D

PLANNING PROCESS DOCUMENTATION BOOK 01

(Reference Document)

SOUTH OF DOWNTOWN REVITALIZATION PLAN

FOR LINCOLN, NEBRASKA

PRE-CHARRETTE | DOCUMENTATION BOOK 1

Prepared by H3 Studio

for the

LINCOLN COMMUNITY FOUNDATION

Acknowledgements

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Timothy Breihan A.AIA | Principal

Jovanni Carter- Davis | Urban Designer

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01
BASEMAPS

TASK 1.1A CREATE BASEMAPS | REVIEW DOCUMENTS
DELIVERABLES: BASEMAPS, PRESENTATION SLIDES (IN MEETINGS)

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Basemaps

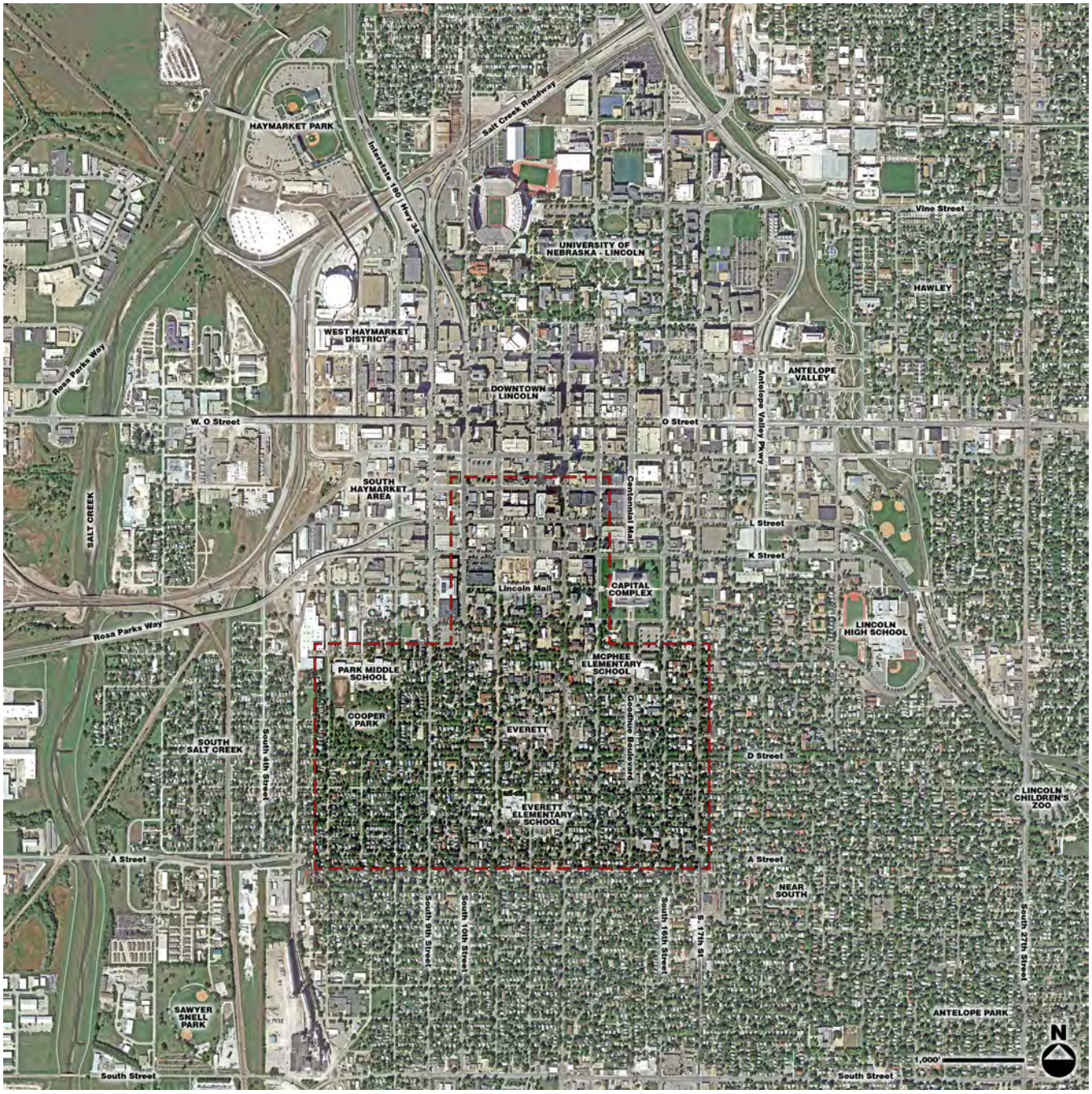
Aerial Context

Aerial Neighborhood

Base Map Neighborhood

Section Location

Sections



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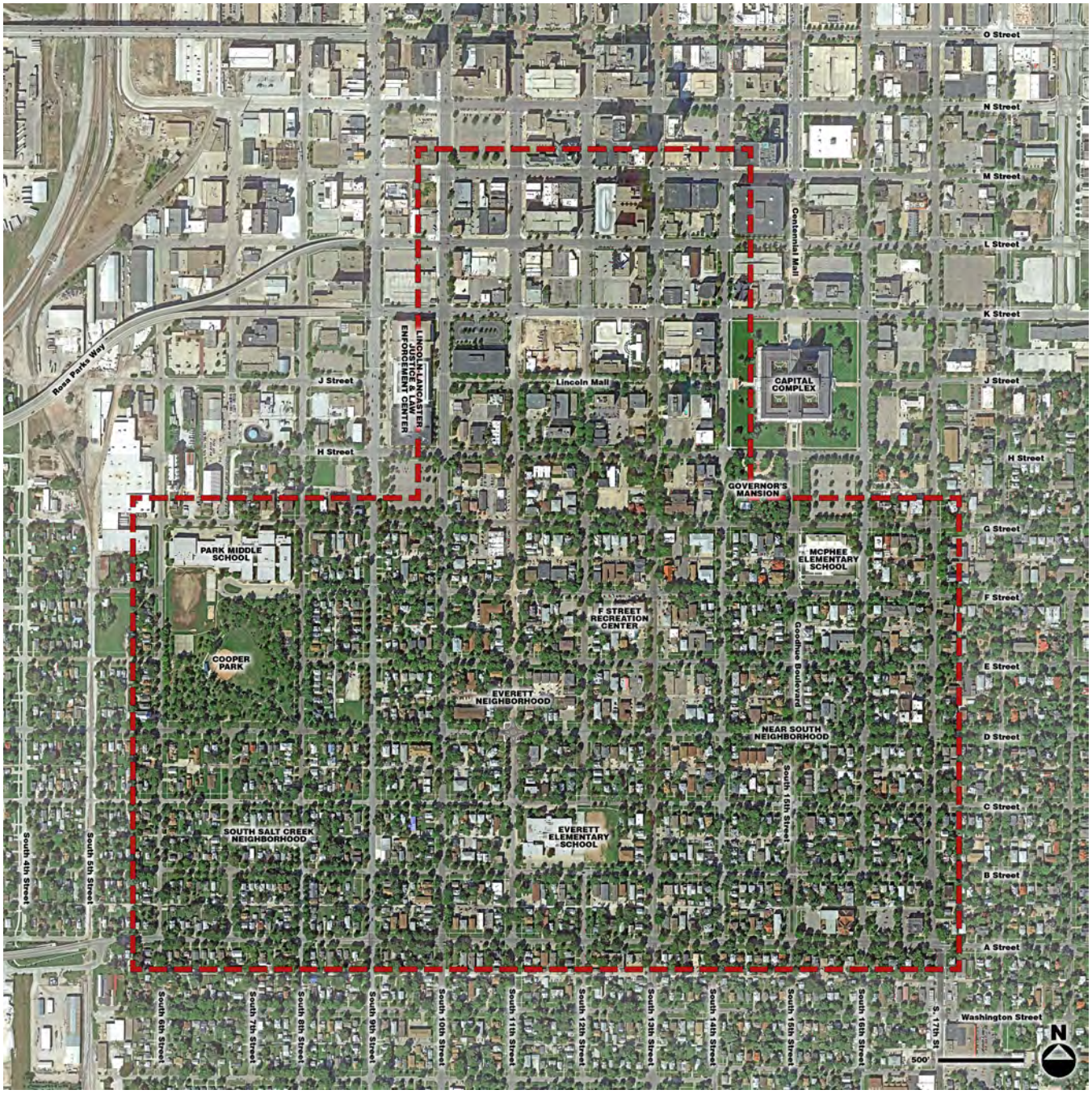

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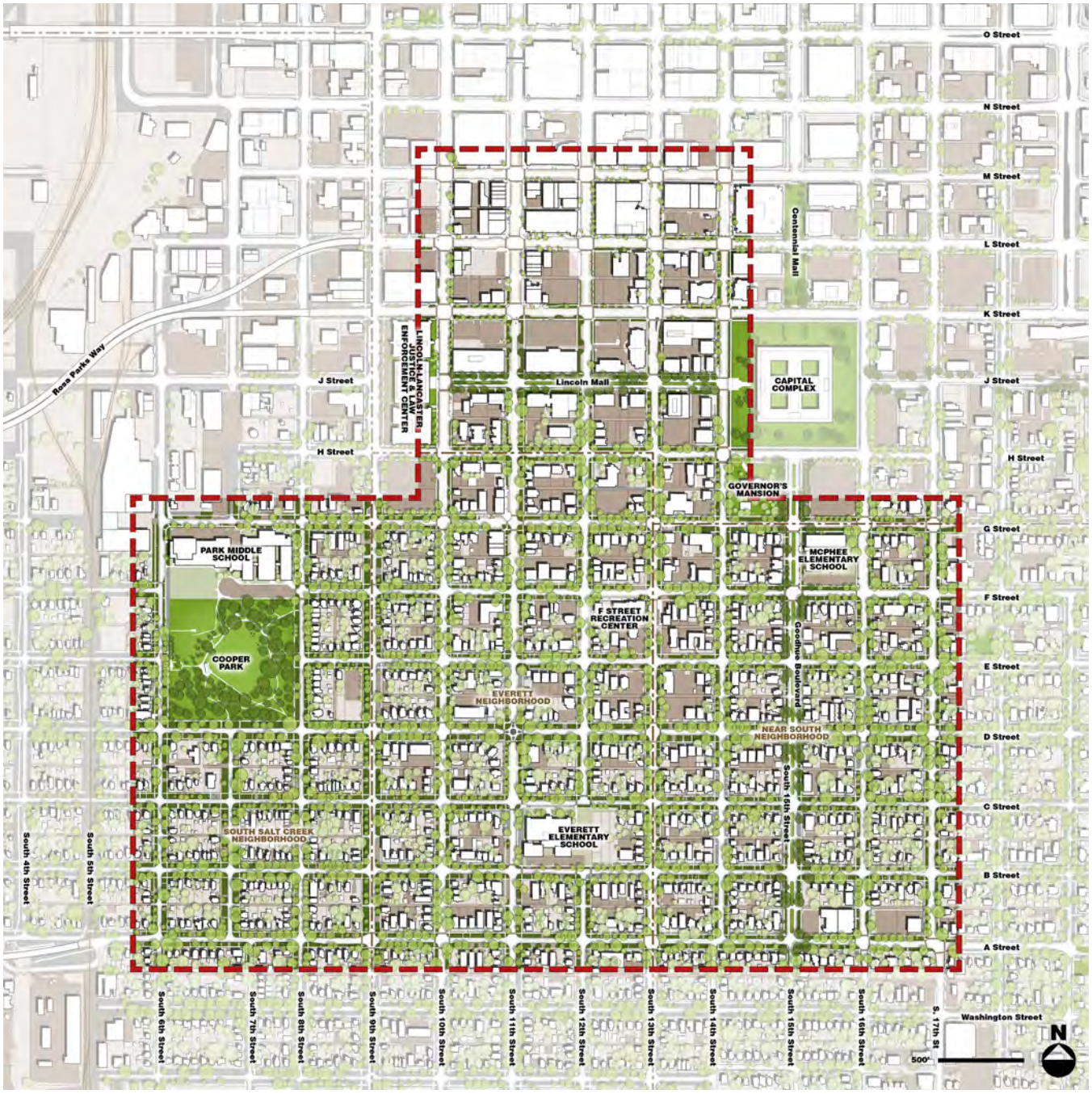
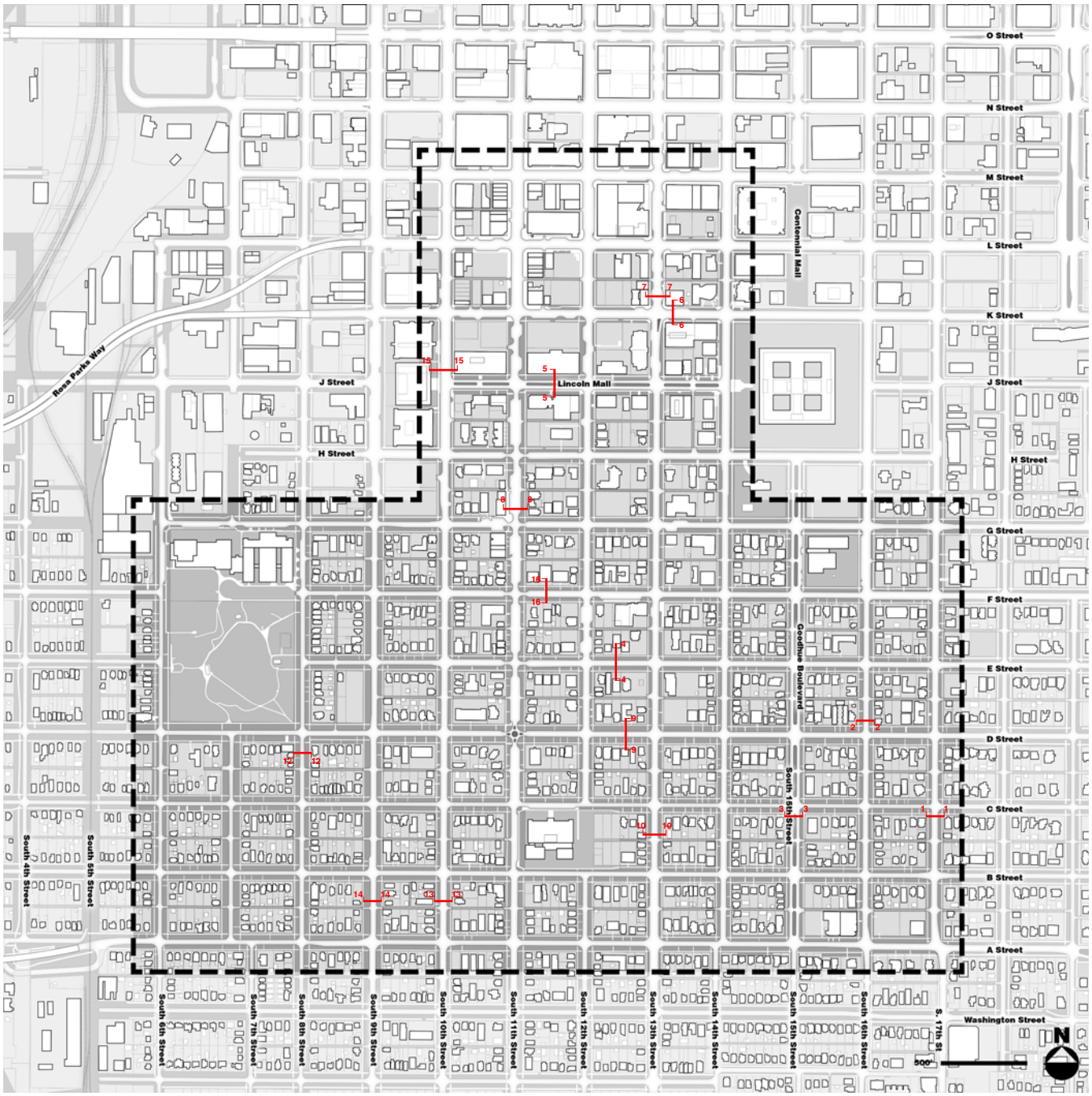


BASE MAP NEIGHBORHOOD



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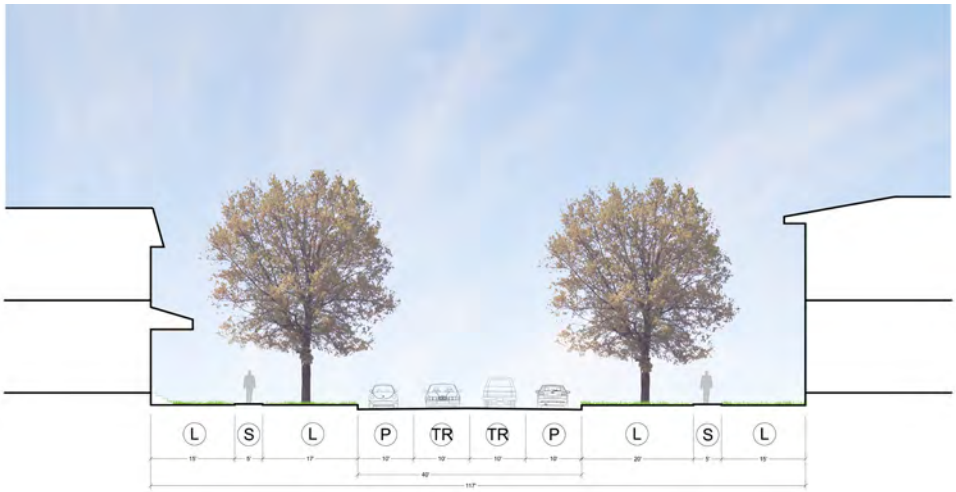

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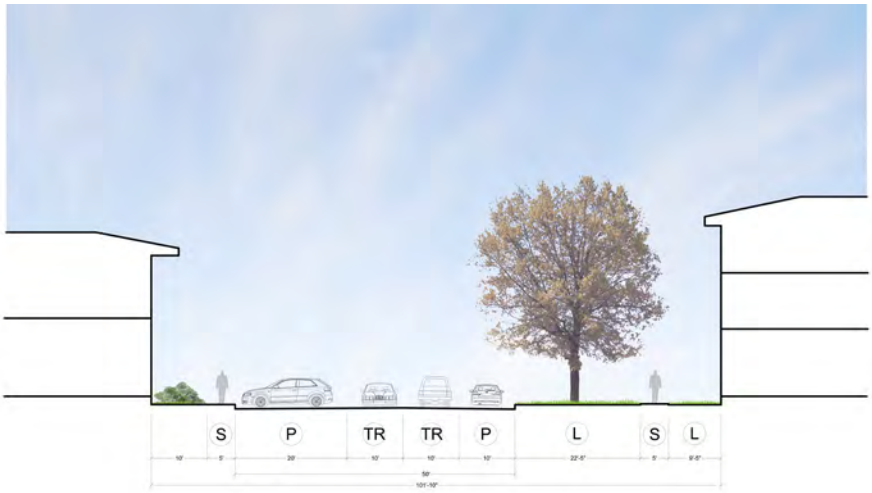

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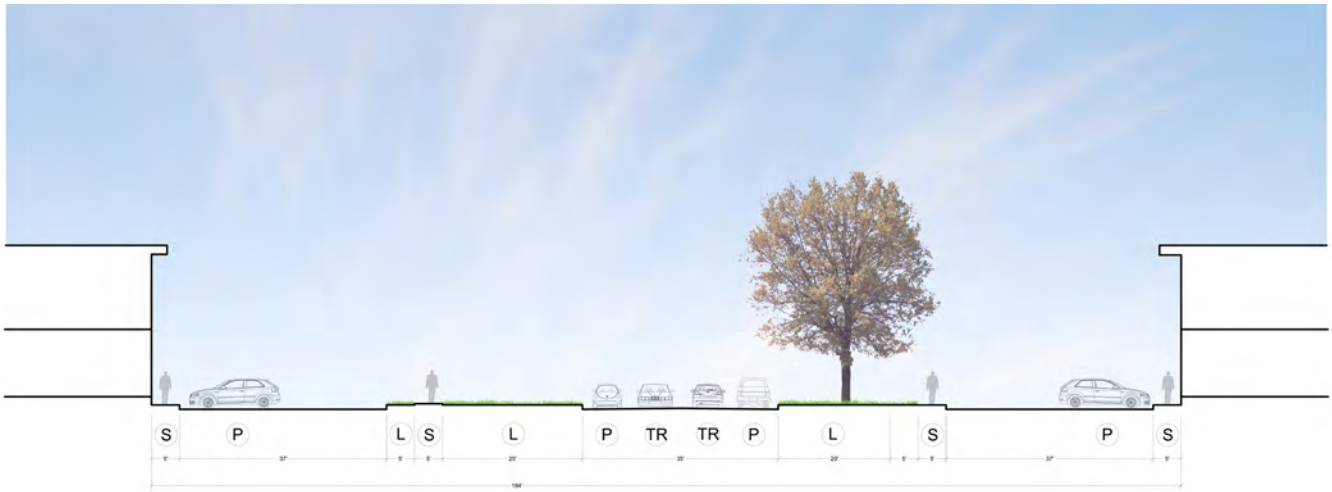

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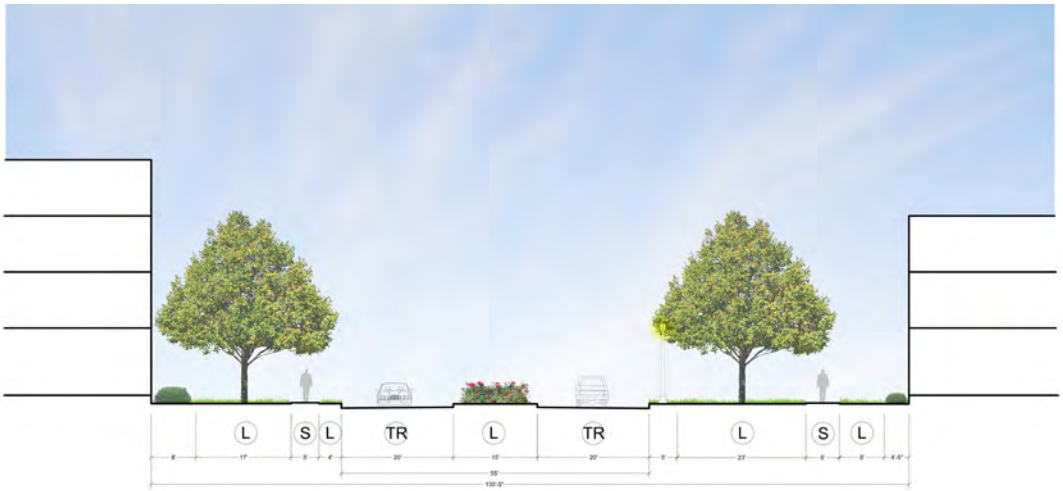

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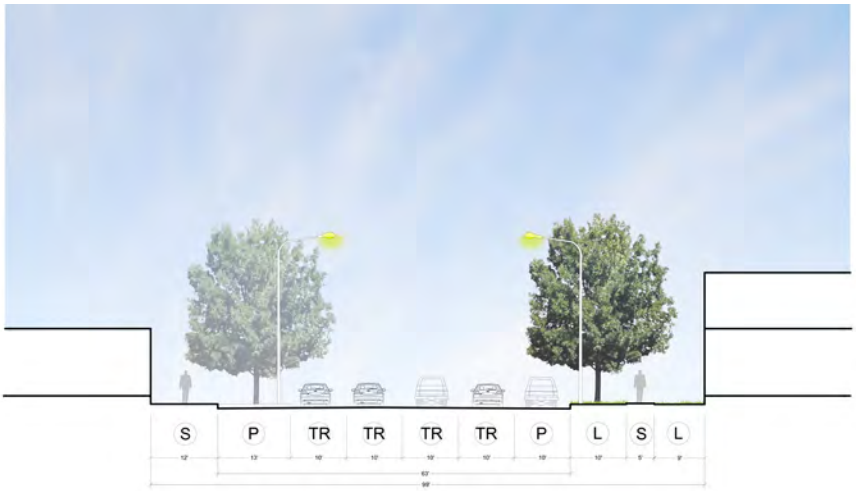

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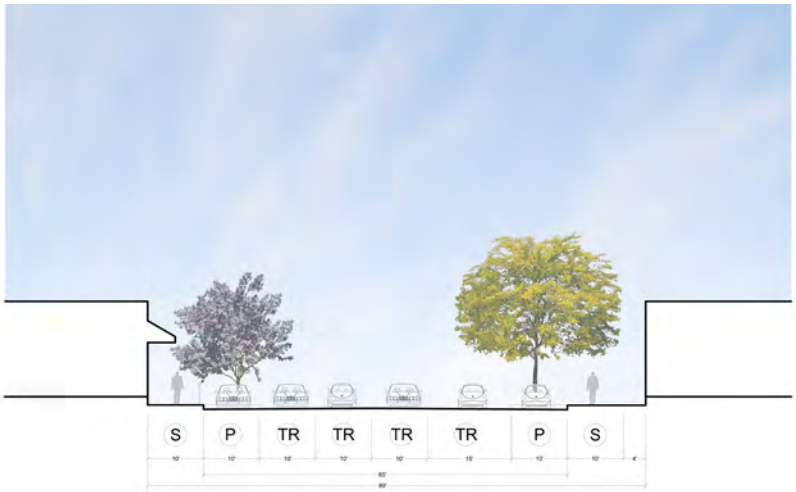

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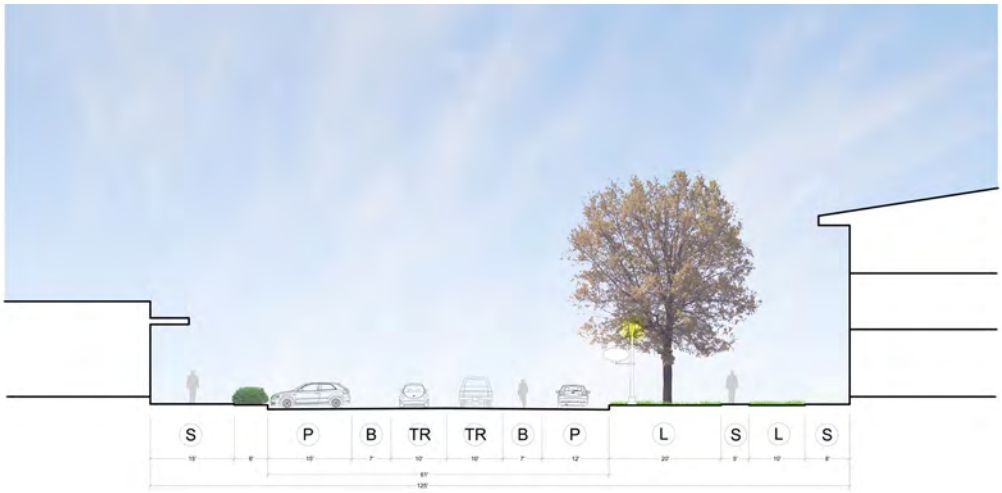


SECTION 8

SECTION 9

SECTION 10

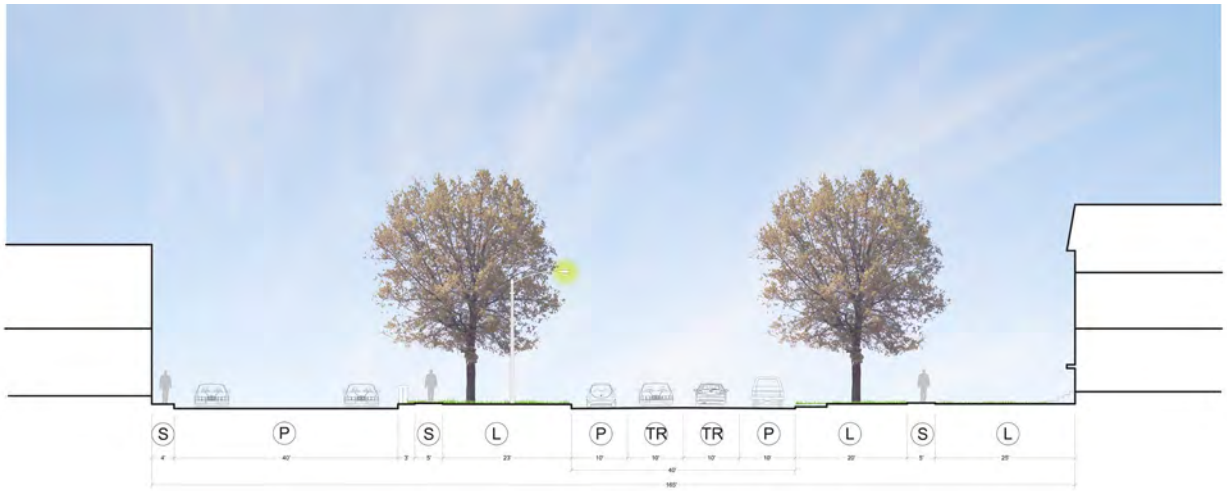
SECTION 11

SECTION 12

SECTION 13

SECTION 14

SECTION 15



SECTION 16

02
ANALYSIS

TASK 1.2A ON-SITE FIELD SURVEYS | VISUAL VERIFICATION
DELIVERABLES: REVISED BASEMAPS, FIELD NOTES

TASK 1.4 EXISTING CONDITIONS: PROJECT AREA ANALYSIS
DELIVERABLES: DRAFT PROJECT AREA ANALYSIS AND SUMMARY PRESENTATION

Analysis

Context | Base, Creeks, Creeks 100Yr-SFHA, Creeks 500Yr-Moderate, Railroads, Roads, Bikes, Parks, Institutions, Districts, Areas

Basics | Study Area, Streets, Blocks, Parcels, Parks, Public , Development, Parcels, Building Footprint, Building, Building Footprints, Redevelopment Summary

Base

Building |

Conditions | Good, Fair, Poor

Occupancy | Occupied, Vacancy, Construction

Materiality | Brick, Vinyl, Wood, Stone, Concrete, Stucco ,Other

Types | Mixed-use, Commercial (Single-use), Offices (Single-use), Industry (Flex Bldg), Structured Parking, Civic-Institutional, Multi-family - Apartments, Multiplexes(3-4-5-6), Duplex, Single-family

Ground Floor Use | Commercial, Office, Civic-Institutional, Residential, Special, Parking, Parking (Below), Industrial, Government

Upper Floor Use | One Story Buildings, Residential, Commercial, Office, Civic-Institutional, Industrial, Government, Parking, Special

Height | 01-0, 01-5, 02-0, 02-5, 03-0, 03-5, 04-0, 05-0 to 06-5, 07-0 to 10-0, 10.0+

Existing Streets |

Circulation | One Way (Major), One Way (Minor), Two Way (Major), Two Way (Minor), Two Way (Blvd), Roundabout, Yield, Stop (1), Stop (2), Signals, Unregulated

Existing Regulations |

Zoning | R-2, R-4, R-6, R-7, R-8, B-3, B-5, O-1, P, I-1, I-2

Historic | National Register Districts, Local Landmark Districts, National Register Sites, Local Landmarks, National Landmarks, Both National & Local

Special | Neighborhood Design Standards, Downtown Design Standards, Signage Districts, Capitol Environs Commission, Business Improvement District

Existing Neighborhood Associations | South Salt Creek, Everett, Near South

Existing Open Space | Public Parks, Malls, Squares

Existing Bike Facilities | Separated Pathways, Dedicated Lanes, Share the Road

Bus Routes | Transfer Stations, 40-41, 42-43, 44, 45-46, 47-48, 49-50, 51-52, 53, 54, 55

Redevelopment Projects |

Completed & Conceptual

In Discussion (Internal to City)

In Negotiations, Active & Ongoing

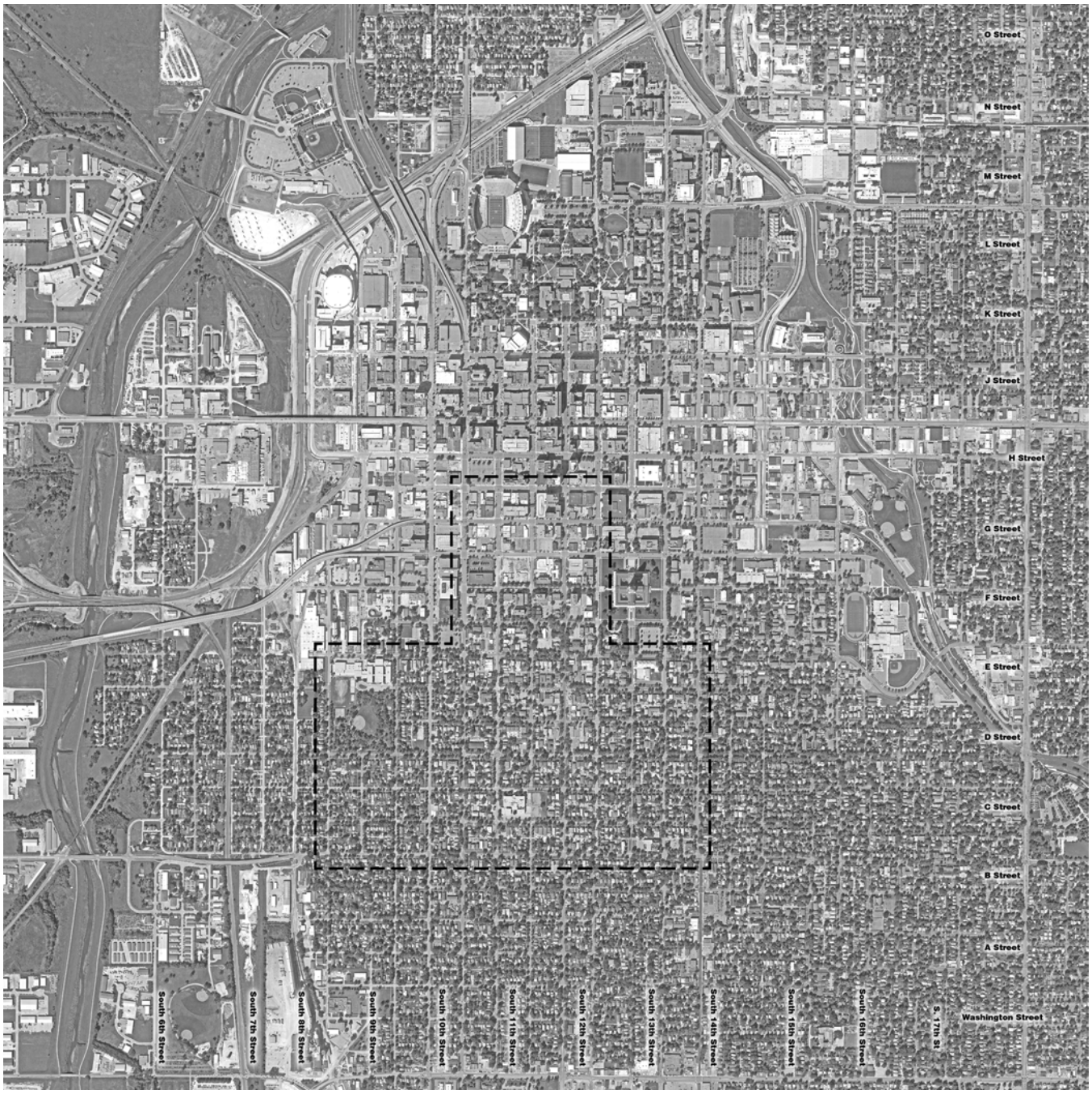
Major Plans & Areas | South Haymarket, Downtown MPU Updates, South Capitol IRP, Antelope Creek

Redevelopment Plans

Vegetation | Tree (Lawn, Boulevard & Parks, Street, Other), Medians & Parks

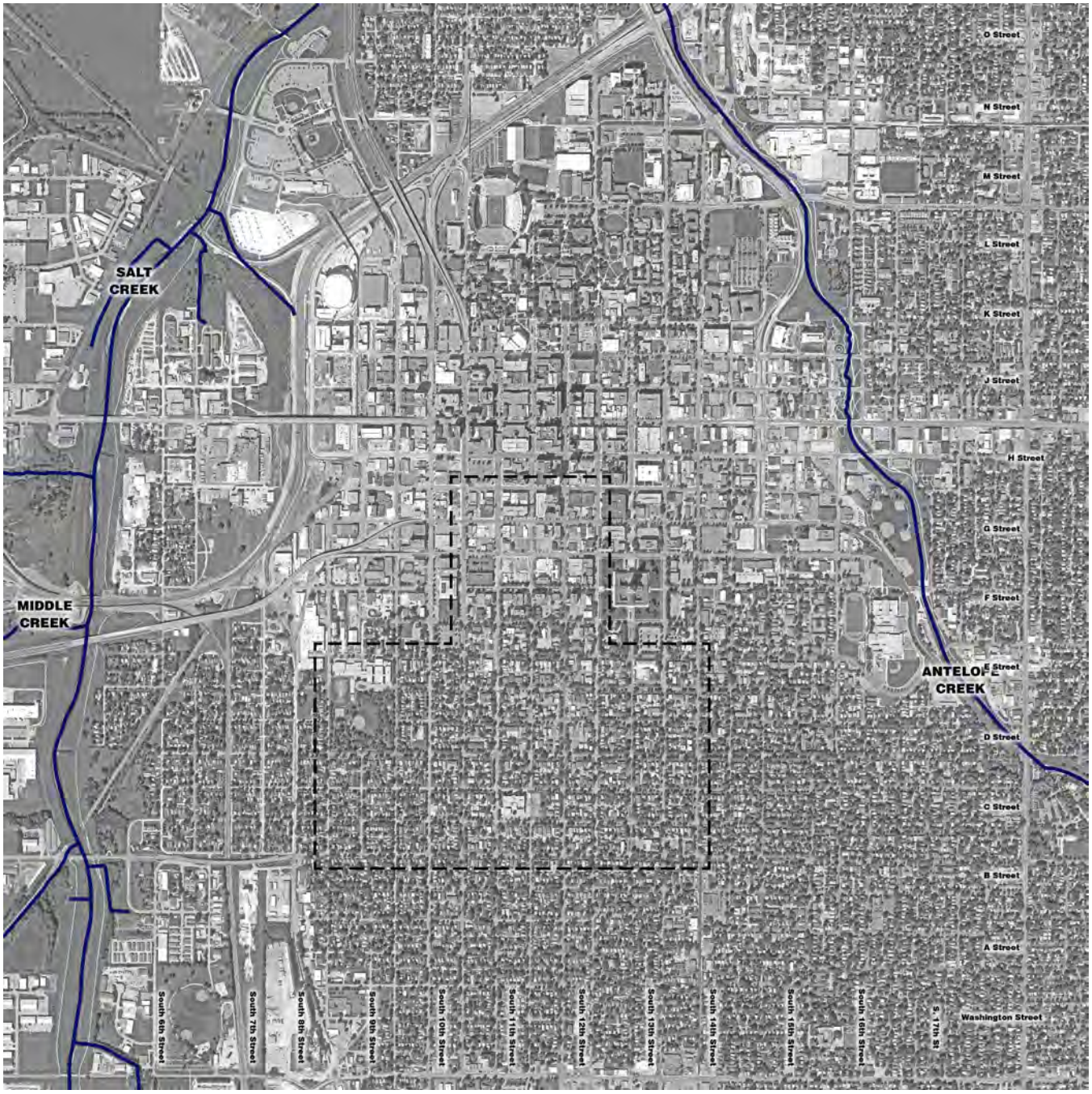
Pedestrian Network | Crosswalks, Sidewalks

Access & Parking | Structured Parking, Driveways, Street Parking, Road Network, Surface Parking



