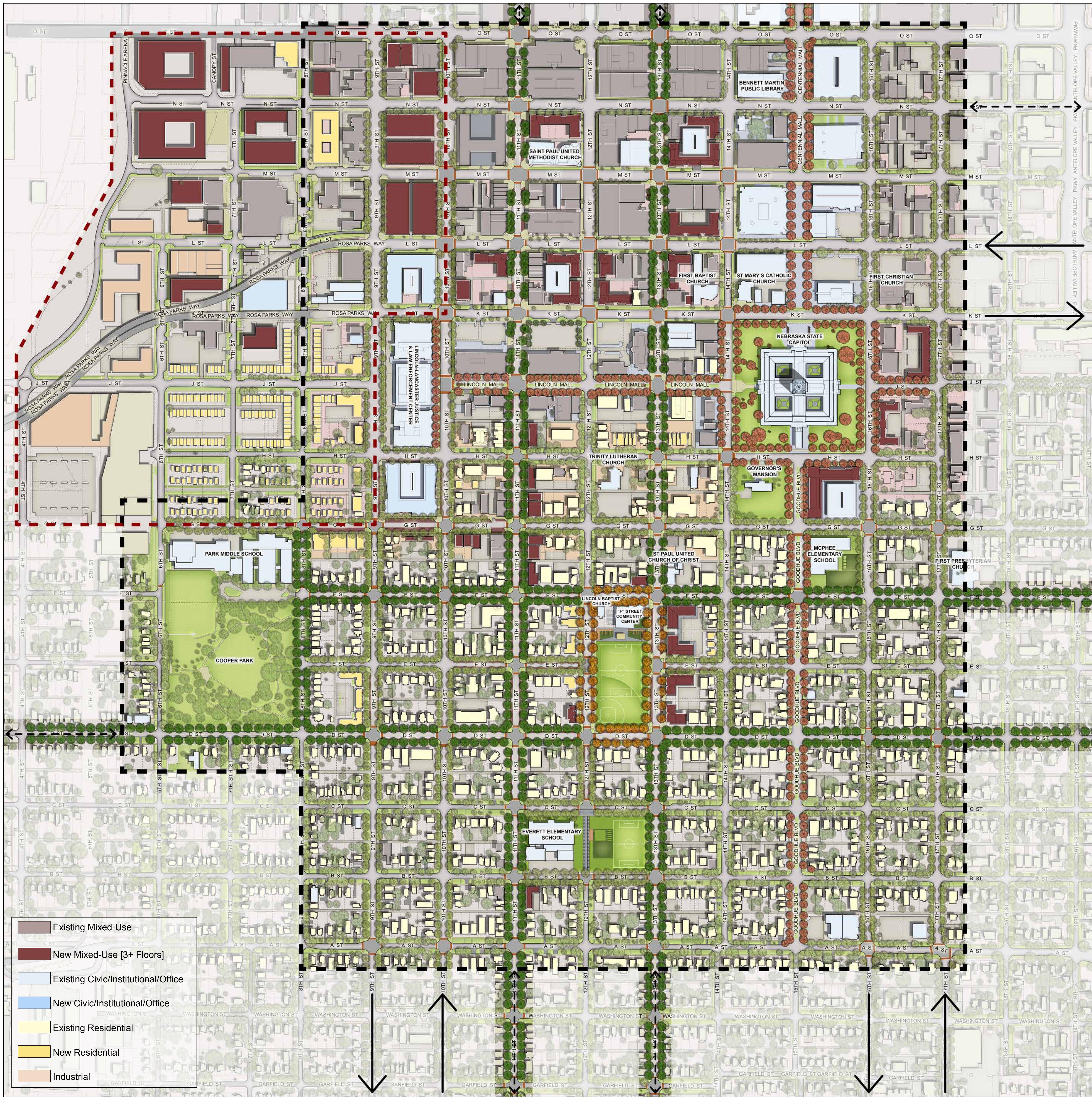


SOUTH OF DOWNTOWN REVITALIZATION PLAN - SEPTEMBER 2016

H3 STUDIO PROJECT TEAM
H3 STUDIO | DEVELOPMENT STRATEGIES | SINCLAIR HILL ARCHITECTS

VISION

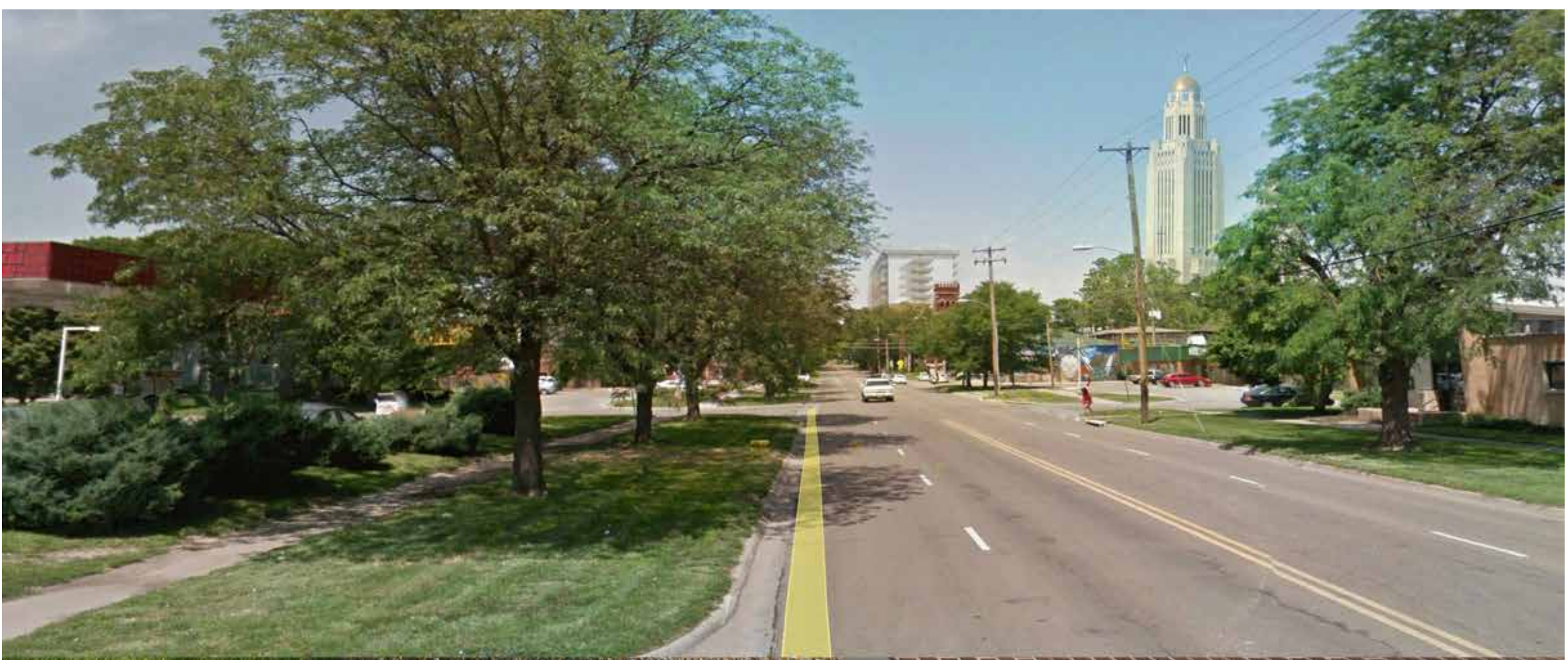
Build upon Lincoln's downtown, Capital District, and the neighborhoods' south of downtown rich history, diversity, sense of community, and continuing revitalization to grow the South of Downtown into a healthy, multicultural, caring community, and a place that sustains prosperity and opportunity for ALL!



