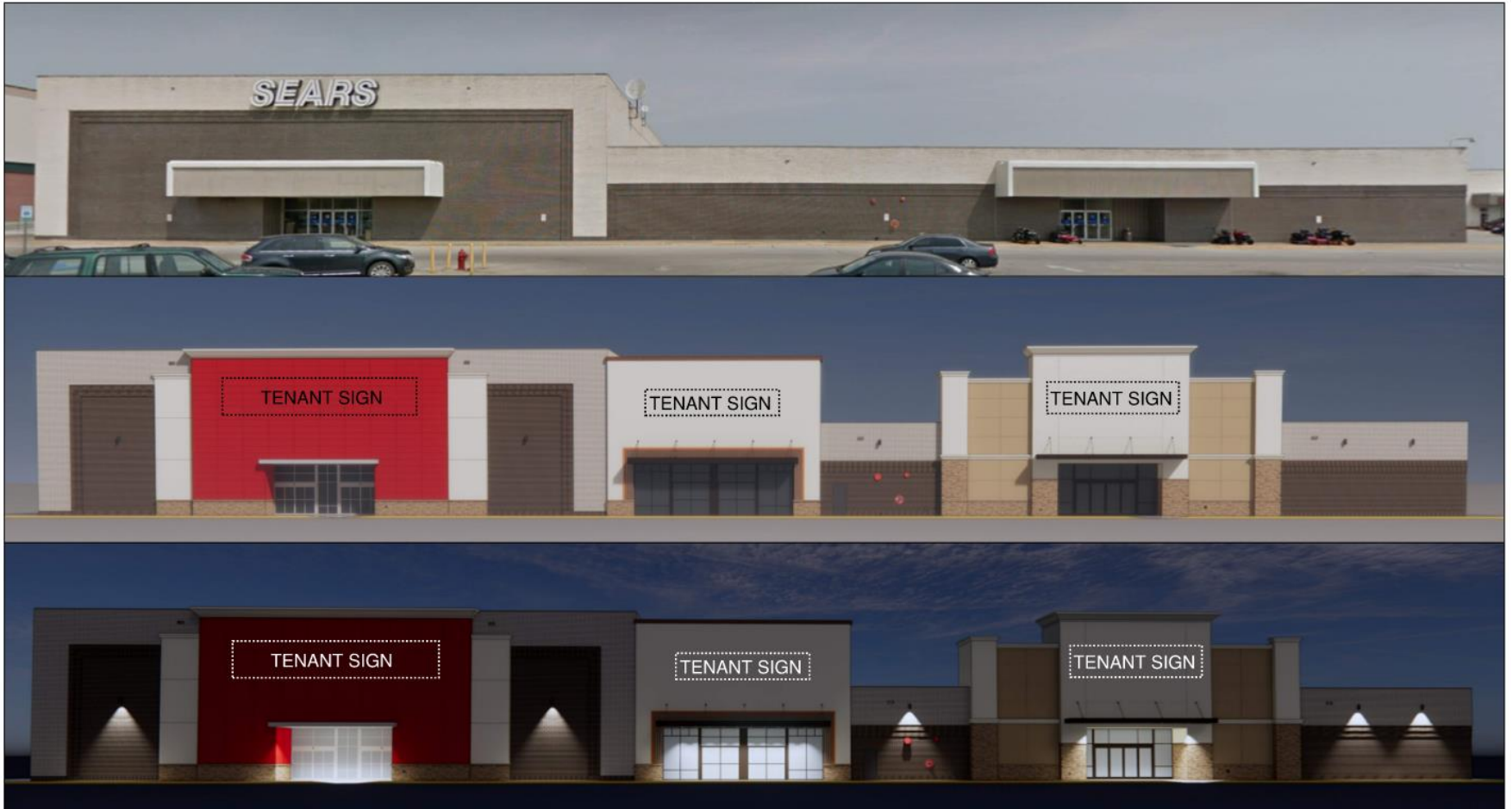
Mid Block Perspective View

Center Terrace Redevelopment



Shops at Lincoln – Redevelopment of Sears

Proposed Exterior Images:

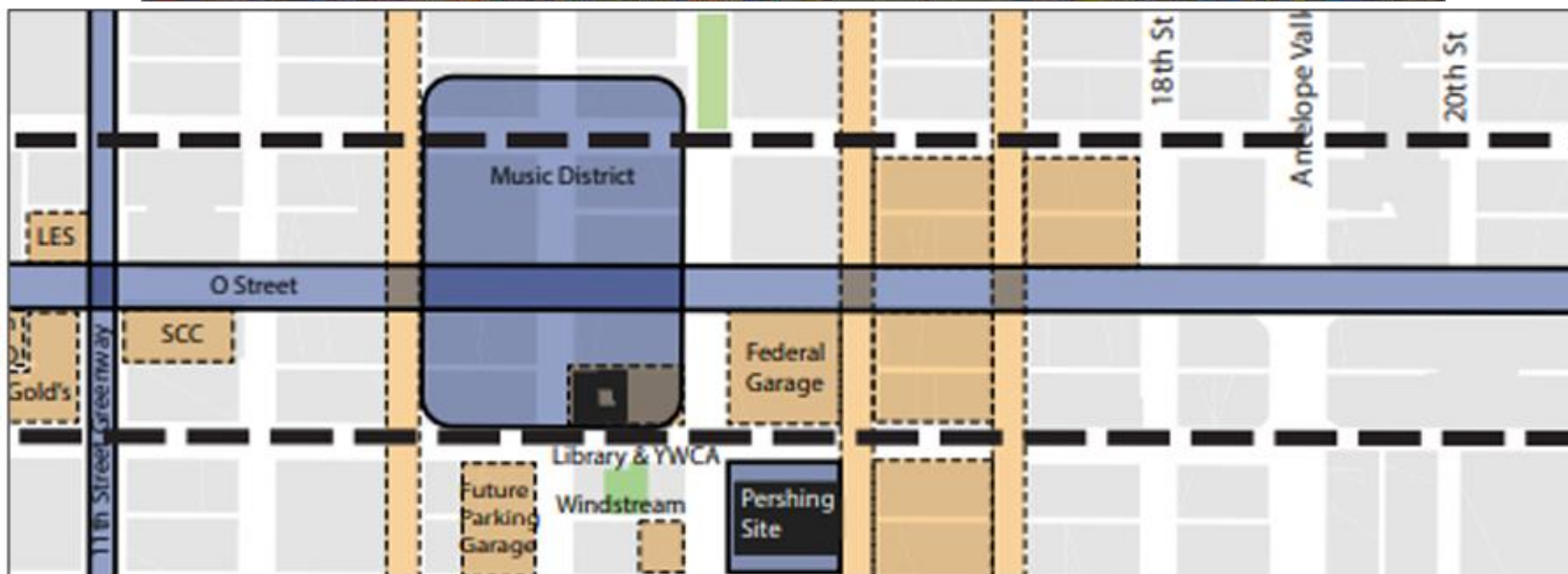


Shops At Lincoln view from "O" Street

Shops at Lincoln – Redevelopment of Sears



ENHANCE THE FRONT DOOR TO DOWNTOWN – DOWNTOWN CORRIDORS



ENHANCE THE MUSIC DISTRICT



ENHANCE THE MUSIC DISTRICT



olsson studio

ENHANCE THE MUSIC DISTRICT



olsson studio

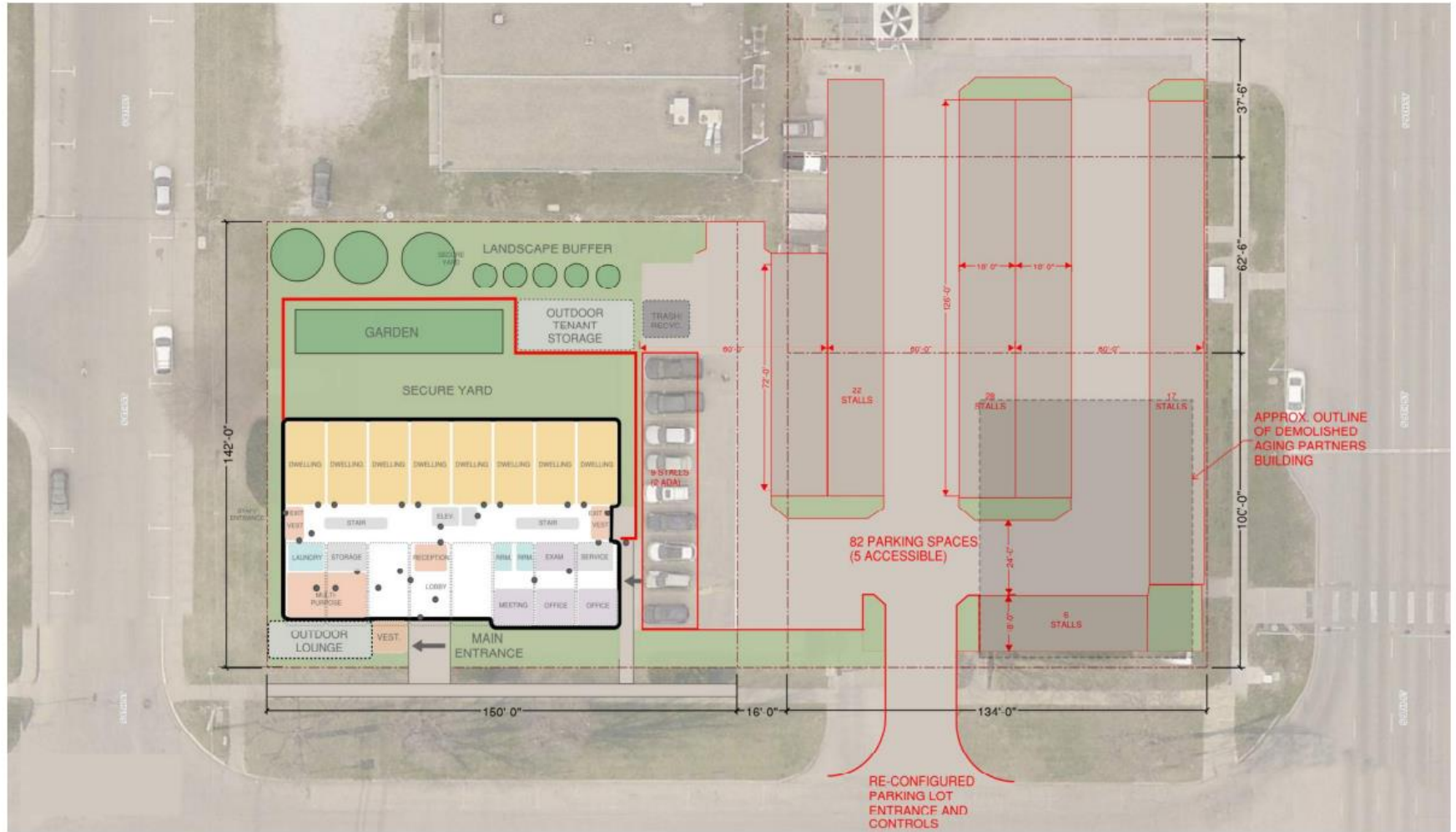
ENHANCE THE MUSIC DISTRICT



olsson studio

ENHANCE THE MUSIC DISTRICT

Site Plan



Permanent Supportive Housing

Online Payments

GIS and Maps

Search. F

Search

Home / City Information / Resilient Lincoln / **Heat Pump Incentives**

Heat Pump Incentives

Lincoln homeowners are now eligible for a \$1,000 City of Lincoln-funded incentive toward the purchase of an air source heat pump. Eligible low-income residents who apply will receive \$3,000 in City funds. Both may be combined with an \$800 incentive from the Lincoln Electric System (LES) Sustainable Energy Program. Funds are available on a first-come, first-served basis through **August 31, 2024**, or until funds are expended, whichever comes first.

The best way to heat your home in the winter and cool your home in the summer is with a heat pump. Electric heat pumps are more energy efficient than other heating and cooling systems and keep your home comfortable year-round. The City of Lincoln is proud to help our community save on heating and cooling costs, enjoy cleaner indoor air quality, and reduce greenhouse gas emissions.