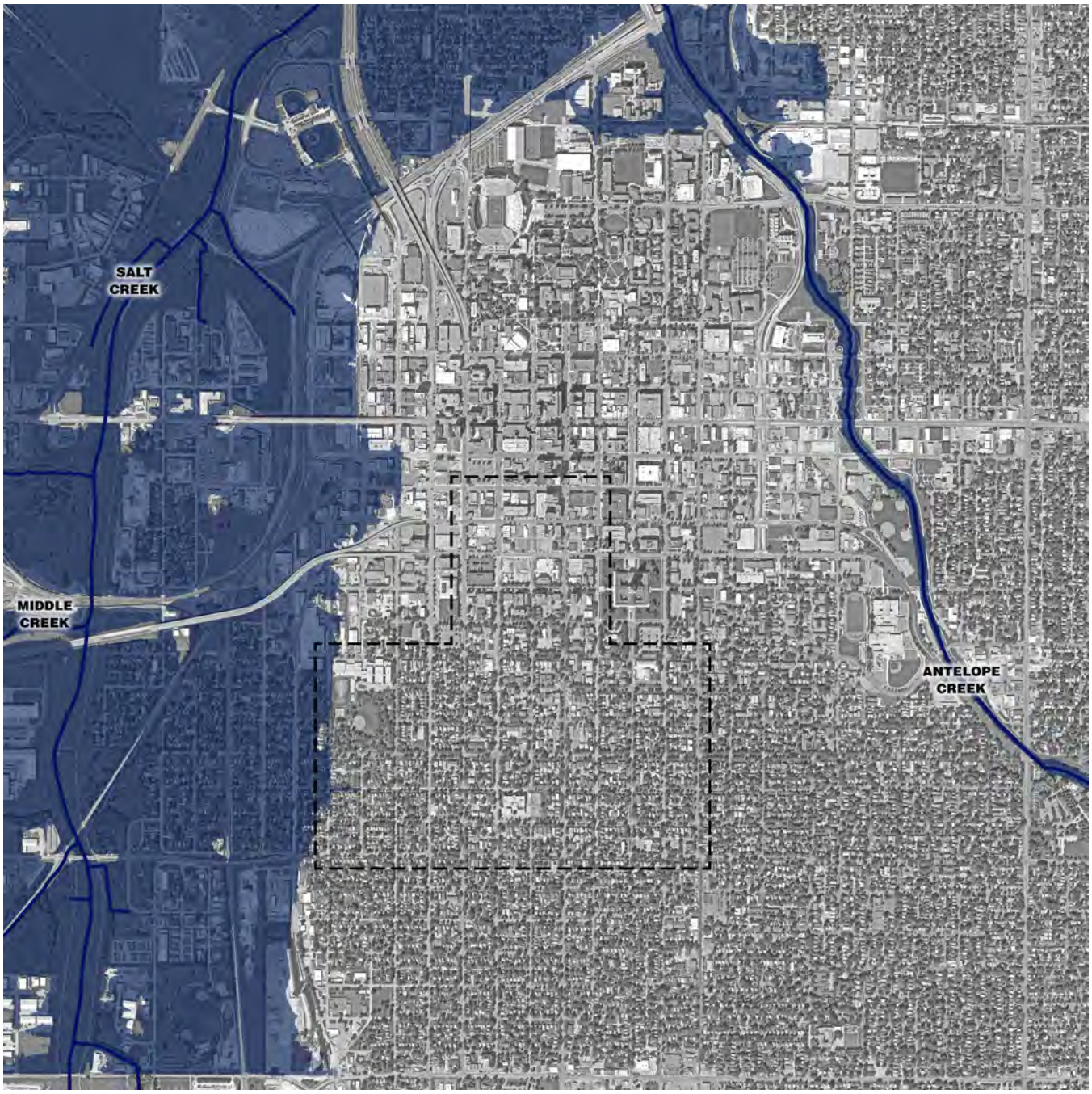
CONTEXT BASE

— — STUDY AREA BOUNDARY



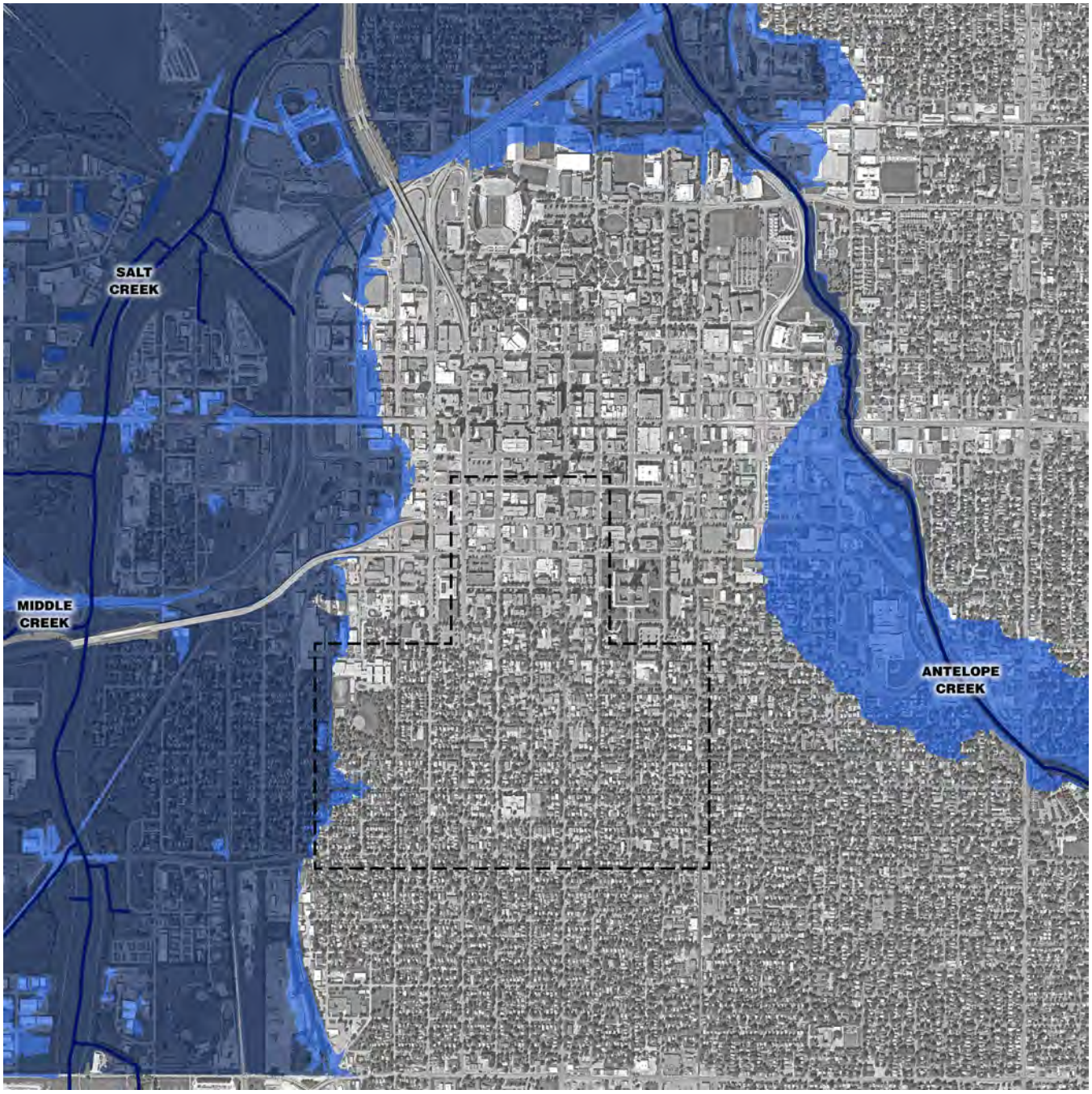
CONTEXT CREEKS

CREEK



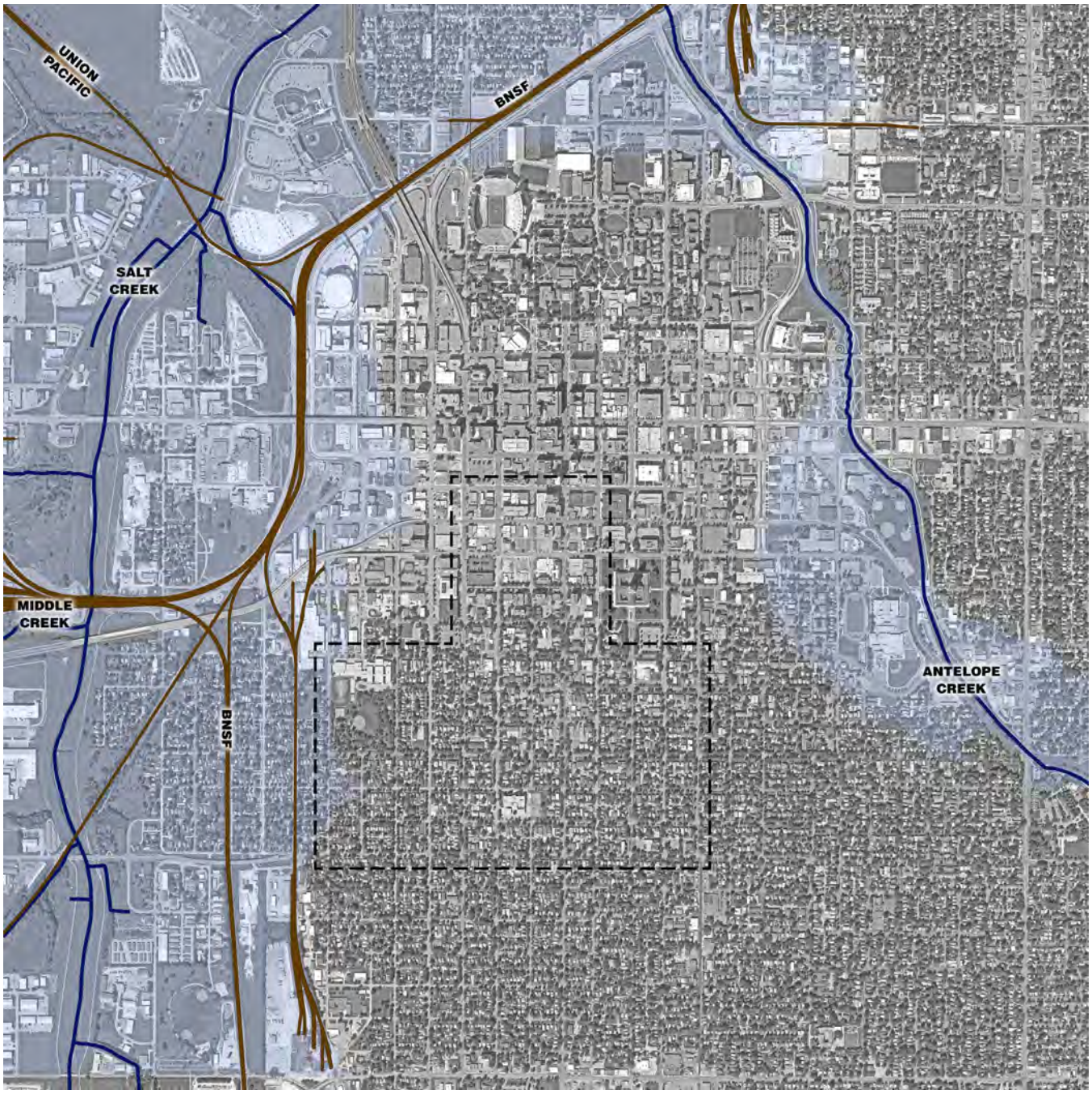
CONTEXT CREEKS | 100 YR SFHA

100 YR SFHA
CREEK



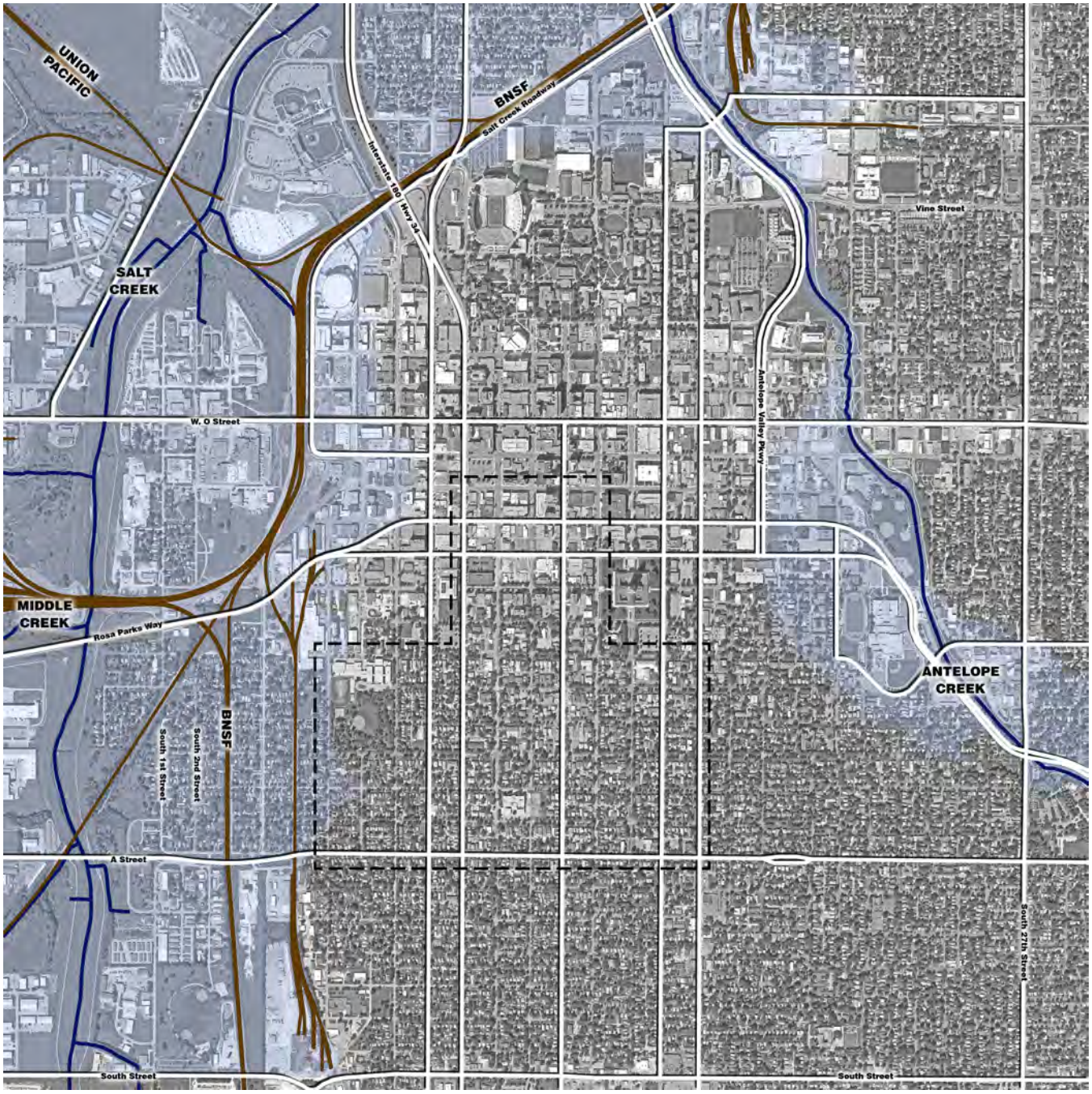
CONTEXT CREEKS | 500 YR MODERATE

- 500 YR MODERATE
- 100 YR SFHA
- CREEK



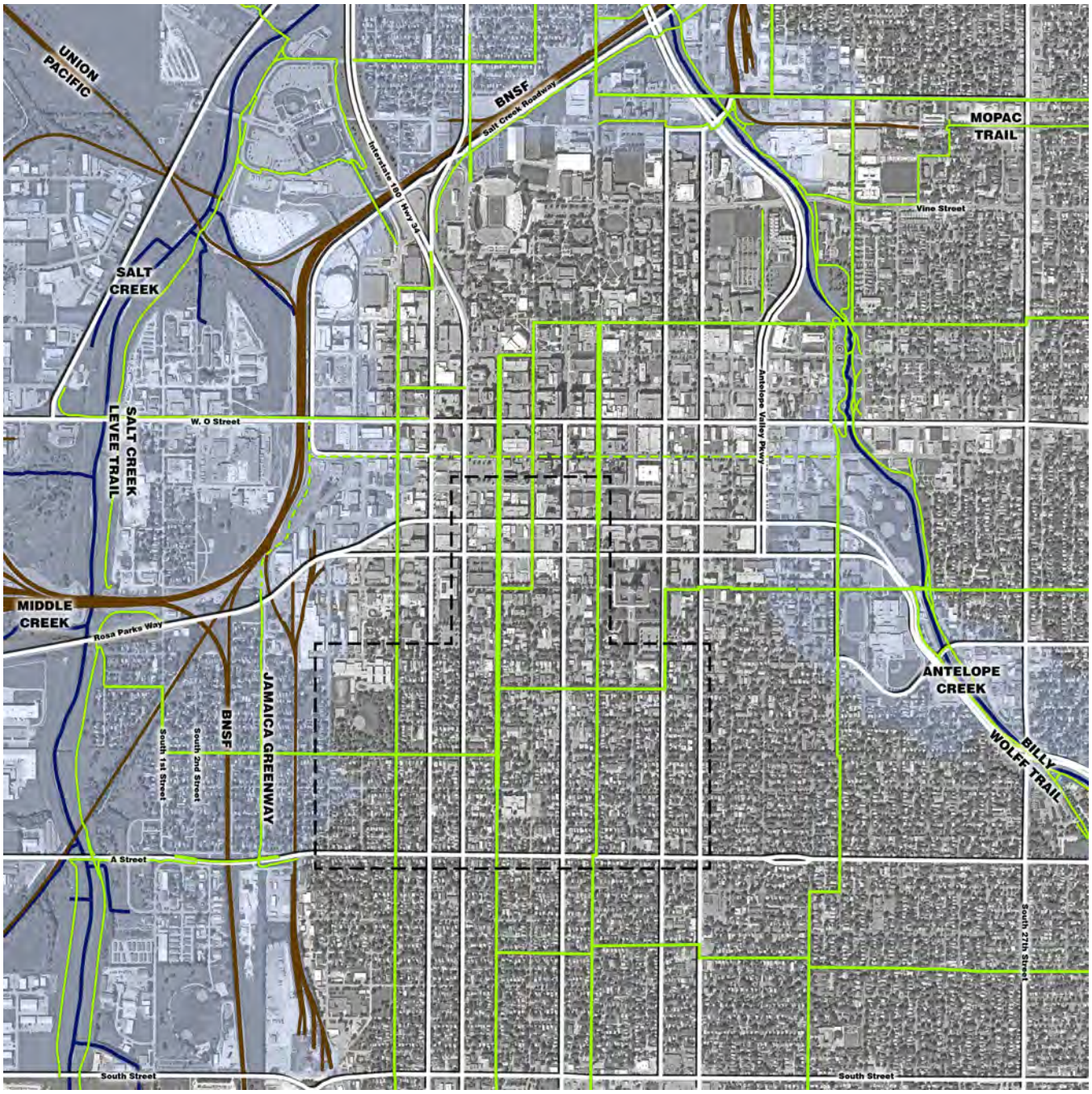
CONTEXT RAILROADS

- 500 RAILROAD
- 100 YR SFHA & 500 YR MODERATE
- CREEK



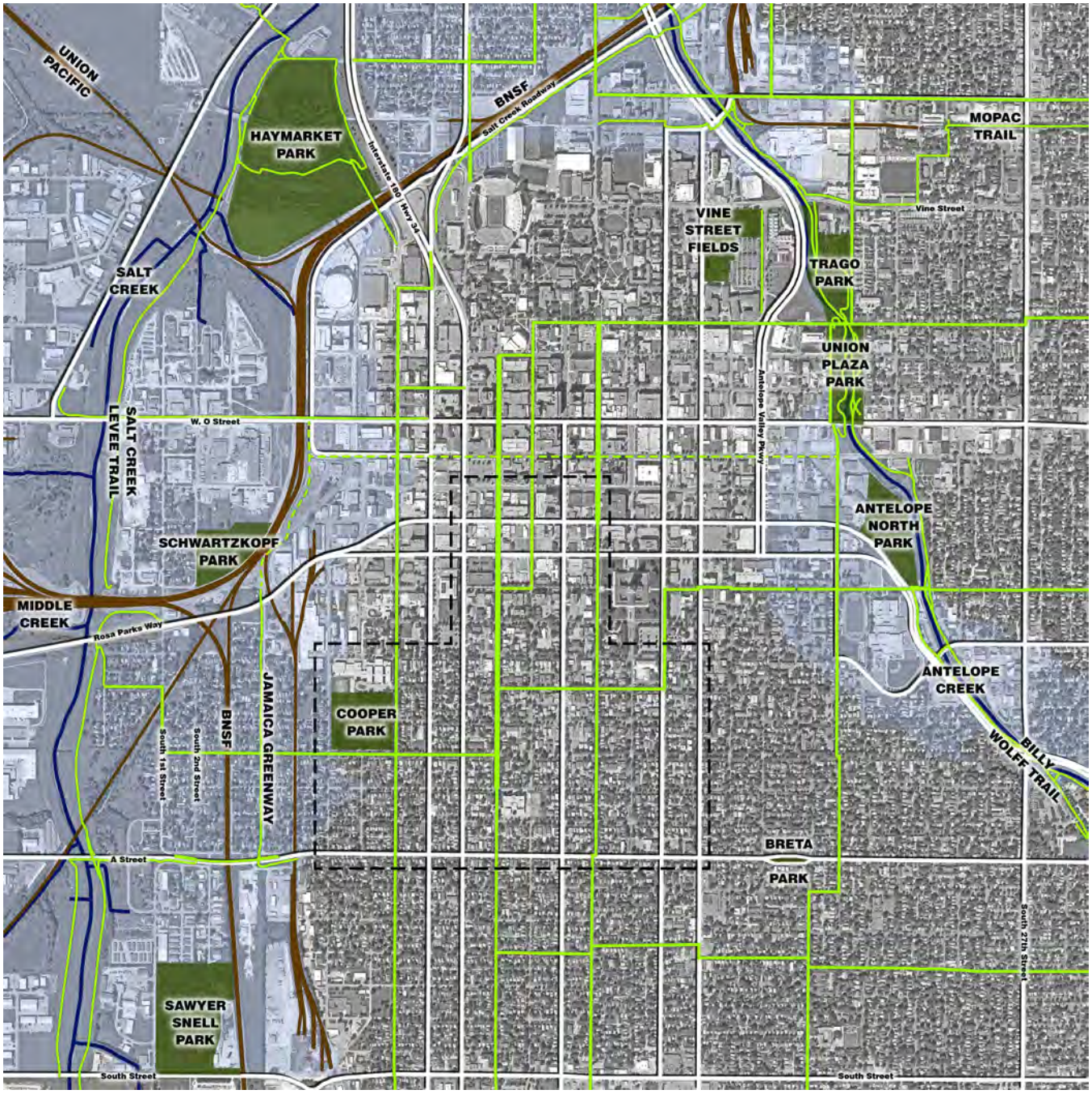
CONTEXT ROADS

- ROAD
- 500 RAILROAD
- 100 YR SFHA & 500 YR MODERATE
- CREEK



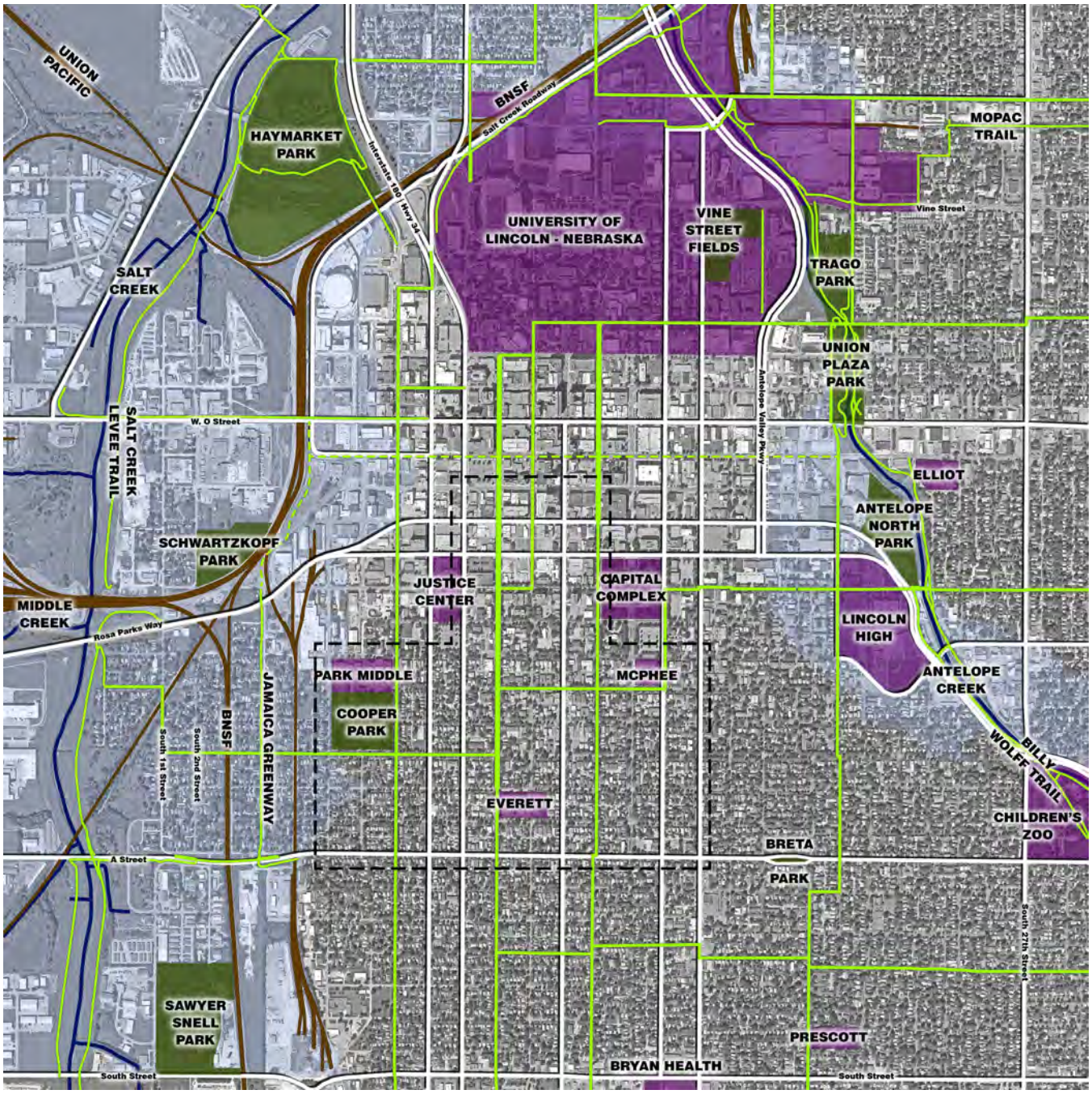
CONTEXT BIKES

- BIKE
- ROAD
- 500 RAILROAD
- 100 YR SFHA & 500 YR MODERATE
- CREEK



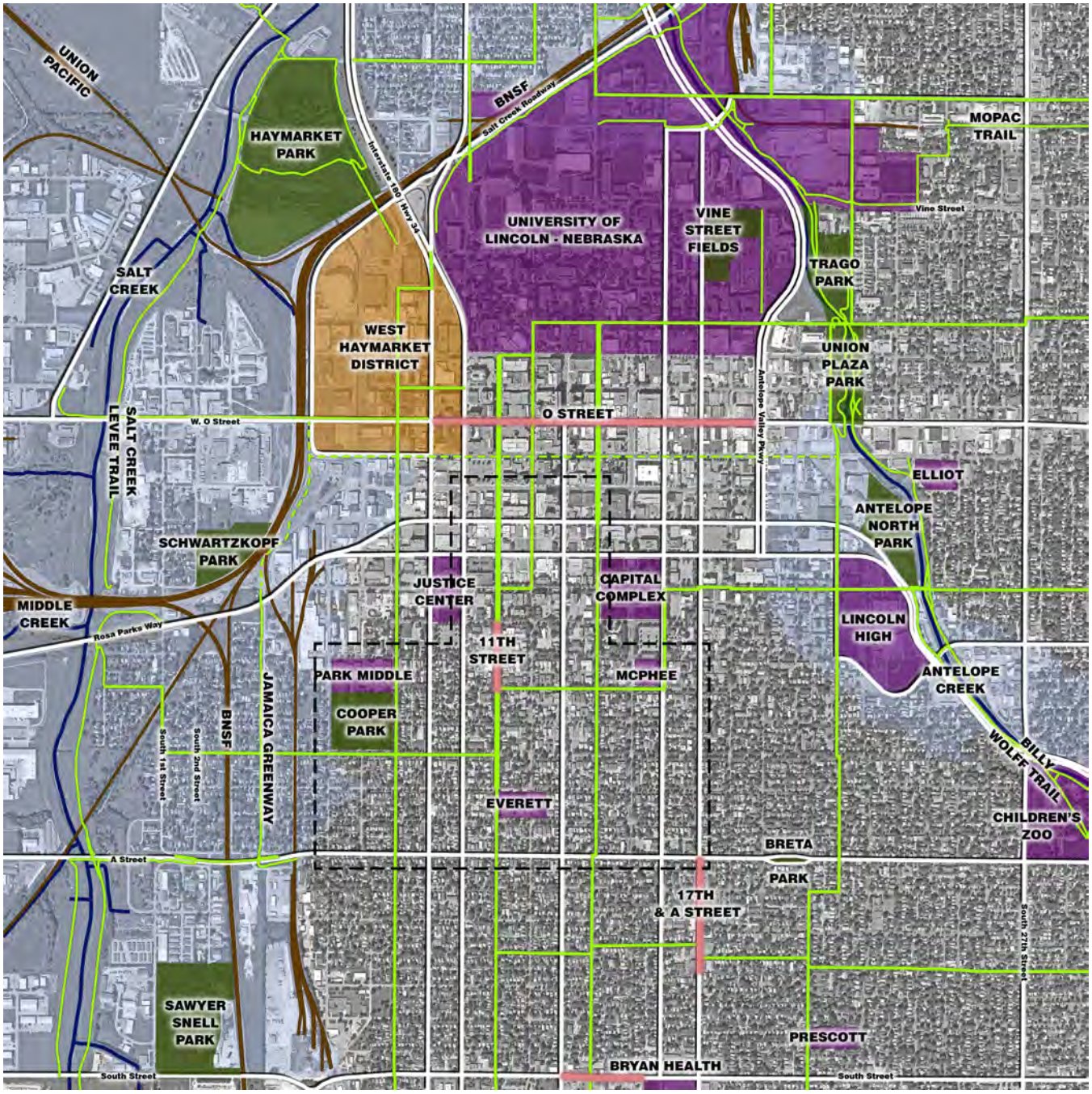
CONTEXT PARKS

- PARKS
- BIKE
- ROAD
- 500 RAILROAD
- 100 YR SFHA & 500 YR MODERATE
- CREEK



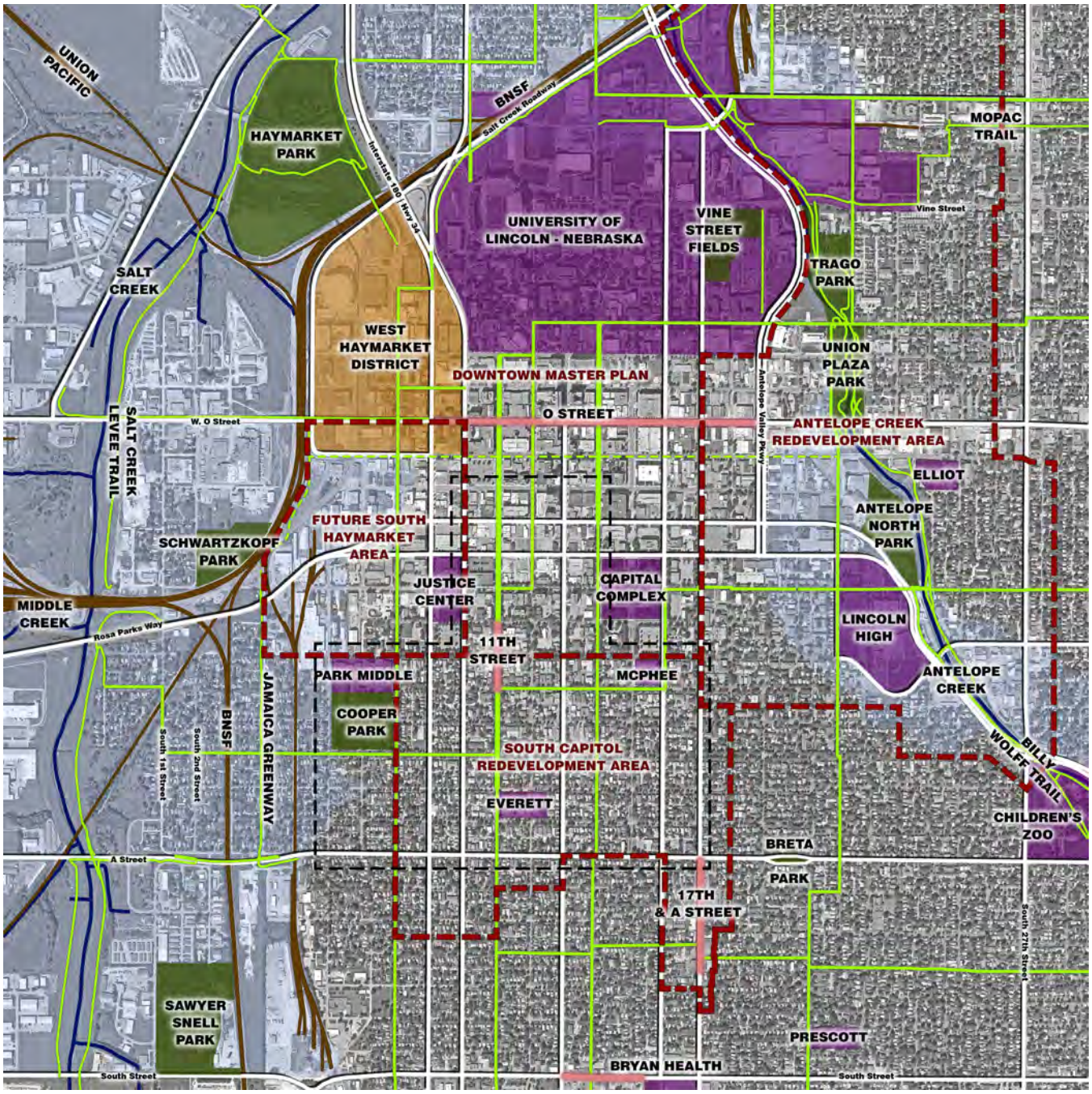
CONTEXT INSTITUTIONS

- INSTITUTION
- PARK
- BIKE
- ROAD
- 500 RAILROAD
- 100 YR SFHA & 500 YR MODERATE
- CREEK



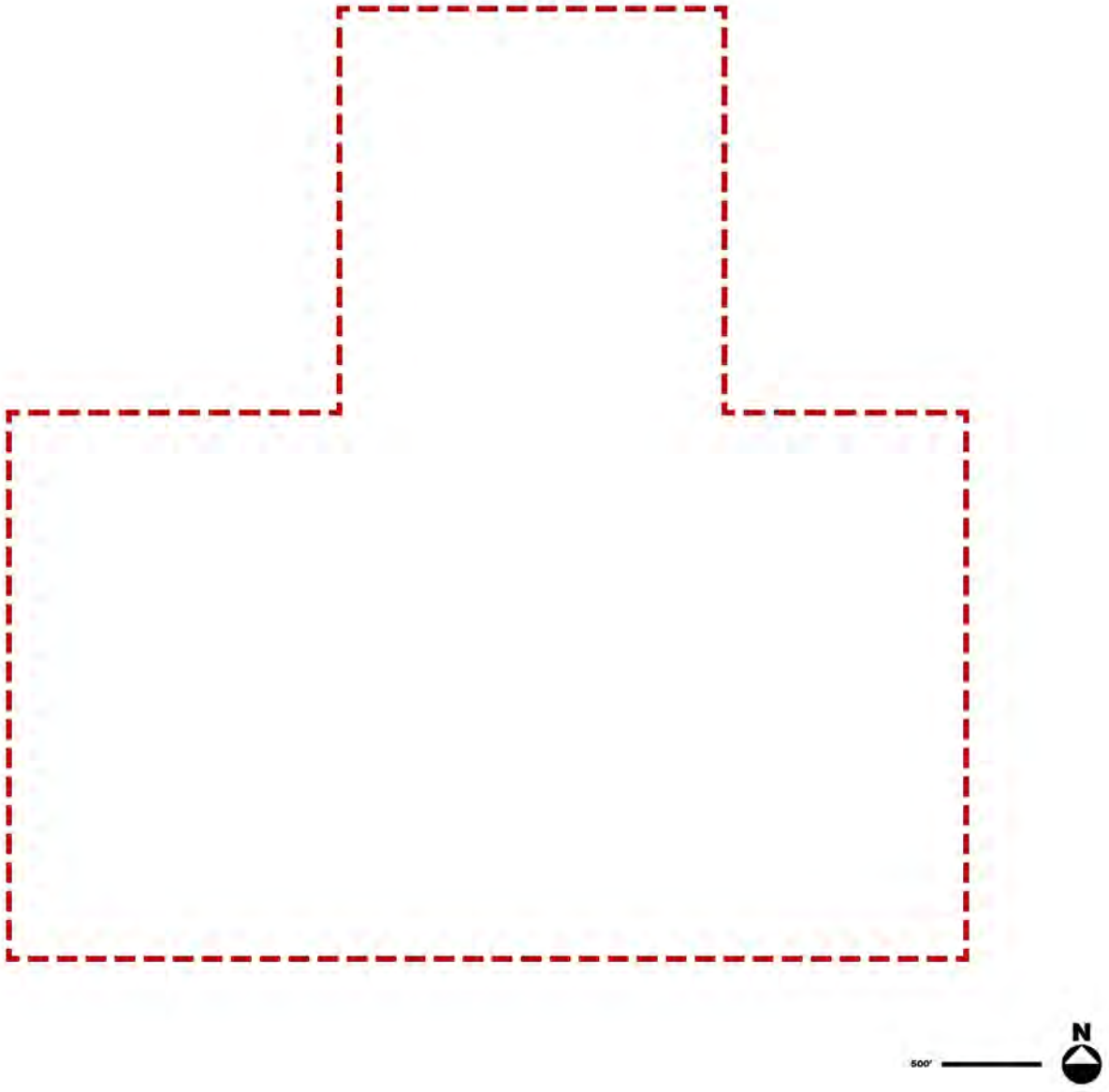
CONTEXT DISTRICTS

- DISTRICT
- INSTITUTION
- PARK
- BIKE
- ROAD
- 500 RAILROAD
- 100 YR SFHA & 500 YR MODERATE
- CREEK

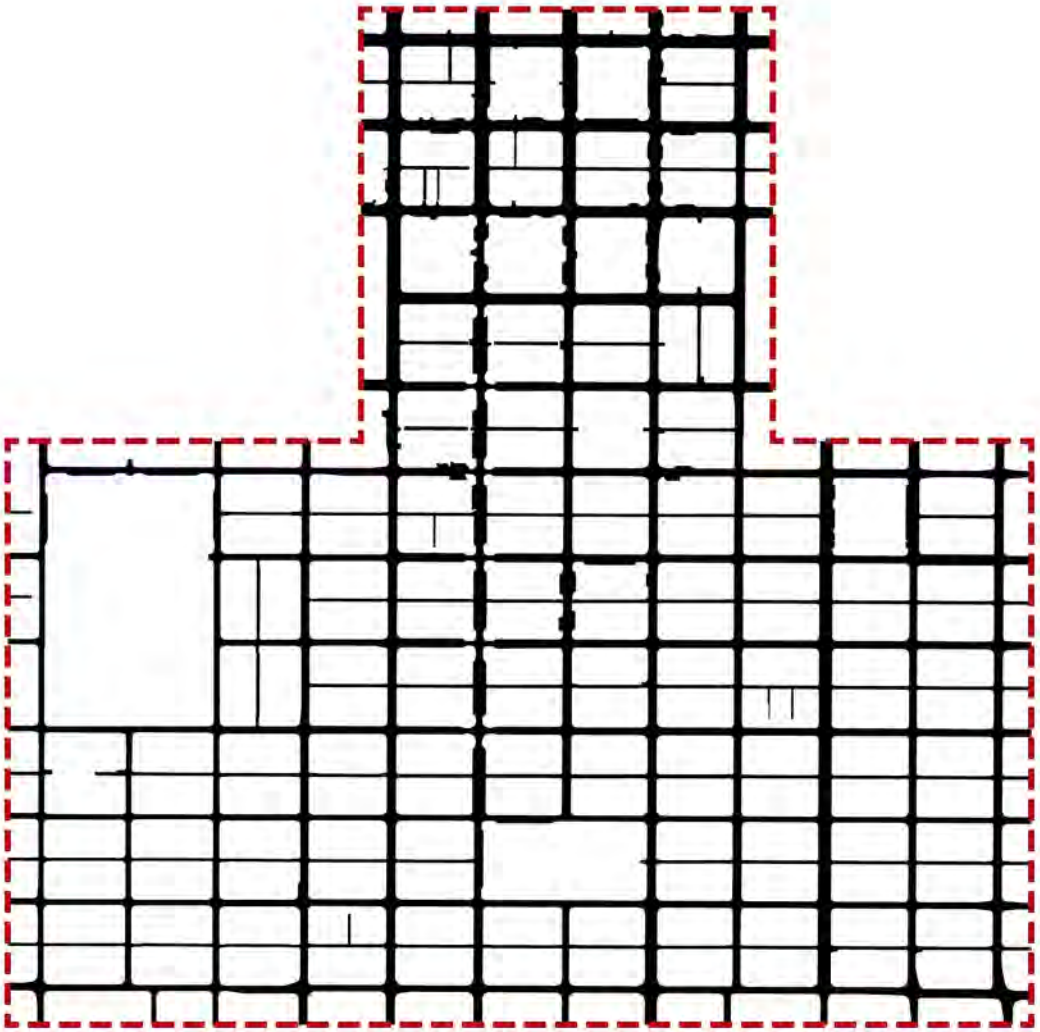


CONTEXT AREAS

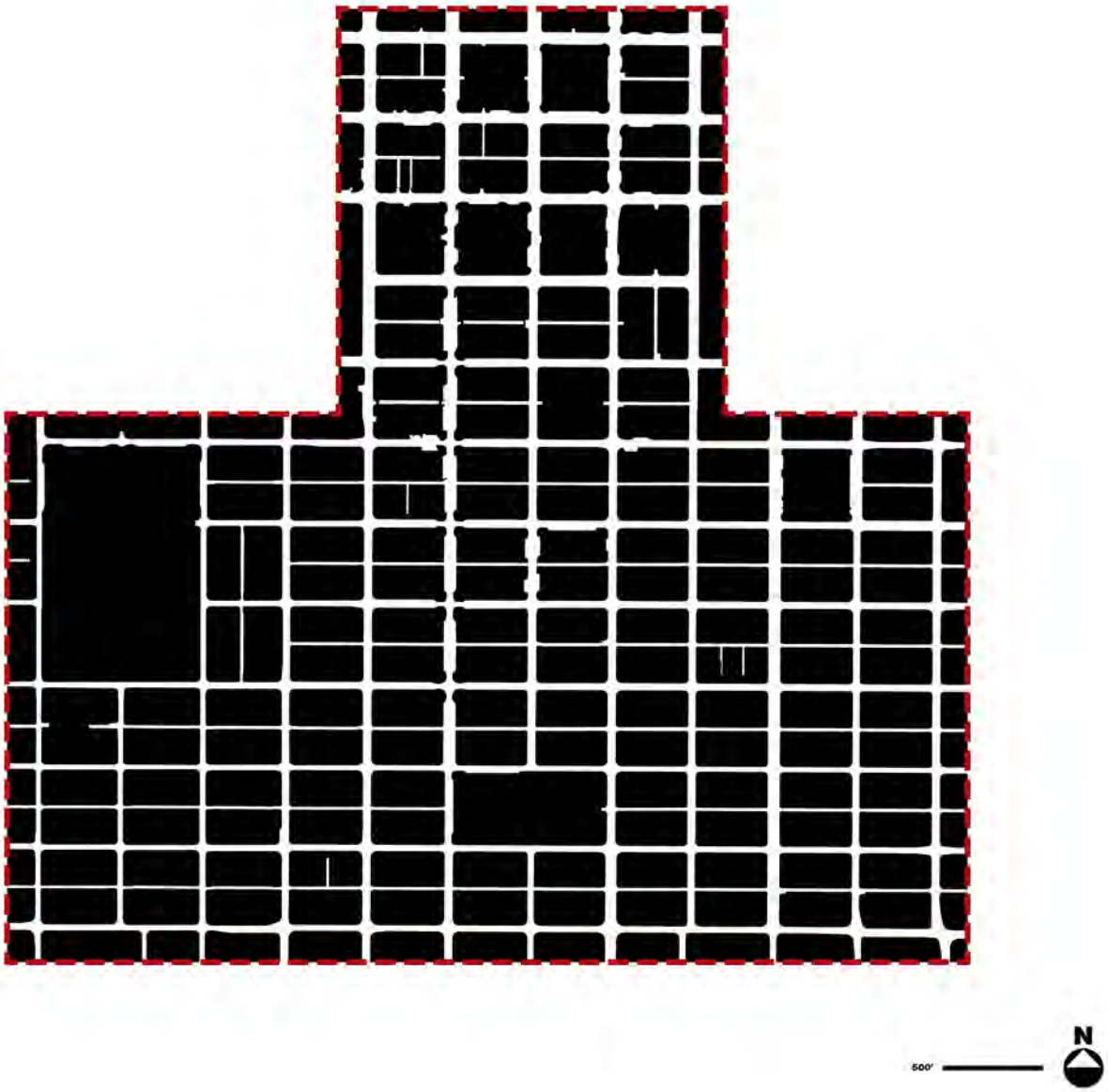
- AREA
- DISTRICT
- INSTITUTION
- PARK
- BIKE
- ROAD
- 500 RAILROAD
- 100 YR SFHA & 500 YR MODERATE
- CREEK



STUDY AREA



STREETS



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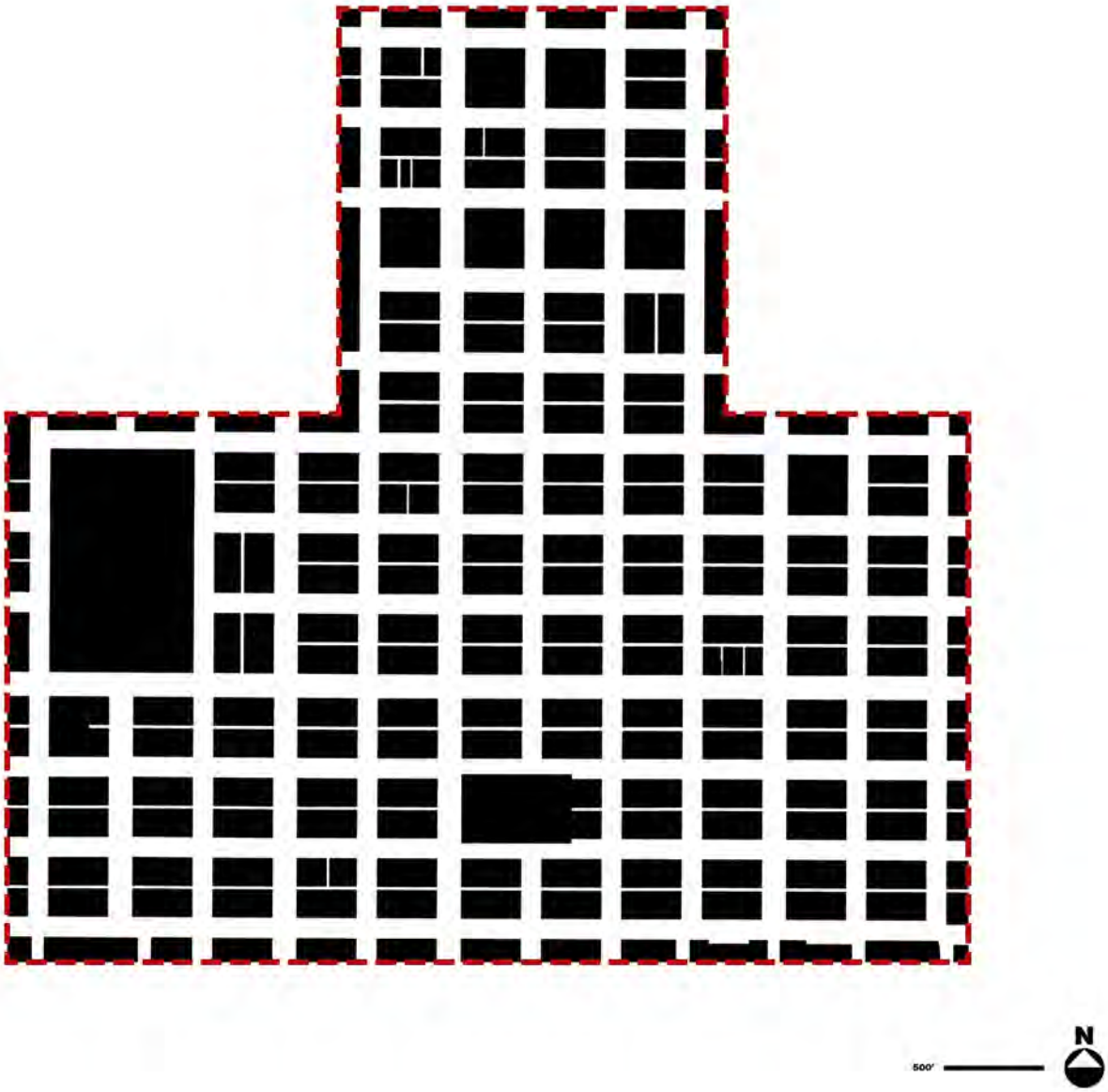
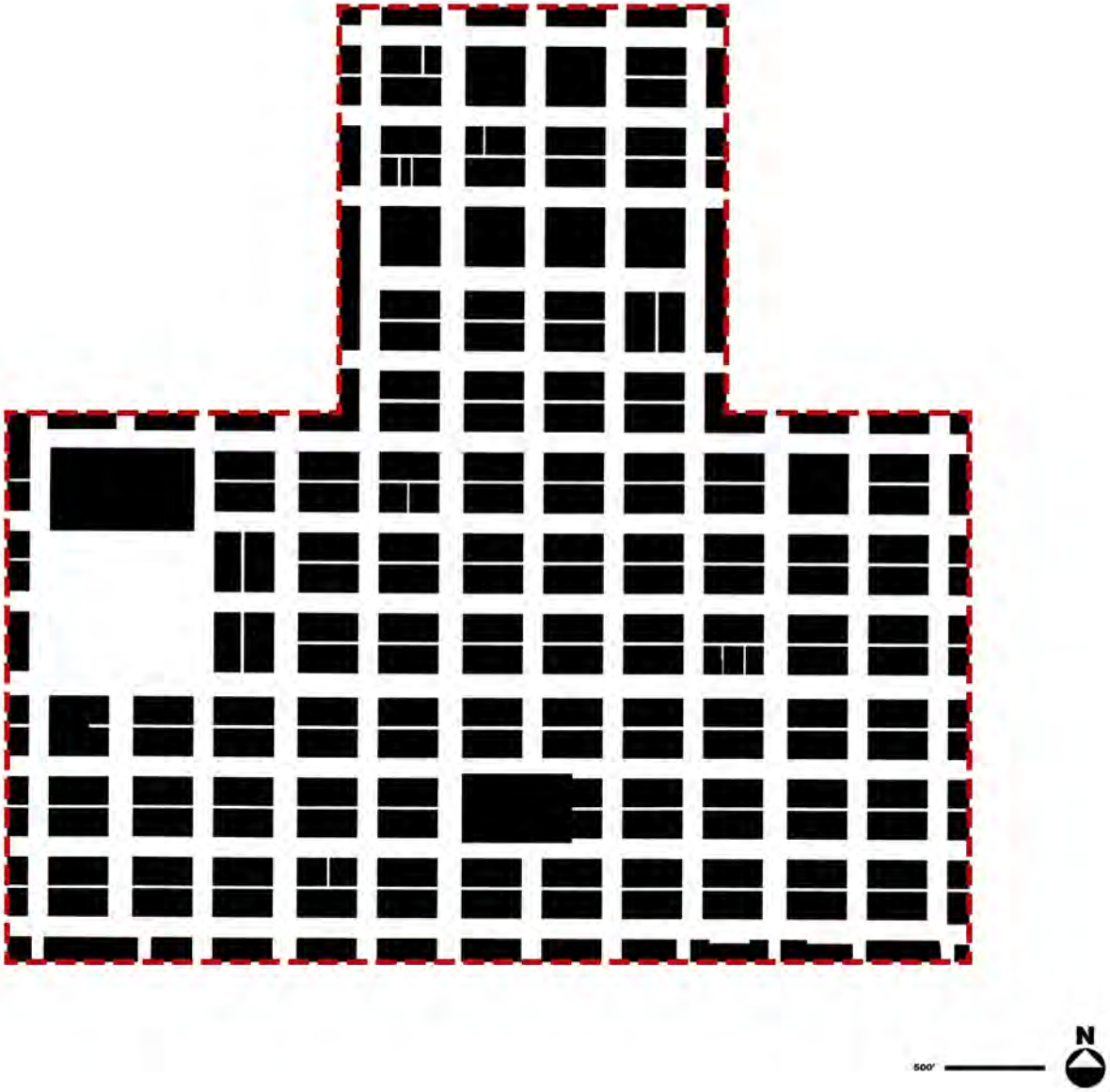


PARCELS



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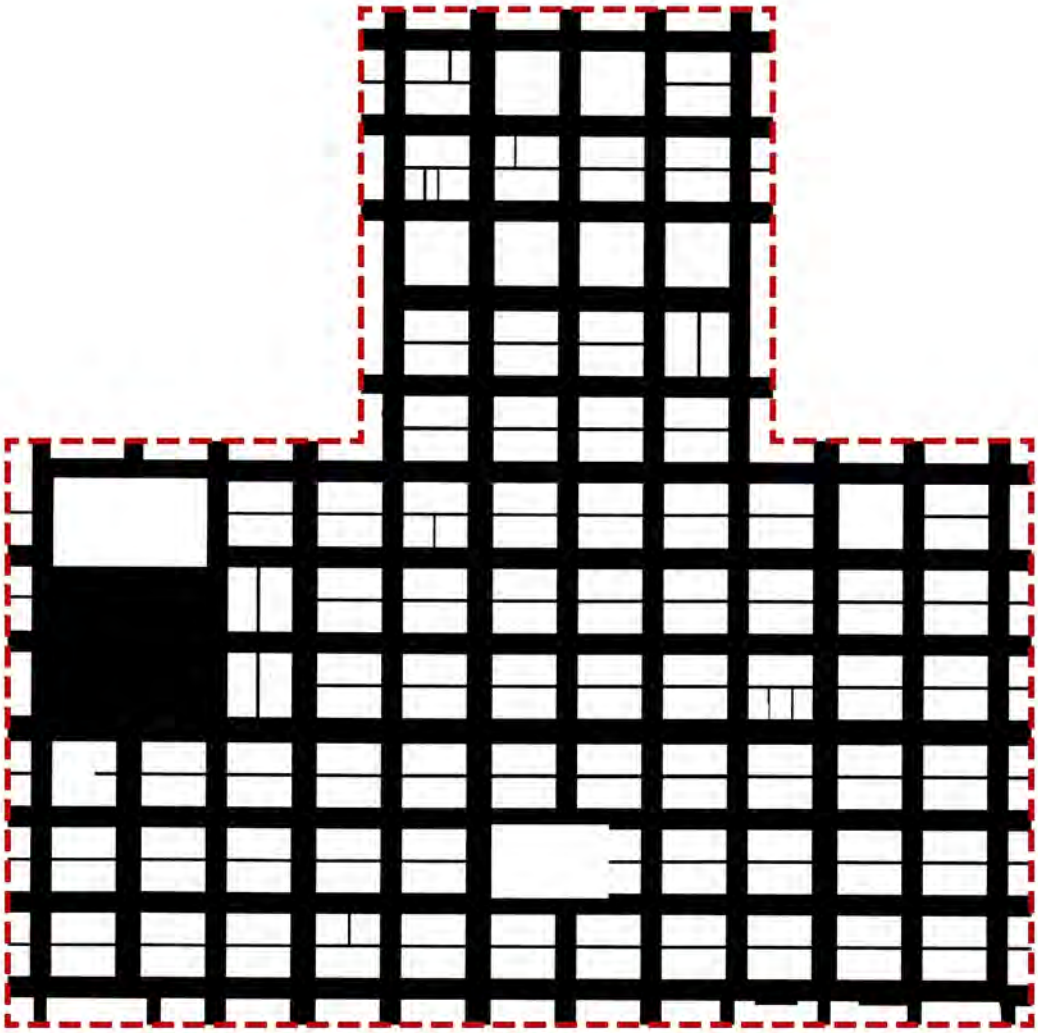