Before | F Street Community Center



After | Expanded F Street Community Center



BEFORE



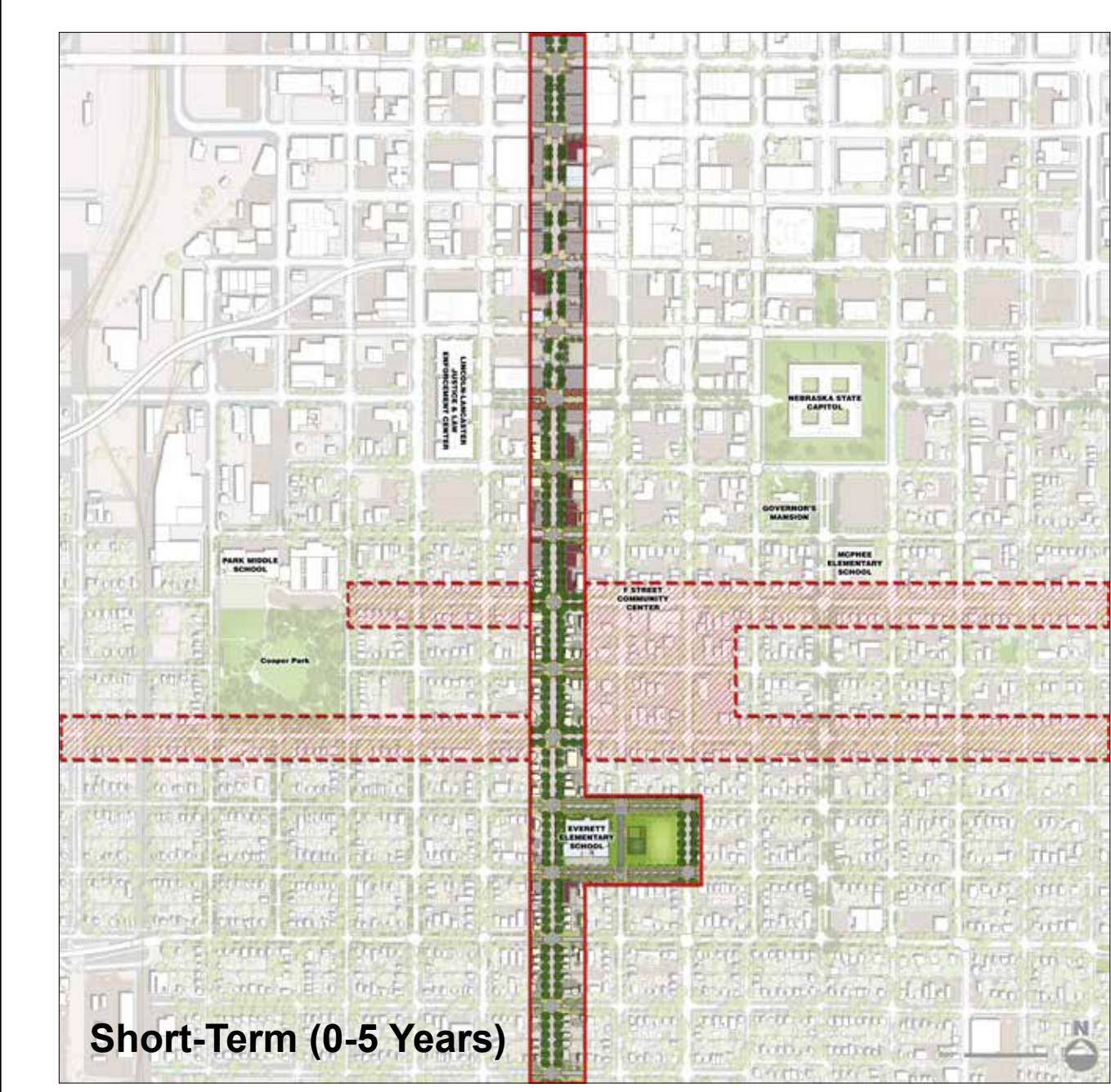
F STREET COMMUNITY CENTER EXPANSION RENDERING | DAILY USE



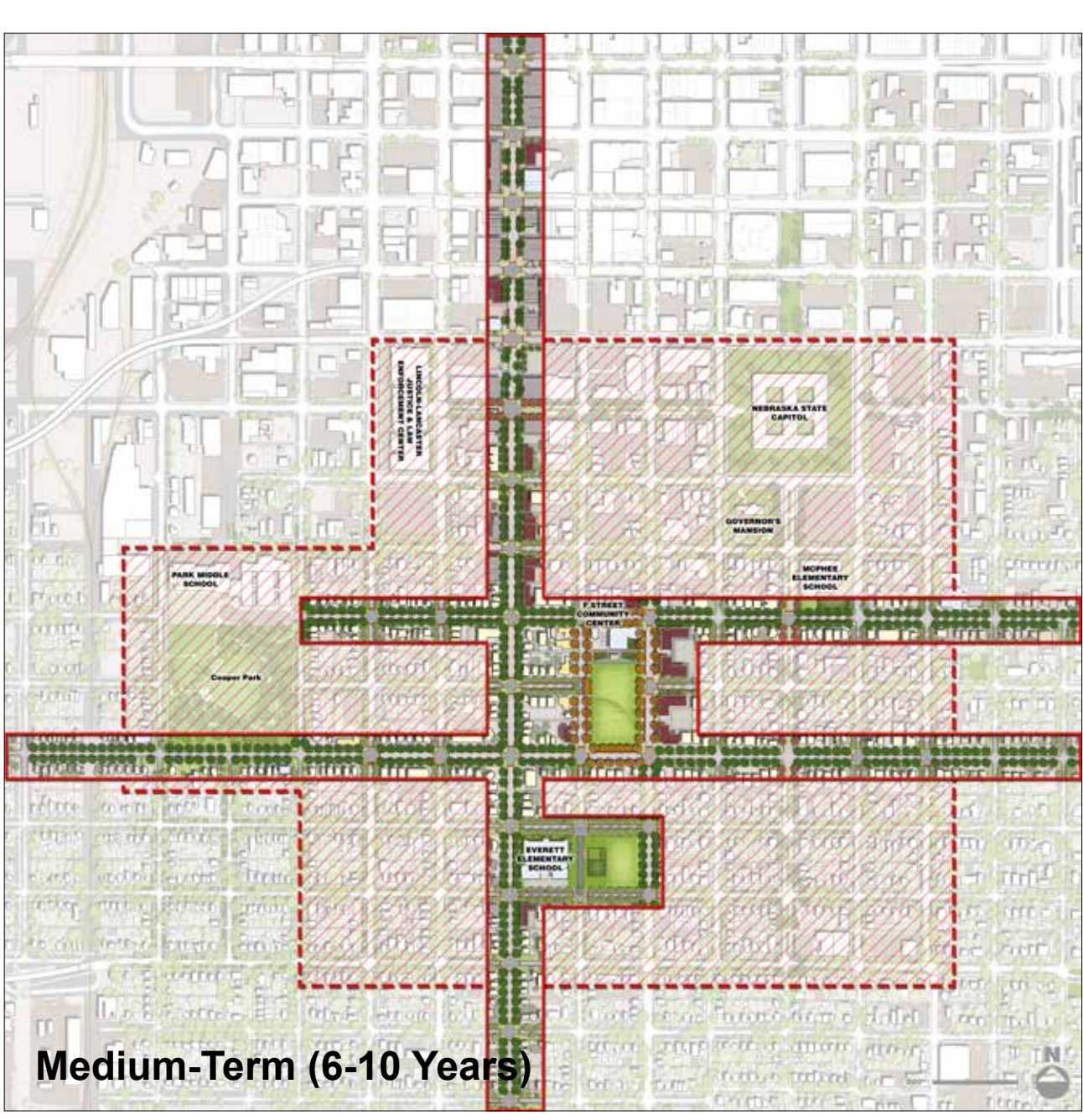