Who is eligible:



HEAT PUMP INCENTIVES (\$3,000)

Neighborhood Demographic Explorer (2020 Census)

Minority Predominance
No category selected

Hispanic Predominance
No category selected



- Pop <18
- Pop 18-24
- Pop 25-34
- Pop 35-64
- Pop 65+
- Other

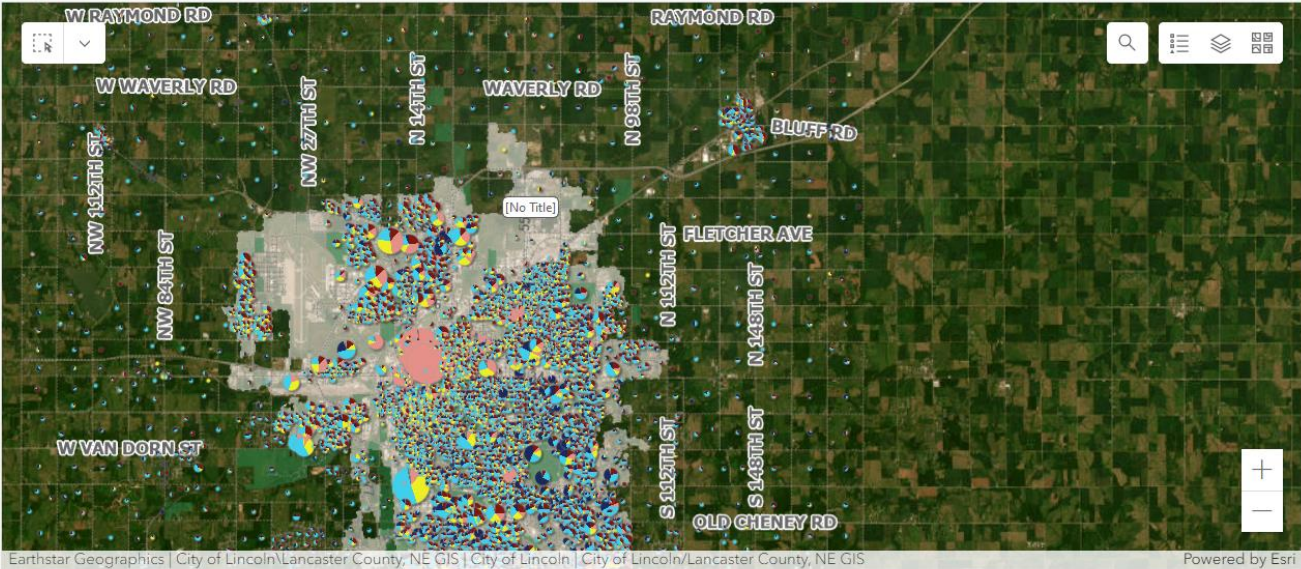
Sum of categories

- > 1,633
- 1,200
- 800
- 400

User Guide:

#1: To the left is the map legend. It shows the broad age breakdown for each census block. Each census block outline will appear in blue as you zoom in. In addition, the size of the pie chart changes in proportion to the number of people living in a block.

#2: To the far left edge, there is a slide out with a green background that lets you broadly select communities in the county or select sub-areas in the neighborhood selector beneath it. Please note that some census blocks belong to multiple active areas. For example 'College View' shares its blocks with other groups such as 'Eden Park' and 'South 48th Street'. When filtering out select blocks please select all blocks that have your target



Population Totals by Broad Age Divisions

Community Area - Broa...	Total Population	<18	18-24	25-34	35-64	65+
Hickman	2,607	945	134	335	941	252
High Ridge/Cushman	169	42	9	9	67	42
Hitching Post Hills	63	17	7	3	33	3
Lincoln	291,149	65,463	40,694	43,673	99,330	41,989
Malcolm	390	134	22	41	133	60
	322,608	74,003	42,579	46,285	112,479	47,262

322,608
Population (Selected)

64,170
Racial Minority

25,844
Hispanic

Neighborhood Demographic Explorer