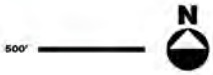

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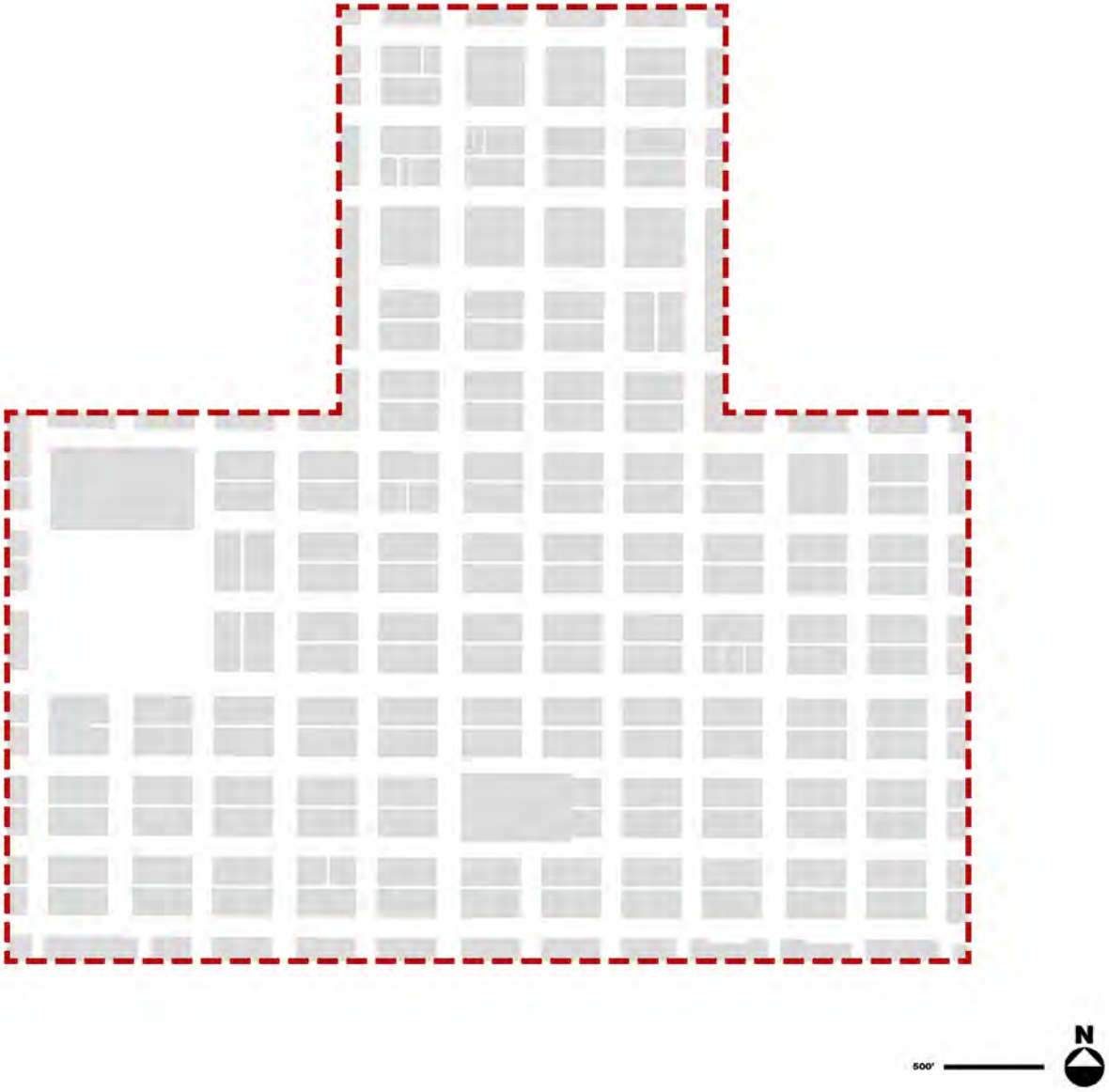
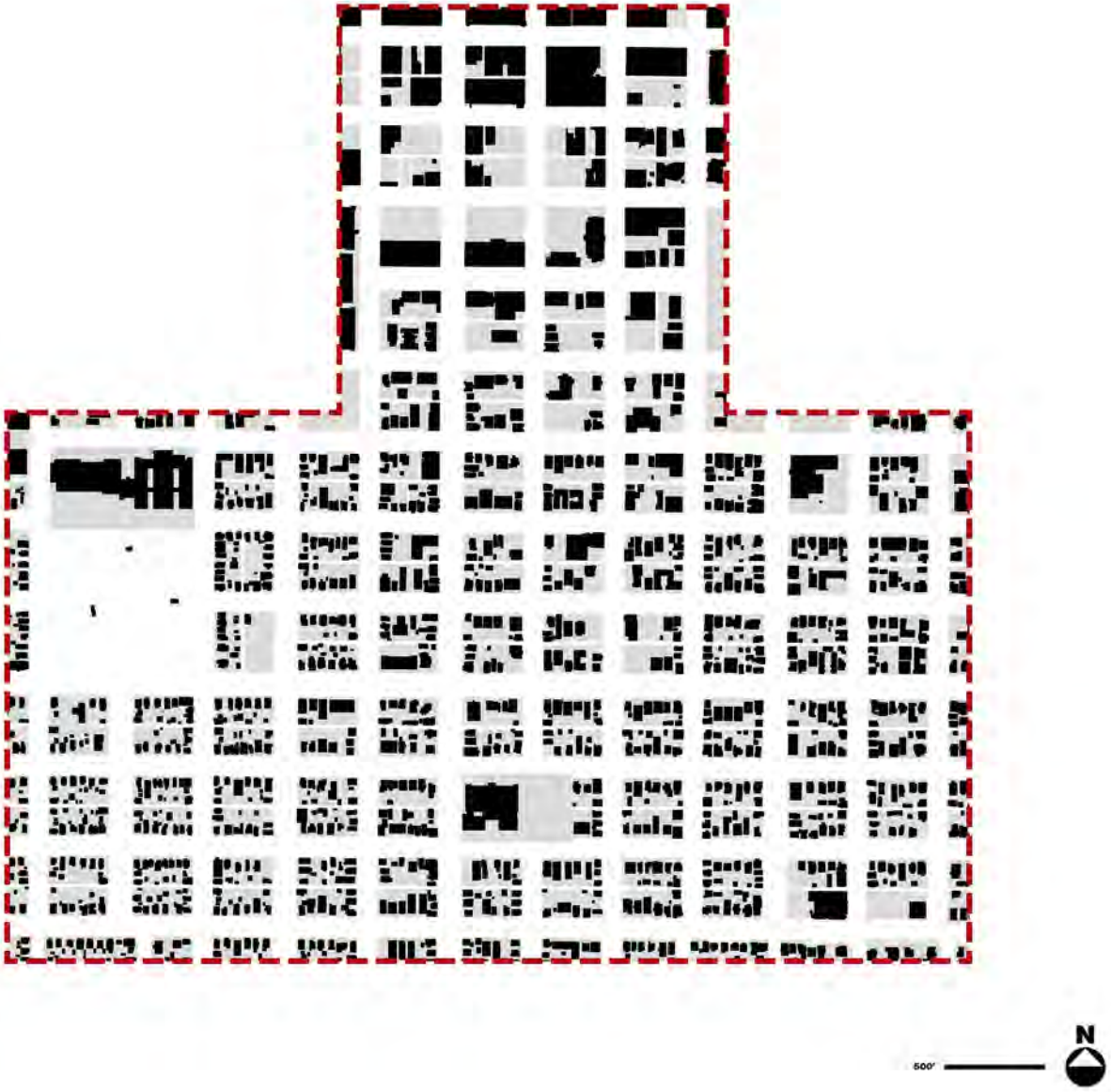
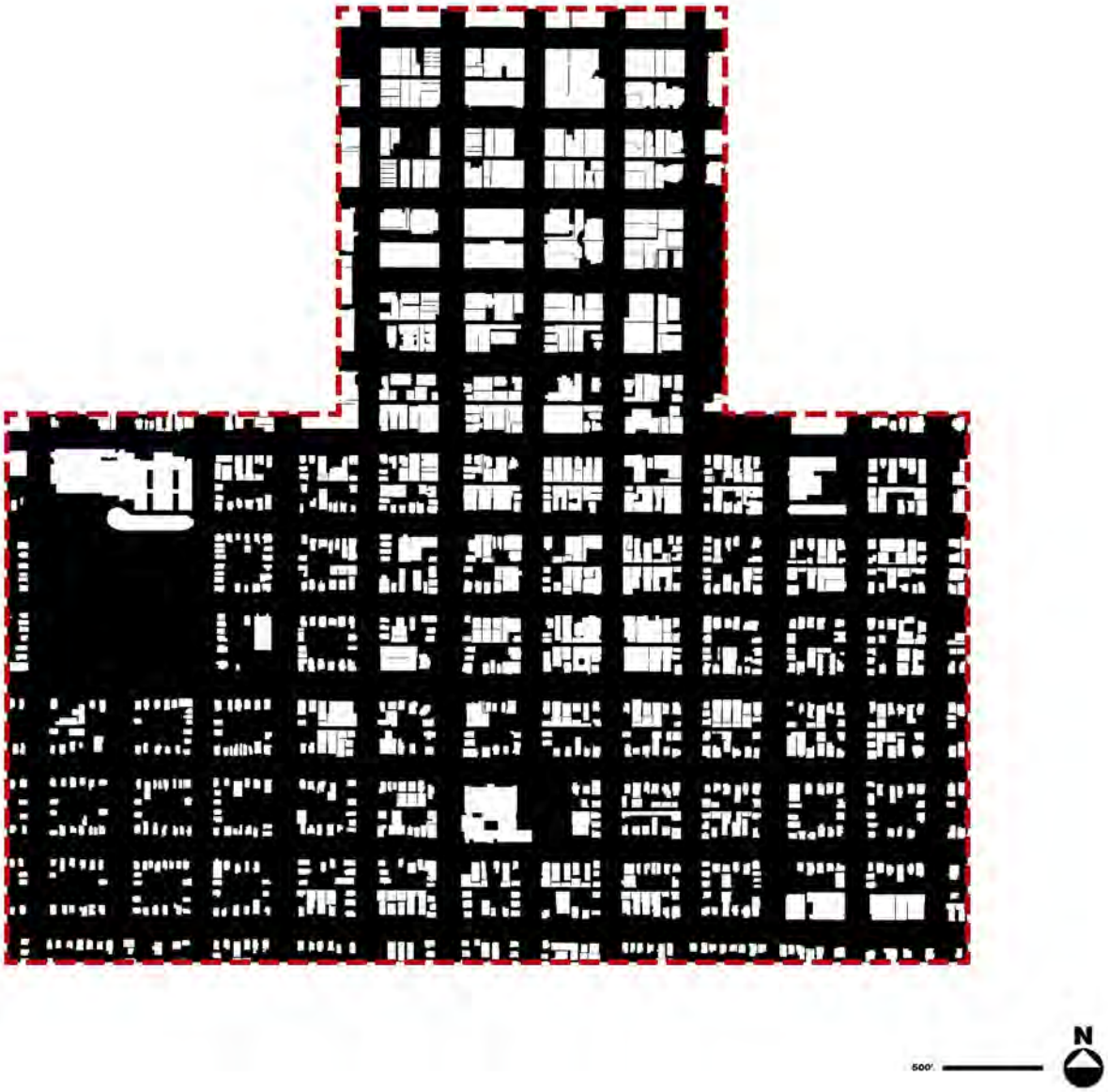


DEVELOPMENT PARCELS

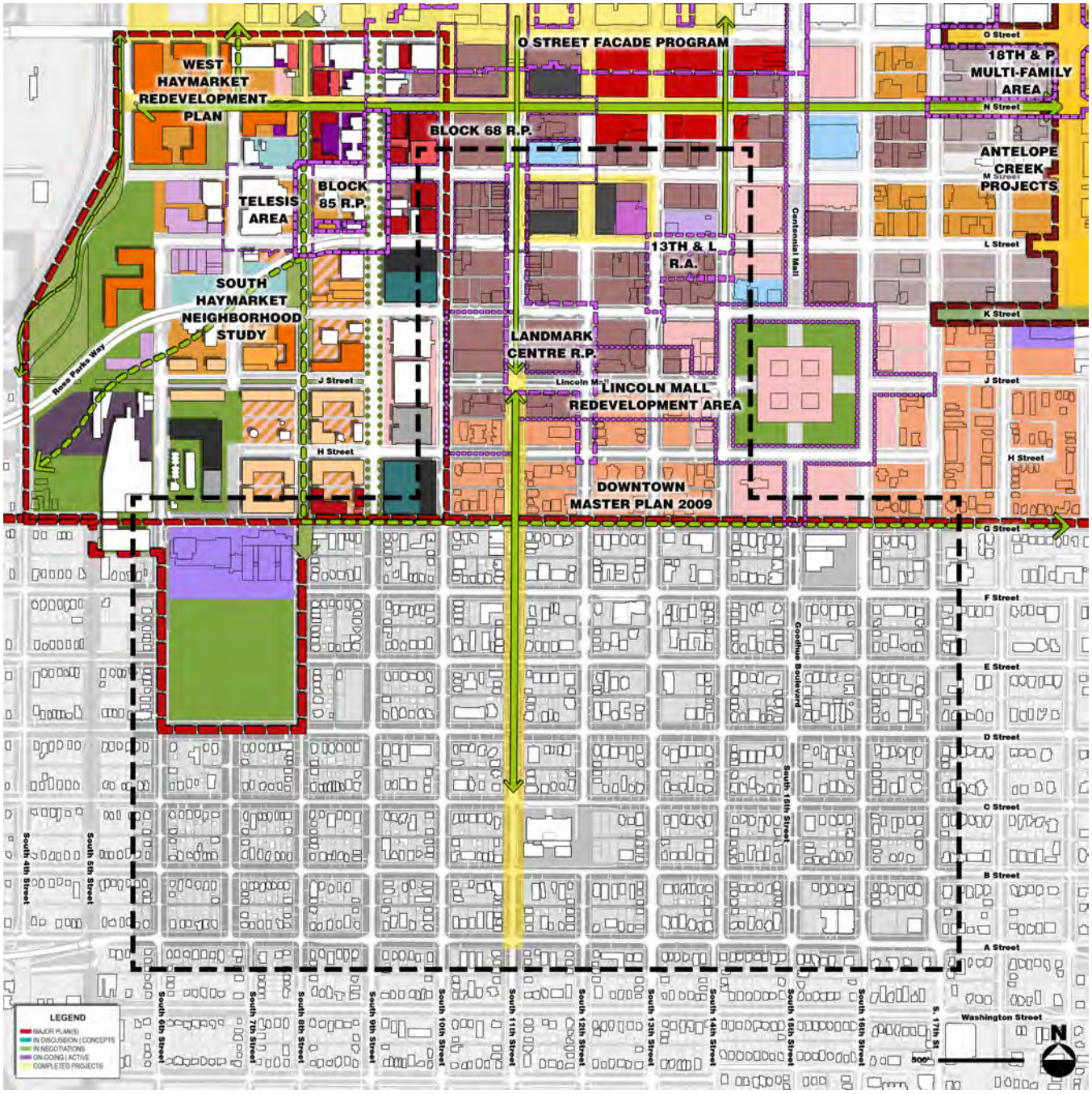


BUILDING FOOTPRINT



BUILDING DENSITY

BUILDING FOOTPRINTS



REDEVELOPMENT SUMMARY

O Street
N Street
M Street
L Street
K Street
J Street
H Street
G Street
F Street
E Street
D Street
C Street
B Street
A Street
Washington Street
Rosa Parks Way
Lincoln Mall
Centennial Mall
Goodhue Boulevard
South 4th Street
South 5th Street
South 6th Street
South 7th Street
South 8th Street
South 9th Street
South 10th Street
South 11th Street
South 12th Street
South 13th Street
South 14th Street
South 15th Street
South 16th Street
S. 17th St.
500'
N

BASIC BASE

BUILDING CONDITIONS

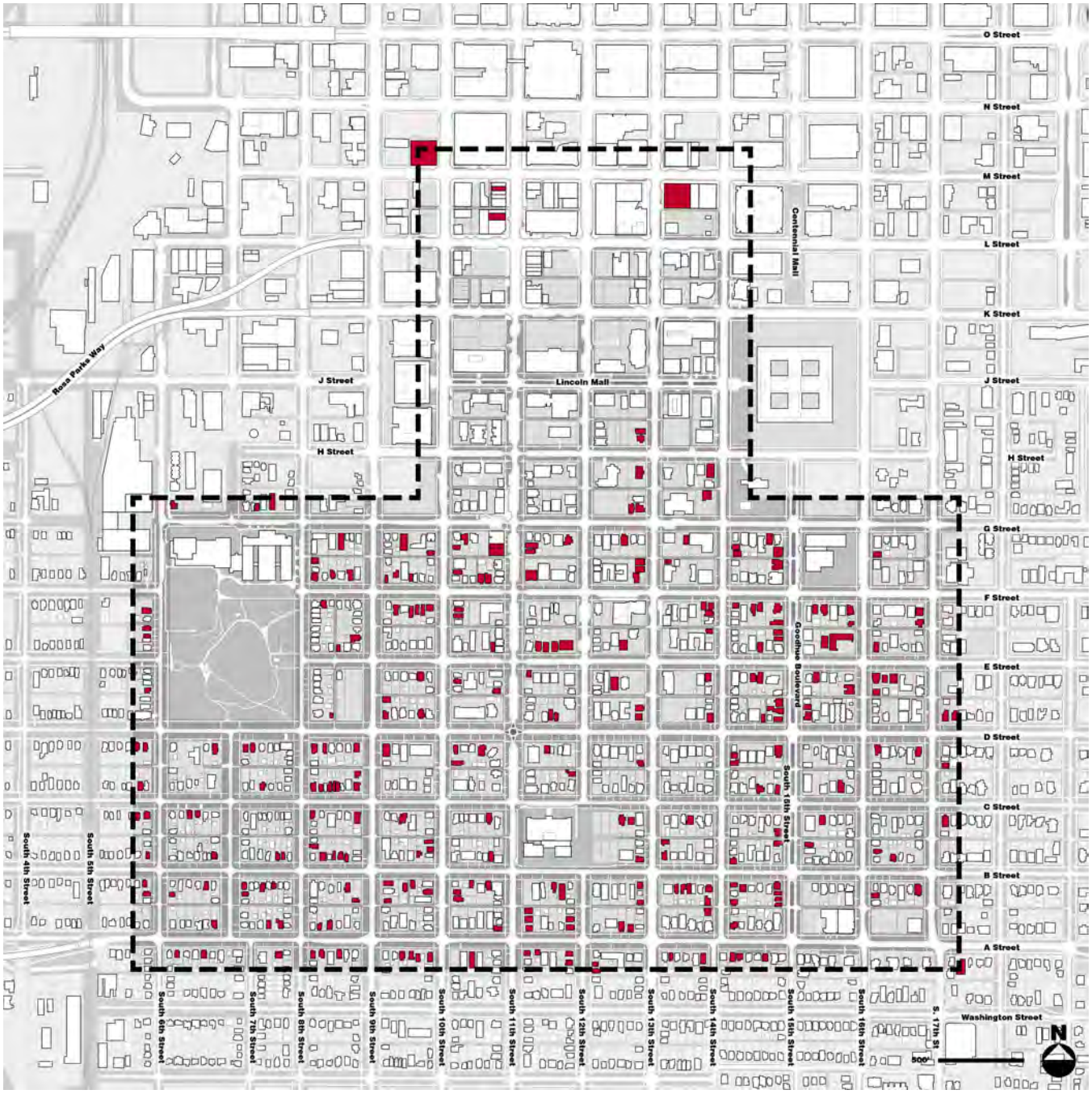
- GOOD CONDITION
- FAIR CONDITION
- POOR CONDITION

BUILDING CONDITIONS | GOOD

GOOD CONDITION

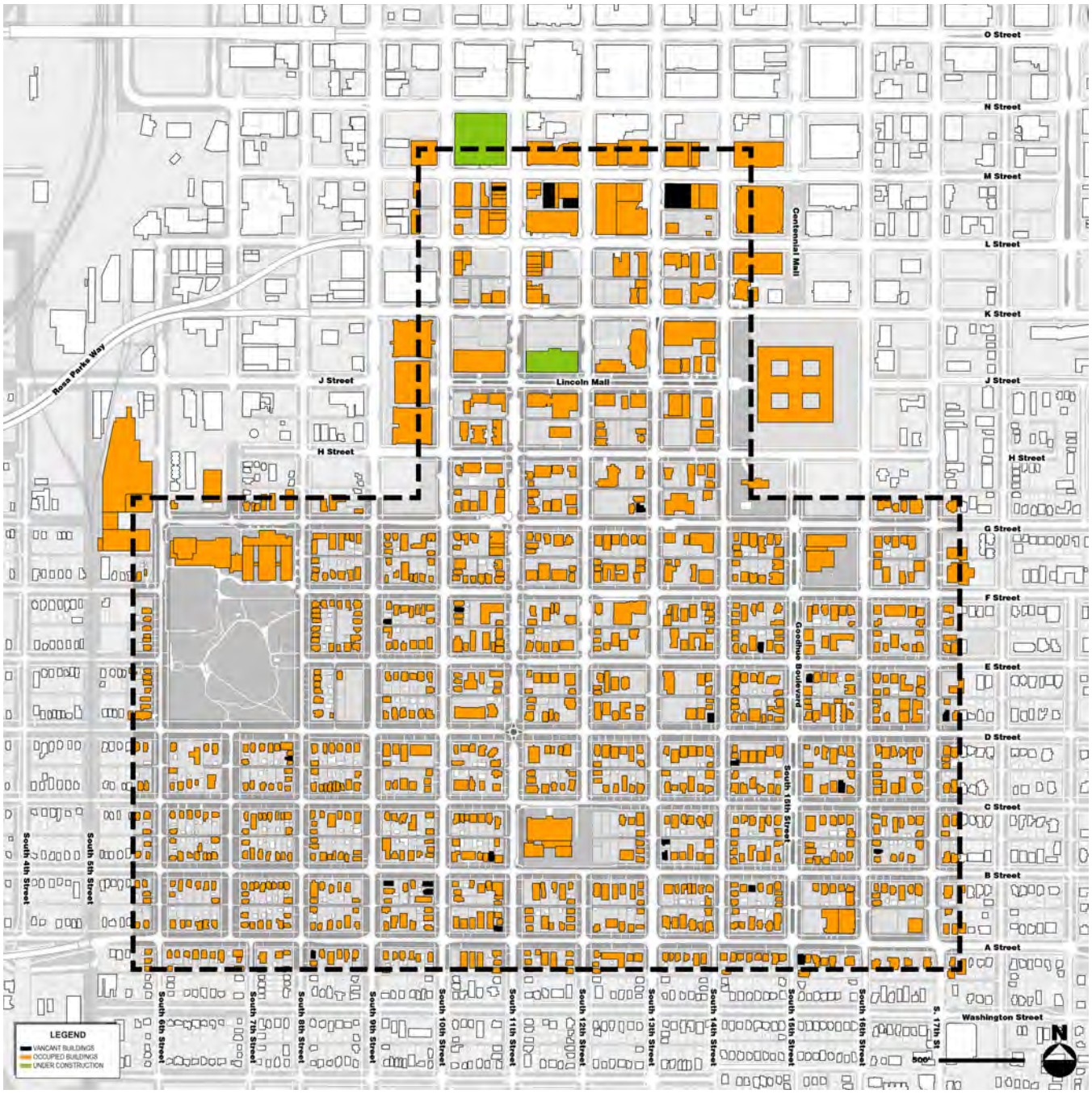
BUILDING CONDITIONS | FAIR

FAIR CONDITION



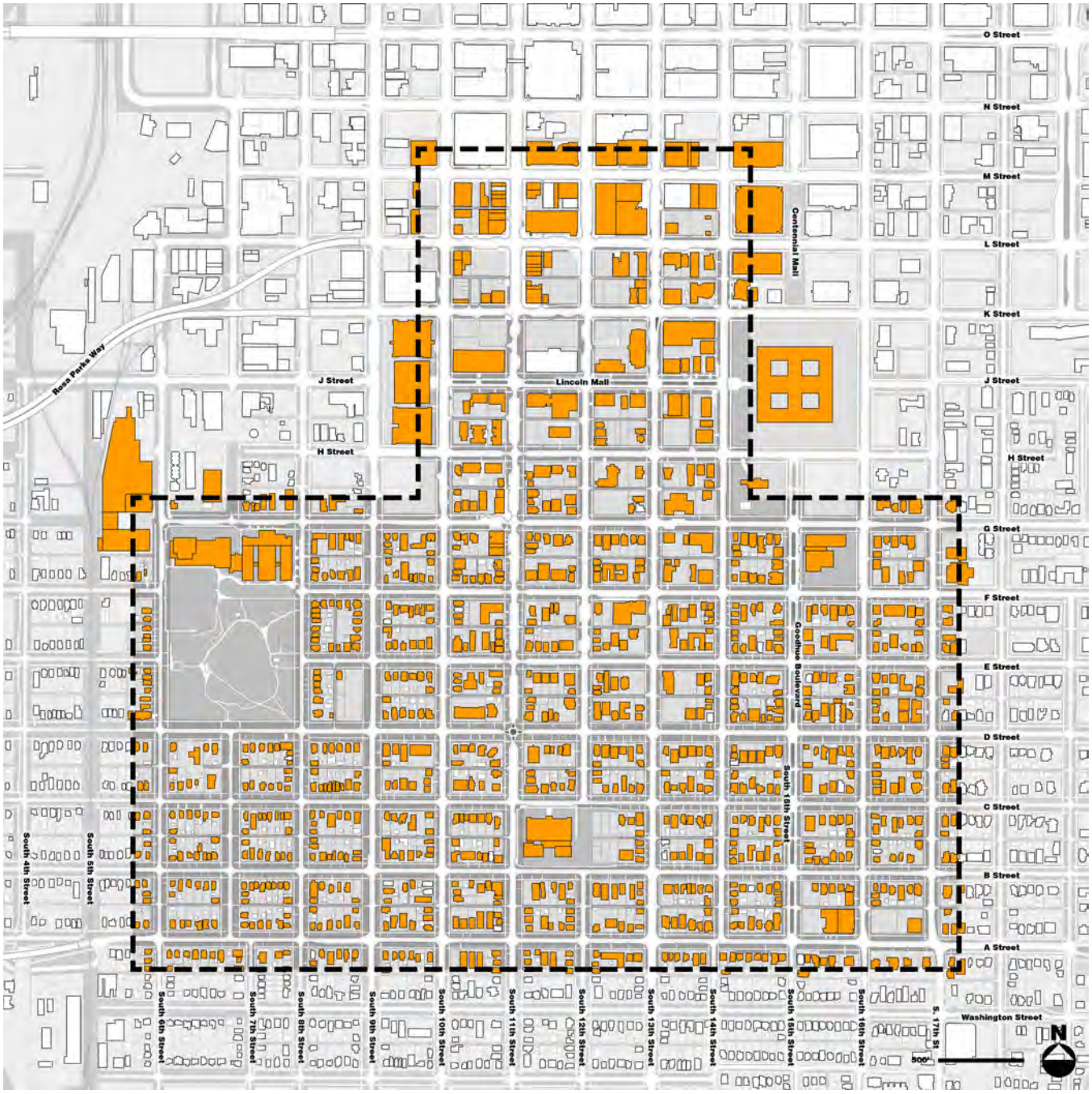
BUILDING CONDITIONS | POOR

POOR CONDITION



BUILDING OCCUPANCY

- VACANT BUILDINGS
- OCCUPIED BUILDINGS
- UNDER CONSTRUCTION



BUILDING OCCUPANCY | OCCUPIED

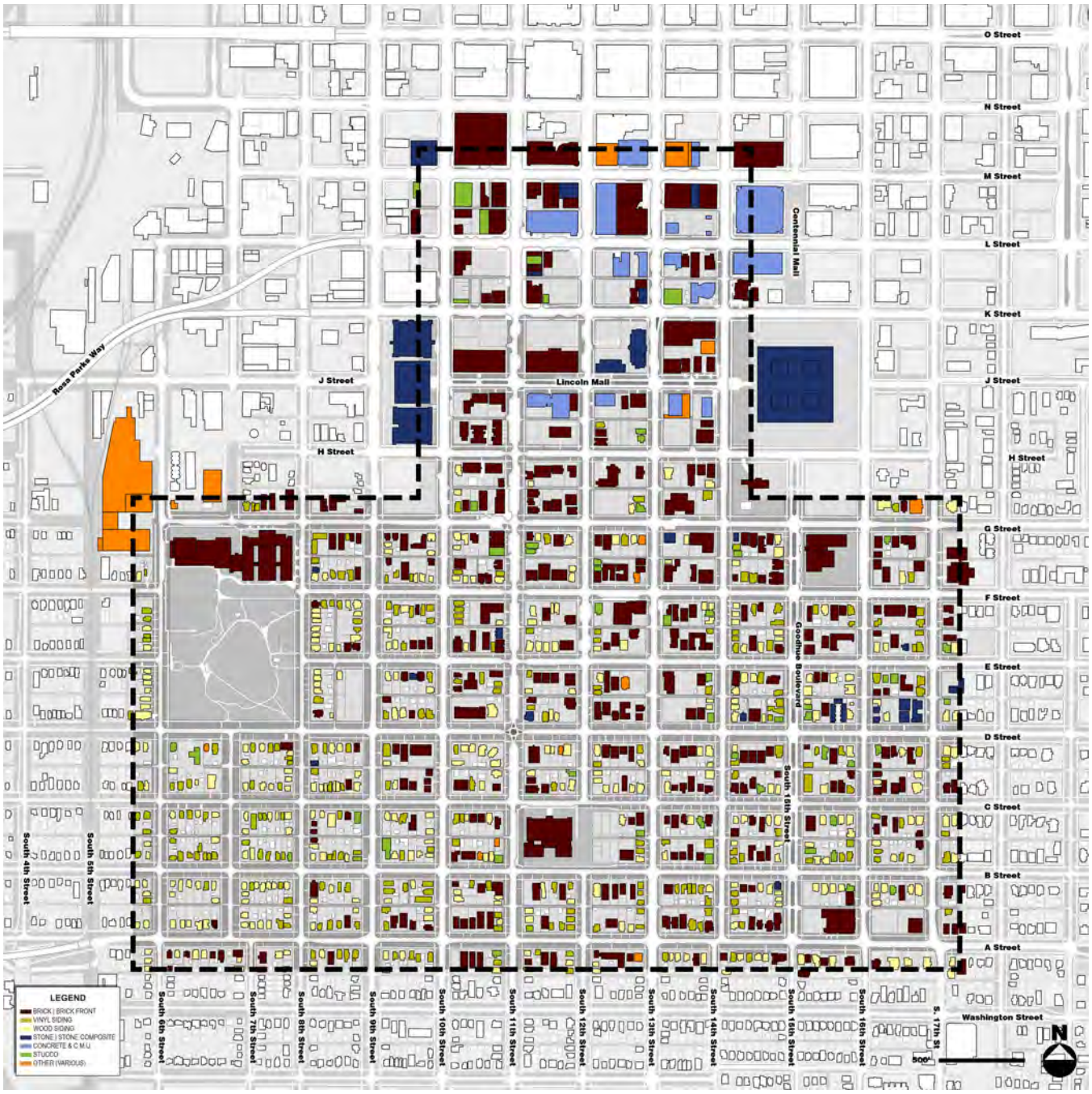
OCCUPIED BUILDINGS

BUILDING OCCUPANCY | VACANT

VANCANT BUILDINGS

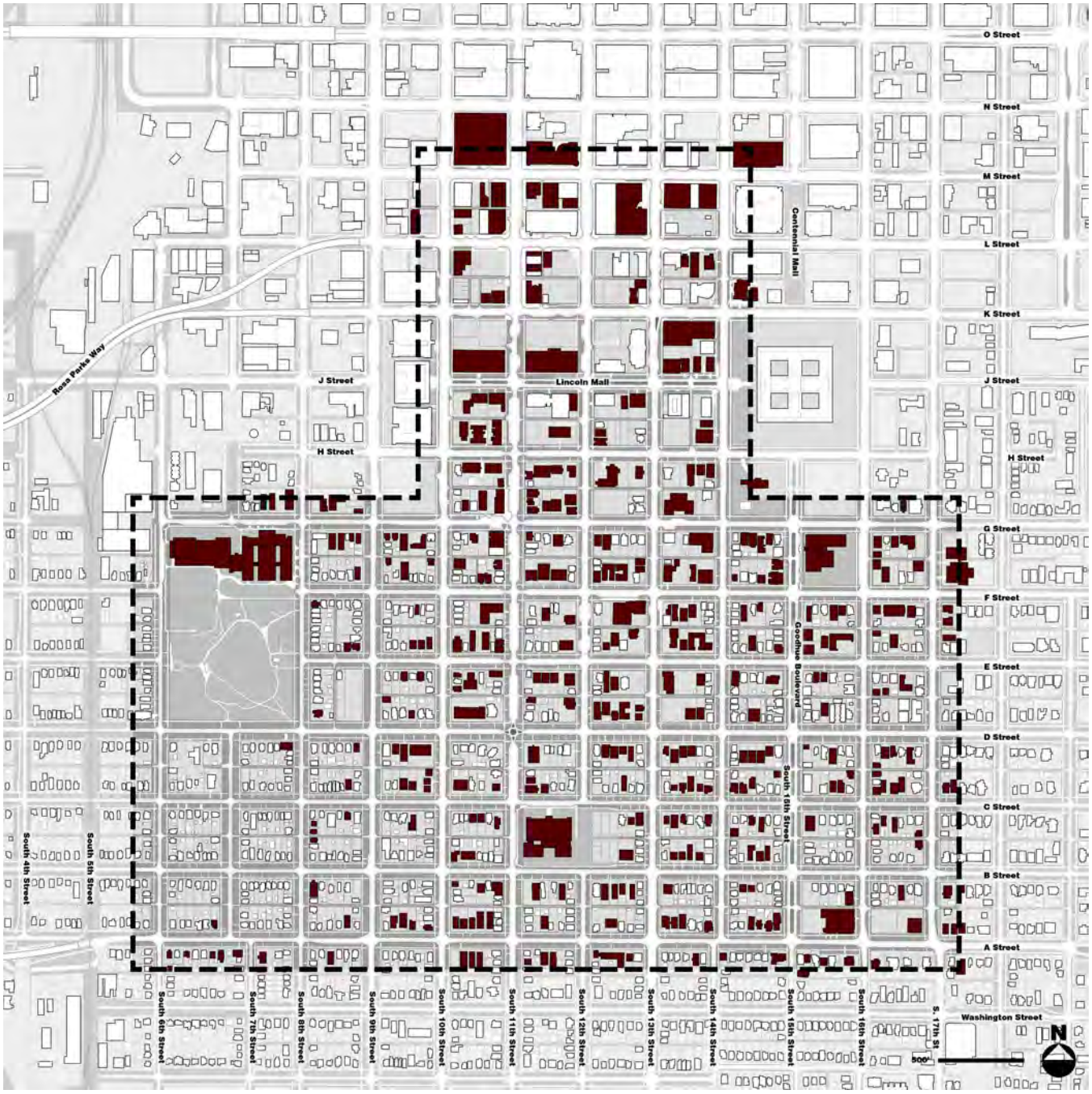
BUILDING OCCUPANCY | CONSTRUCTION

UNDER CONSTRUCTION



BUILDING MATERIALITY

- BRICK | BRICK FRONT
- VINYL SIDING
- WOOD SIDING
- STONE | STONE COMPOSITE
- CONCRETE & C.M.U.
- STUCCO
- OTHER (VARIOUS)



BUILDING MATERIALITY | BRICK FRONT

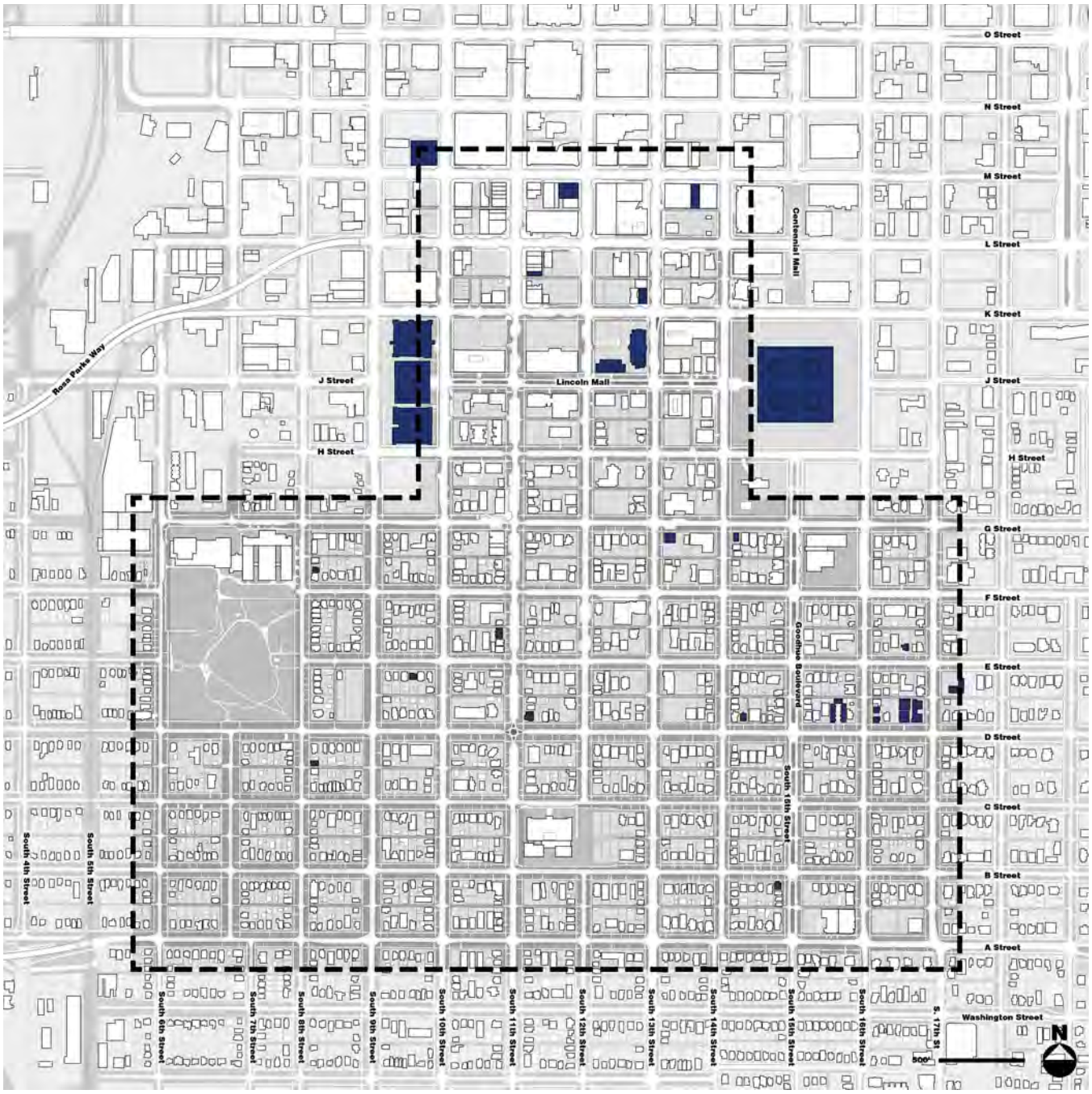
BRICK | BRICK FRONT

BUILDING MATERIALITY | VINYL SIDING

VINYL SIDING

BUILDING MATERIALITY | WOOD SIDING

WOOD SIDING



BUILDING MATERIALITY | STONE COMPOSITE

STONE | STONE COMPOSITE

BUILDING MATERIALITY | CONCRETE & C.M.U

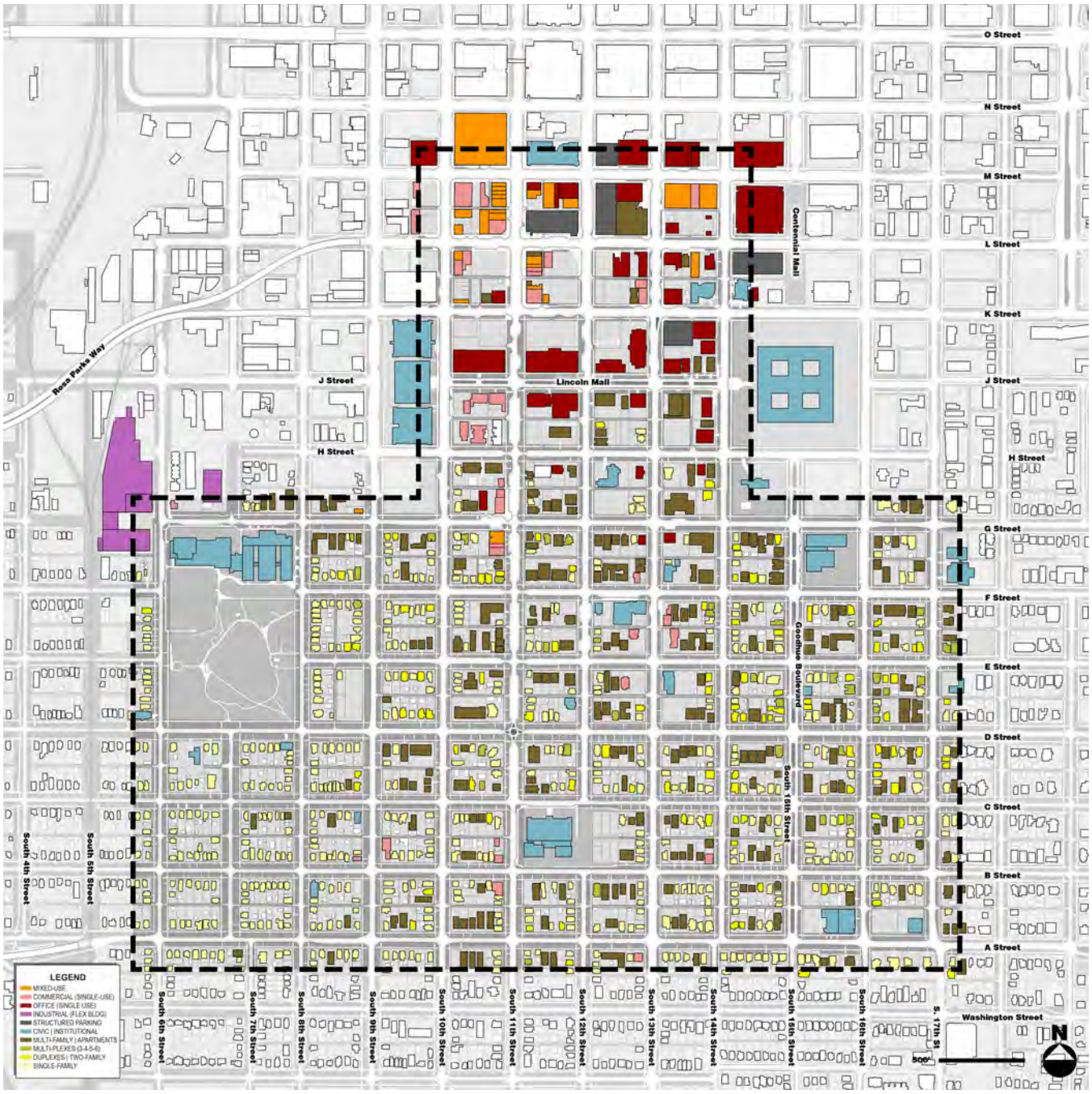
CONCRETE & C.M.U.