F STREET COMMUNITY CENTER EXPANSION RENDERING | INFRASTRUCTURE



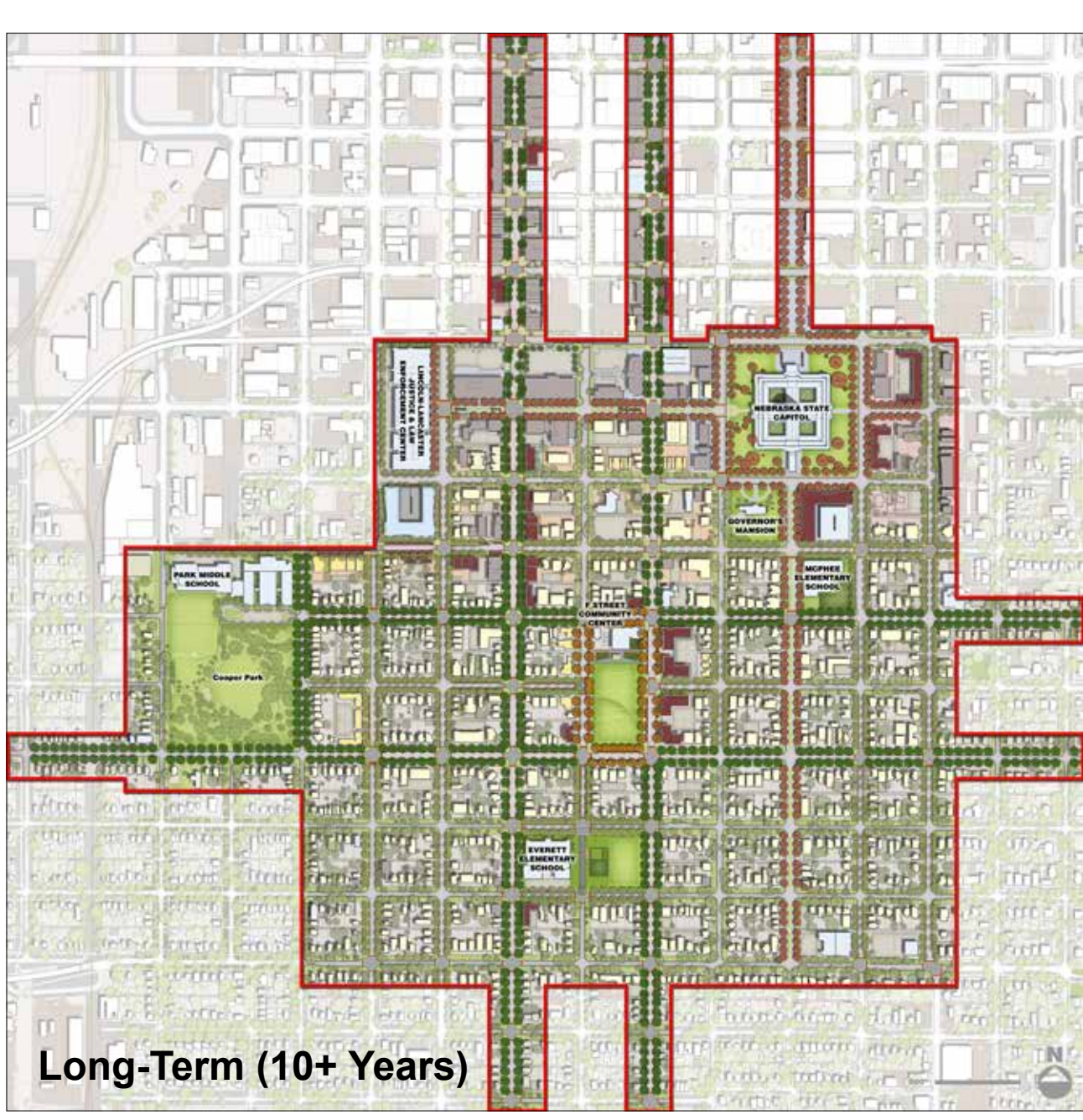
F STREET COMMUNITY CENTER EXPANSION RENDERING | SPECIAL EVENT STREET CLOSURE FOR FESTIVAL



Short-Term (0-5 Years)



Medium-Term (6-10 Years)



Long-Term (10+ Years)



Concurrent & Ongoing Development

IMPLEMENTATION PLAN

[Note] The maps and images depict potential projects and area improvements based upon community needs and aspirations.