BUILDING MATERIALITY | STUCCO

STUCCO

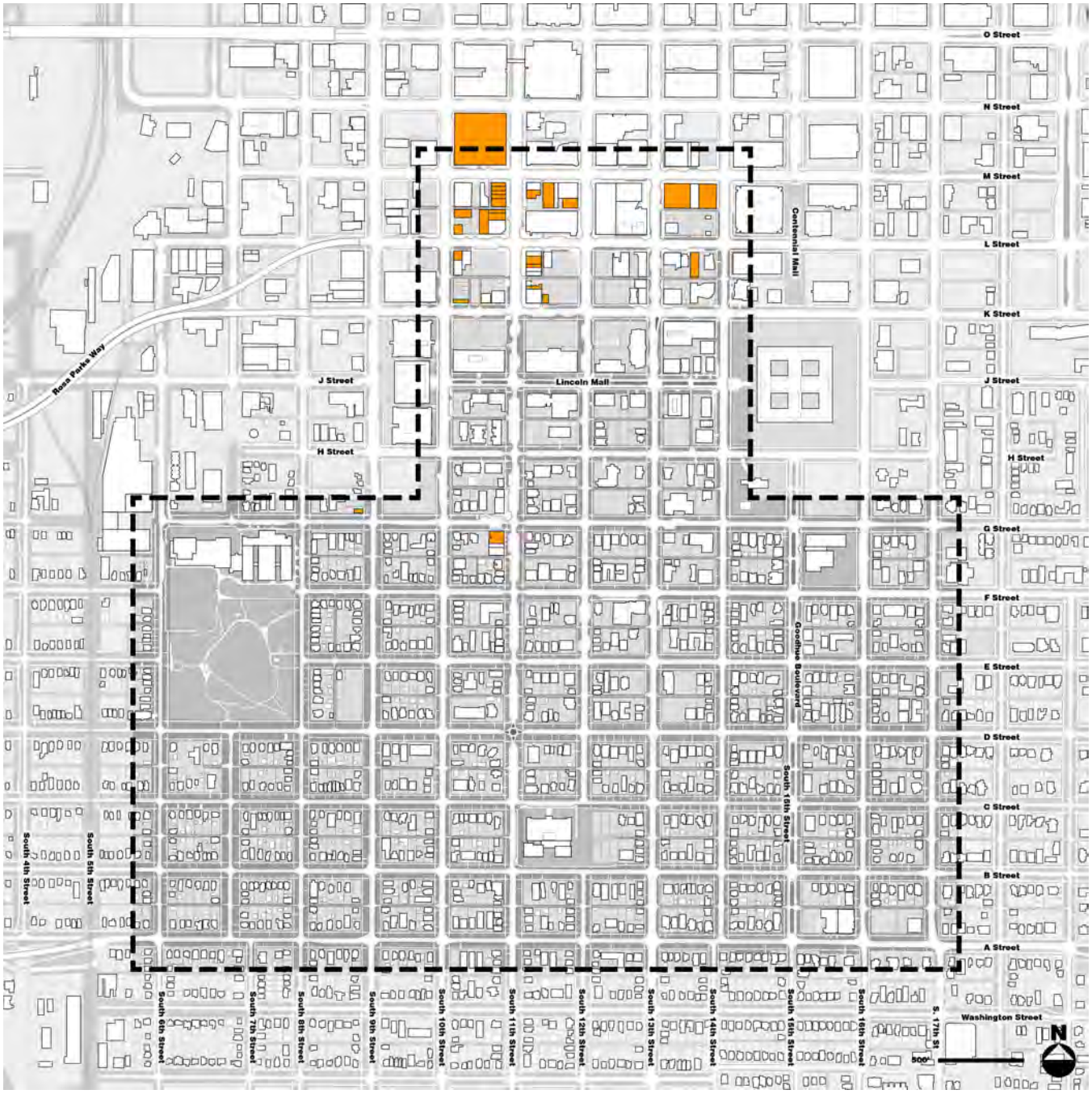
BUILDING MATERIALITY | OTHER (VARIOUS)

OTHER (VARIOUS)



BUILDING TYPES

- MIXED-USE
- COMMERCIAL (SINGLE-USE)
- OFFICE (SINGLE USE)
- INDUSTRIAL (FLEX BLDG)
- STRUCTURED PARKING
- CIVIC | INSTITUTIONAL
- MULTI-FAMILY | APARTMENTS
- MULTI-PLEXES (3-4-5-6)
- DUPLEXES | TWO-FAMILY
- SINGLE-FAMILY

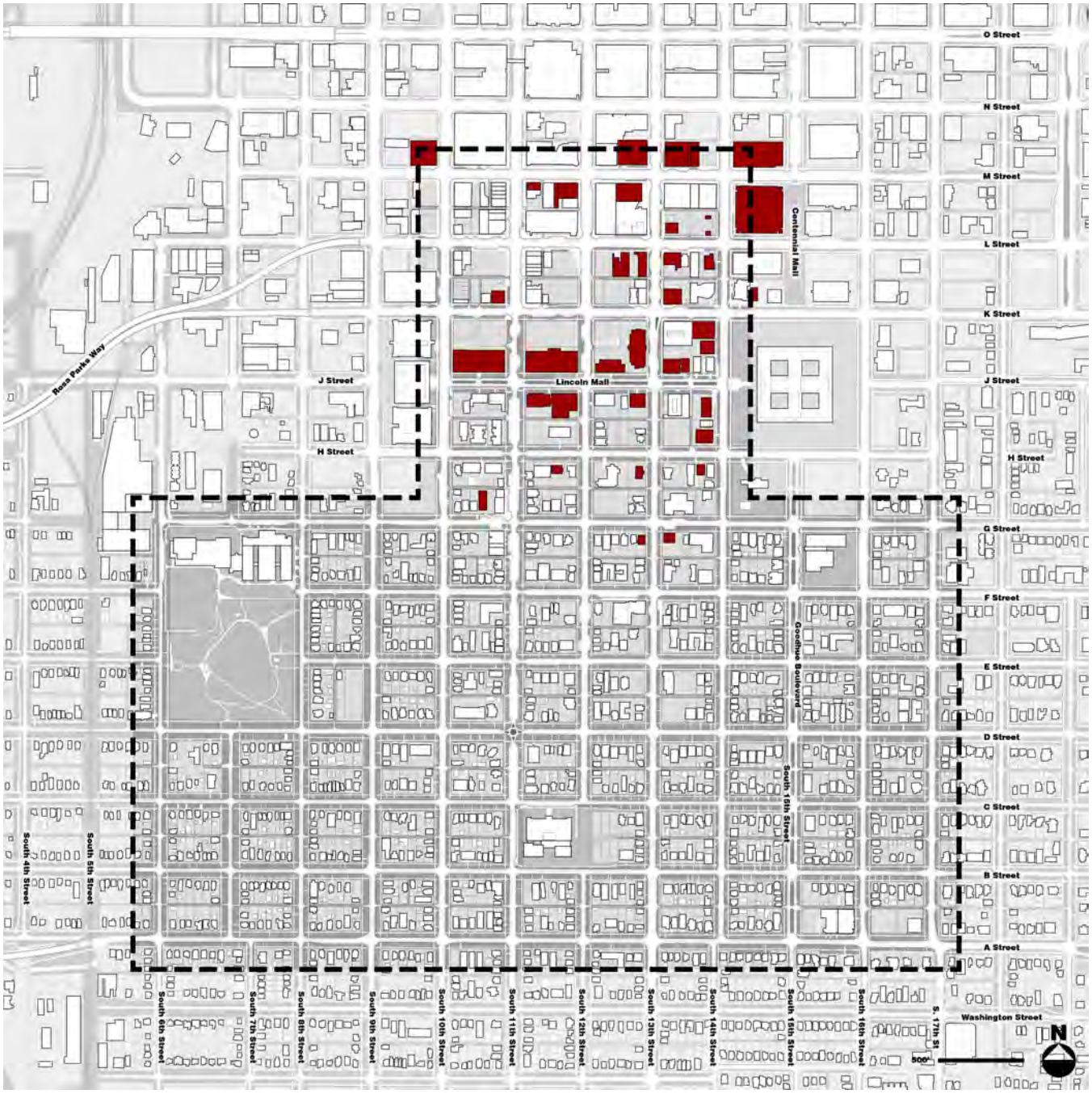


BUILDING TYPES | MIXED-USE

MIXED-USE

BUILDING TYPES | COMMERCIAL (SINGLE-USE)

COMMERCIAL (SINGLE-USE)

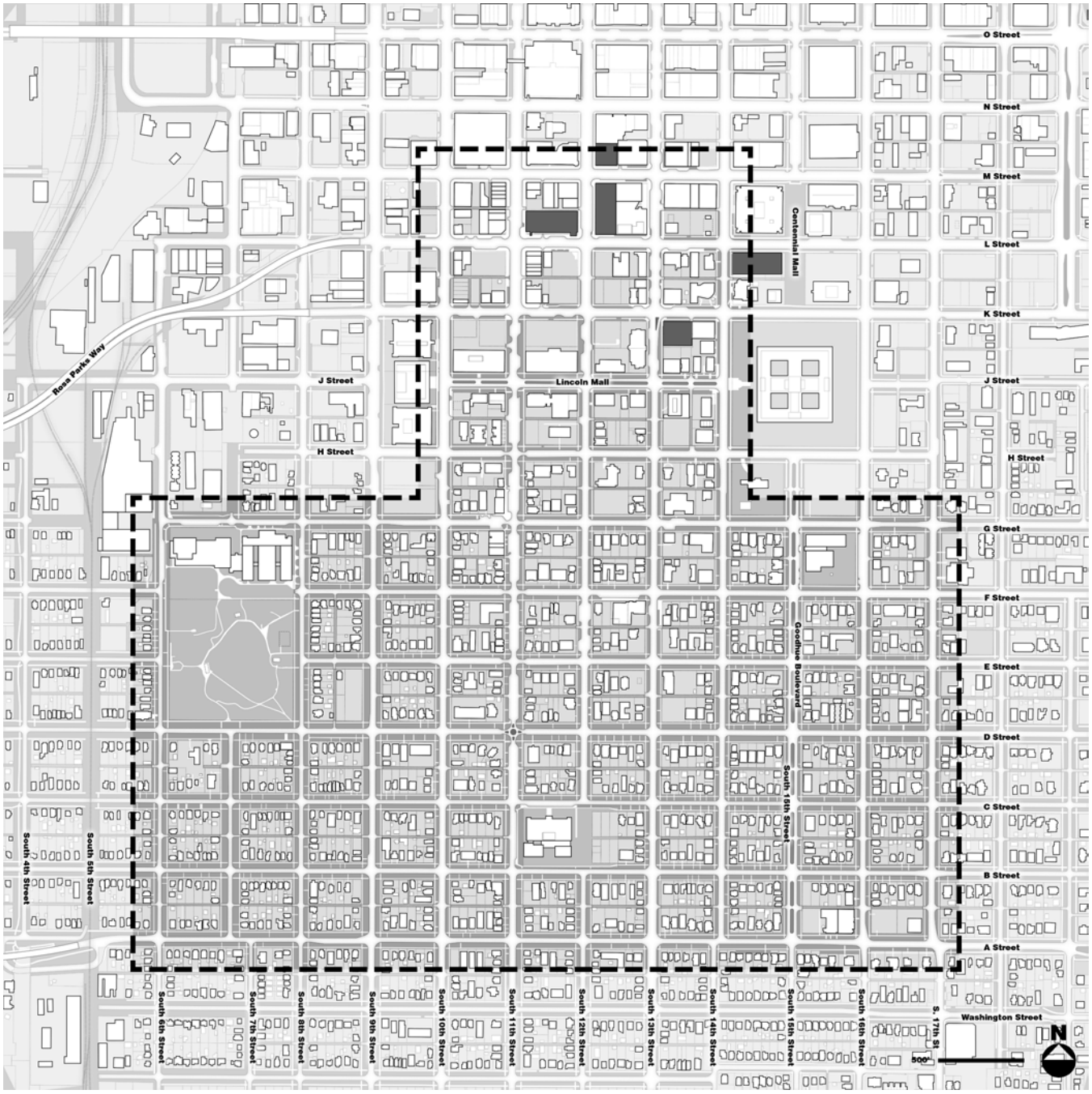


BUILDING TYPES | OFFICE (SINGLE-USE)

OFFICE (SINGLE USE)

BUILDING TYPES | INDUSTRIAL (FLEX BLDG)

INDUSTRIAL (FLEX BLDG)



BUILDING TYPES | STRUCTURED PARKING

STRUCTURED PARKING

BUILDING TYPES | CIVIC-INSTITUTIONAL

CIVIC | INSTITUTIONAL

BUILDING TYPES | MULTI-FAMILY APARTMENT

MULTI-FAMILY | APARTMENTS

BUILDING TYPES | MULTIPLEXES (3-4-5-6)

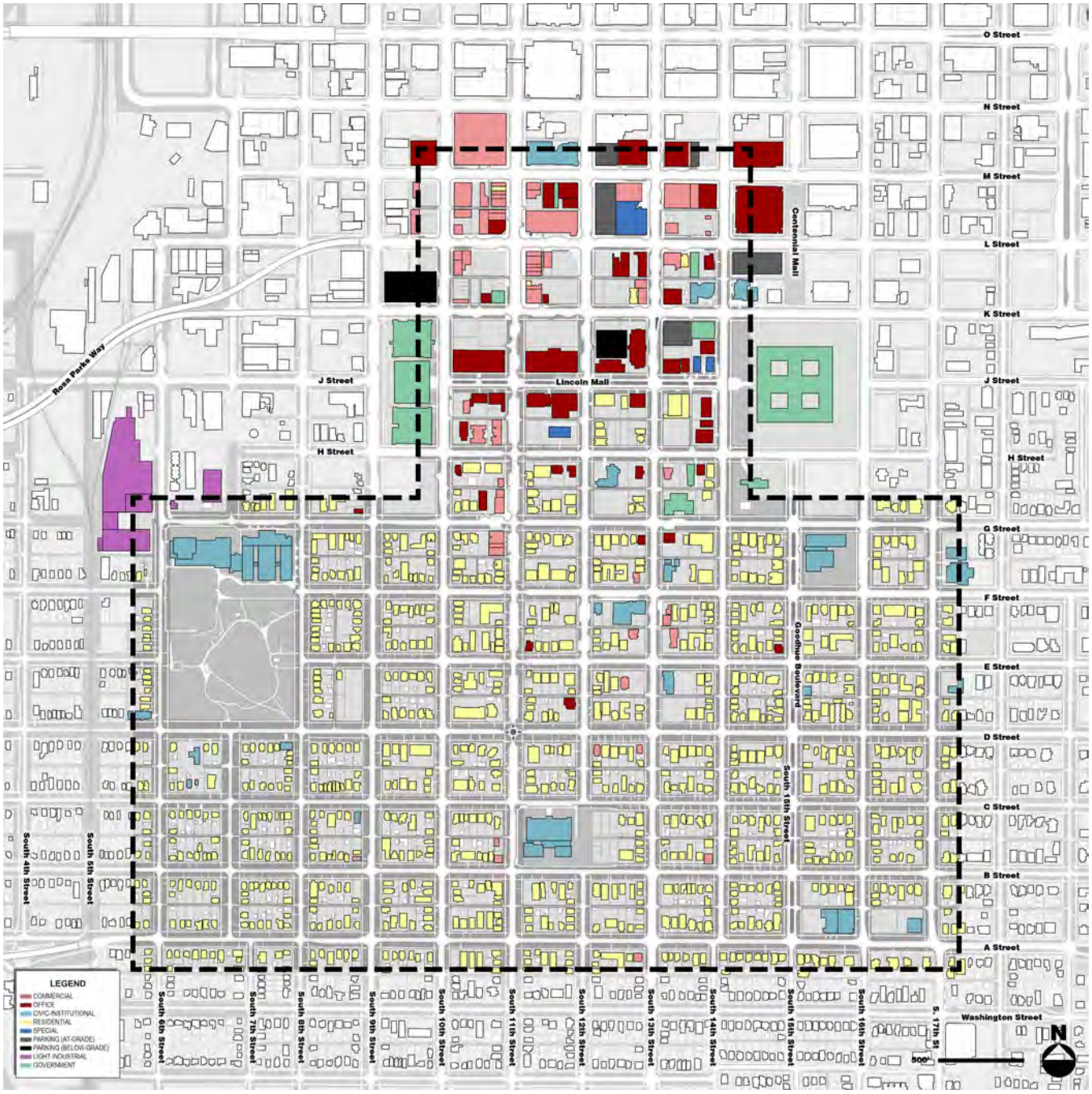
MULTI-PLEXES (3-4-5-6)

BUILDING TYPES | DUPLEXES/ TWO-FAMILY

DUPLEXES | TWO-FAMILY

BUILDING TYPES | SINGLE-FAMILY

SINGLE-FAMILY

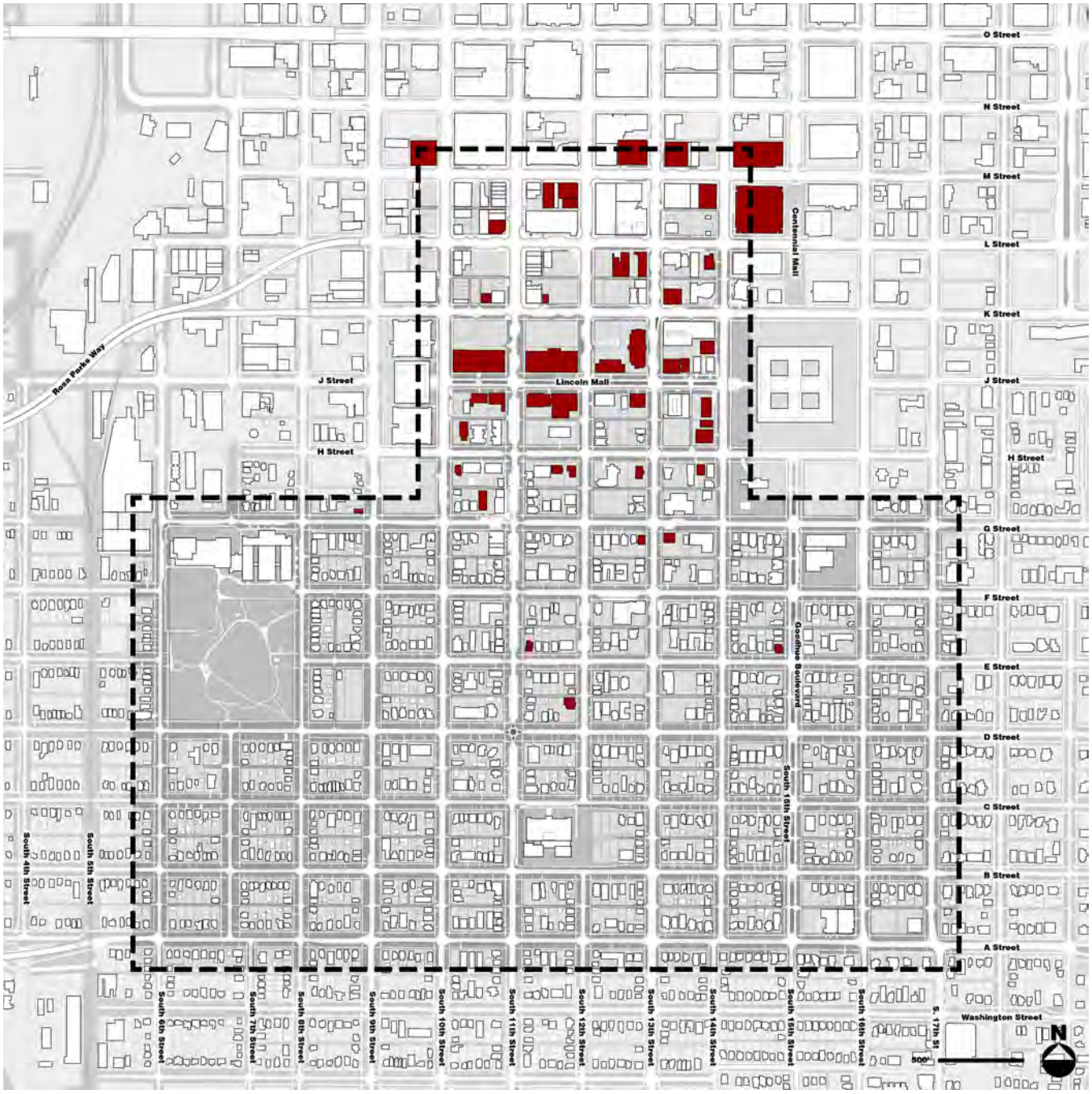


BUILDING GROUND FLOOR USE

- COMMERCIAL
- OFFICE
- CIVIC-INSTITUTIONAL
- RESIDENTIAL
- SPECIAL
- PARKING (AT-GRADE)
- PARKING (BELOW-GRADE)
- LIGHT INDUSTRIAL
- GOVERNMENT

BUILDING GROUND FLOOR USE | COMMERCIAL

COMMERCIAL



BUILDING GROUND FLOOR USE | OFFICE

OFFICE

BUILDING GROUND FLOOR USE | CIVIC-INSTITUTIONAL

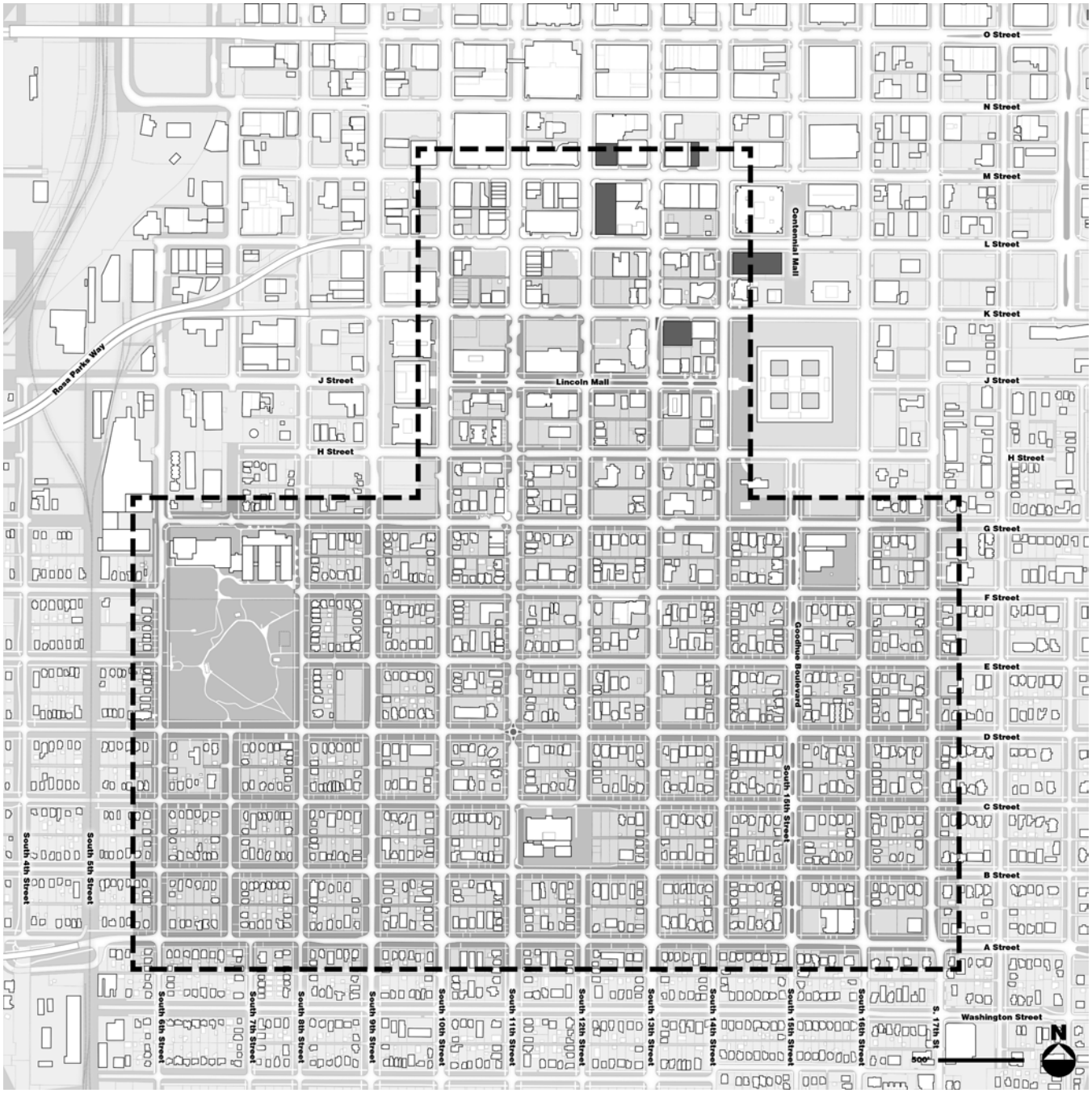
CIVIC-INSTITUTIONAL

BUILDING GROUND FLOOR USE | RESIDENTIAL

RESIDENTIAL

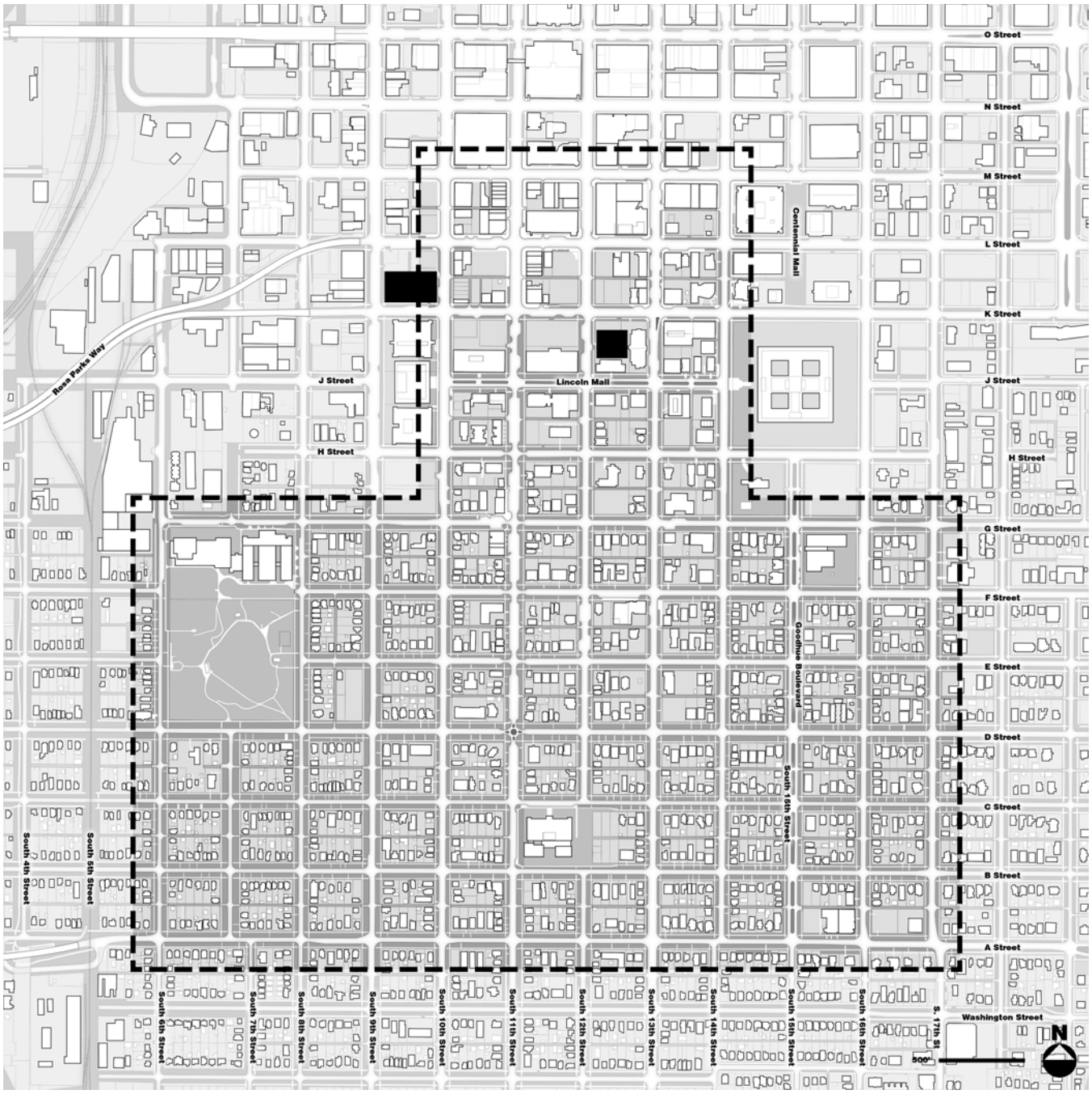
BUILDING GROUND FLOOR USE | SPECIAL

SPECIAL



BUILDING GROUND FLOOR USE | PARKING (AT-GRADE)

PARKING (AT-GRADE)



BUILDING GROUND FLOOR USE | PARKING (BELOW-GRADE)

PARKING (BELOW-GRADE)

BUILDING GROUND FLOOR USE | LIGHT INDUSTRIAL

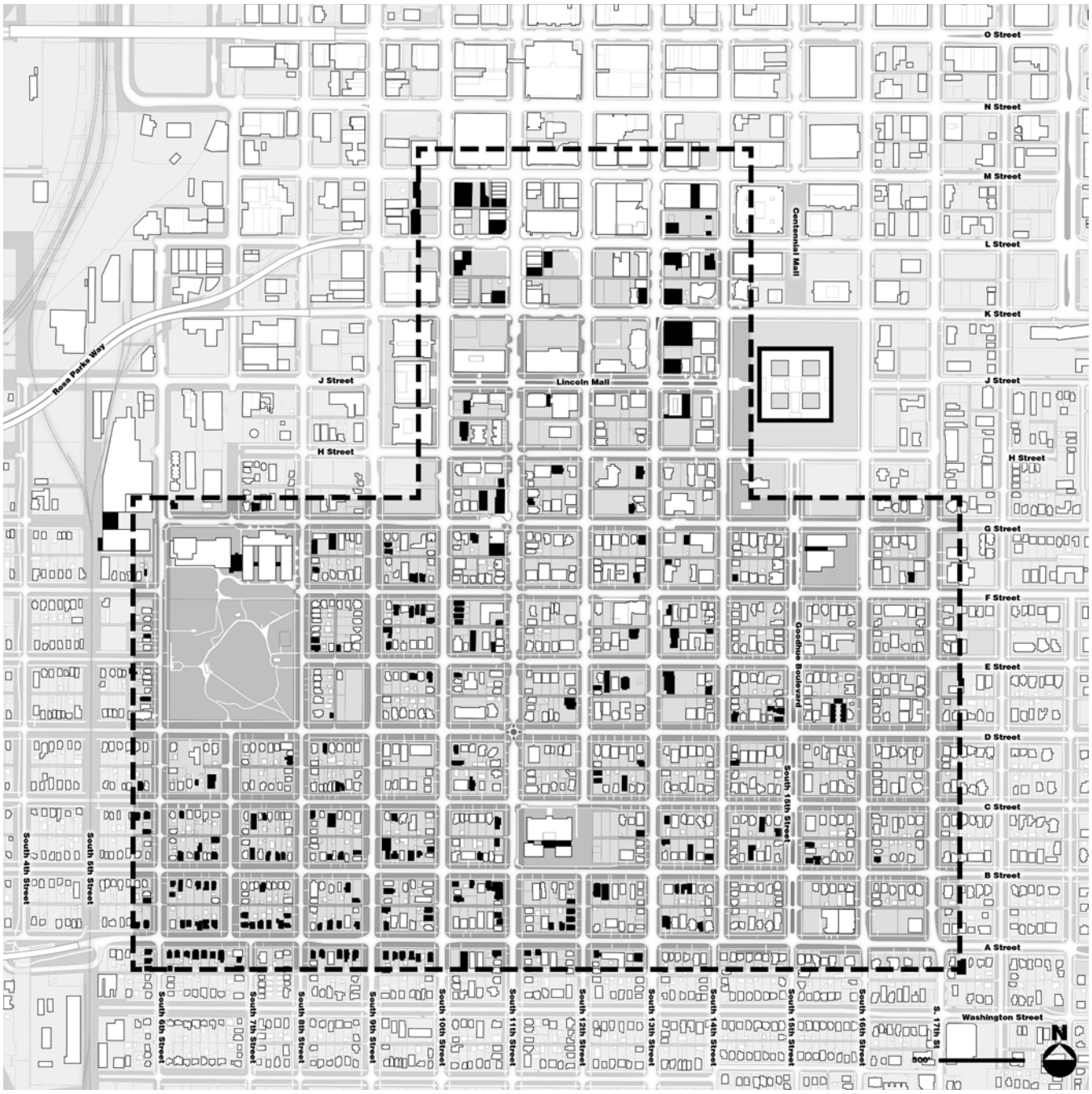
LIGHT INDUSTRIAL

BUILDING GROUND FLOOR USE | GOVERNMENT

GOVERNMENT

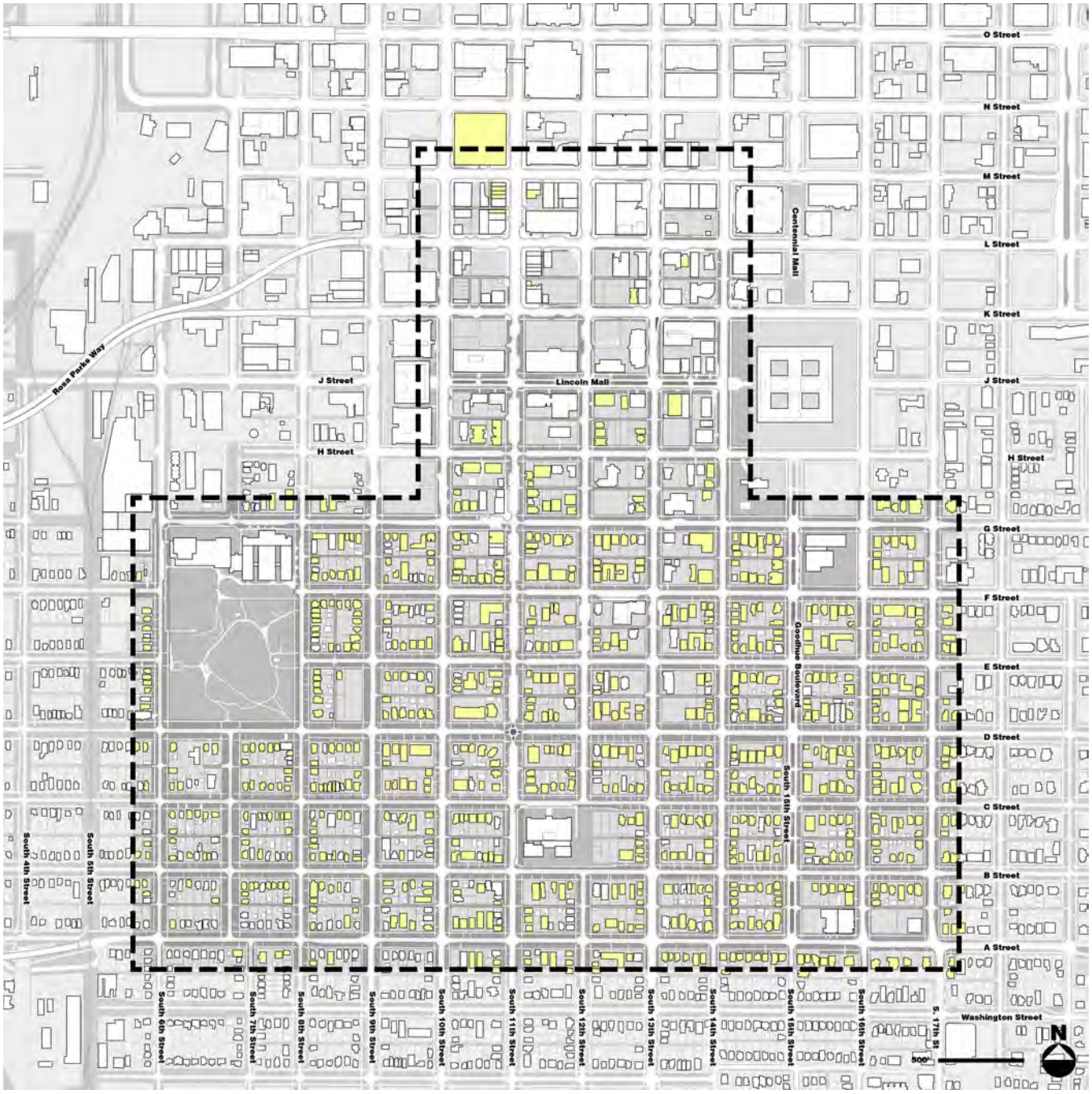
BUILDING UPPER FLOOR USE

- COMMERCIAL
- OFFICE
- CIVIC-INSTITUTIONAL
- RESIDENTIAL
- SPECIAL
- PARKING (ABOVE-GRADE)
- LIGHT INDUSTRIAL
- GOVERNMENT
- SINGLE STORY BLDGS



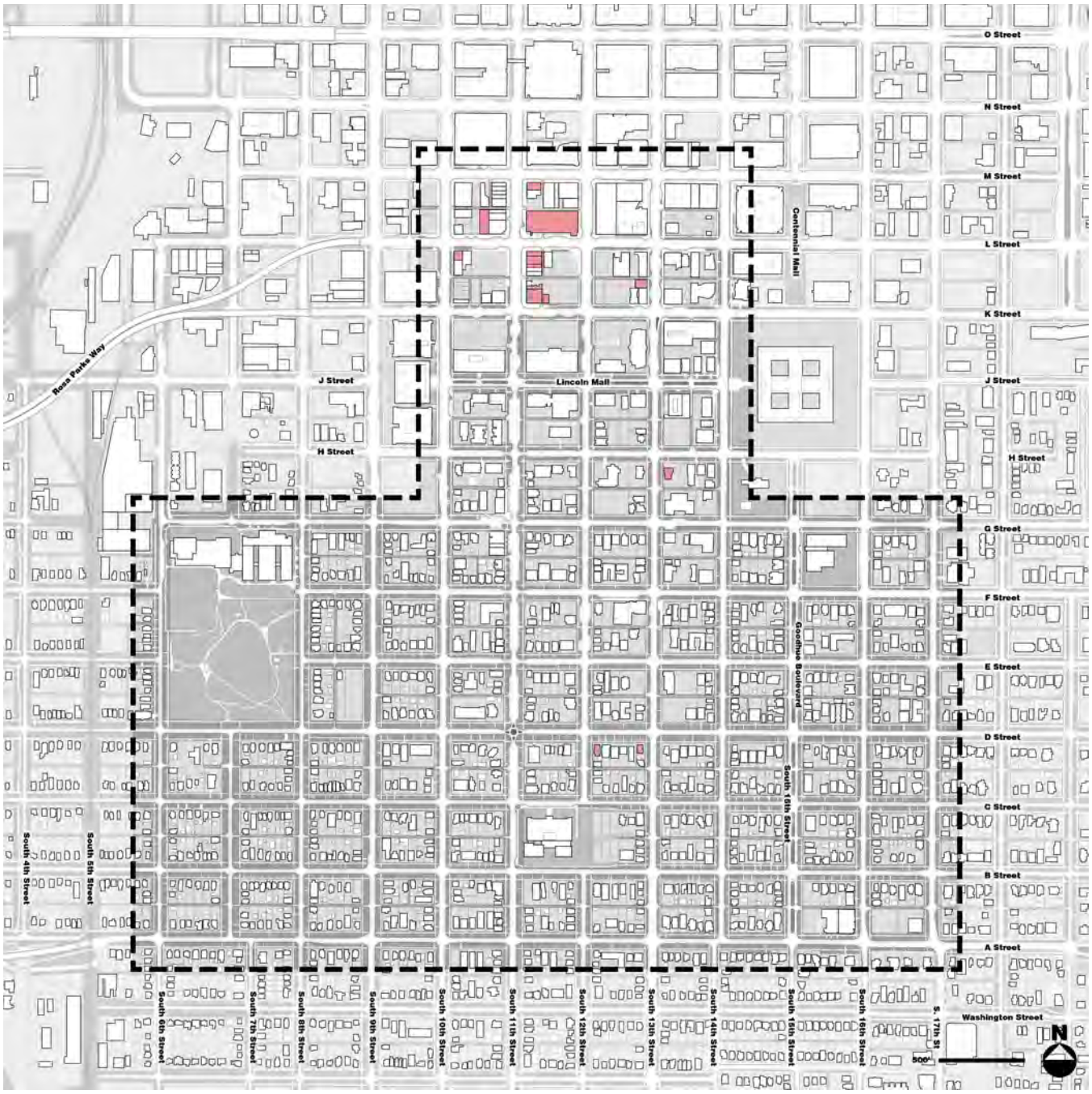
BUILDING UPPER FLOOR USE | SINGLE STORY BUILDINGS

SINGLE STORY BLDGS



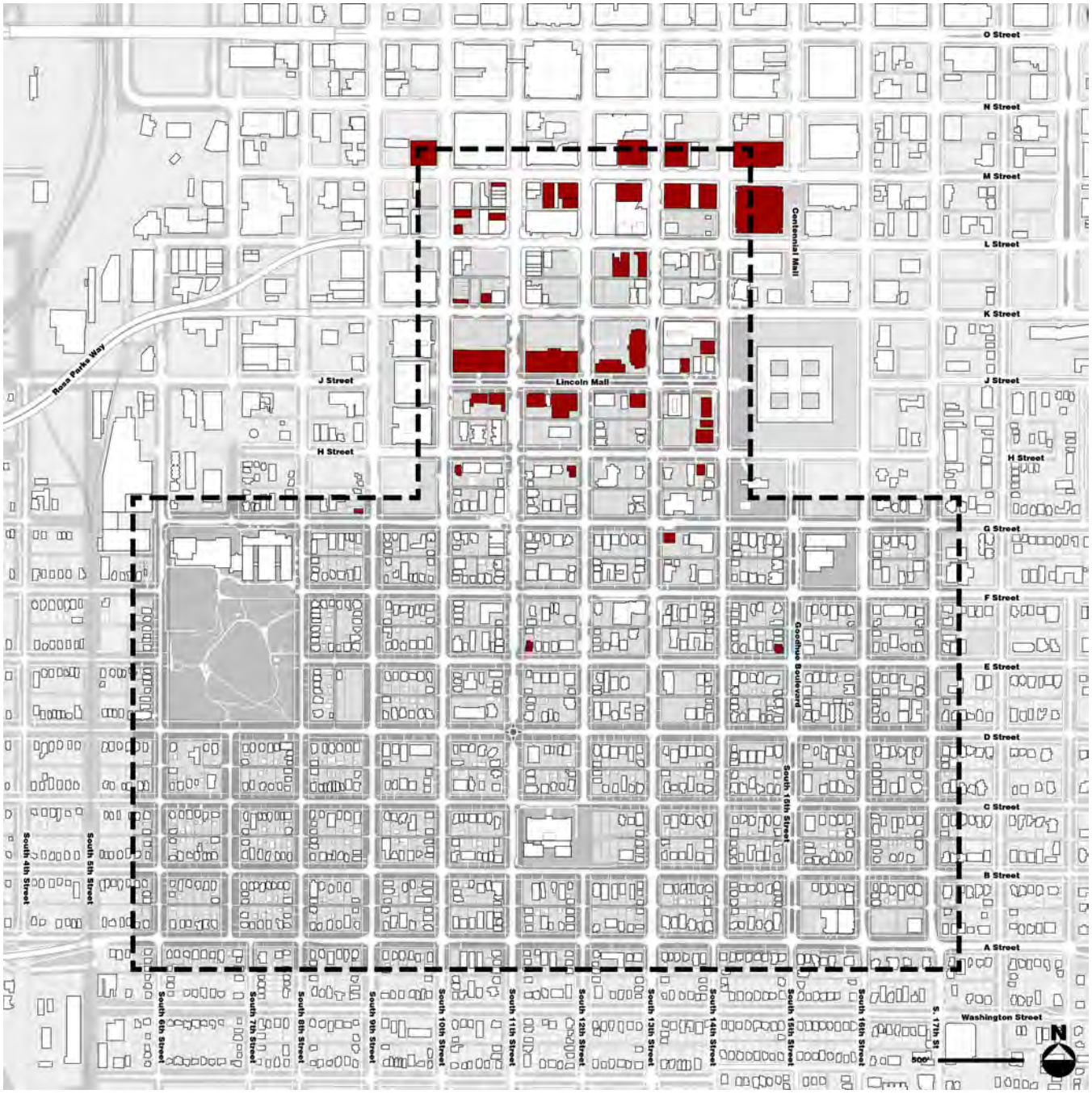
BUILDING UPPER FLOOR USE | RESIDENTIAL

RESIDENTIAL



BUILDING UPPER FLOOR USE | COMMERCIAL

COMMERCIAL



BUILDING UPPER FLOOR USE | OFFICE

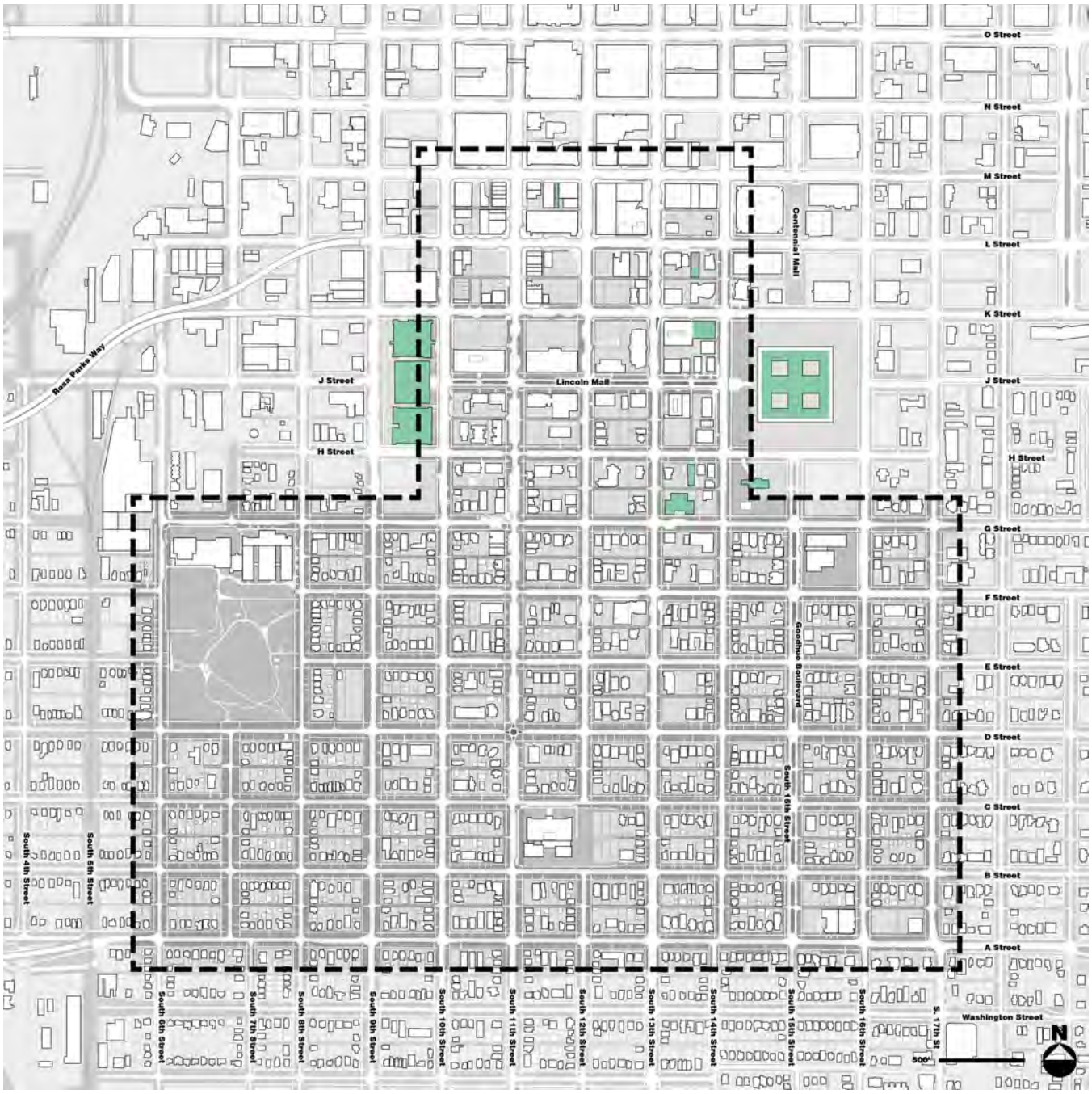
OFFICE

BUILDING UPPER FLOOR USE | CIVIC-INSTITUTIONAL

CIVIC-INSTITUTIONAL

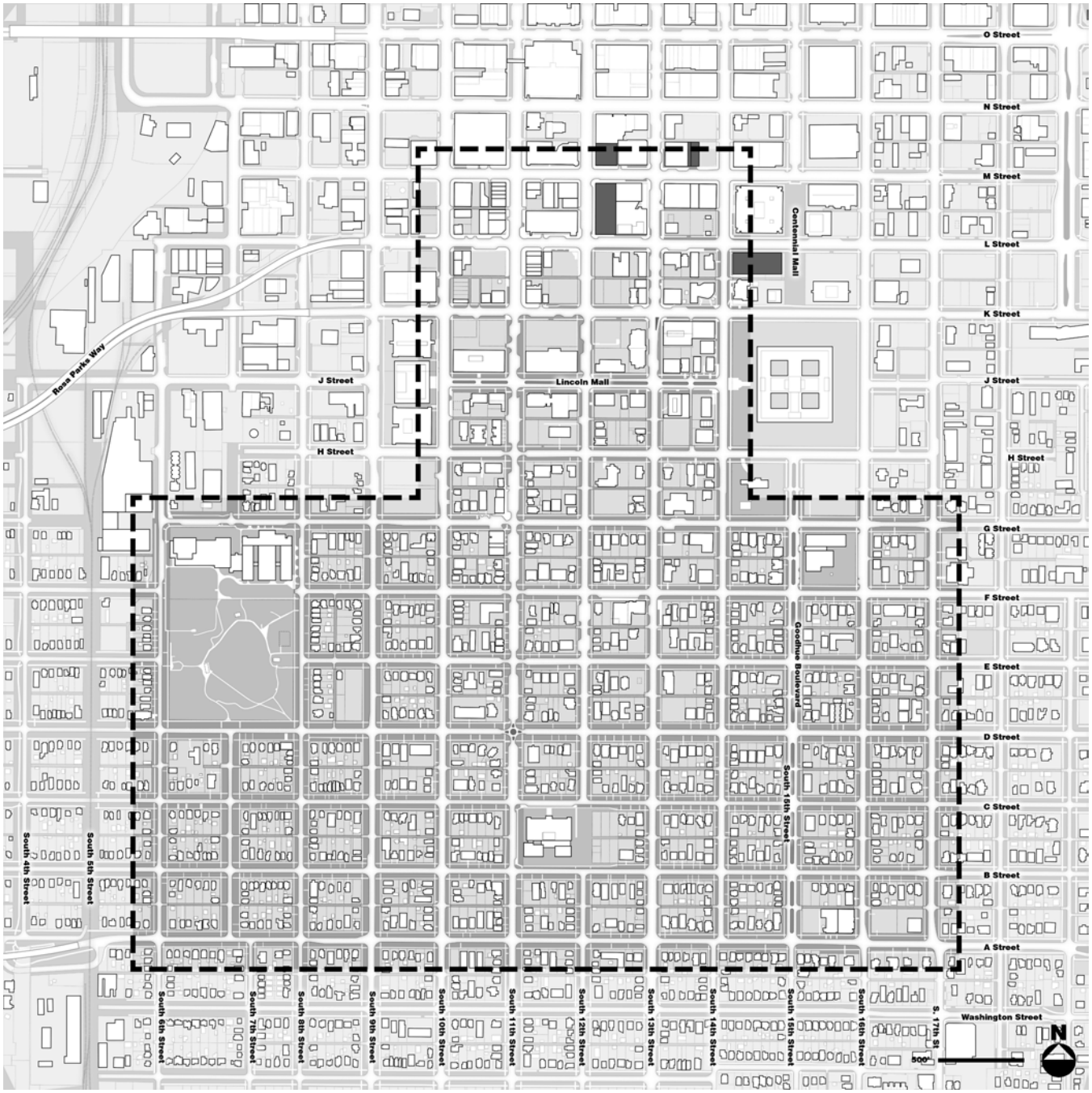
BUILDING UPPER FLOOR USE | LIGHT INDUSTRIAL

LIGHT INDUSTRIAL



BUILDING UPPER FLOOR USE | SINGLE STORY BUILDINGS GOVERNMENT

GOVERNMENT

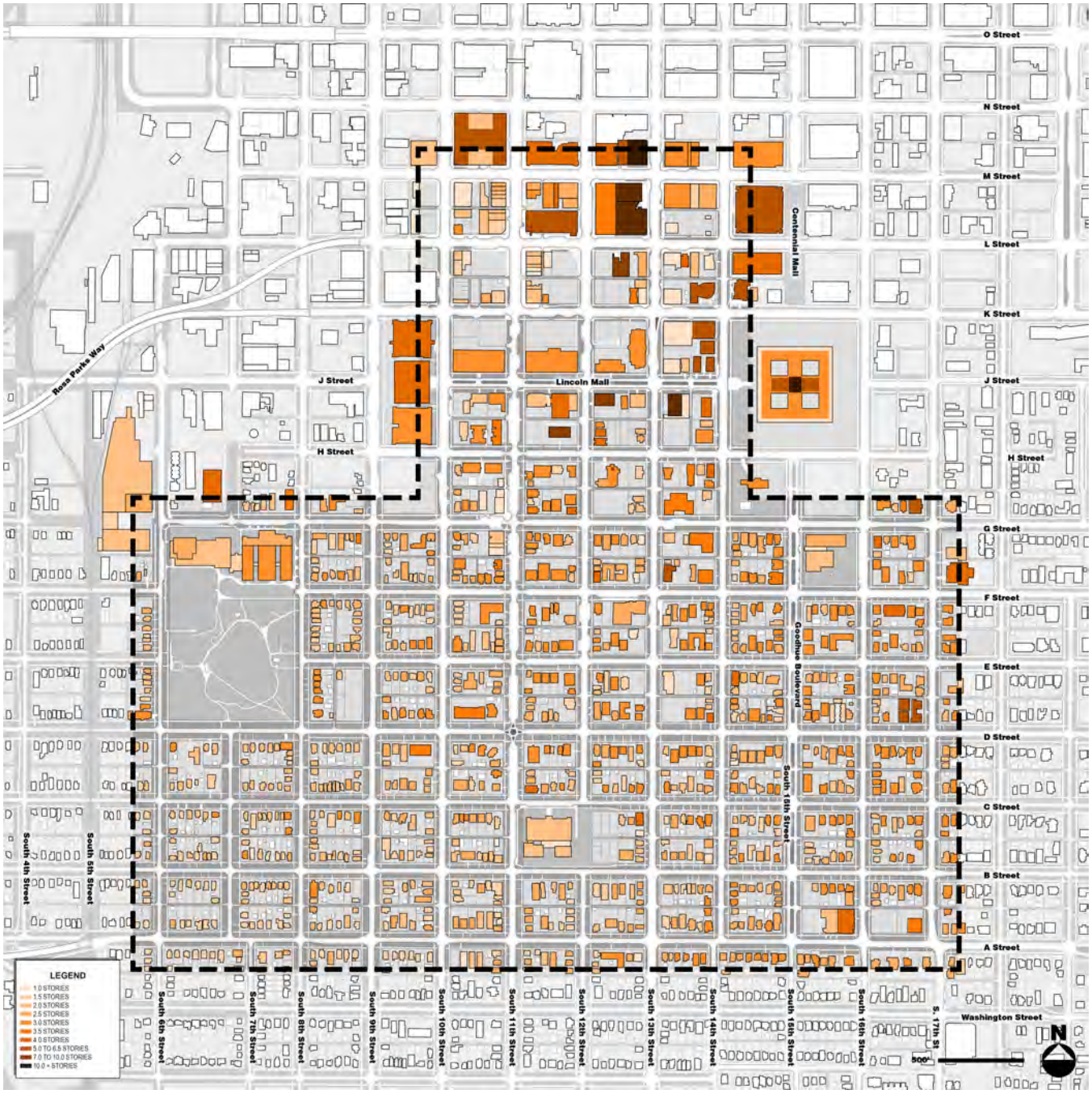


BUILDING UPPER FLOOR USE | PARKING (ABOVE-GRADE)

PARKING (ABOVE-GRADE)

BUILDING UPPER FLOOR USE | SINGLE STORY BUILDINGS SPECIAL

SPECIAL

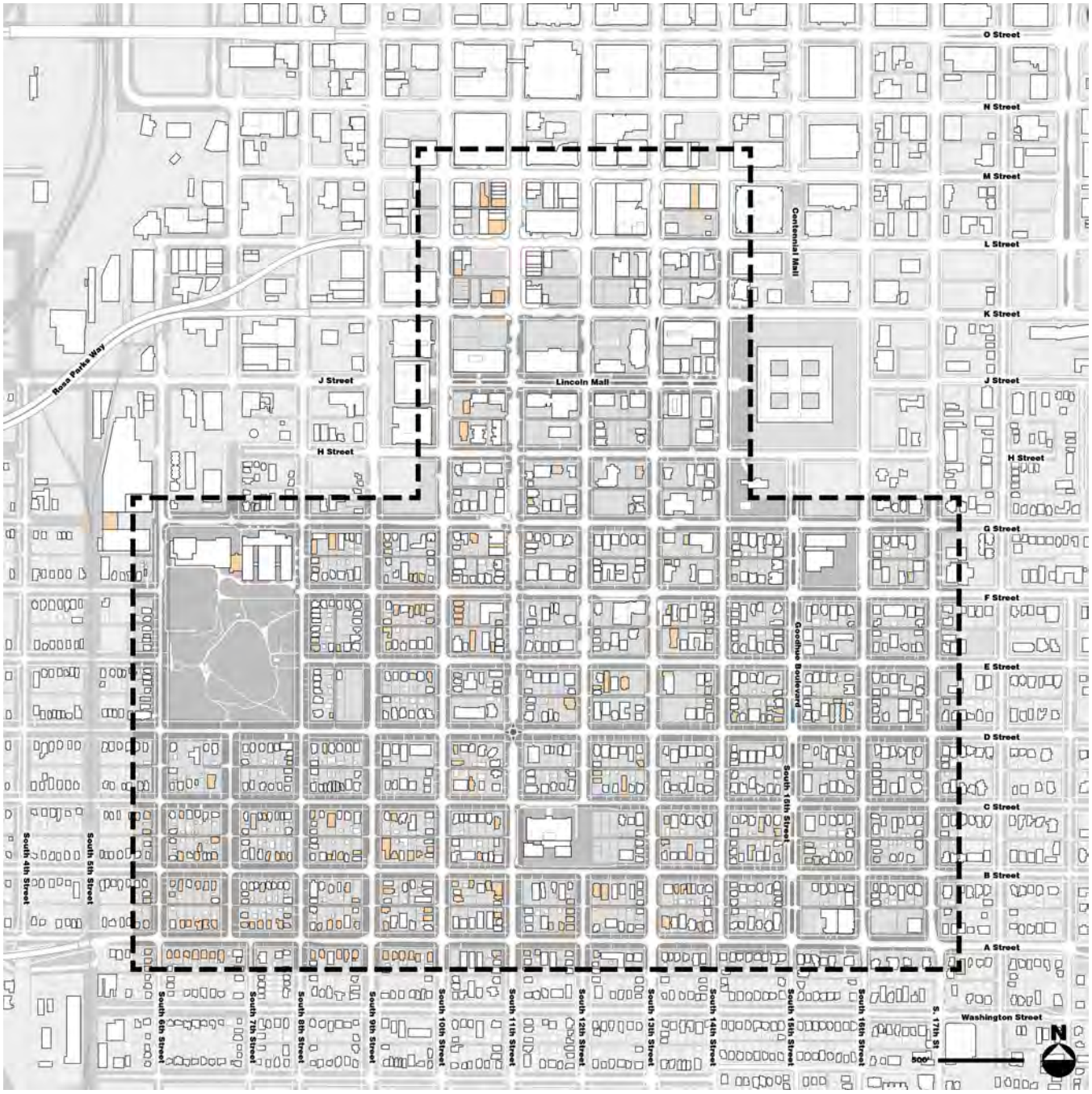


BUILDING HEIGHT

- 1.0 STORIES
- 1.5 STORIES
- 2.0 STORIES
- 2.5 STORIES
- 3.0 STORIES
- 3.5 STORIES
- 4.0 STORIES
- 5.0 TO 6.5 STORIES
- 7.0 TO 10.0 STORIES
- 10.0 + STORIES

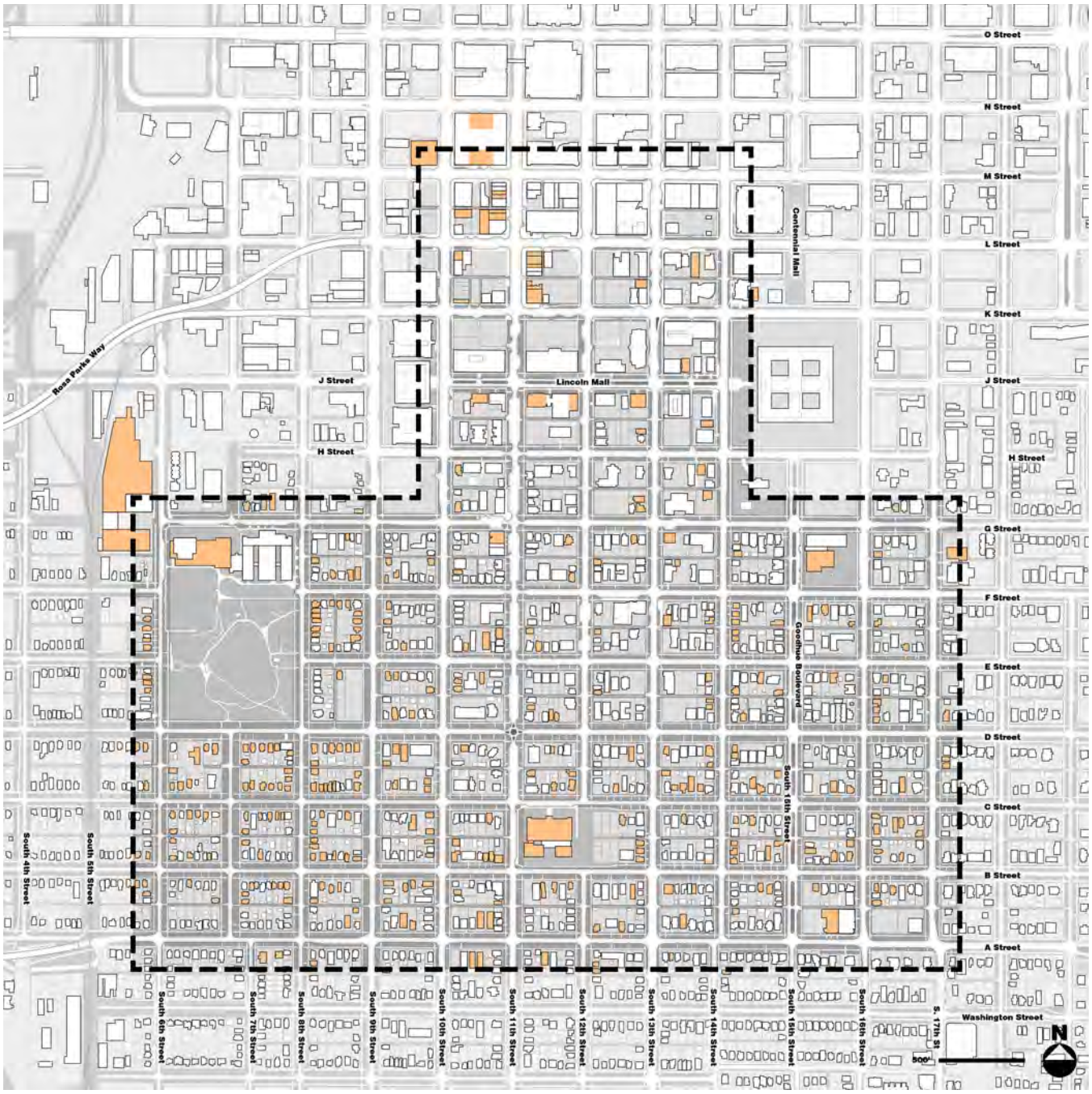
BUILDING HEIGHT | 1.0 STORIES

1.0 STORIES



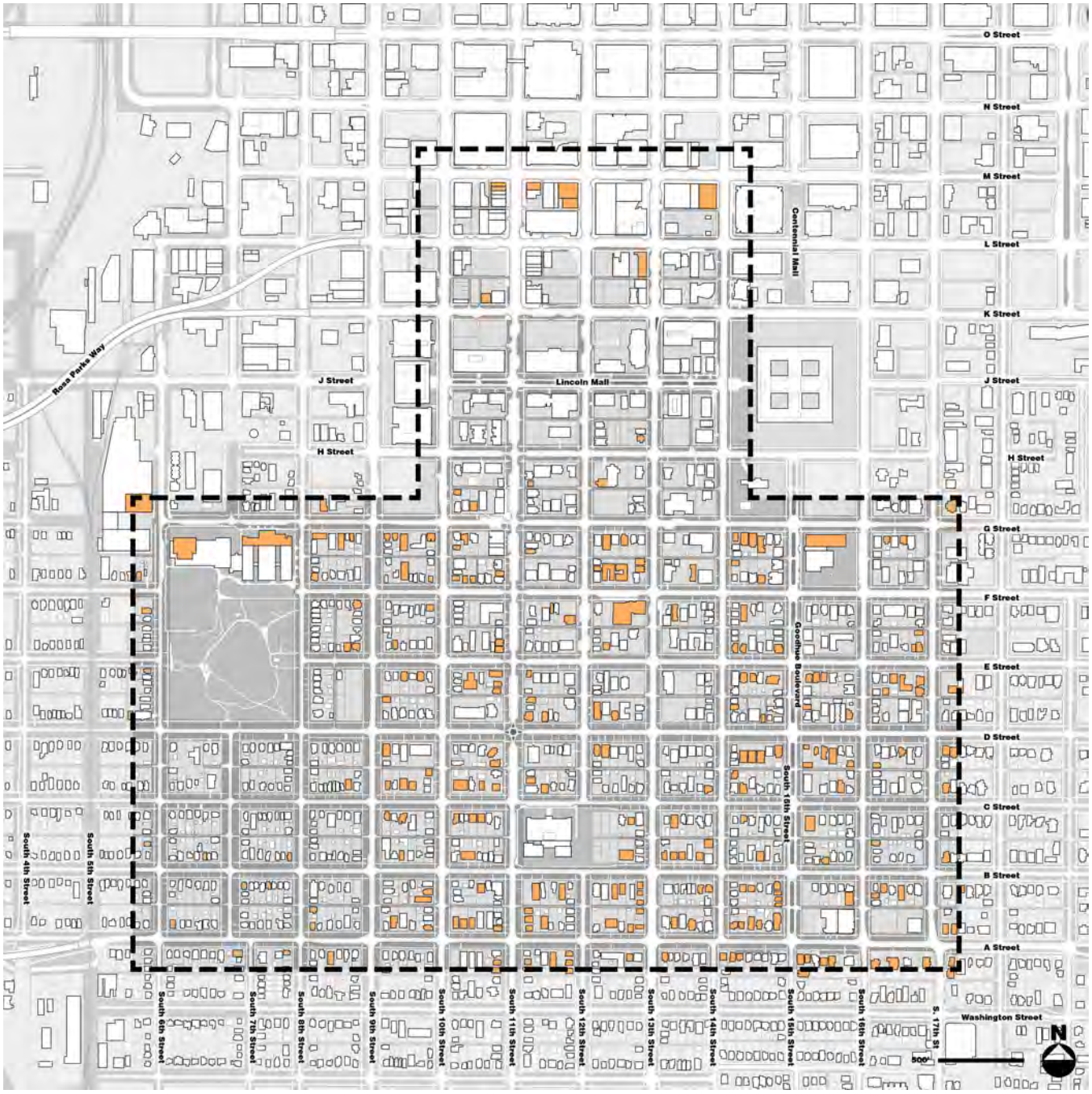
BUILDING HEIGHT | 1.5 STORIES

1.5 STORIES



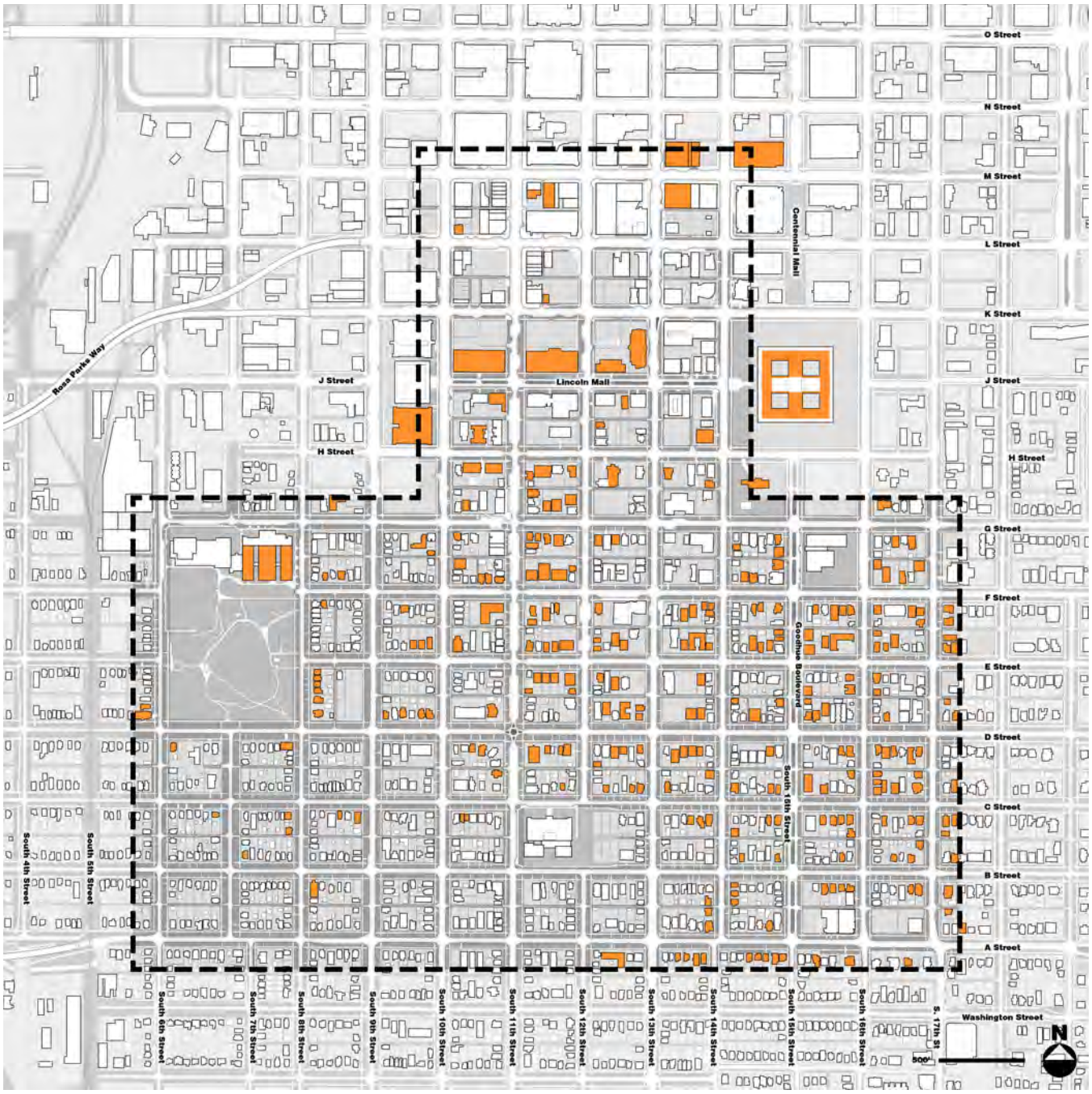
BUILDING HEIGHT | 2.0 STORIES

2.0 STORIES



BUILDING HEIGHT | 2.5 STORIES

2.5 STORIES

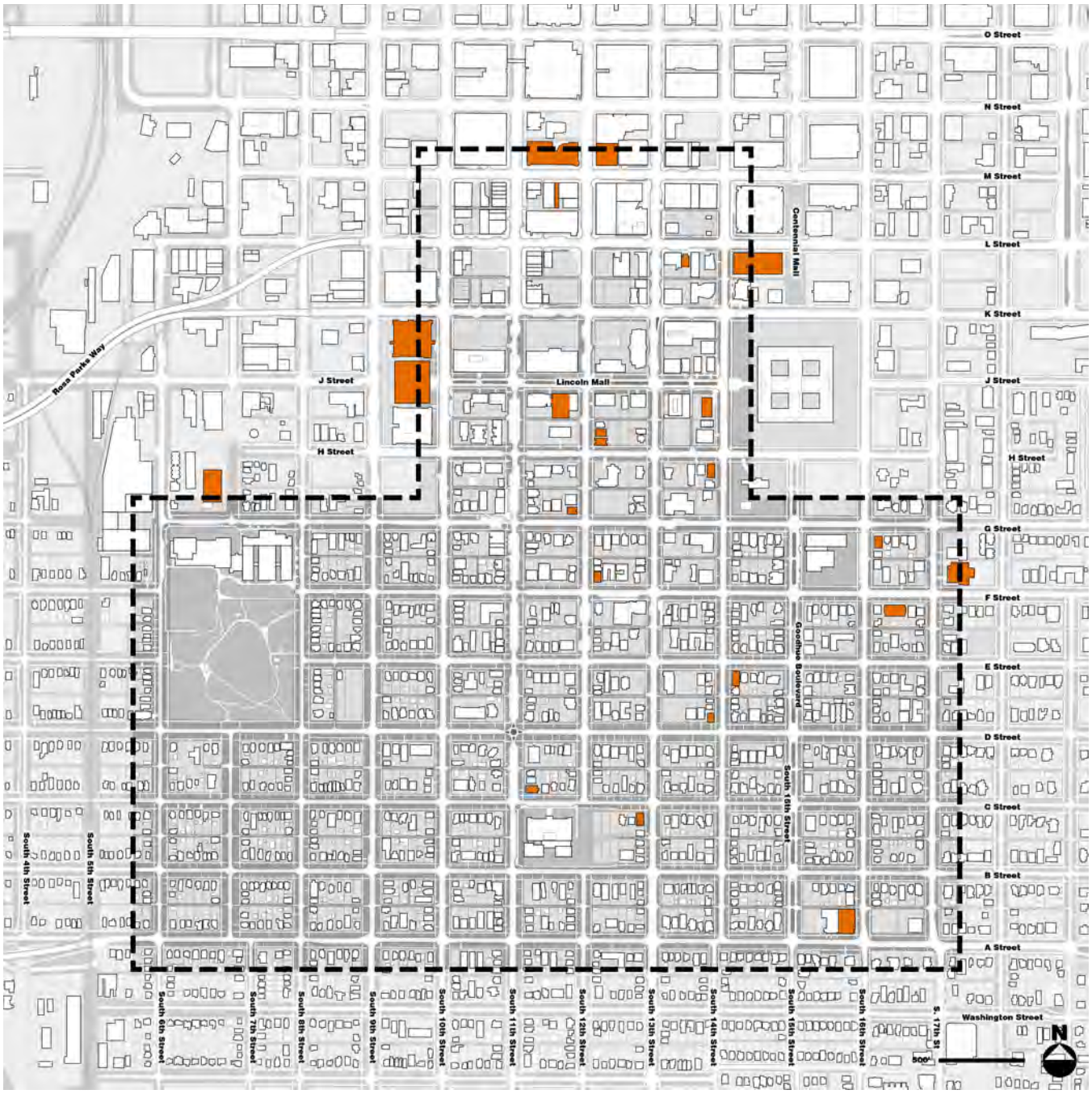


BUILDING HEIGHT | 3.0 STORIES

3.0 STORIES

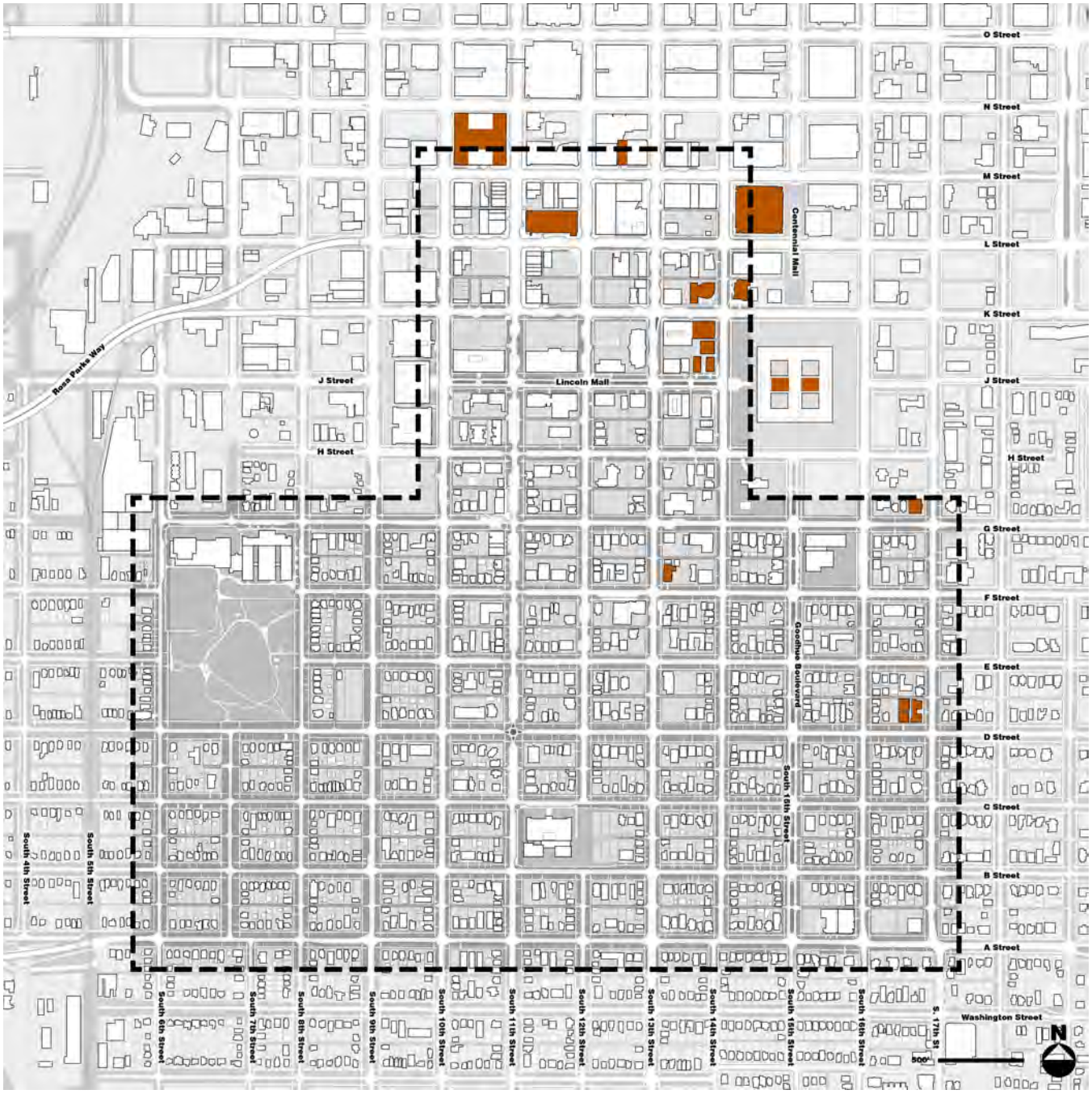
BUILDING HEIGHT | 3.5 STORIES

3.5 STORIES



BUILDING HEIGHT | 4.0 STORIES

4.0 STORIES



BUILDING HEIGHT | 5.0 TO 6.5 STORIES

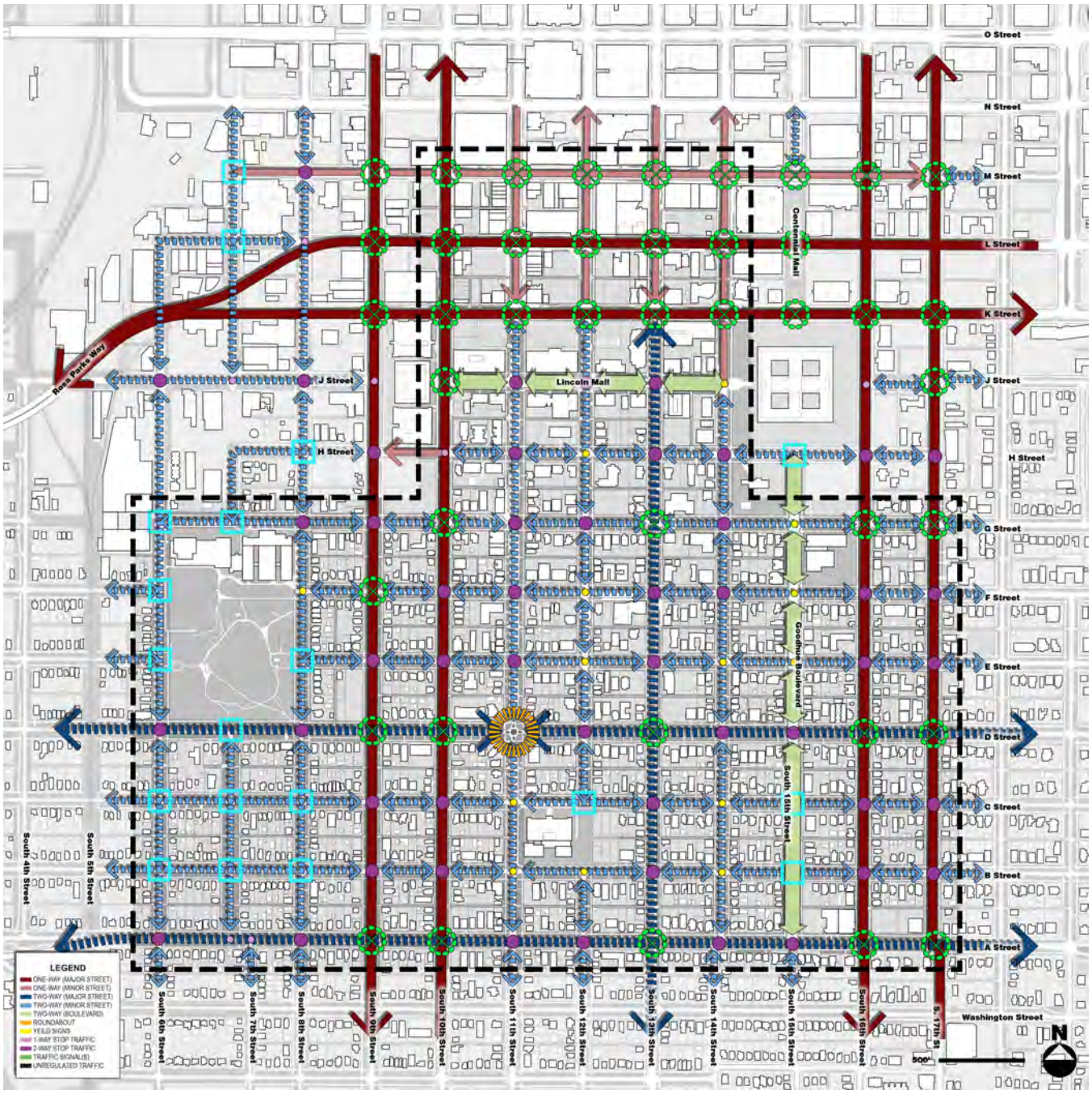
5.0 TO 6.5 STORIES

BUILDING HEIGHT | 7.0 TO 10.0 STORIES

7.0 TO 10.0 STORIES

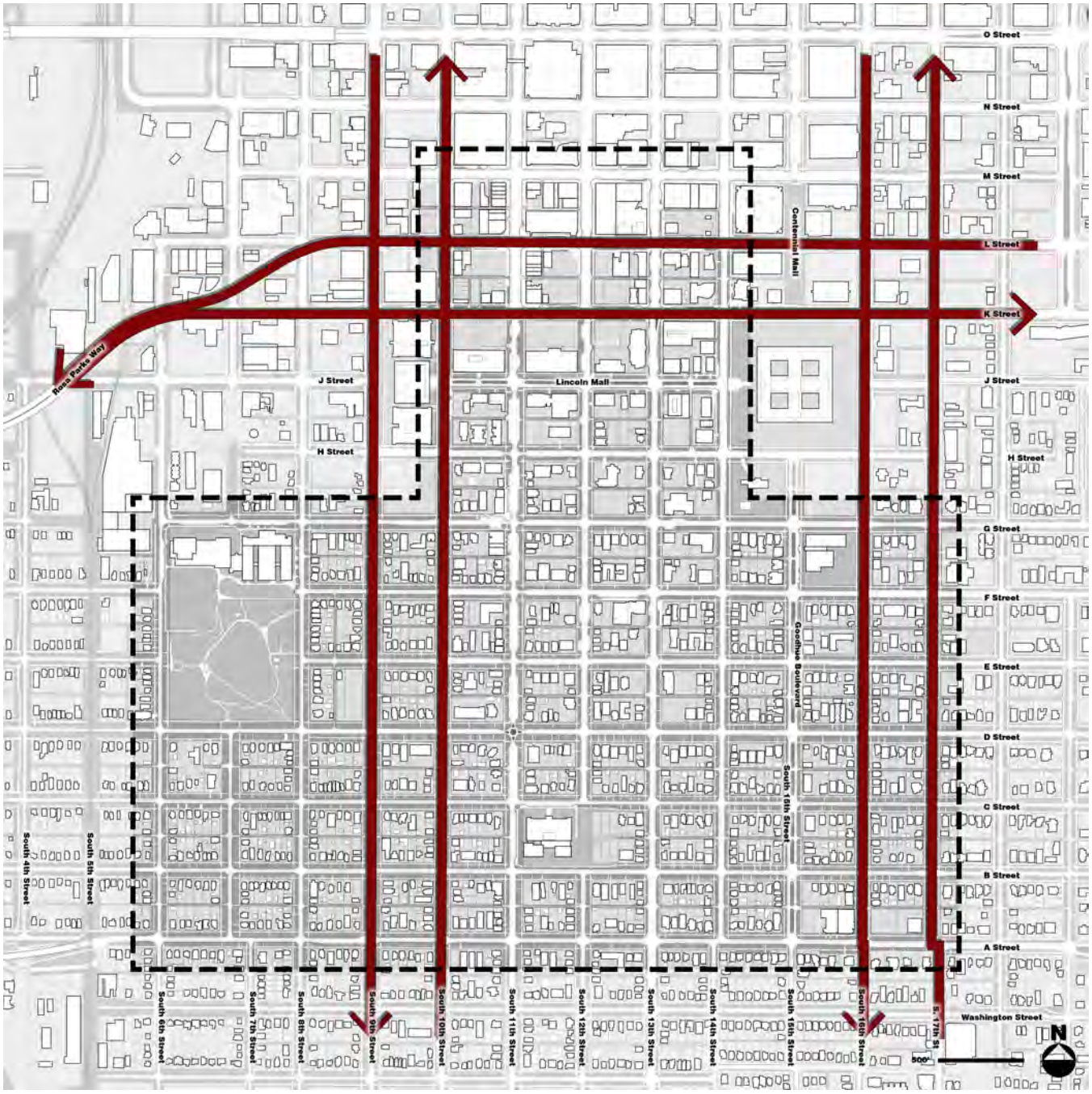
BUILDING HEIGHT | 10.0+ STORIES

10.0 + STORIES



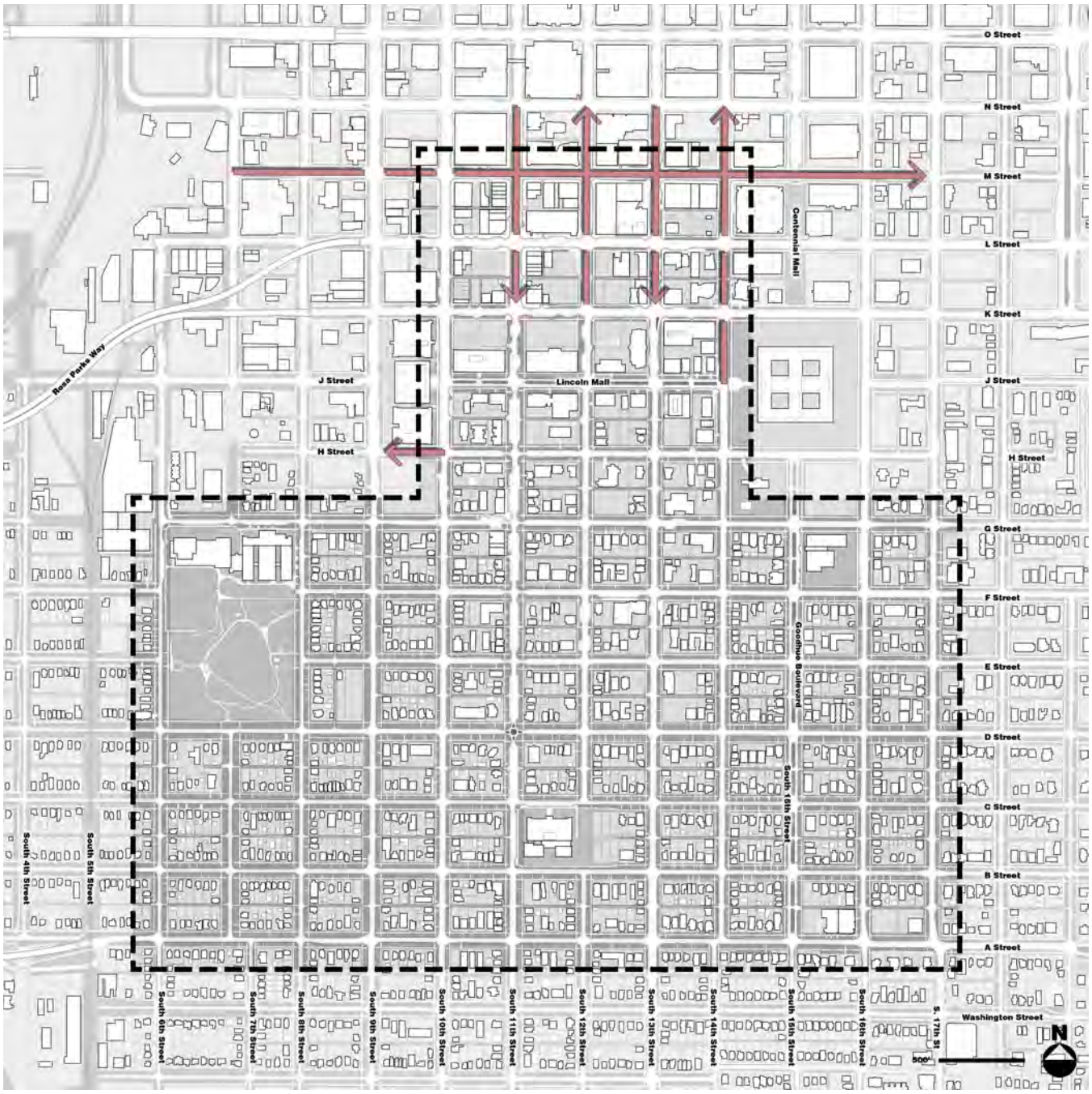
EXISTING STREETS CIRCULATION

- ONE-WAY (MAJOR STREET)
- ONE-WAY (MINOR STREET)
- TWO-WAY (MAJOR STREET)
- TWO-WAY (MINOR STREET)
- TWO-WAY (BOULEVARD)
- ROUNDABOUT
- YEILD SIGNS
- 1-WAY STOP TRAFFIC
- 2-WAY STOP TRAFFIC
- TRAFFIC SIGNAL(S)
- UNREGULATED TRAFFIC



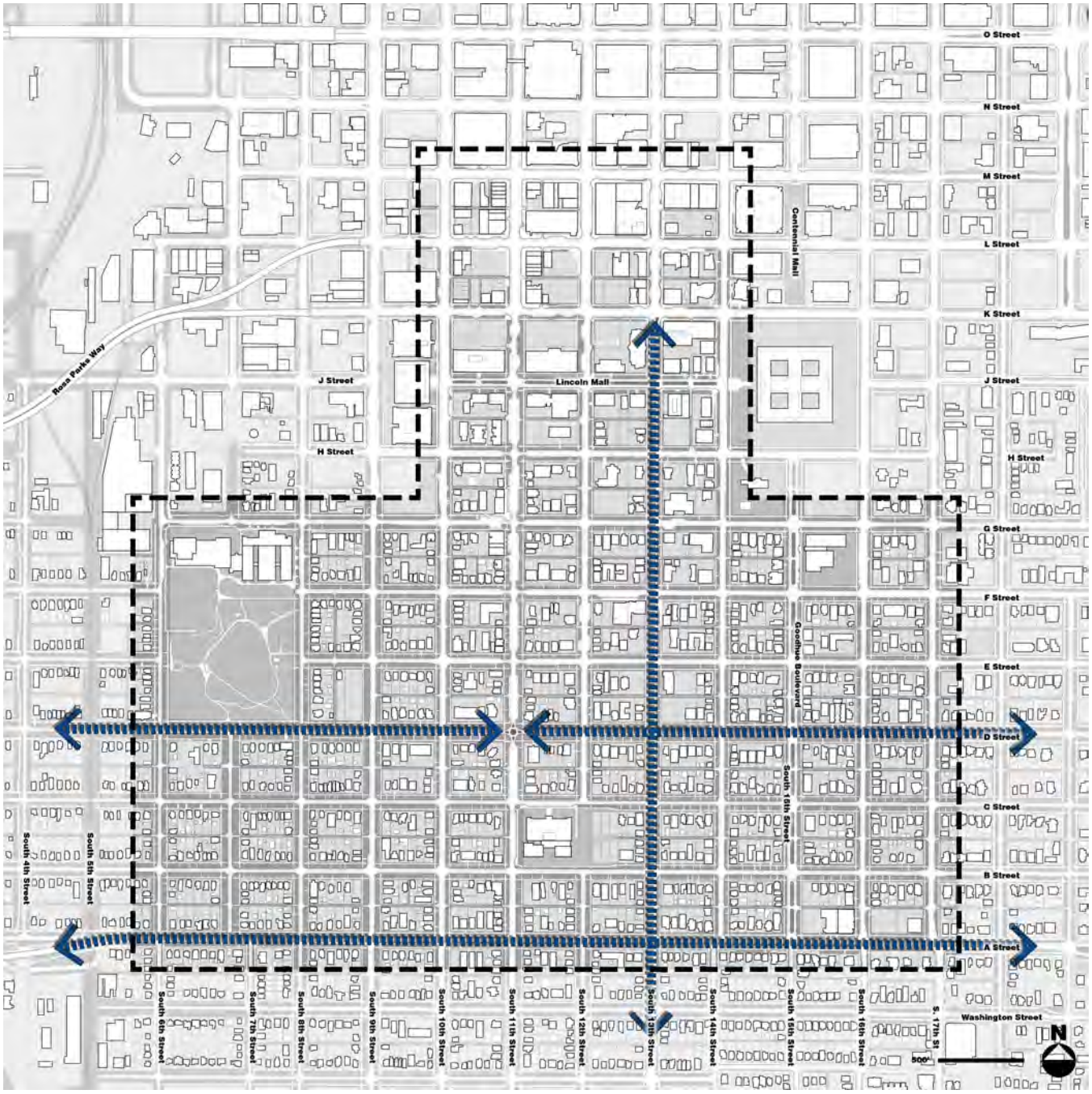
EXISTING STREETS CIRCULATION | ONE-WAY (MAJOR STREET)

ONE-WAY (MAJOR STREET)