SOUTH OF DOWNTOWN REVITALIZATION PLAN - SEPTEMBER 2016

GOALS

ESTABLISH A PROFESSIONALLY MANAGED COMMUNITY DEVELOPMENT ORGANIZATION (CDO) for the South of Downtown project area to implement the Revitalization Plan with ongoing community engagement, discussion and input, and to develop long-term and sustainable community empowerment and leadership.	CONTINUE AND EXPAND THE IMPACT OF EXISTING COMMUNITY PROGRAMS centered on safety, health, social services, arts, education, and recreation through the Community Learning Centers (CLCs); the F Street Community Center; and the religious, art and other nonprofit organizations to increase community health, wellness, and inclusion.	PROMOTE UPWARD MOBILITY THROUGH EDUCATION, JOB SKILLS TRAINING, AND WORKFORCE DEVELOPMENT to ensure all residents and families have the potential for increased economic prosperity and to remain in a supportive, mixed-income, and opportunity-rich neighborhood.	PROMOTE A DIVERSITY OF NEW CONTEXTUAL HOUSING TYPES AND AFFORDABILITY & RETAIN EXISTING HIGH-QUALITY HOUSING to increase housing choices, prevent displacement, allow future housing growth, and attract a diversity of residents for an equitable and inclusive community.	BUILD VIBRANT MIXED-USE DISTRICTS & NEIGHBORHOOD CENTERS to provide necessary retail, entertainment, and recreational services for residents, employees, and visitors to ensure a diverse, multi-generational and complete neighborhood that supports active, healthy, and independent lifestyle choices.
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RECOMMENDATIONS

- **DEVELOP A COMMUNITY DEVELOPMENT ORGANIZATION (CDO)** with the purpose of supporting the neighborhood’s goals by prioritizing and implementing selected programs and projects from the Revitalization Plan.
- **CREATE AN OPERATIONAL ALIGNMENT** with the Near South Neighborhood Association; the Everett Neighborhood Association; the Downtown Lincoln Association; the South Salt Creek Neighborhood Association; and other adjacent jurisdictional, operational, and community organizations.
- **DEVELOP LONG-TERM STRATEGIC AND ACCOUNTABLE PARTNERSHIPS** with local nonprofits and community and neighborhood service organizations to implement the Revitalization Plan.
- **UTILIZE EXISTING FINANCIAL PROGRAMS** to implement the Revitalization Plan, including: affordable housing programs (LIHTC, HOME, NAHTF, and CDBG) and existing workforce and economic development programs.
- **INVESTIGATE THE OPPORTUNITY TO DEVELOP NEW NEIGHBORHOOD-WIDE FINANCIAL INCENTIVE PROGRAMS** including a Special Assessment District, Tax Incremental Financing, and other similar programs.
- **EXPLORE STATE AND LOCAL LEGISLATION TO ALLOW MORE FLEXIBILITY IN THE CREATION OF NEIGHBORHOOD-LEVEL FINANCING DISTRICTS** to facilitate reinvestment in the existing housing stock, new affordable housing development, economic development and growth, and investment in the public realm. In addition, consider legislation to allow for the issuance of Social Impact Bonds (SIB) to support community development initiatives.
- **LEVERAGE EXISTING PHILANTHROPIC FUNDING AND RESOURCES TO SUPPORT COMMUNITY DEVELOPMENT INITIATIVES** and explore partnerships with leading national philanthropic foundations and organizations that have built a legacy of community redevelopment and entrepreneurship.