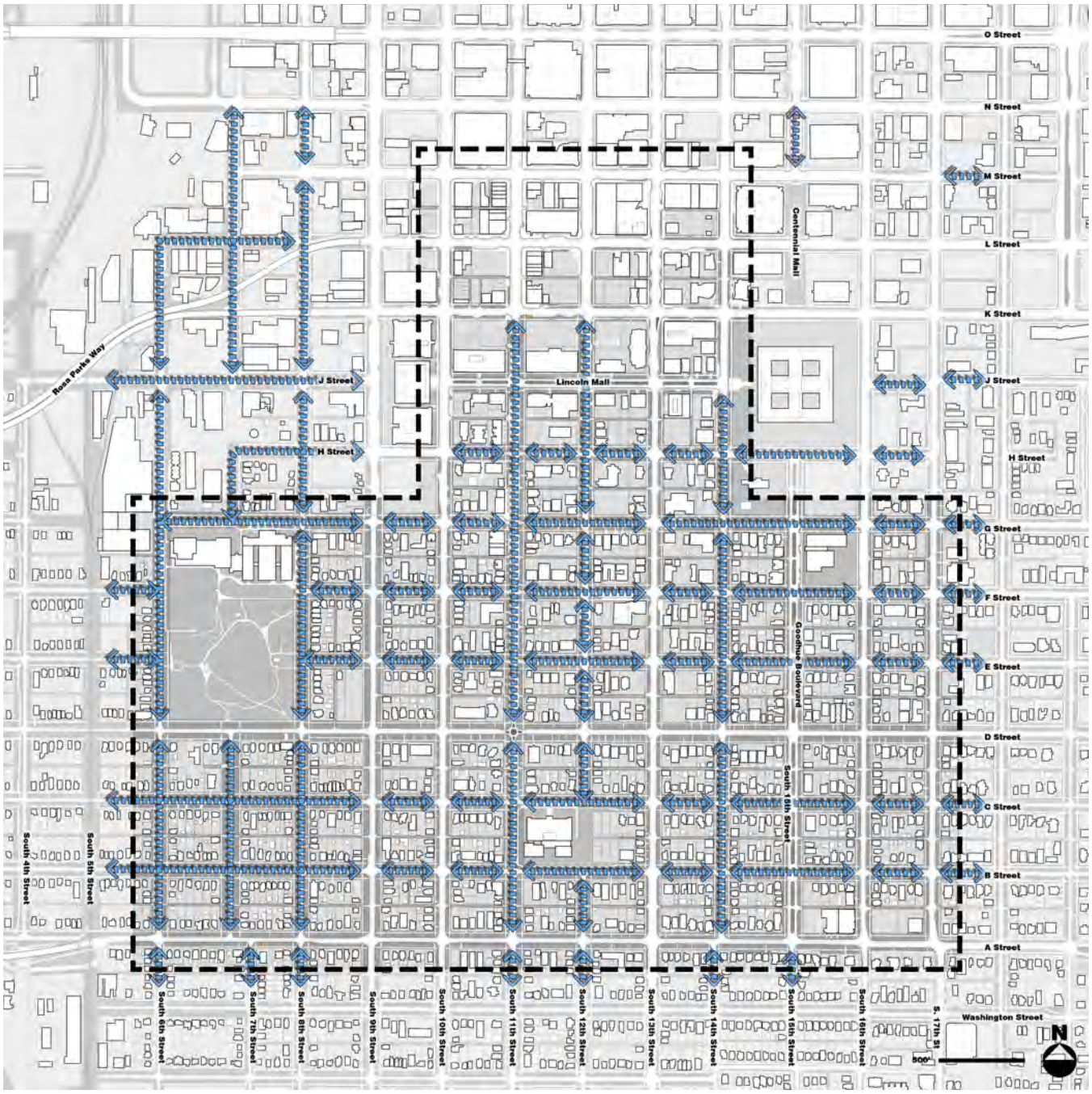
EXISTING STREETS CIRCULATION | ONE-WAY (MINOR STREET)

ONE-WAY (MINOR STREET)



EXISTING STREETS CIRCULATION | TWO-WAY (MAJOR SFTREET)

TWO-WAY (MAJOR STREET)



EXISTING STREETS CIRCULATION | TWO-WAY (MINOR STREET)

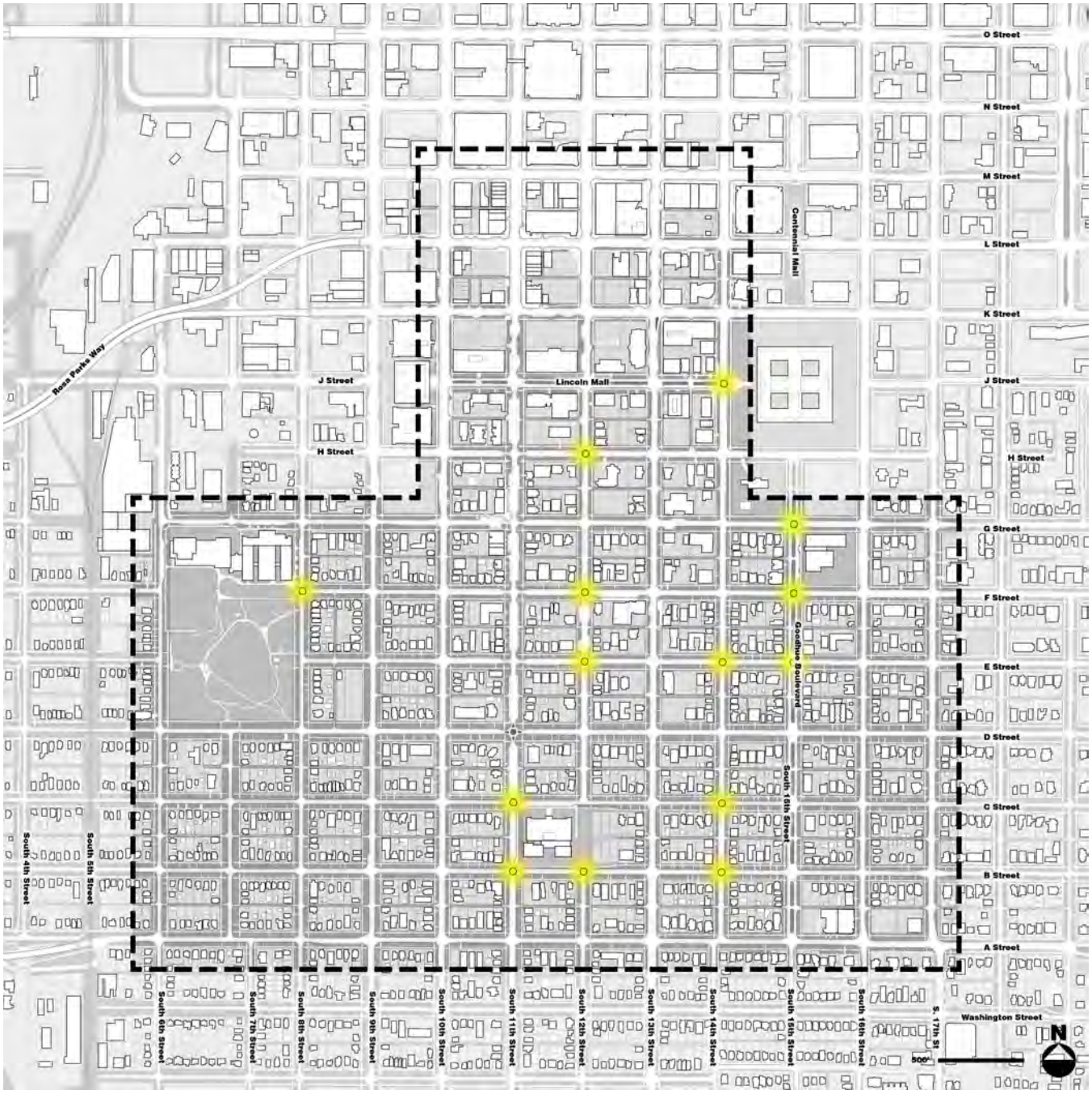
TWO-WAY (MAJOR STREET)

EXISTING STREETS CIRCULATION | TWO-WAY (BOULEVARD)

TWO-WAY (BOULEVARD)

EXISTING STREETS CIRCULATION | ROUNDABOUT

ROUNDABOUT



EXISTING STREETS CIRCULATION | YIELD SIGNS

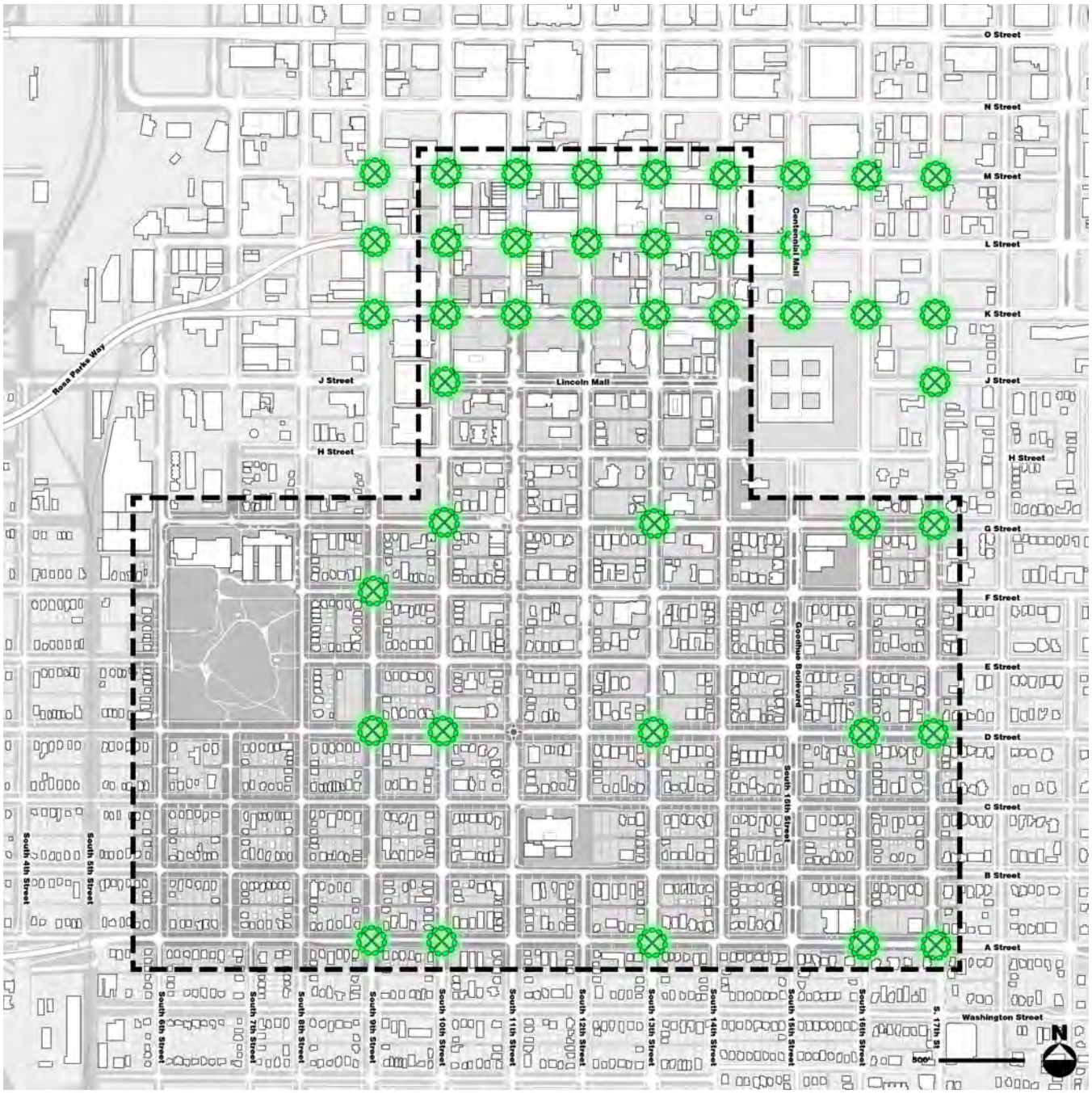
YEILD SIGNS

EXISTING STREETS CIRCULATION | 1-WAY STOP TRAFFIC

1-WAY STOP TRAFFIC

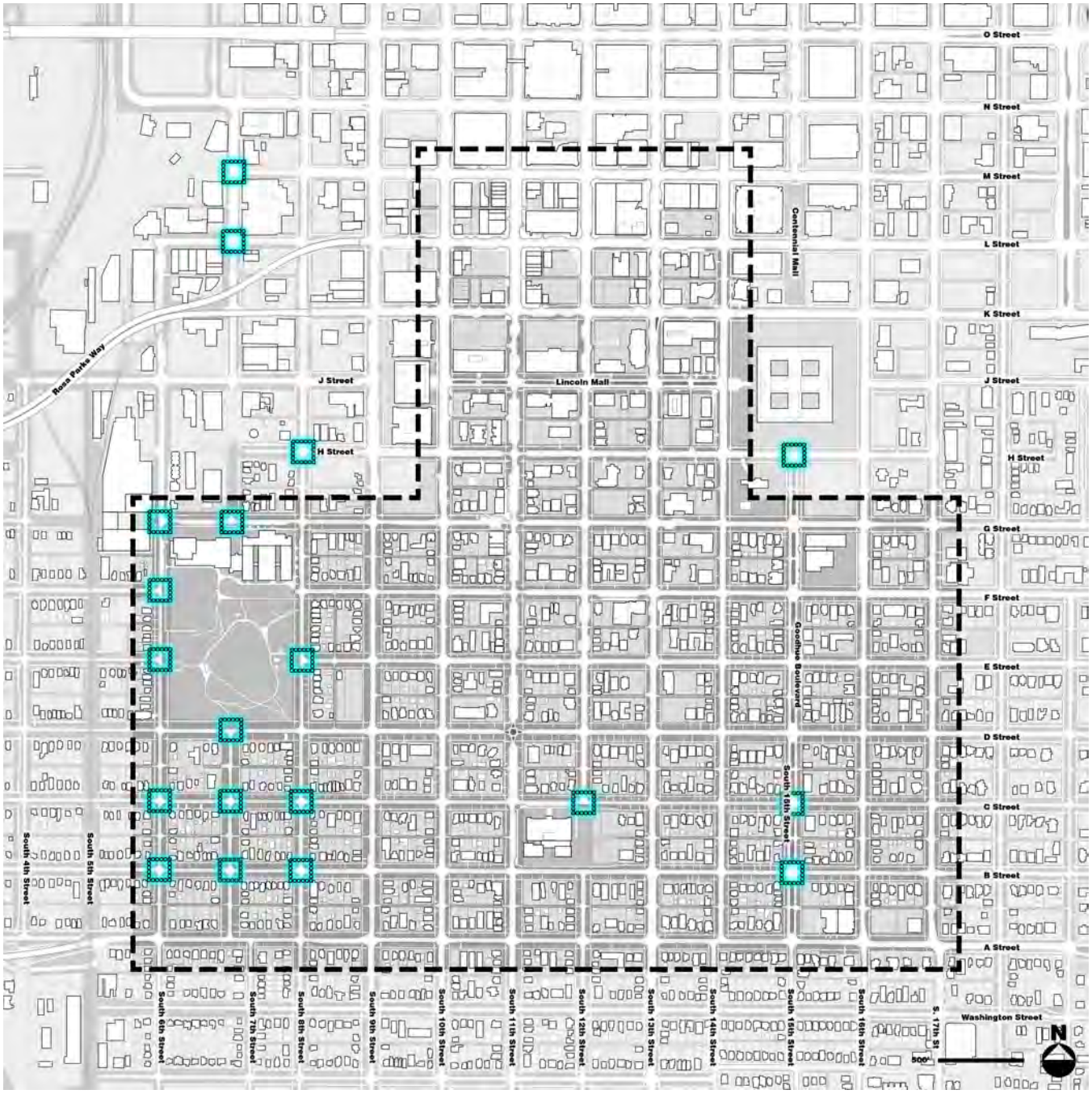
EXISTING STREETS CIRCULATION | 2-WAY STOP TRAFFIC

2-WAY STOP TRAFFIC



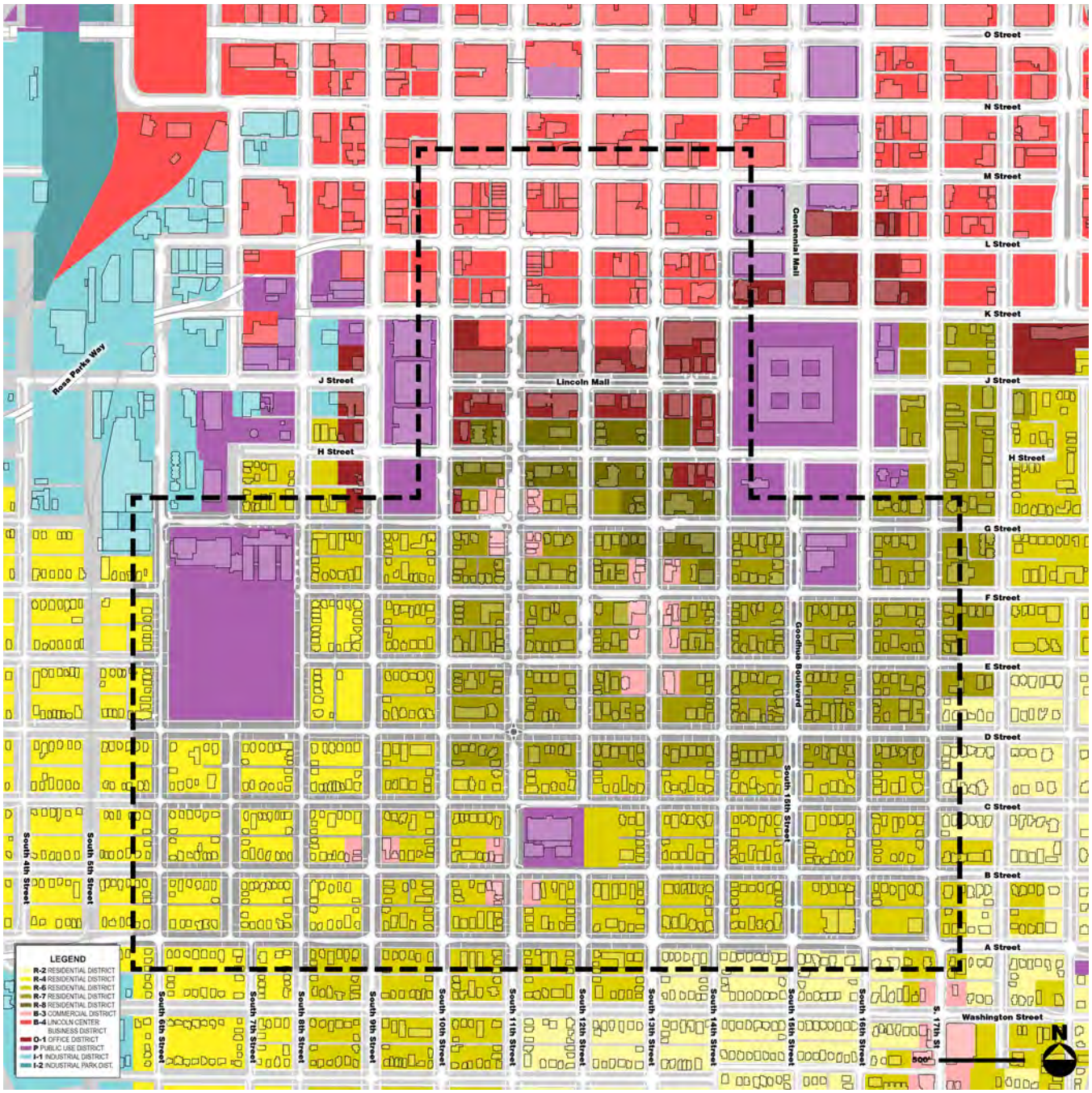
EXISTING STREETS CIRCULATION | TRAFFIC SIGNAL(S)

TRAFFIC SIGNAL(S)



EXISTING STREETS CIRCULATION | UNREGULATED TRAFFIC

UNREGULATED TRAFFIC



EXISTING REGULATIONS ZONING

- **R-2** RESIDENTIAL DISTRICT
- **R-4** RESIDENTIAL DISTRICT
- **R-6** RESIDENTIAL DISTRICT
- **R-7** RESIDENTIAL DISTRICT
- **R-8** RESIDENTIAL DISTRICT
- **B-3** COMMERCIAL DISTRICT
- **B-4** LINCOLN CENTER BUSINESS DISTRICT
- **O-1** OFFICE DISTRICT
- **P** PUBLIC USE DISTRICT
- **I-1** INDUSTRIAL DISTRICT
- **I-2** INDUSTRIAL PARK DIST.

EXISTING REGULATIONS ZONING | R-2 RESIDENTIAL DISTRICT

R-2 RESIDENTIAL DISTRICT

EXISTING REGULATIONS ZONING | R-4 RESIDENTIAL DISTRICT

R-4 RESIDENTIAL DISTRICT

EXISTING REGULATIONS ZONING | R-6 RESIDENTIAL DISTRICT

R-6 RESIDENTIAL DISTRICT

EXISTING REGULATIONS ZONING | R-7 RESIDENTIAL DISTRICT

R-7 RESIDENTIAL DISTRICT

EXISTING REGULATIONS ZONING | R-8 RESIDENTIAL DISTRICT

R-8 RESIDENTIAL DISTRICT

EXISTING REGULATIONS ZONING | B-3 COMMERCIAL DISTRICT

B-3 COMMERCIAL DISTRICT

EXISTING REGULATIONS ZONING | B-4 LINCOLN CENTER BUSINESS DISTRICT

B-4 LINCOLN CENTER BUSINESS DISTRICT

EXISTING REGULATIONS ZONING | O-1 OFFICE DISTRICT

O-1 OFFICE DISTRICT

EXISTING REGULATIONS ZONING | P PUBLIC USE DISTRICT

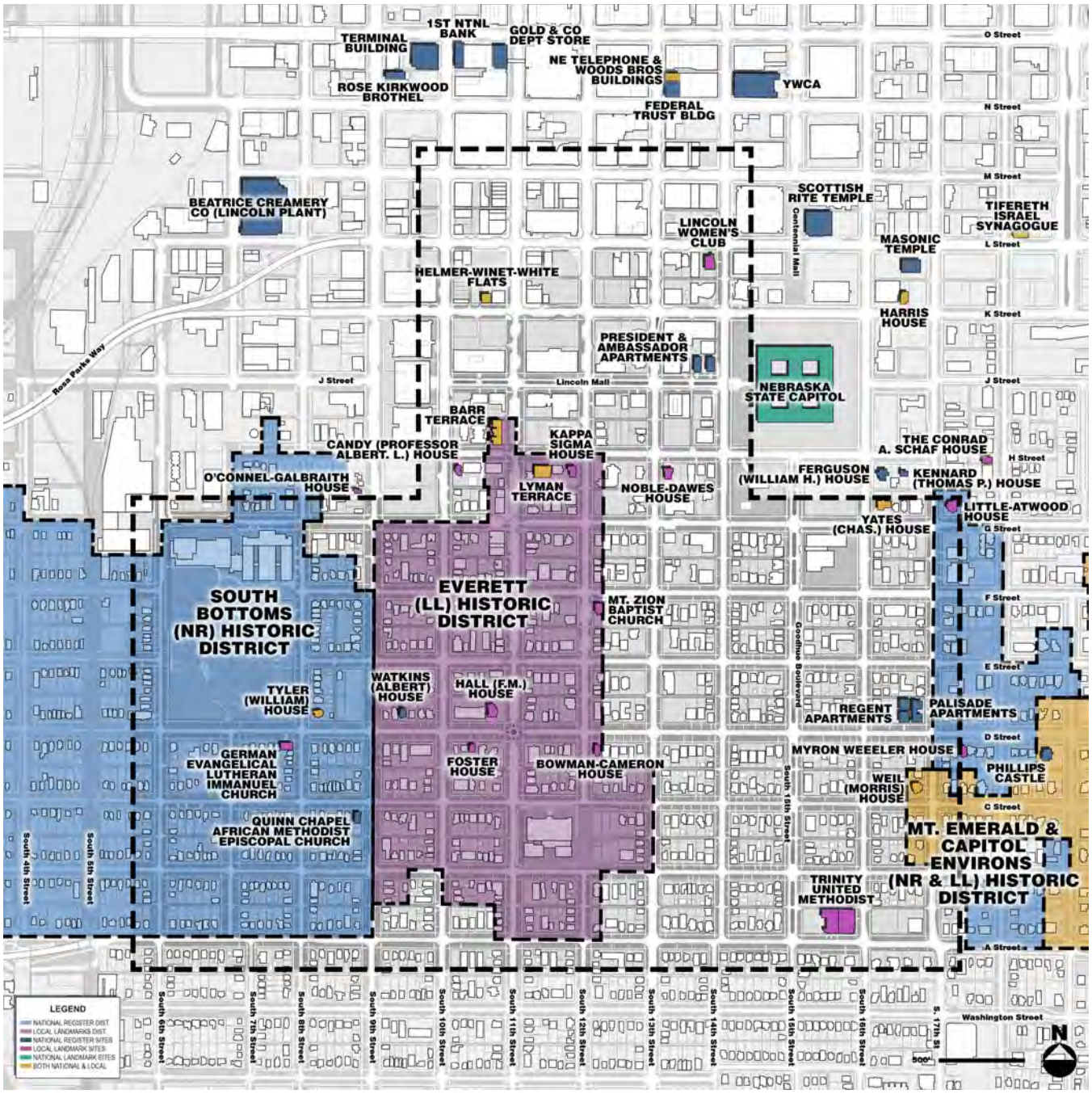
P PUBLIC USE DISTRICT

EXISTING REGULATIONS ZONING | I-1 INDUSTRIAL DISTRICT

I-1 INDUSTRIAL DISTRICT

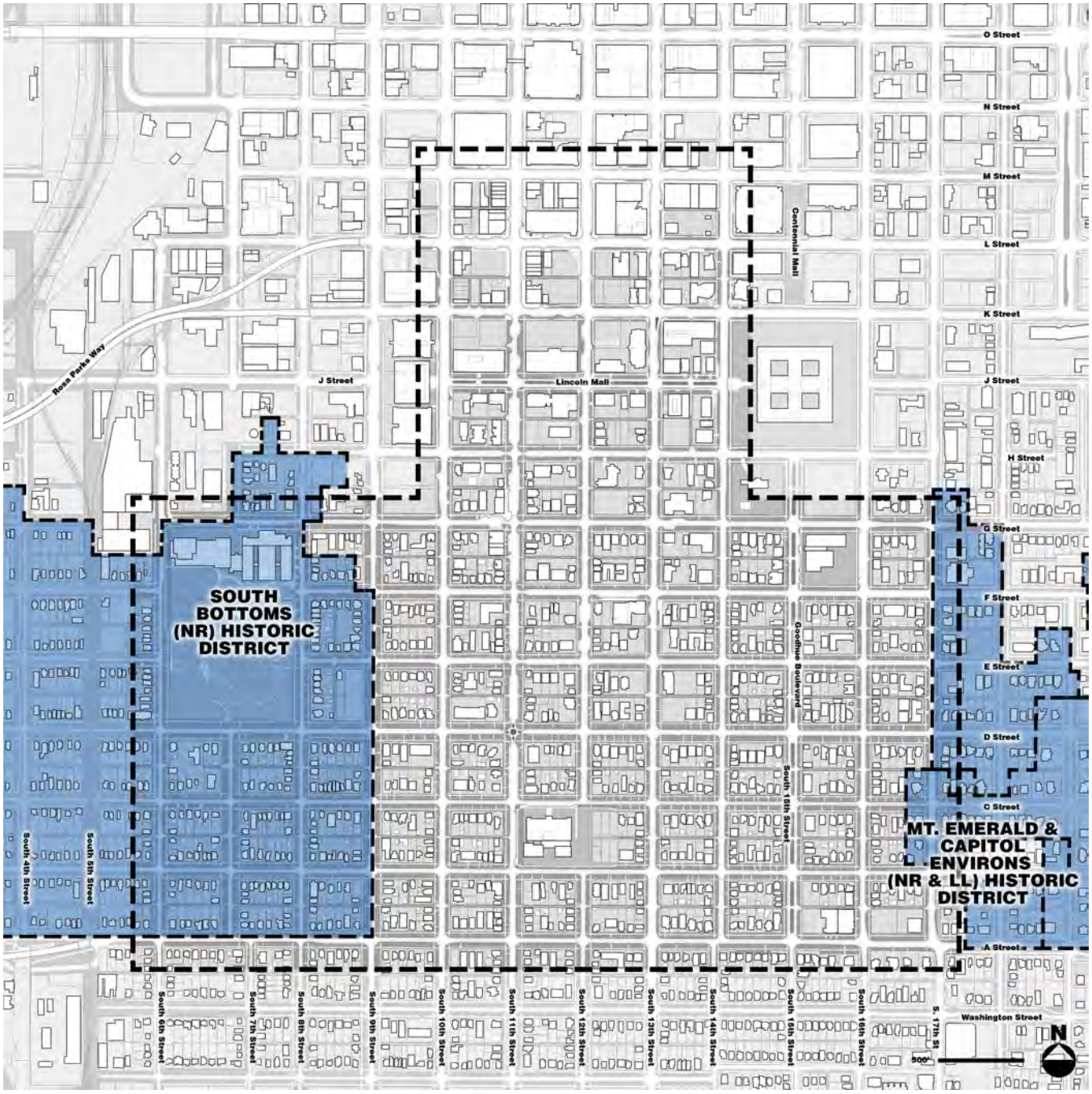
EXISTING REGULATIONS ZONING | I-2 INDUSTRIAL DISTRICT

I-2 INDUSTRIAL PARK DIST.



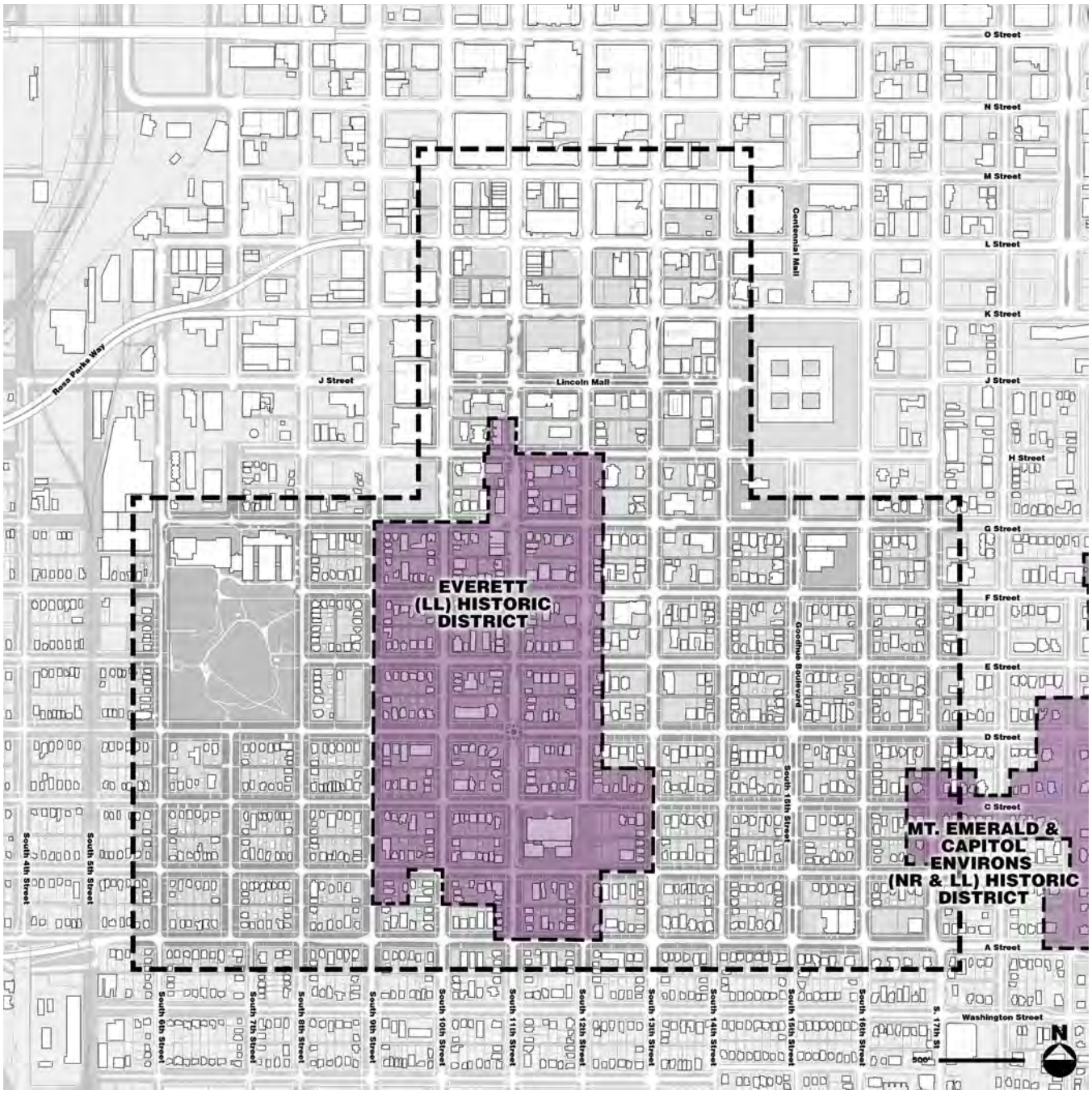
EXISTING REGULATIONS HISTORIC

- NATIONAL REGISTER DIST.
- LOCAL LANDMARKS DIST.
- NATIONAL REGISTER SITES
- LOCAL LANDMARK SITES
- NATIONAL LANDMARK SITES
- BOTH NATIONAL & LOCAL



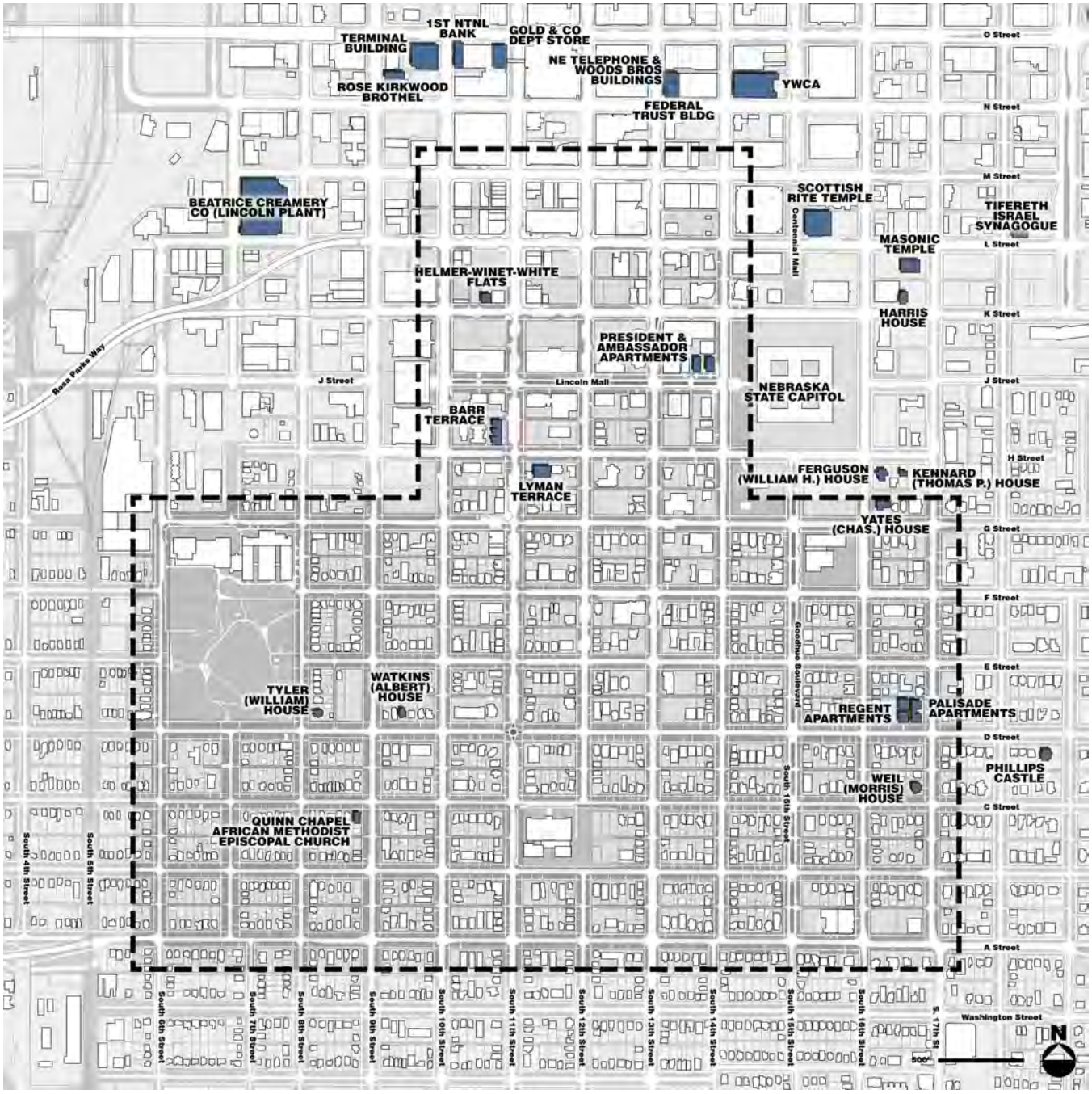
EXISTING REGULATIONS HISTORIC | NATIONAL REGISTER DIST.

NATIONAL REGISTER DIST.



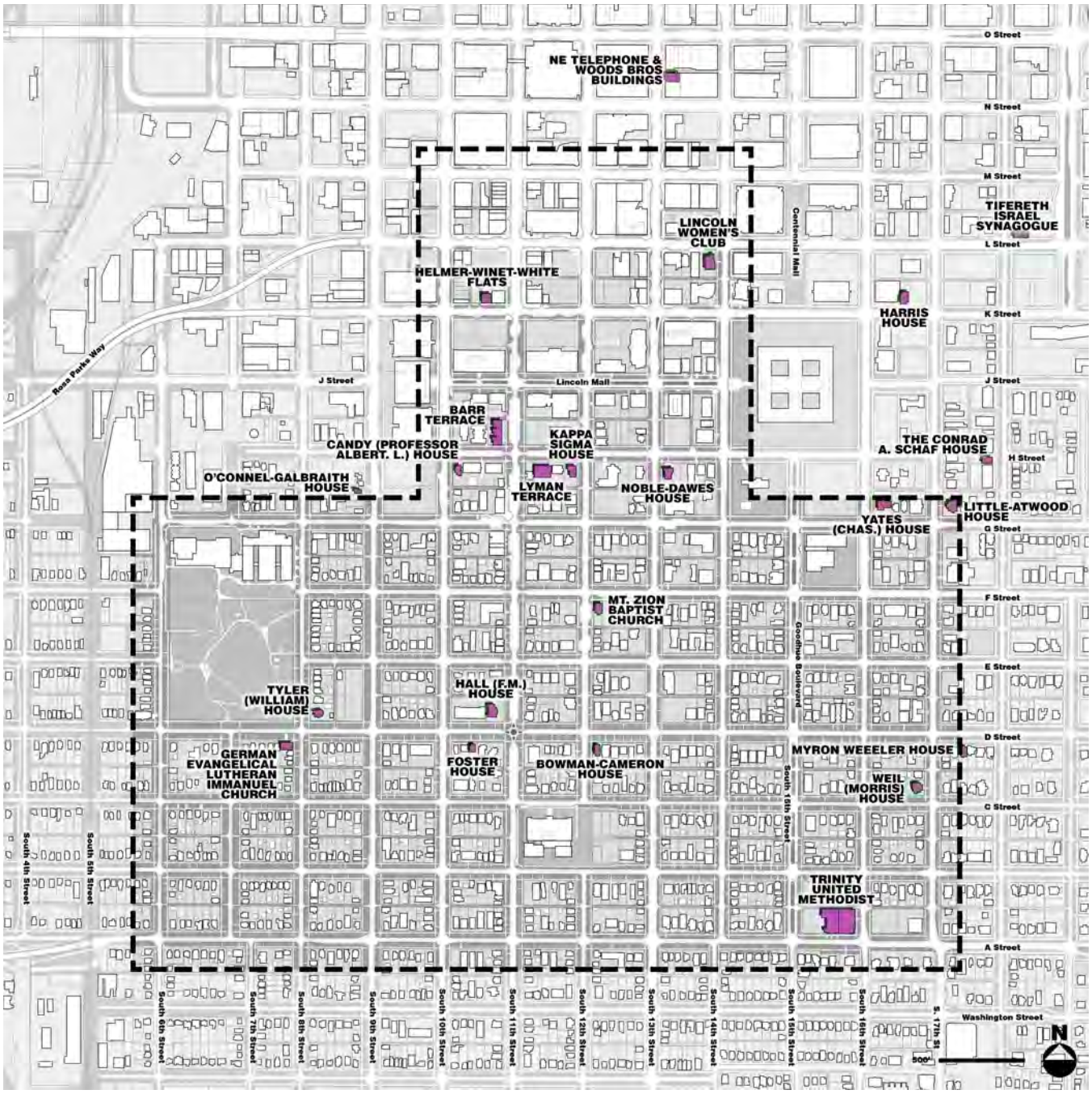
EXISTING REGULATIONS HISTORIC | LOCAL LANDMARKS DIST.

LOCAL LANDMARKS DIST.