RECOMMENDATIONS

- **IN THE PLANNING AND OPERATION OF A NEW DOWNTOWN LIBRARY,** ensure that it serves as the South of Downtown areas neighborhood library, with educational classes, Maker Spaces and innovative technology, expanded children’s areas and services, meeting spaces, and a lifetime learning hub to link people to language, learning, and technology support services.
- **EXPAND THE SUPPORT OF STUDENTS AND FAMILIES TO THE ENTIRE NEIGHBORHOOD THROUGH THE COMMUNITY LEARNING CENTERS (CLCs)** at the Lincoln Public Schools plus add a focus on early childhood care and education, home visits, and after-school and summer academic camps.
- **INCREASE THE COMMUNITY PROGRAMS AT THE F STREET COMMUNITY CENTER** with childcare services; a health clinic; Senior and Kids Citizen Active Living Programs; and a community service hub and portal to link the members to available community social services and to provide immigrant-focused social, economic, and job opportunity services.
- **BUILD UPON THE EXISTING COMMUNITY GARDENS** to create a community-supported agricultural program and healthy living program.
- **IMPROVE THE HEALTH AND WELLNESS OF RESIDENTS THROUGH THE PROVISION OF A NEIGHBORHOOD HEALTH CLINIC** and increased transportation services to regional health facilities.
- **IMPROVE ACTUAL AND PERCEIVED SAFETY THROUGH AN INCREASED PRESENCE OF POLICE AND COMMUNITY SAFETY** officers, a Community Safety Task Force, a Silent Complaint System and Hot Line, and the use of Crime Prevention through Environmental Design (CPTED) approach to physical improvements in the project area.
- **DEVELOP A “NEIGHBORHOOD GREENING & BEAUTIFICATION” VOLUNTEER PROGRAM** in conjunction with the Lincoln Parks Foundation; Lincoln Public Schools; and Lincoln Parks and Recreation Department to assist with maintenance of parks, boulevards, school yards, community gardens, and other neighborhood public spaces, supporting local artists, and creating live/work artist spaces.
- **INCREASE THE NUMBER AND TYPE OF COMMUNITY AND ART FESTIVALS, MARKET GARDENS, AND ANNUAL CELEBRATIONS** with the potential to locate the festivals along 11th Street & G Street and/or 13th Street at the expanded F Street Community Center.

RECOMMENDATIONS

- **BUILD AN EFFECTIVE REGION-WIDE WORKFORCE DEVELOPMENT ECOSYSTEM** by utilizing existing strategic partnerships to match job training, skills development, and educational programs at the neighborhood level with the identified regional demands.
- **LINK IDENTIFIED CURRENT AND FUTURE JOB AND BUSINESS OPPORTUNITIES IN THE REGION WITH THE RESIDENTS IN THE NEIGHBORHOOD** by creating neighborhood hubs/ portals in the CLCs, the Library, government offices, the University, and the F Street Recreational Center to access career counseling and education programs, job placement services, small business programs, and immigrant-focused support services.
- **AUGMENT AND CUSTOMIZE THE AMERICAN JOB CENTER BY PROVIDING AN AREA SPECIFIC WORKFORCE DEVELOPMENT OFFICER** to assist with connecting the unemployed to jobs, providing career counseling, and hands-on skill building.
- **DEVELOP A YOUTH CAREER- AND JOB-READY, MENTORSHIP AND WORK PLACEMENT PROGRAM** for low-income youth that allows participants to obtain their GEDs or high school diplomas while learning job skills and linking participants to potential employers.
- **USE THE LINCOLN FIBER TO HOME PROGRAM TO CREATE A SMART NEIGHBORHOOD** with the necessary hard and soft infrastructure, and community support programs to ensure equitable access to relevant educational, community, workforce, and health-related resources.
- **CREATE NEIGHBORHOOD INNOVATION HUBS, MAKER SPACES, AND COMMON SPACES** in conjunction with the Lincoln Public Schools, the University, and Public Library to foster neighborhood businesses, and creative and art enterprises.
- **SUPPORT EXISTING LOCAL NEIGHBORHOOD BUSINESSES AND DEVELOP NEW “START-UP” BUSINESSES** through a business incubator with microlending and small business assistance programs.
- **IMPROVE TRANSIT SERVICE AND COMPLETE STREETS TO THE NEIGHBORHOOD THAT LINKS THE RESIDENTIAL AREAS TO KEY REGIONAL JOBS CENTERS,** and in particular, to the immediate jobs in Downtown, the Haymarket District, and the University.

RECOMMENDATIONS

- **DEVELOP A DETAILED BLOCK BY BLOCK HOUSING AND PARKING PLAN** with the community to identify lots that can support new development, need maintenance, and/or provide opportunities for preservation.
- **PROMOTE OWNER OCCUPANCY OF SINGLE FAMILY HOMES AND SUPPORT THE LONG-TERM RENTERS** to further stabilize the area.
- **PRESERVE THE AFFORDABILITY, SAFETY, AND HABITABILITY** of the existing high-quality neighborhood contextual housing stock by ensuring all properties meet or exceed the City’s maintenance and building codes.
- **DEVELOP A STRATEGIC APPROACH TO PRESERVATION OF HIGH-QUALITY HISTORIC PROPERTIES** through creating new and improved preservation tools and financial and use programs, in particular for the large single family homes.
- **ENSURE THAT NEW HOUSING PRODUCTION IS DIVERSE, CONTEXT SENSITIVE, SUSTAINABLE, AND AFFORDABLE** to ensure it is aligned with the City’s and neighborhood’s changing demographics including smaller households, increasing number of seniors, new immigrant families. Promote homeless, senior, supportive, and accessible housing.
- **EXPAND FUNDING SOURCES FOR AFFORDABLE HOUSING** and consider developing an incentive program to encourage landlords to retain affordability prior to rate increases within the project area and to complete energy retrofits in mid-size and small buildings to preserve affordability.
- **CONSIDER DEVELOPING A FORM-BASED CODE FOR THE AREA** to align the Revitalization Plan with city codes, land-use and development plans, and to detail the development / preservation opportunities, adjust the parking requirements, and streamline the development review process.

RECOMMENDATIONS

- **EXPAND THE DEVELOPMENT OF THE DOWNTOWN AREA AND THE SOUTH HAYMARKET DISTRICT** with adjacent mixed-use development and an increase in the diversity of housing types and affordability.
- **EXPAND THE VIBRANCY OF DOWNTOWN** by ensuring all new development north of Lincoln Mall has ground floor commercial / retail with a focus on creating great retail streets along 11th, 13th and G, L, M, N, and O Streets.
- **FOSTER THE ONGOING DEVELOPMENT AND BEAUTIFICATION OF ADJACENT PORTIONS OF THE CAPITOL ENVIRONS DISTRICT (LINCOLN MALL AND GOODHUE BOULEVARD)** with civic buildings and mixed-use development, supported with well-landscaped boulevards, plazas, and parks.
- **IMPROVE THE RESIDENTIAL NEIGHBORHOOD SOUTH OF G STREET** through preserving high-quality historic housing and infilling as needed with a diversity of housing types and affordability.
- **IMPROVE THE INTERCONNECTION OF THE NEIGHBORHOODS WITH DOWNTOWN, THE UNIVERSITY, AND ADJACENT RECREATIONAL/ ENTERTAINMENT AMENITIES ALONG COMPLETE STREET CORRIDORS** of 11th and 13th Streets and A, D, F, and G Streets.
- **MAINTAIN THE ONE-WAY PAIR SYSTEM OF 9TH/10TH AND 16TH/17TH STREETS** and provide safe pedestrian crossing points at key intersections and a flexible parking strategy.
- **EXPAND THE OUTDOOR RECREATIONAL, EDUCATIONAL, AND COMMUNITY PROGRAM OPPORTUNITIES AT THE F STREET COMMUNITY CENTER** by developing a multipurpose, programmed active recreational field, playground, community gardens, and community gathering space.
- **DEVELOP A GREAT STREETS AND PUBLIC PLACES PROGRAM** to maintain and improve walkability and pedestrian safety, bikeability, upgrade street lighting, improve alleys and street pavement, and the provision of green infrastructure, landscaping and street tree reforestation.
- **MAINTAIN AND IMPROVE THE FACILITIES AND LANDSCAPES IN COOPER PARK** to offer increased community gathering amenities and multicultural and intergenerational programming.
- **IMPROVE TRANSIT SERVICE WITHIN THE PROJECT AREA AND PROVIDE EFFECTIVE CONNECTIONS** to Downtown, University of Nebraska-Lincoln, adjacent recreational amenities, regional job centers, and health care facilities.
- **DEVELOP A PARKING STRATEGY** to ensure that the residential neighborhood is not being overburdened with downtown parking spill over, especially when the state government is in session.
- **IMPROVE THE RESIDENTIAL NEIGHBORHOOD** by providing mixed-use neighborhood service areas at 11th/G Streets, 14th/B Streets, and 11th/B Streets.