EXISTING REGULATIONS HISTORIC | NATIONAL REGISTER SITES

NATIONAL REGISTER SITES

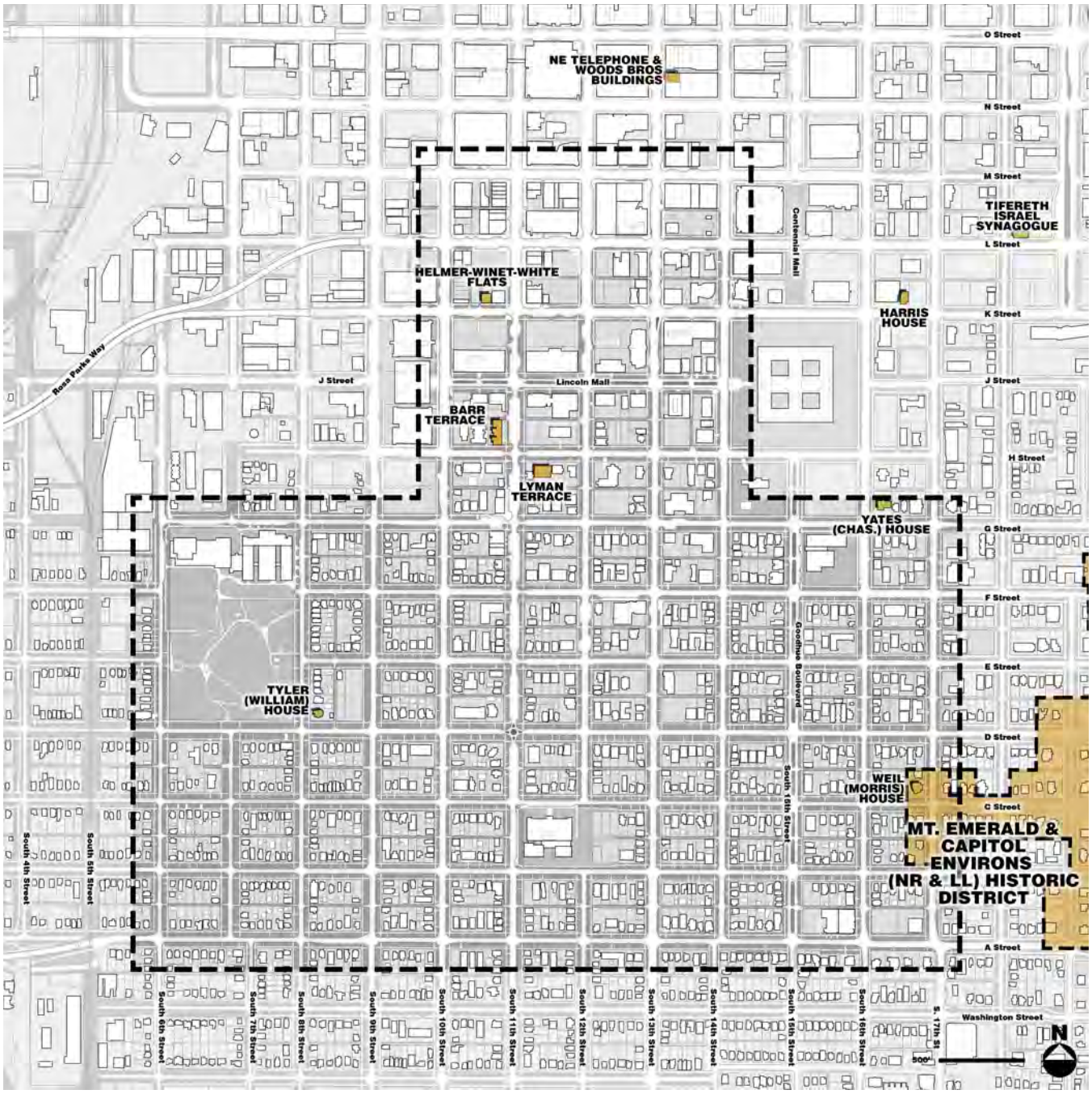


EXISTING REGULATIONS HISTORIC | LOCAL LANDMARK SITES

LOCAL LANDMARK SITES

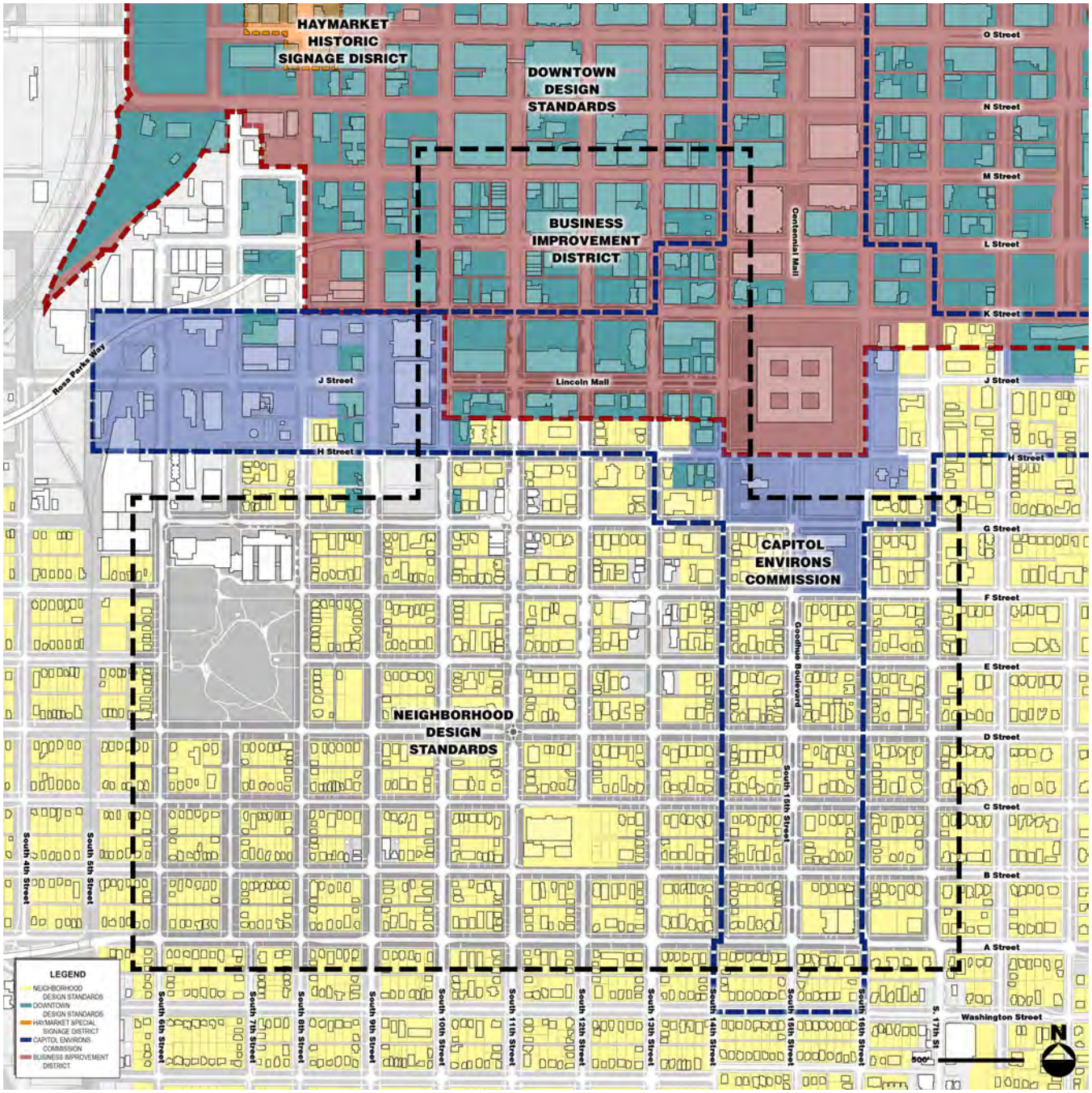
EXISTING REGULATIONS HISTORIC | NATIONAL LANDMARK SITES

NATIONAL LANDMARK SITES



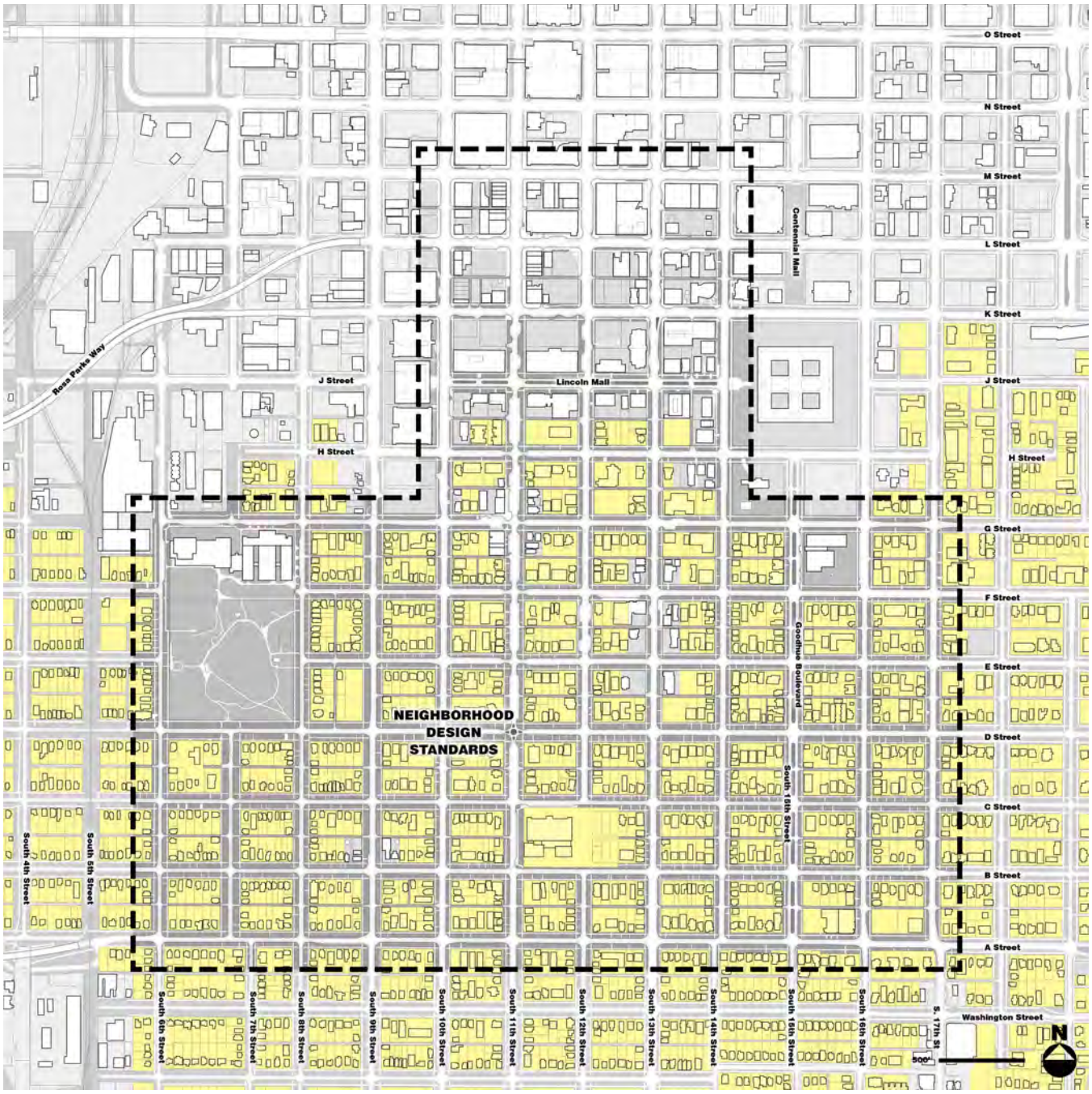
EXISTING REGULATIONS HISTORIC | BOTH NATIONAL & LOCAL

BOTH NATIONAL & LOCAL



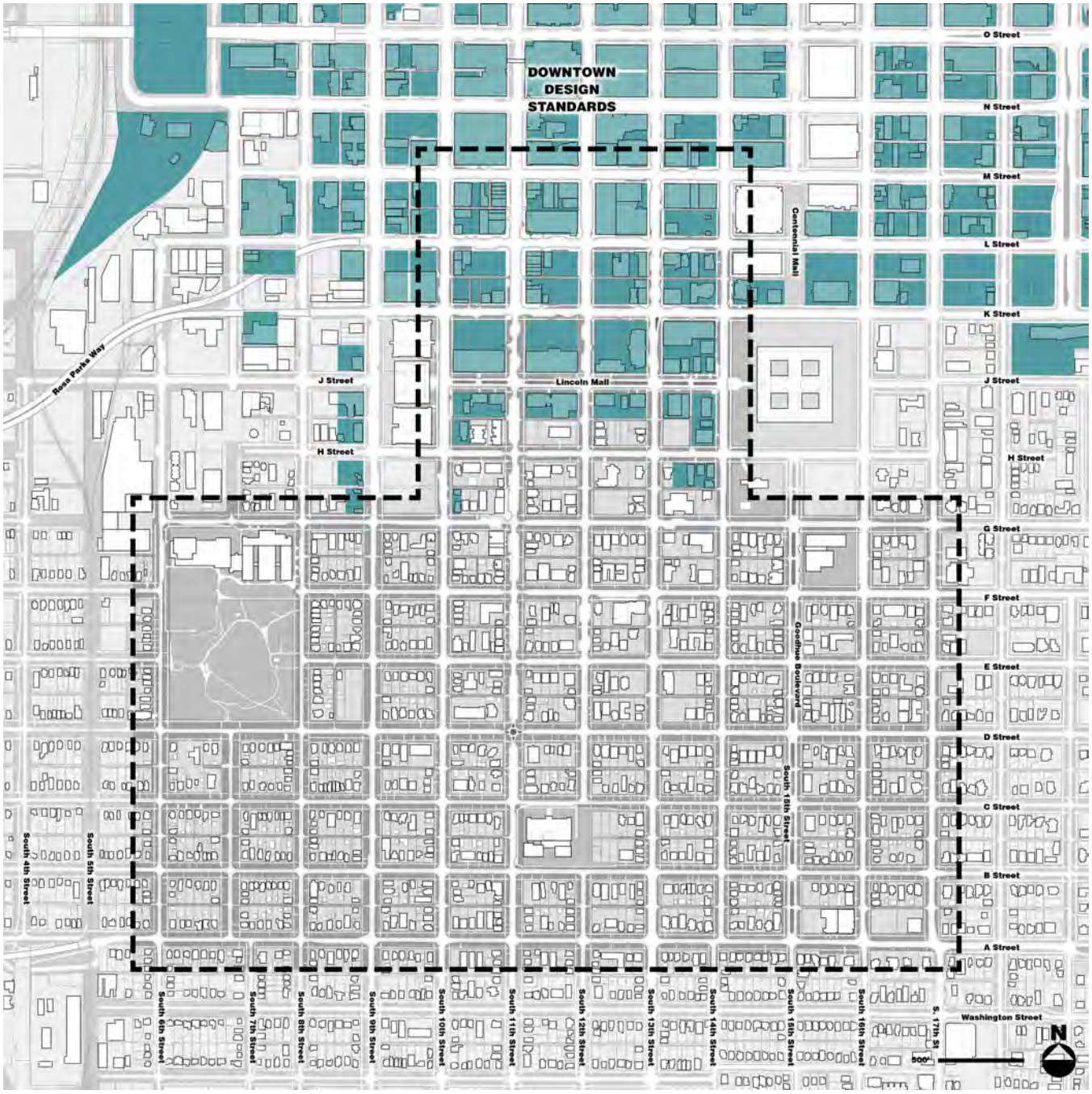
EXISTING REGULATIONS SPECIAL

- NEIGHBORHOOD DESIGN STANDARDS
- DOWNTOWN DESIGN STANDARDS
- HAYMARKET SPECIAL SIGNAGE DISTRICT
- CAPITOL ENVIRONS COMMISSION
- BUSINESS IMPROVEMENT DISTRICT



EXISTING REGULATIONS SPECIAL | NEIGHBORHOOD DESIGN STANDARDS

NEIGHBORHOOD
DESIGN STANDARDS

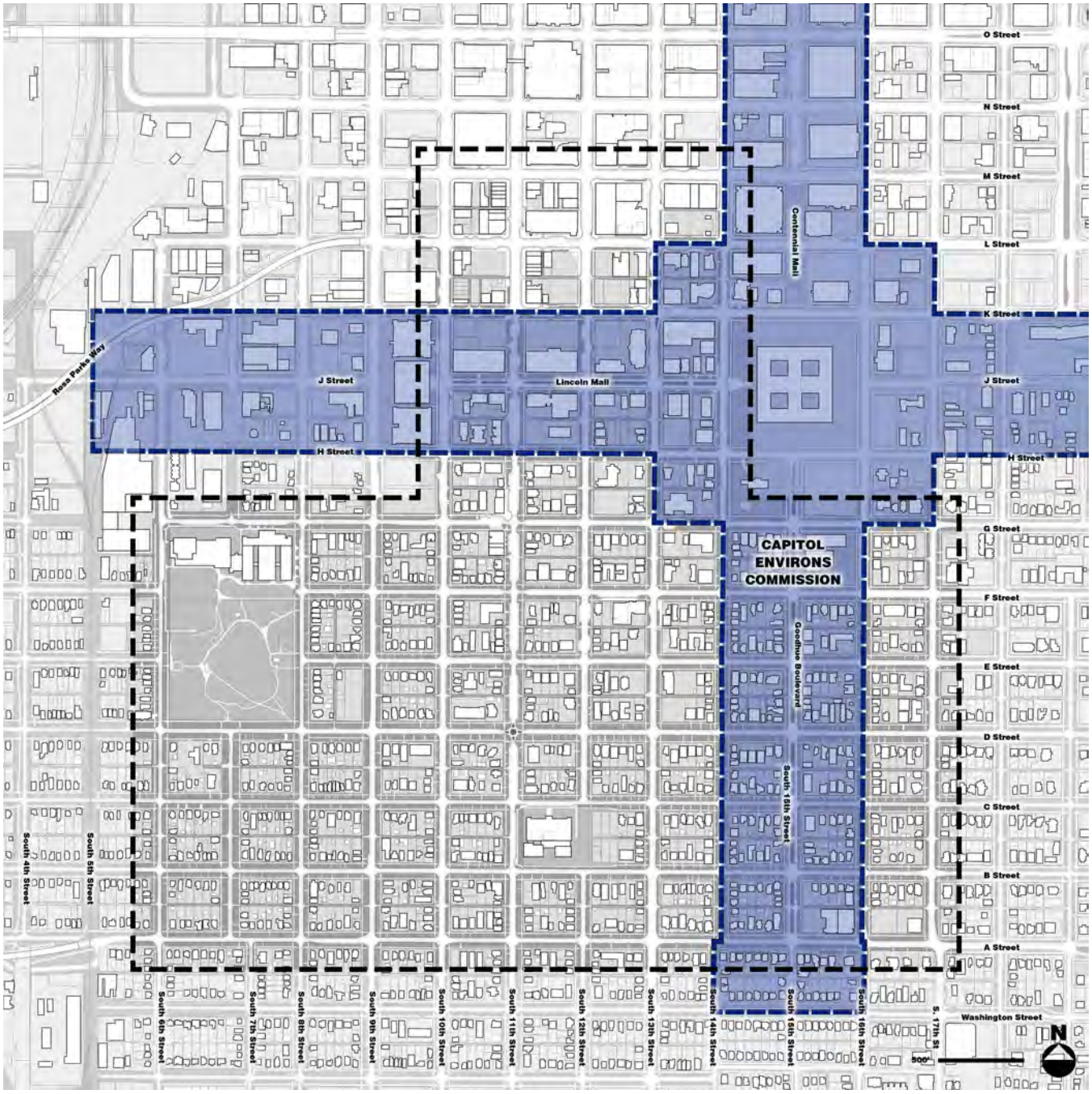


EXISTING REGULATIONS SPECIAL | DOWNTOWN DESIGN STANDARDS

DOWNTOWN
DESIGN STANDARDS

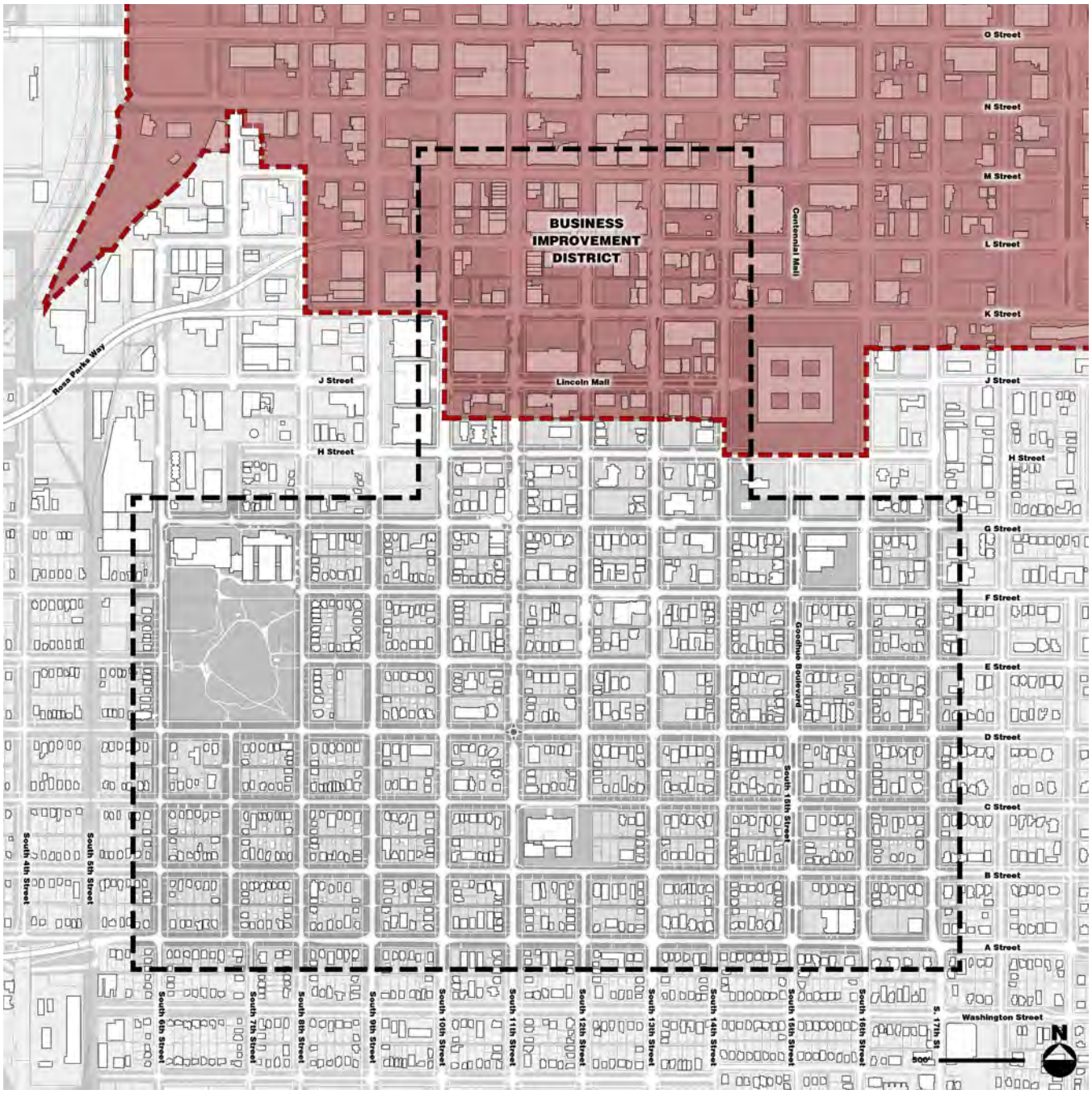
EXISTING REGULATIONS SPECIAL HAYMARKET SPECIAL | SIGNAGE DISTRICT

HAYMARKET SPECIAL
SIGNAGE DISTRICT



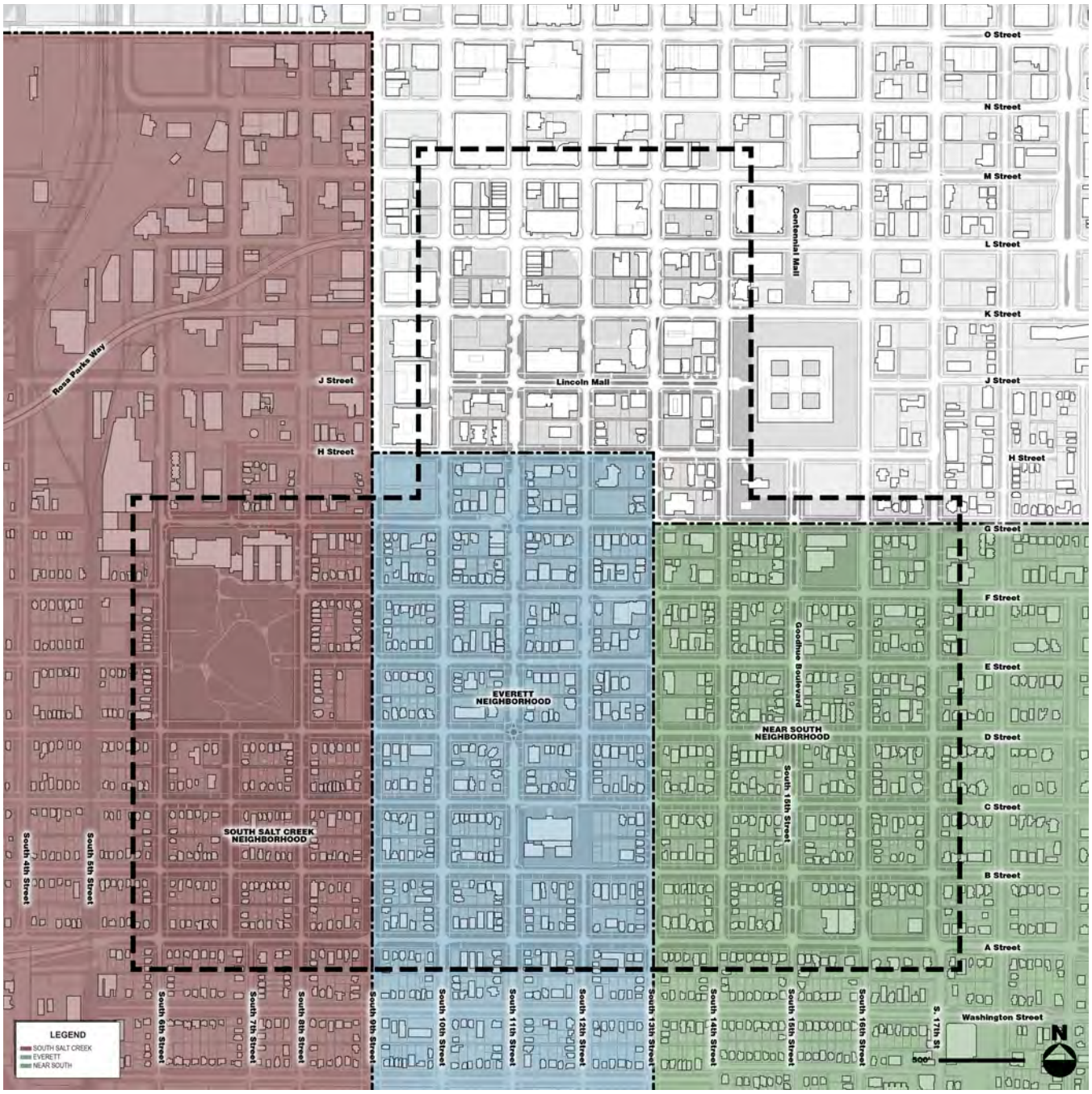
EXISTING REGULATIONS SPECIAL | CAPITOL ENVIRONS COMMISSION

CAPITOL ENVIRONS COMMISSION



EXISTING REGULATIONS SPECIAL | BUSINESS IMPROVEMENT DISTRICT

BUSINESS IMPROVEMENT DISTRICT

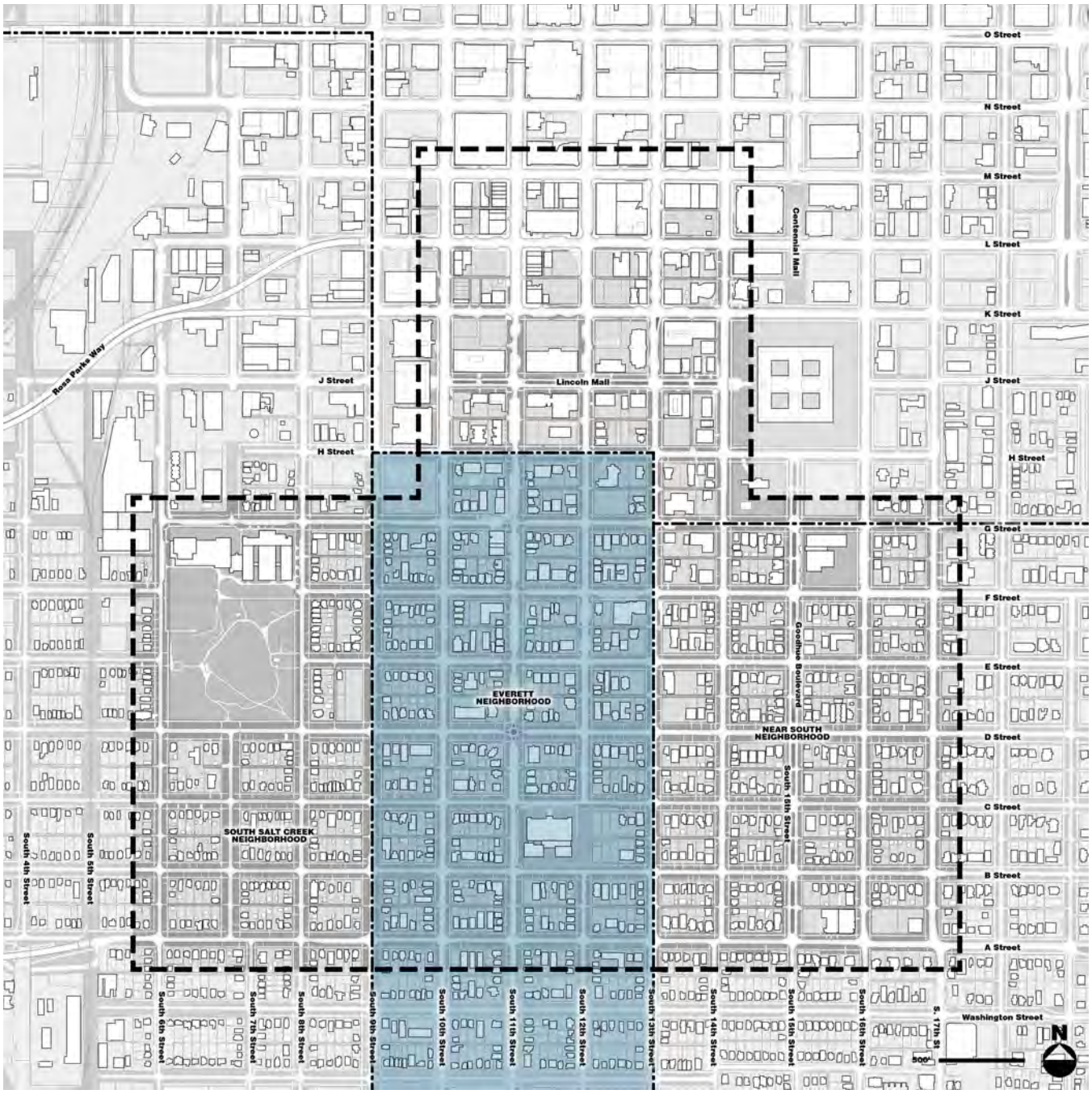


EXISTING NEIGHBORHOOD ASSOCIATIONS

SOUTH SALT CREEK
EVERETT
NEAR SOUTH

EXISTING NEIGHBORHOOD ASSOCIATIONS | SOUTH SALT CREEK

SOUTH SALT CREEK



EXISTING NEIGHBORHOOD ASSOCIATIONS | EVERETT

EVERETT

EXISTING NEIGHBORHOOD ASSOCIATIONS | NEAR SOUTH

NEAR SOUTH

OPEN SPACE

PUBLIC PARKS
MALL | BOULEVARD
PUBLIC SQUARES

OPEN SPACE | PUBLIC PARKS

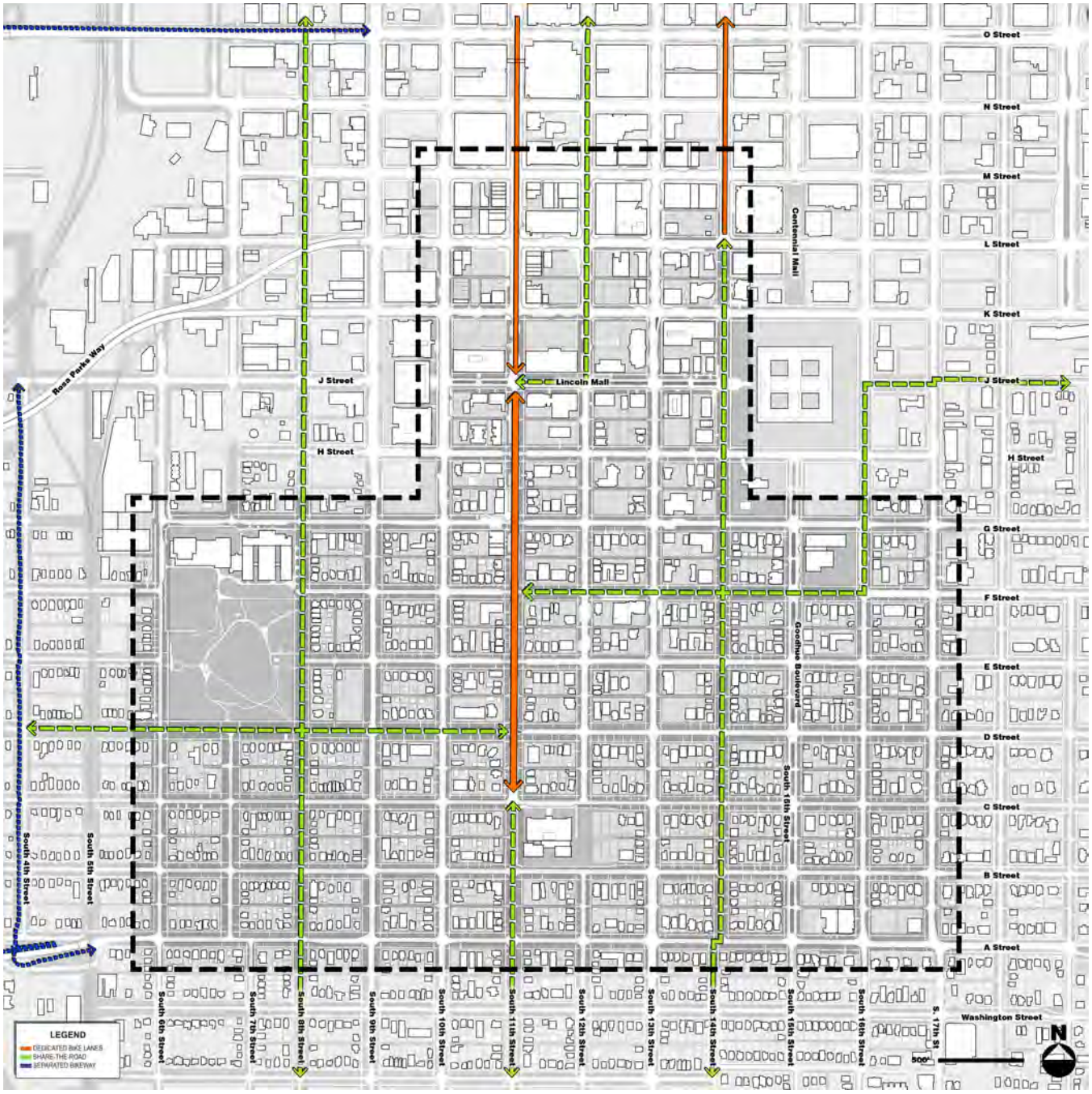
PUBLIC PARKS

OPEN SPACE | MALLS

MALL | BOULEVARD

OPEN SPACE | PUBLIC SQUARES

PUBLIC SQUARES

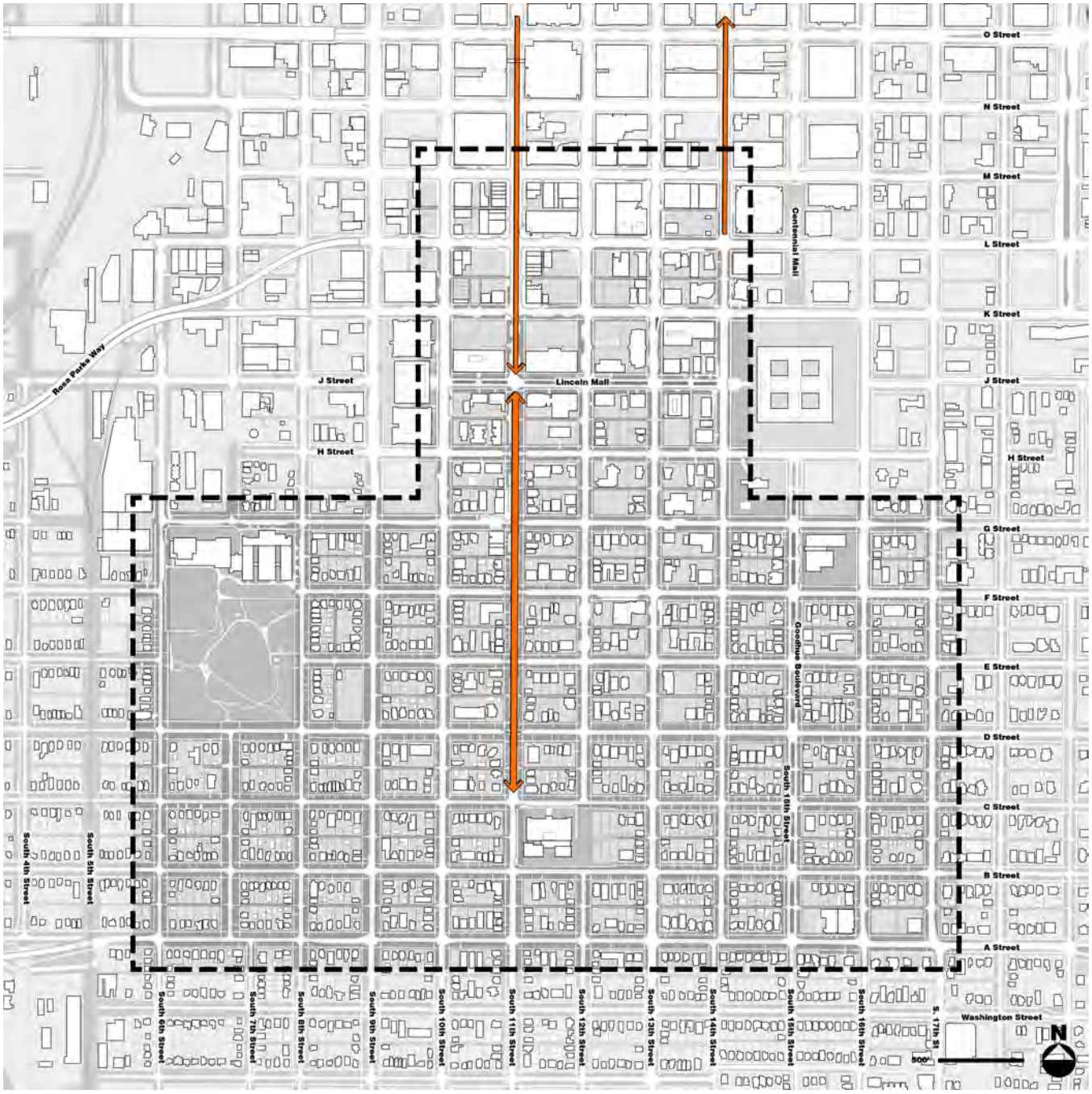


EXISTING BIKE FACILITIES

- DEDICATED BIKE LANES
- SHARE-THE-ROAD
- SEPARATED BIKEWAY

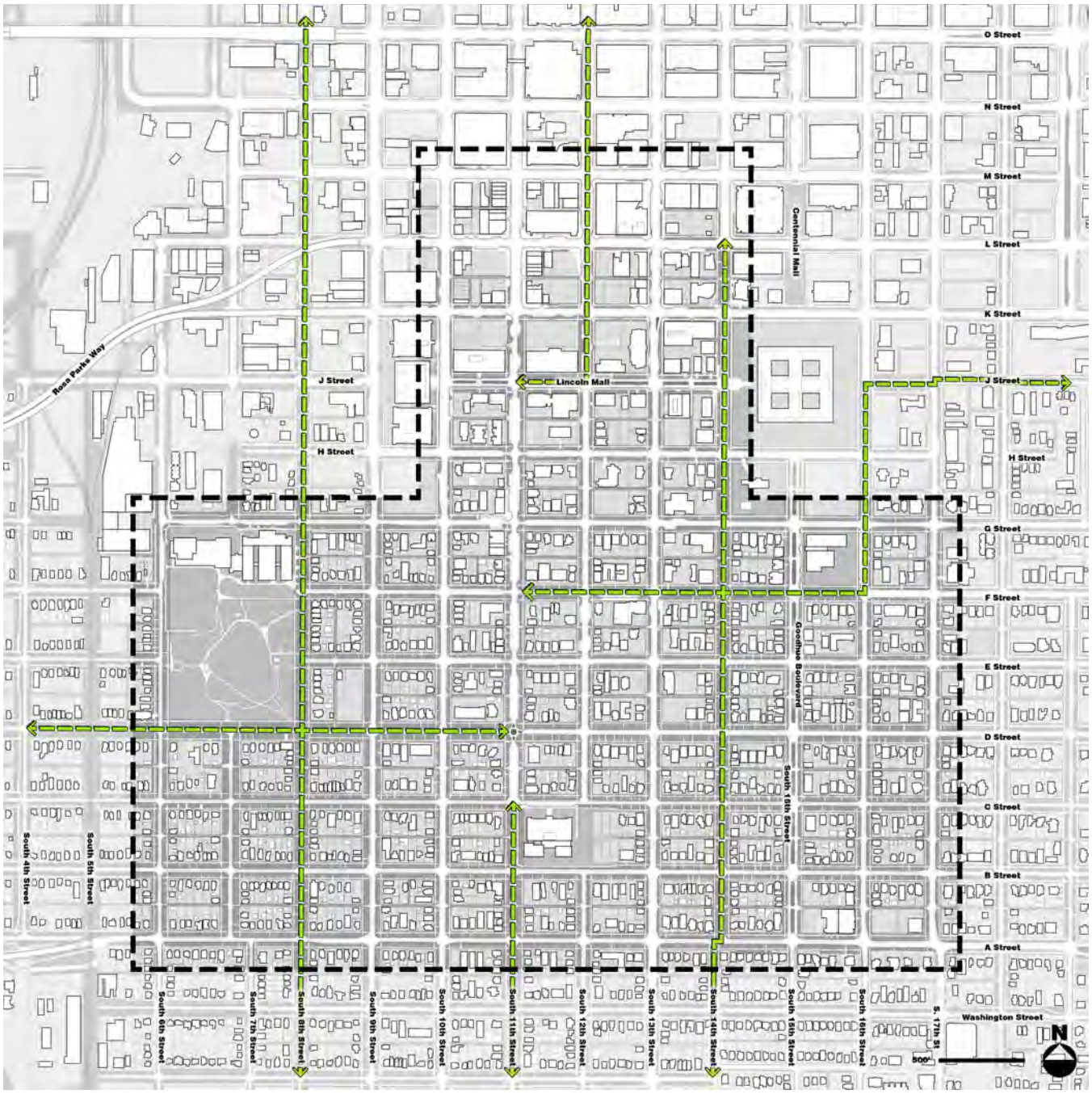
EXISTING BIKE FACILITIES | SEPARATED BIKEWAYS

SEPARATED BIKEWAY



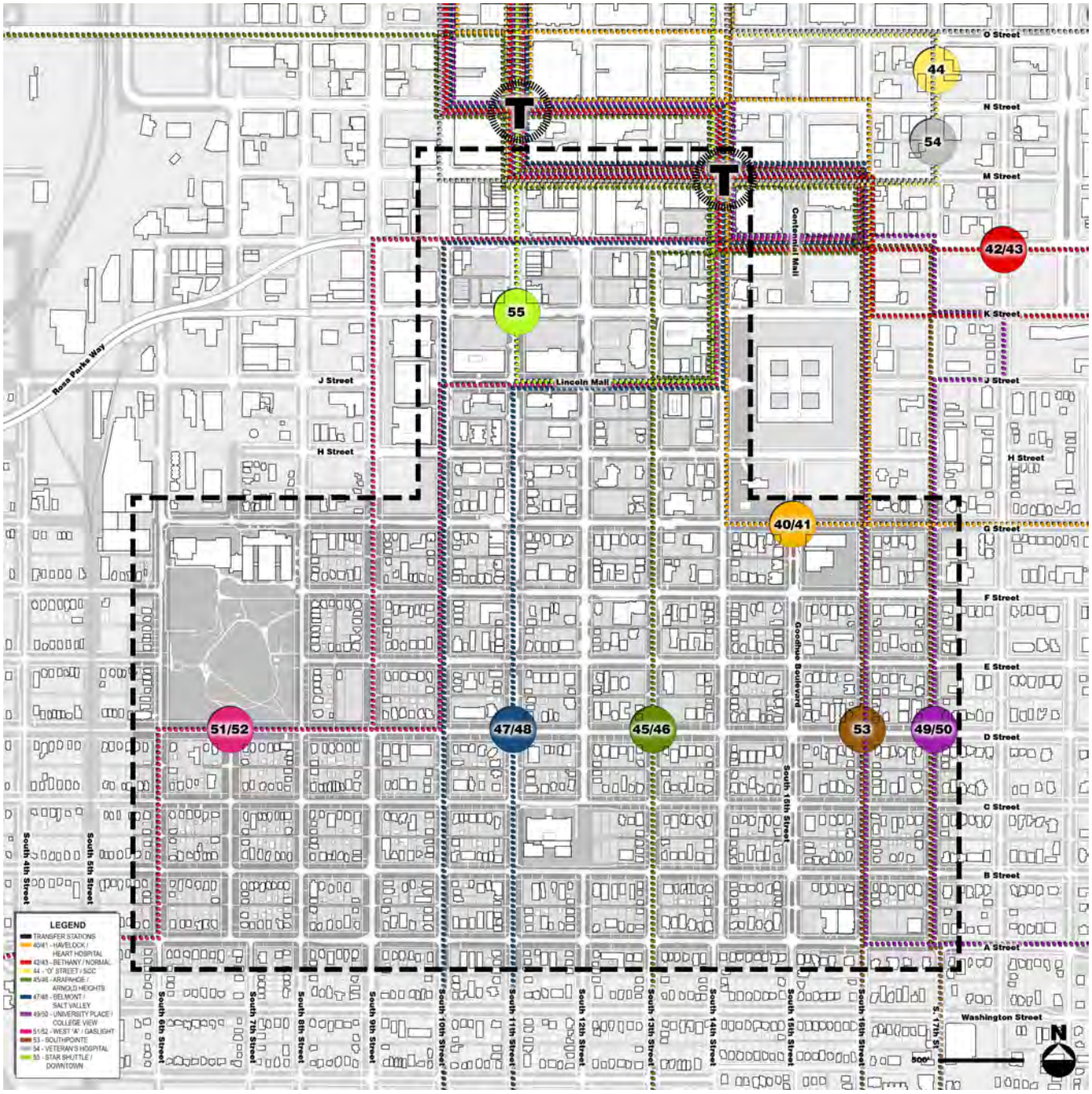
EXISTING BIKE FACILITIES | DEDICATED LANES

DEDICATED BIKE LANES



EXISTING BIKE FACILITIES | SHARE THE ROAD

SHARE-THE-ROAD

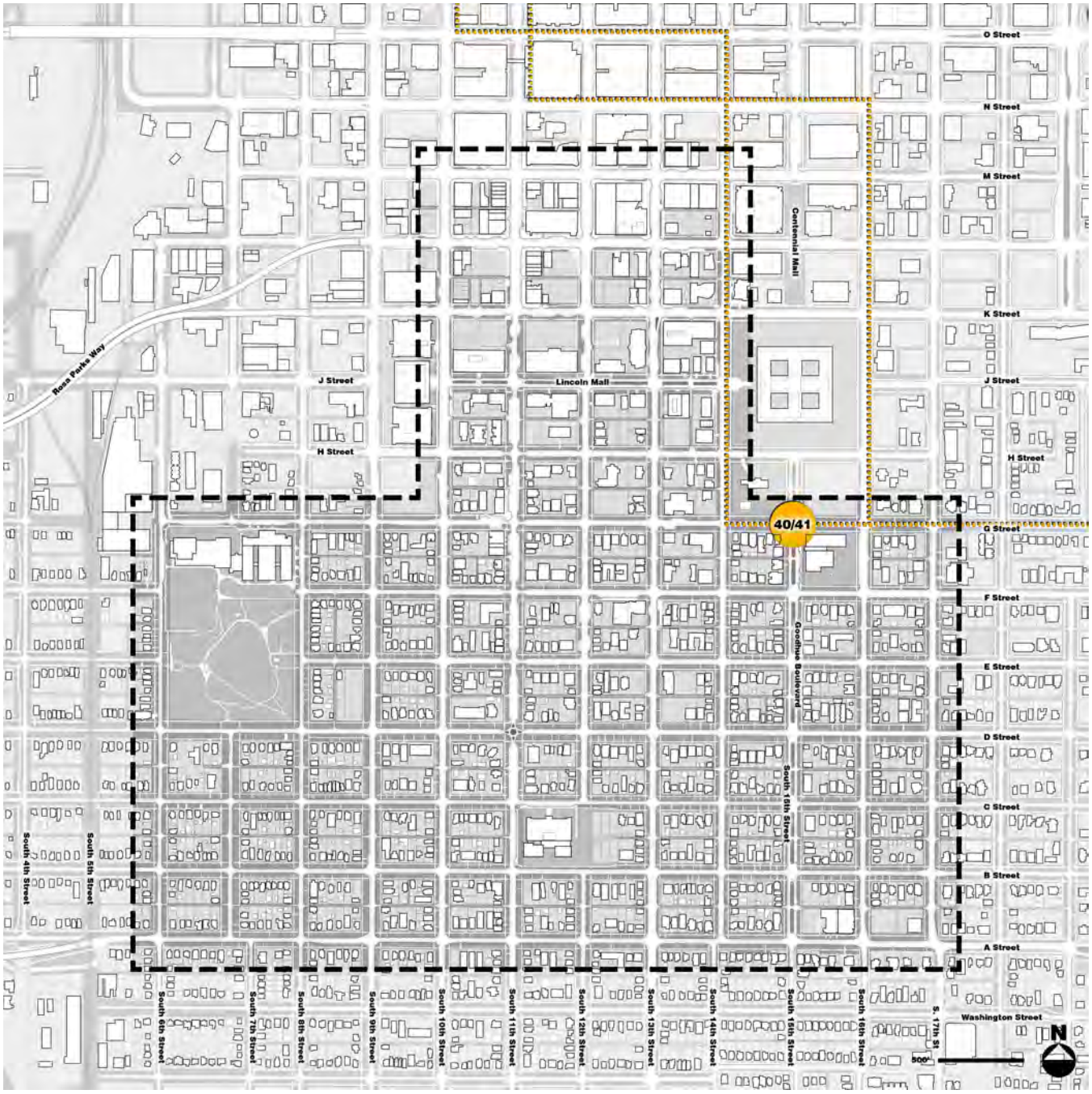


EXISTING BUS ROUTES

- TRANSFER STATIONS
- 40/41 - HAVELOCK / HEART HOSPITAL
- 42/43 - BETHANY / NORMAL
- 44 - "O" STREET / SCC
- 45/46 - ARAPAHOE / ARNOLD HEIGHTS
- 47/48 - BELMONT / SALT VALLEY
- 49/50 - UNIVERSITY PLACE / COLLEGE VIEW
- 51/52 - WEST "A" / GASLIGHT
- 53 - SOUTHPOINTE
- 54 - VETERAN'S HOSPITAL
- 55 - STAR SHUTTLE / DOWNTOWN

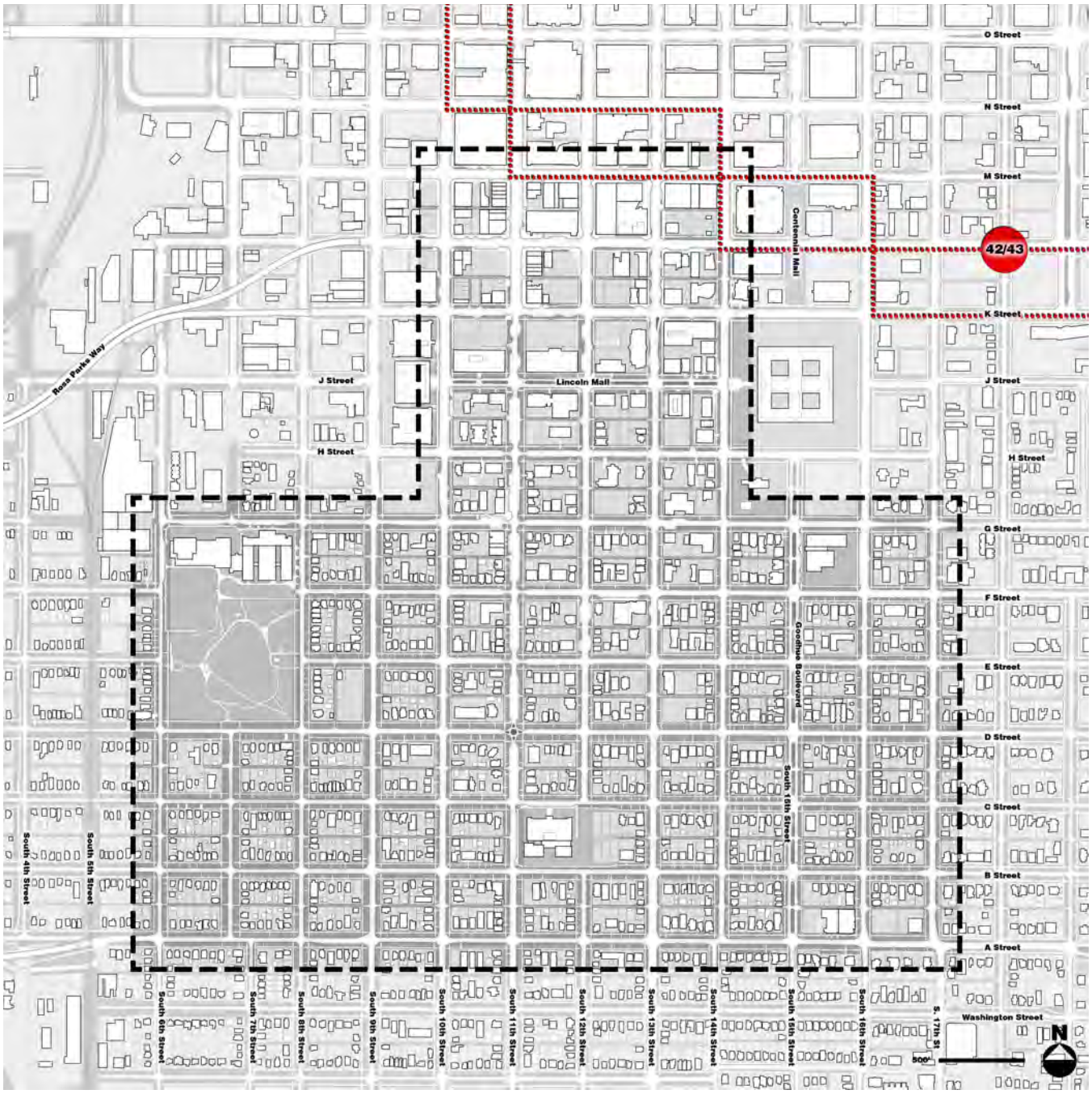
EXISTING BUS ROUTES | TRANSFER STATIONS

TRANSFER STATIONS



EXISTING BUS | ROUTES 40/41

40/41 - HAVELOCK / HEART HOSPITAL



EXISTING BUS | ROUTES 42/43

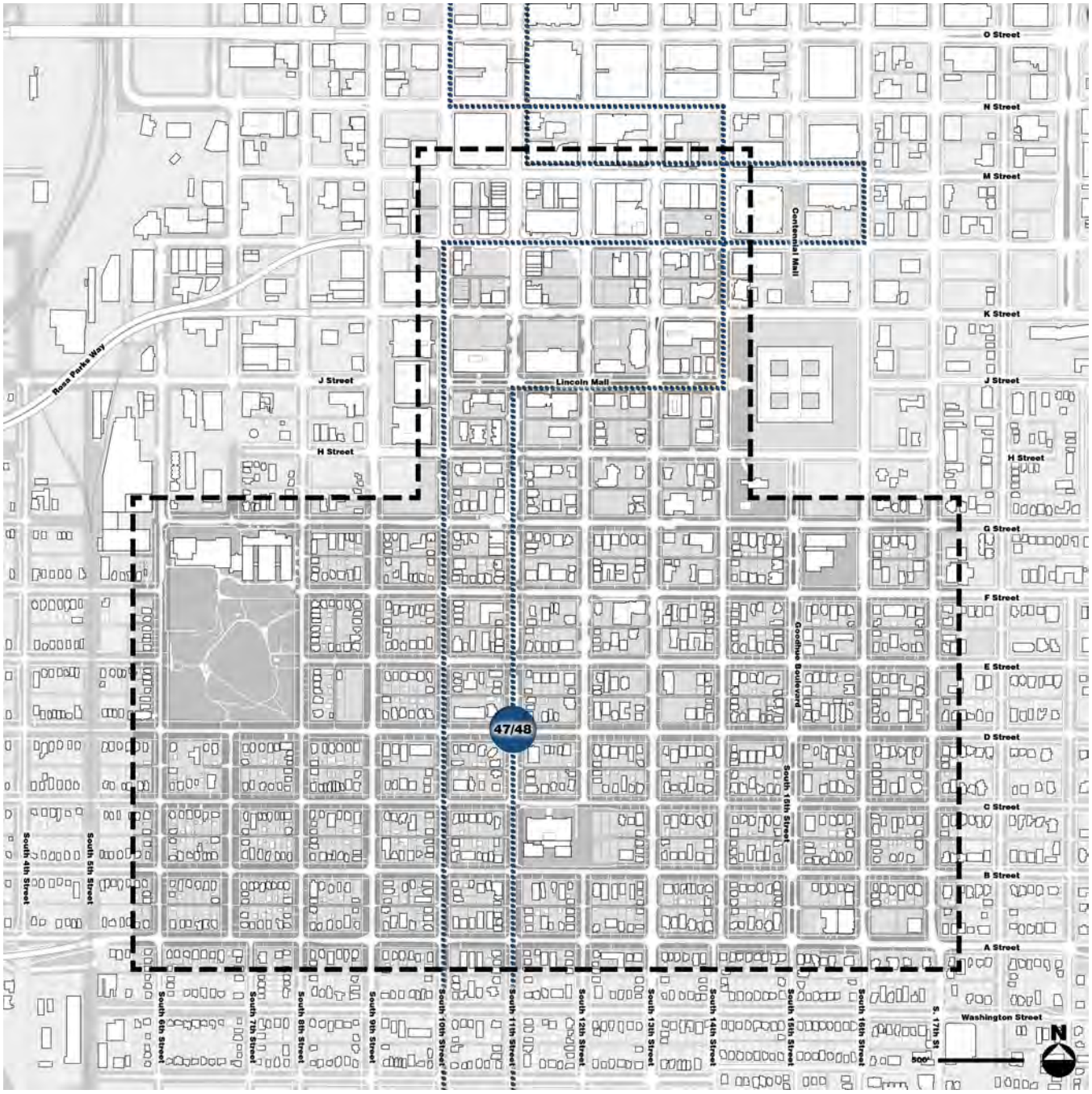
42/43 - BETHANY / NORMAL

EXISTING BUS | ROUTES 44

44 - "O" STREET / SCC

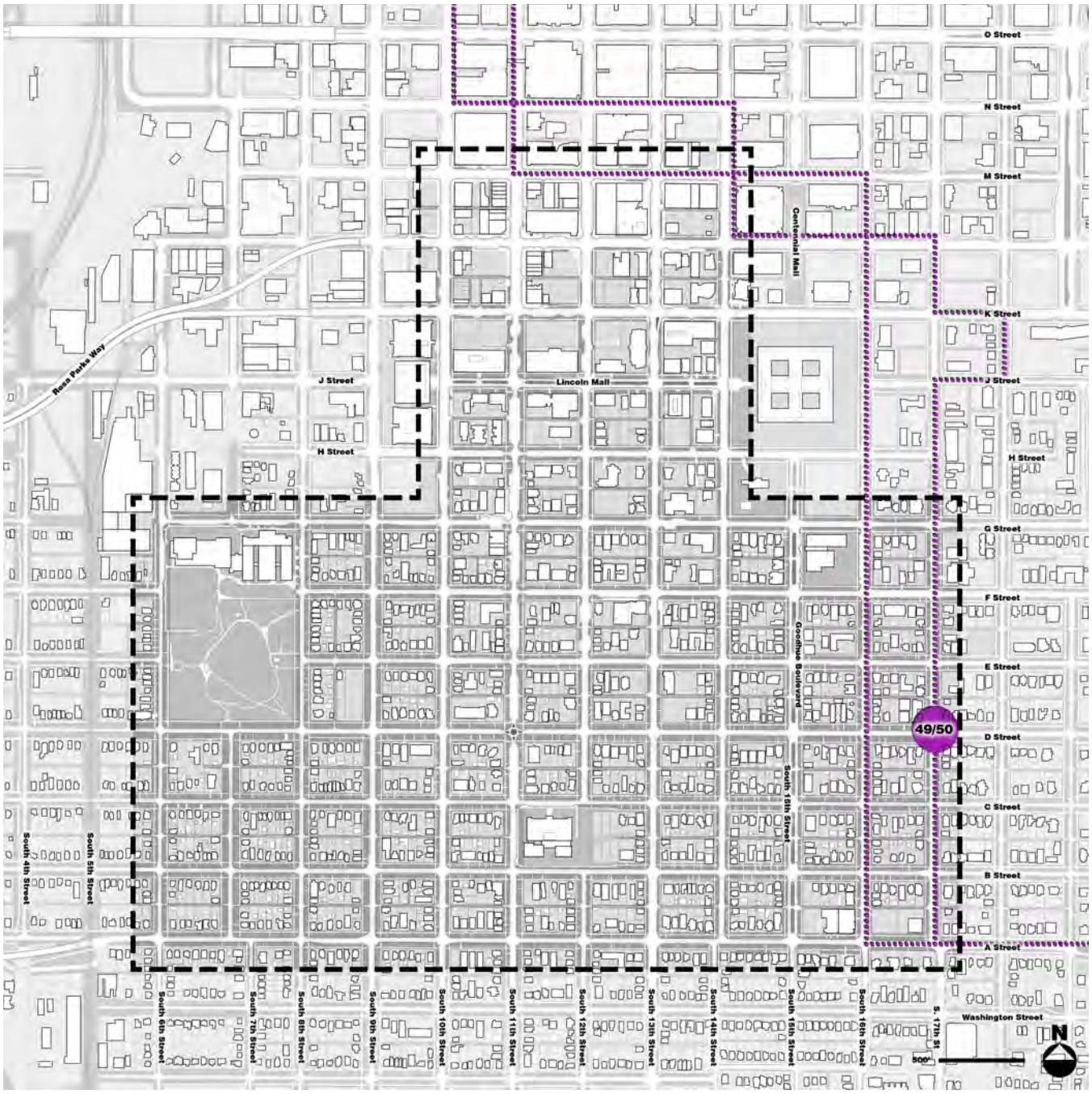
EXISTING BUS | ROUTES 45/46

45/46 - ARAPAHOE / ARNOLD HEIGHTS



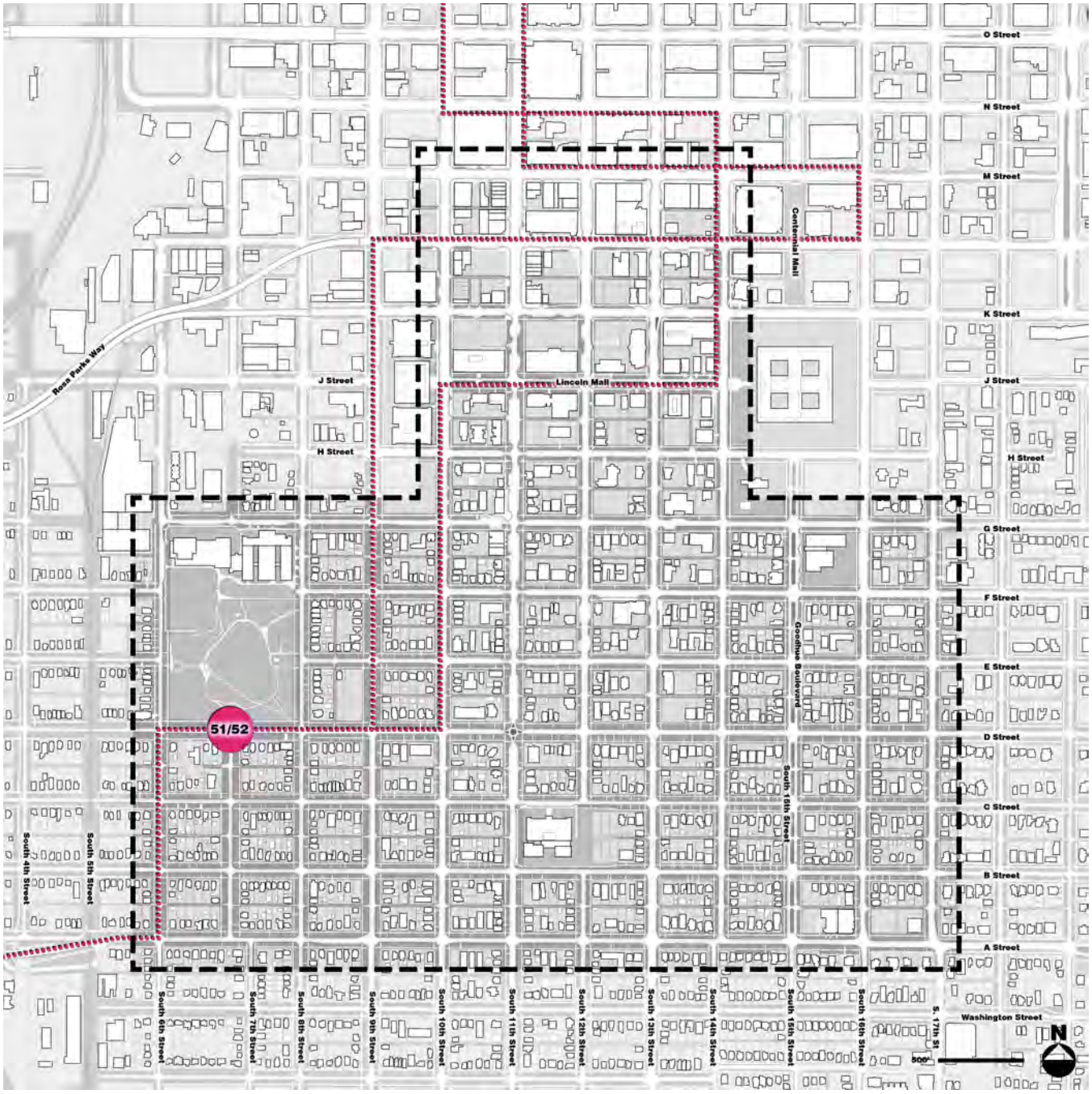
EXISTING BUS | ROUTES 47/48

47/48 - BELMONT / SALT VALLEY



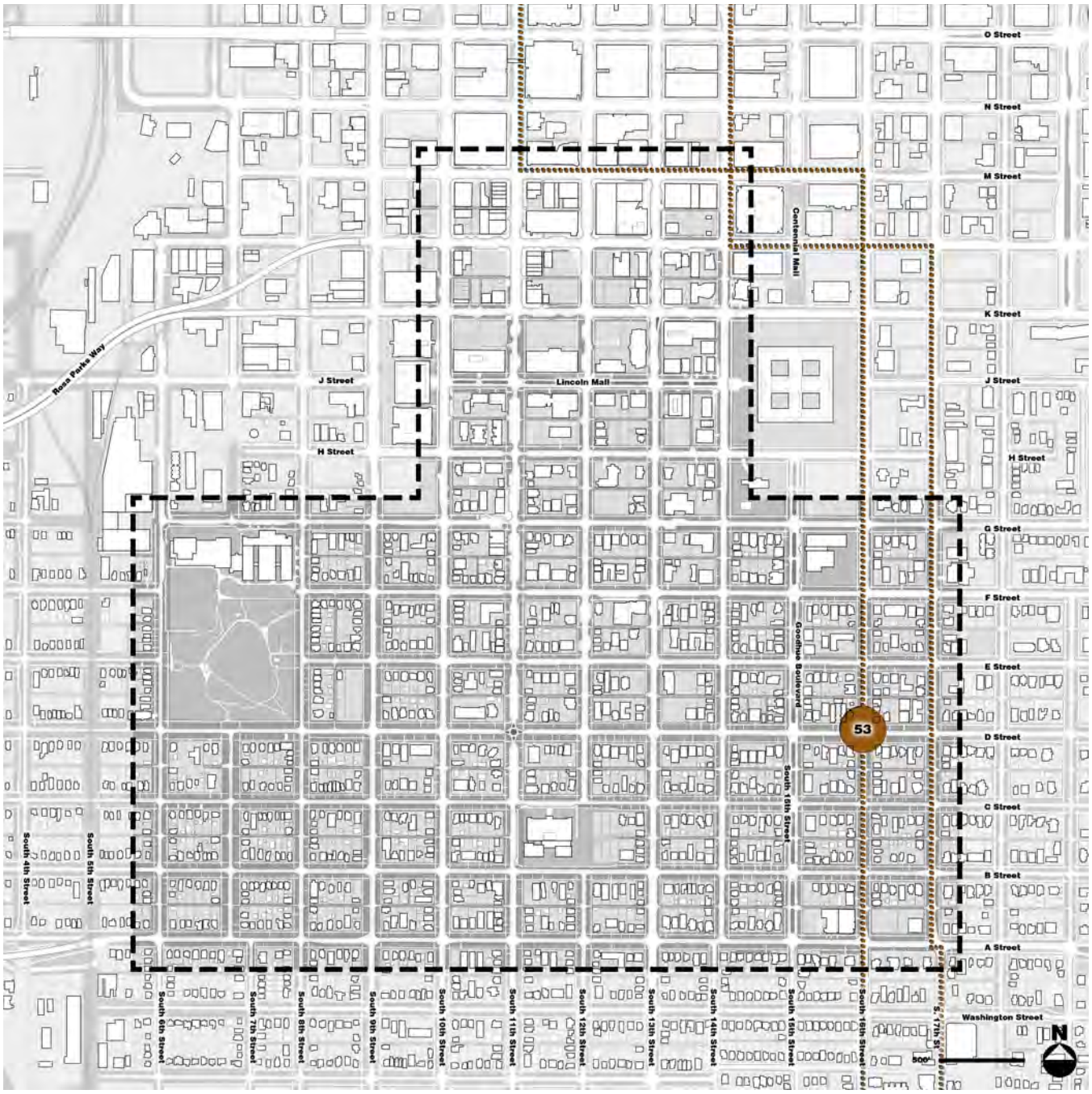
EXISTING BUS | ROUTES 49/50

49/50 - UNIVERSITY PLACE / COLLEGE VIEW



EXISTING BUS | ROUTES 51/52

51/52 - WEST "A" / GASLIGHT

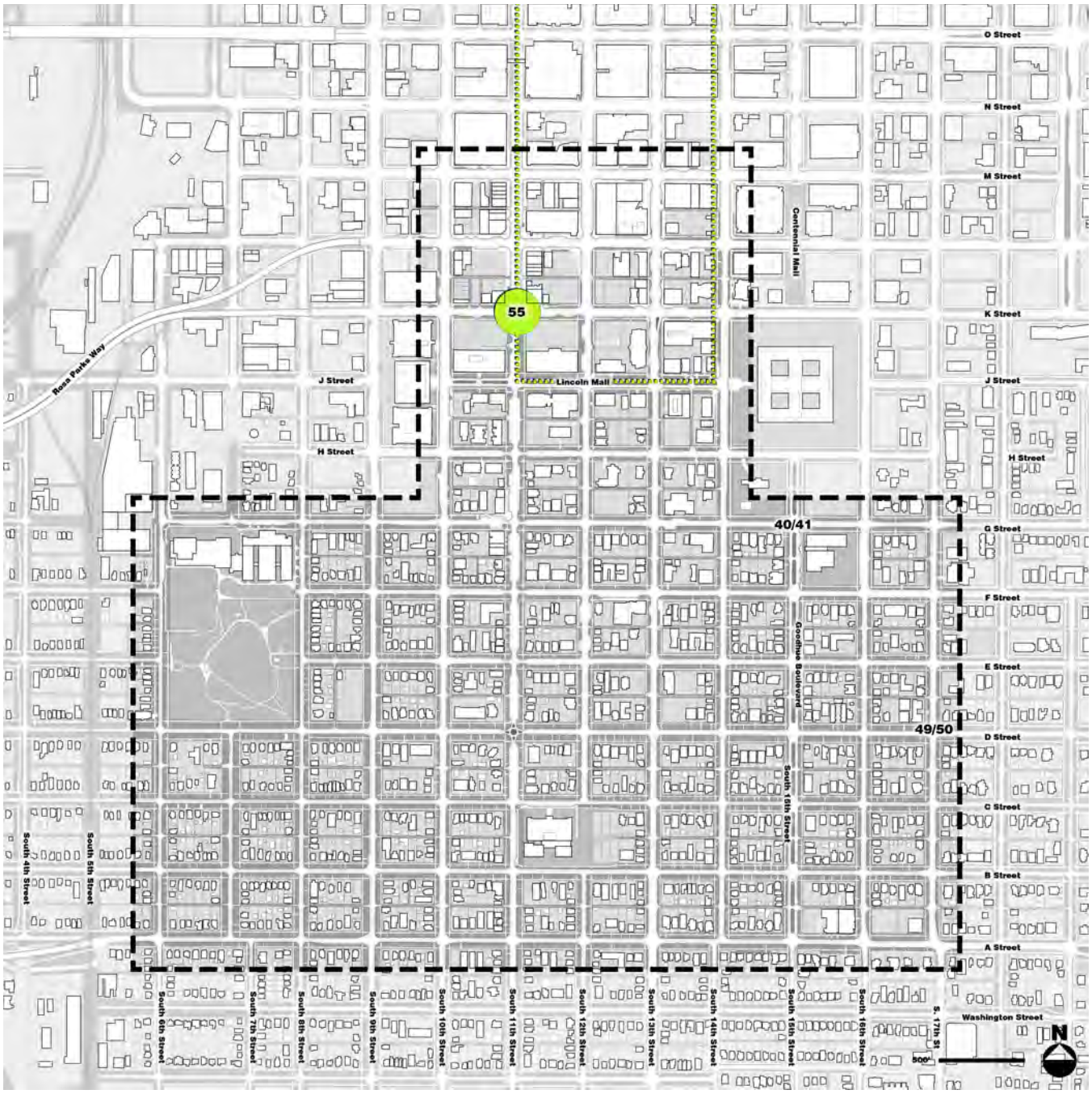


EXISTING BUS | ROUTES 53

53 - SOUTHPOINTE

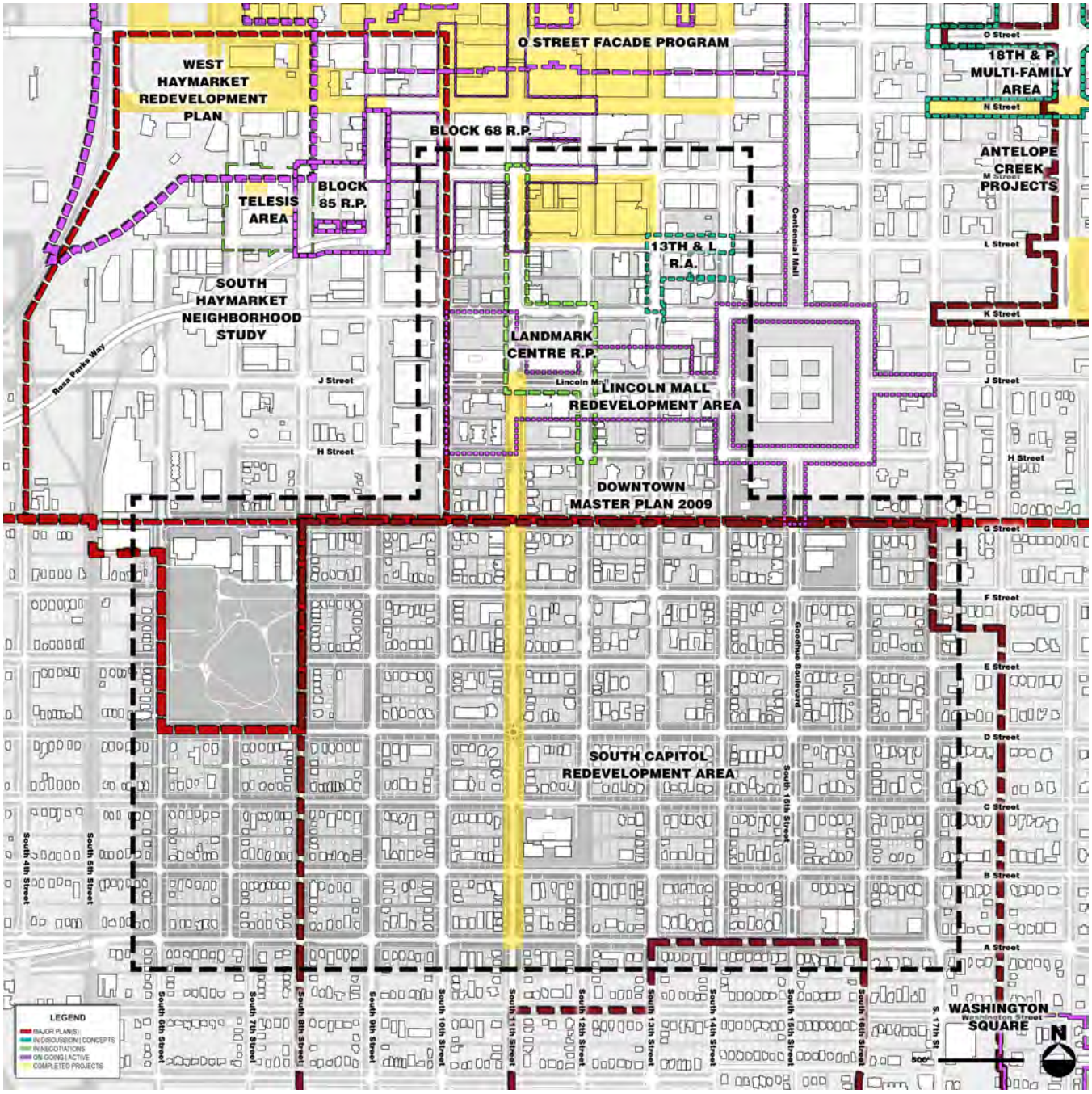
EXISTING BUS | ROUTES 54

54 - VETERAN'S HOSPITAL



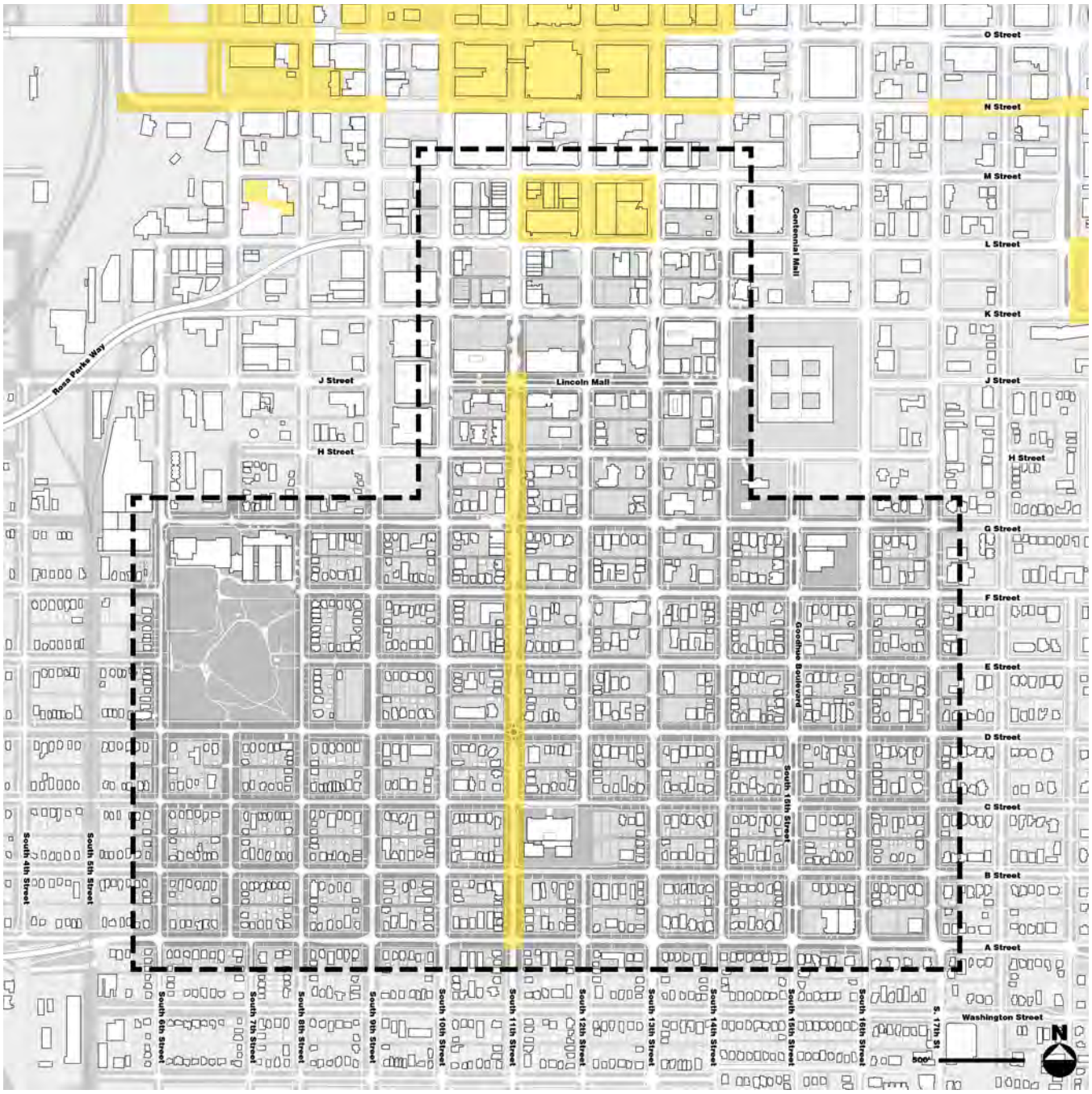
EXISTING BUS | ROUTES 55

55 - STAR SHUTTLE / DOWNTOWN



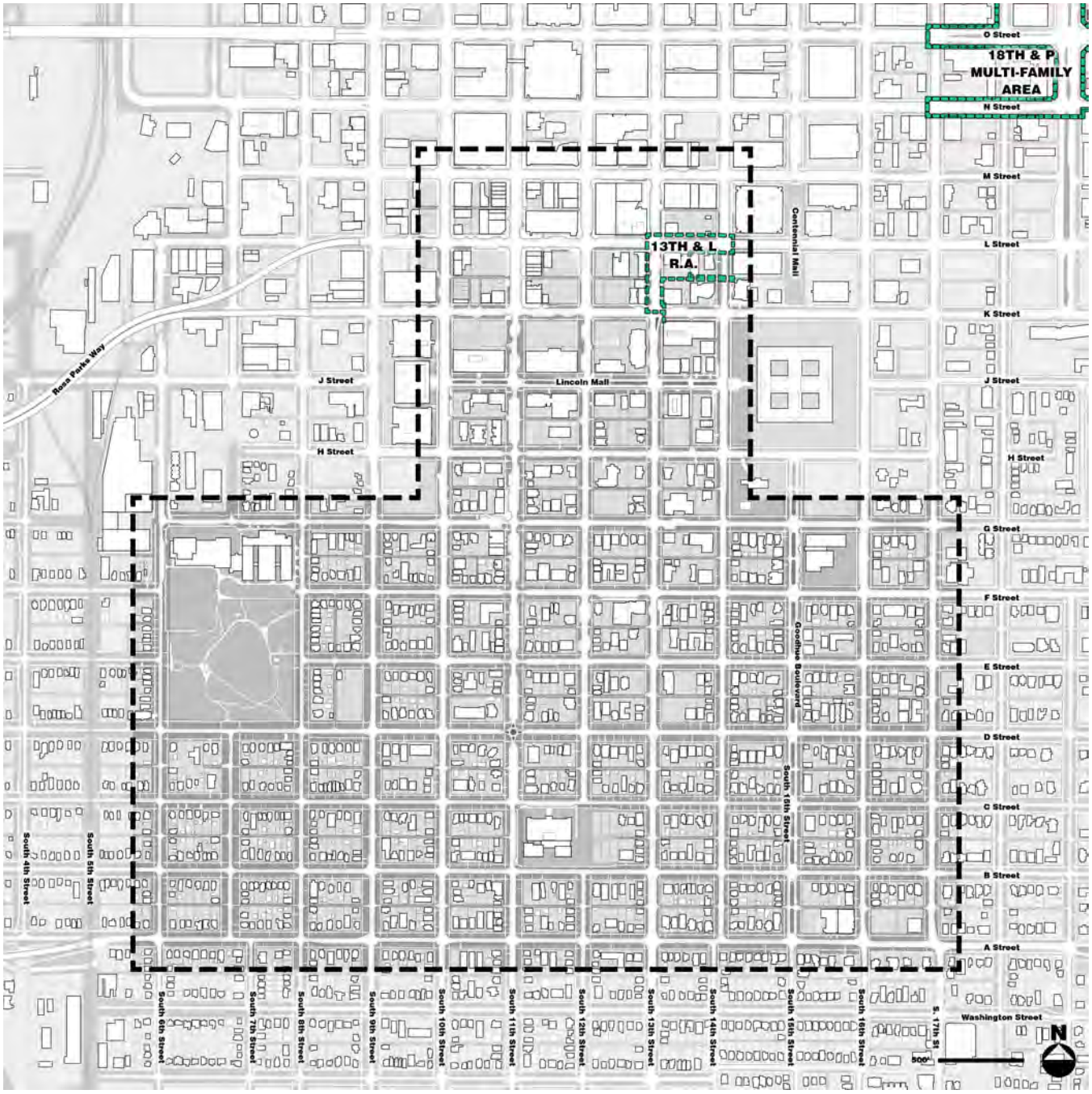
REDEVELOPMENT PROJECTS & AREAS

- MAJOR PLAN(S)
- IN DISCUSSION | CONCEPTS
- IN NEGOTIATIONS
- ON-GOING | ACTIVE
- COMPLETED PROJECTS

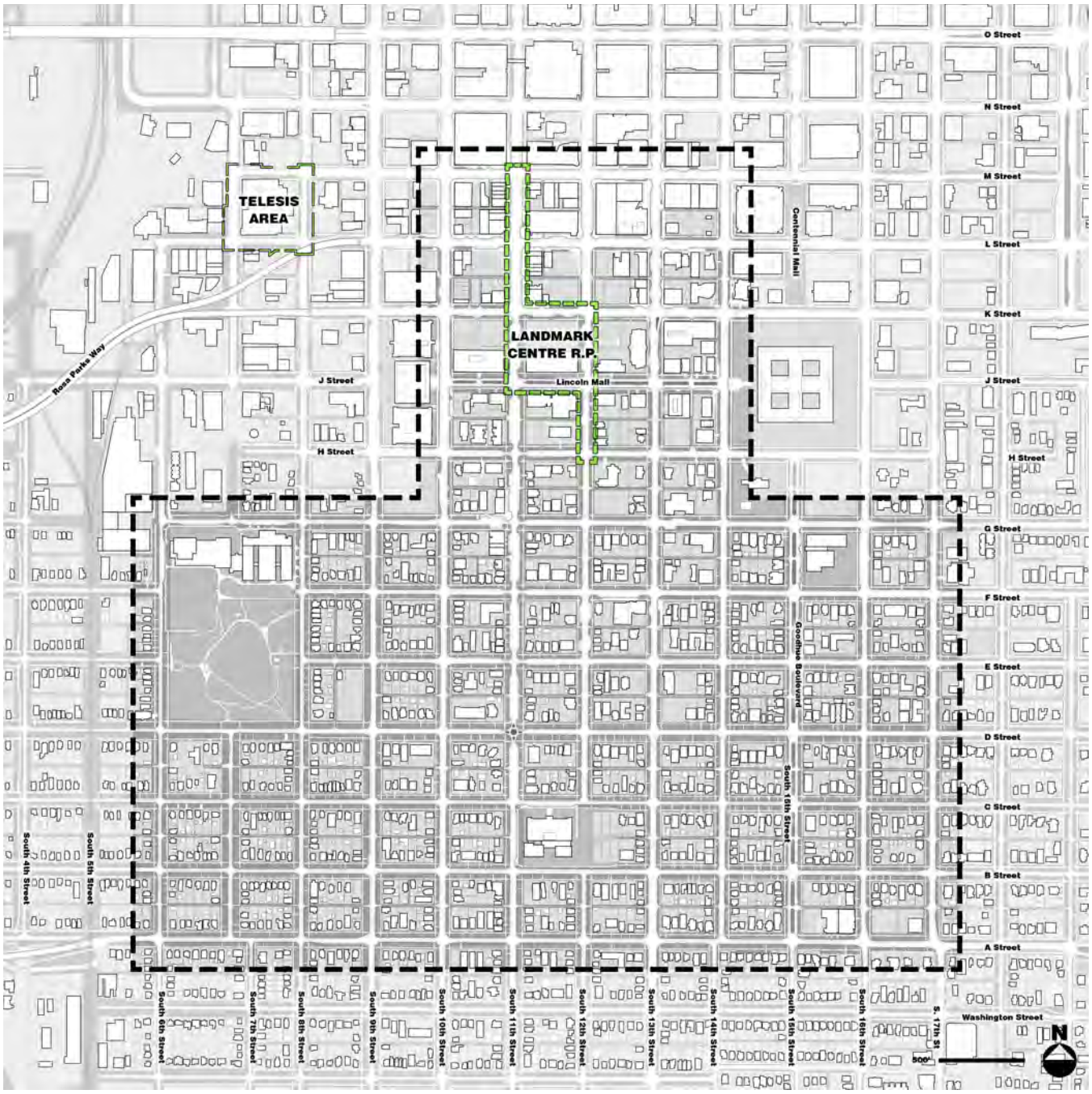


REDEVELOPMENT PROJECTS & AREAS | COMPLETED & CONCEPTUAL

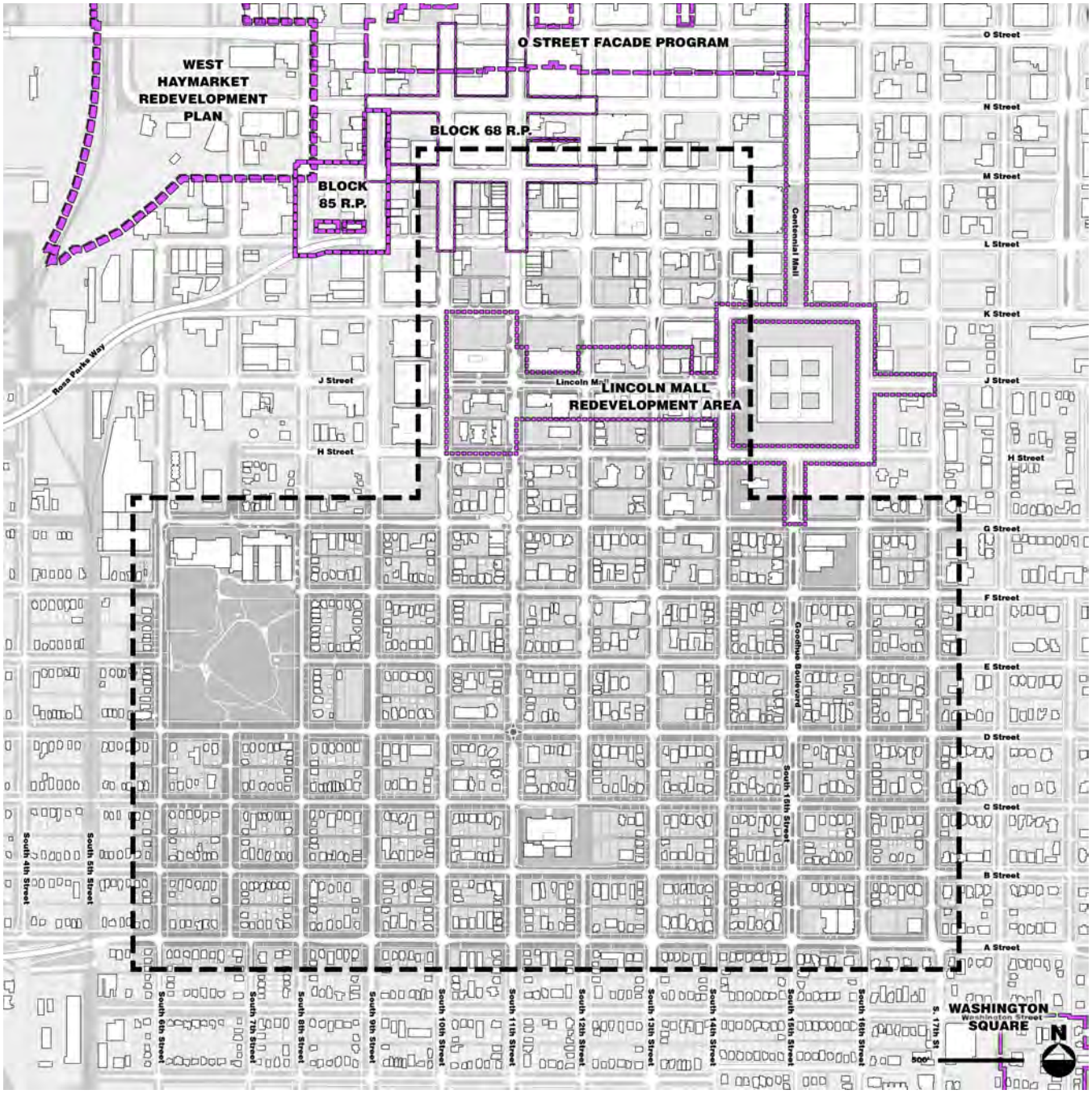
COMPLETED PROJECTS



REDEVELOPMENT PROJECTS & AREAS | IN DISCUSSION (INTERNAL TO CITY)

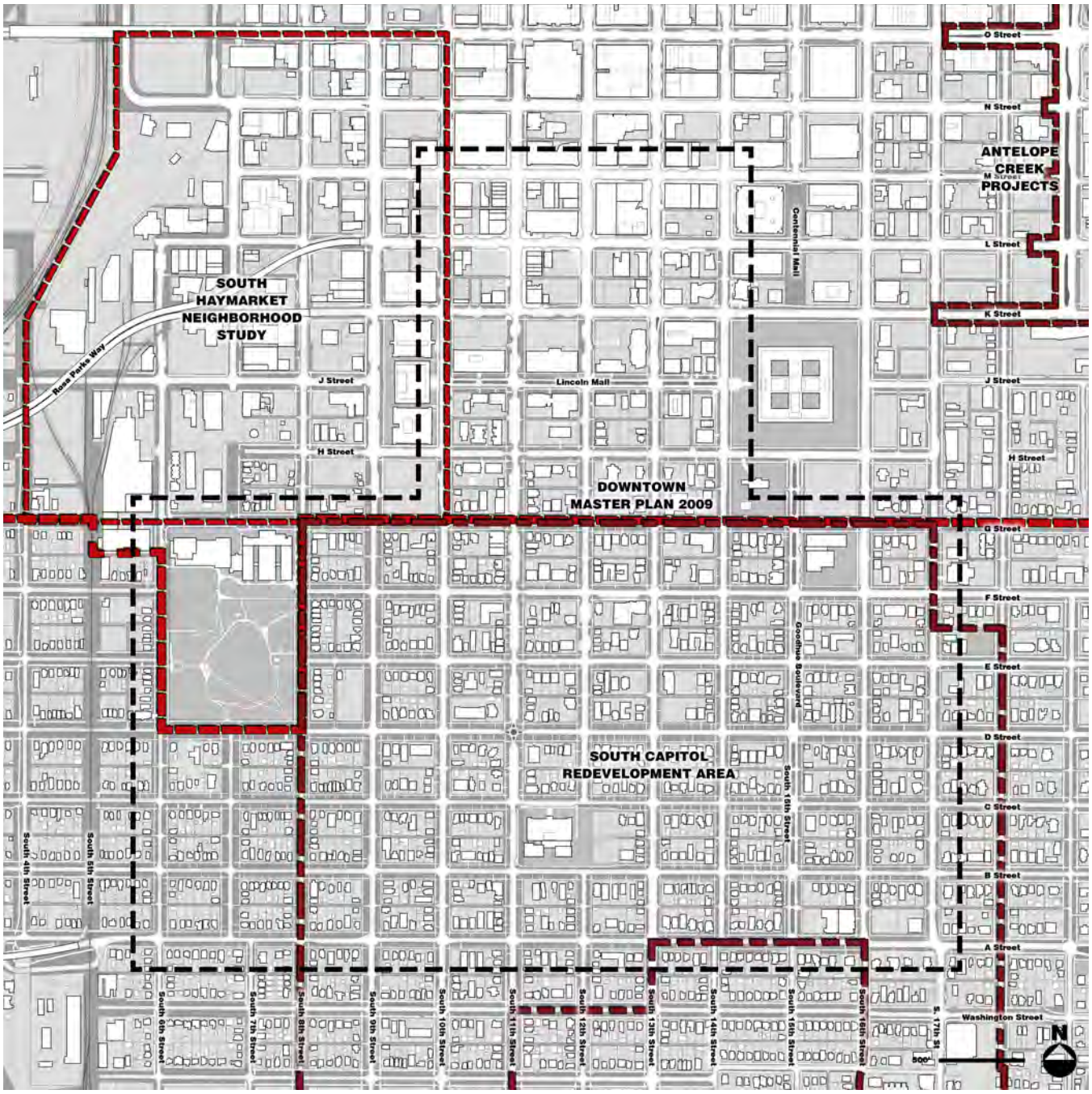


REDEVELOPMENT PROJECTS & AREAS | IN NEGOTIATIONS



REDEVELOPMENT PROJECTS & AREAS | ACTIVE & ONGOING

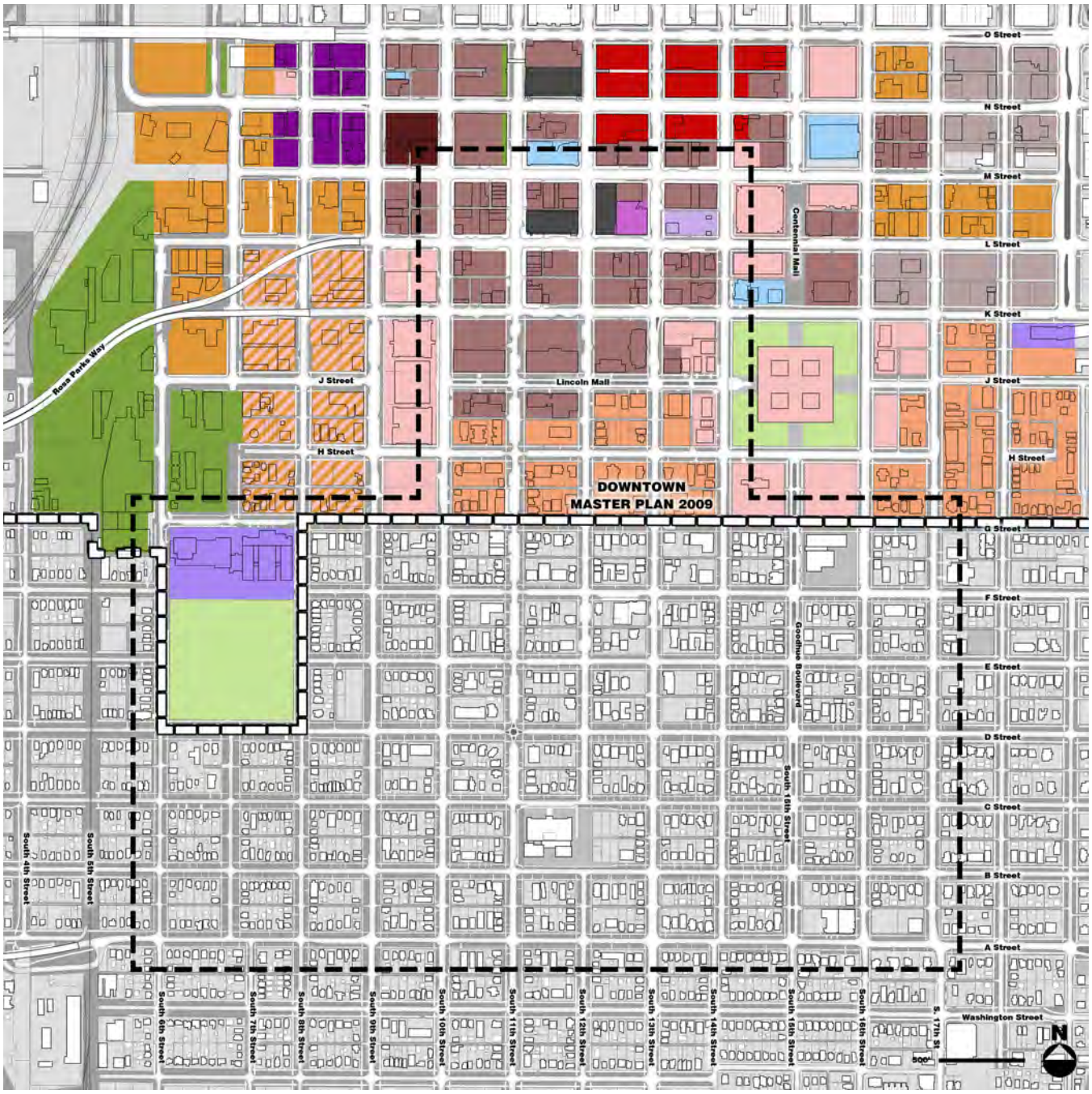
ON-GOING | ACTIVE



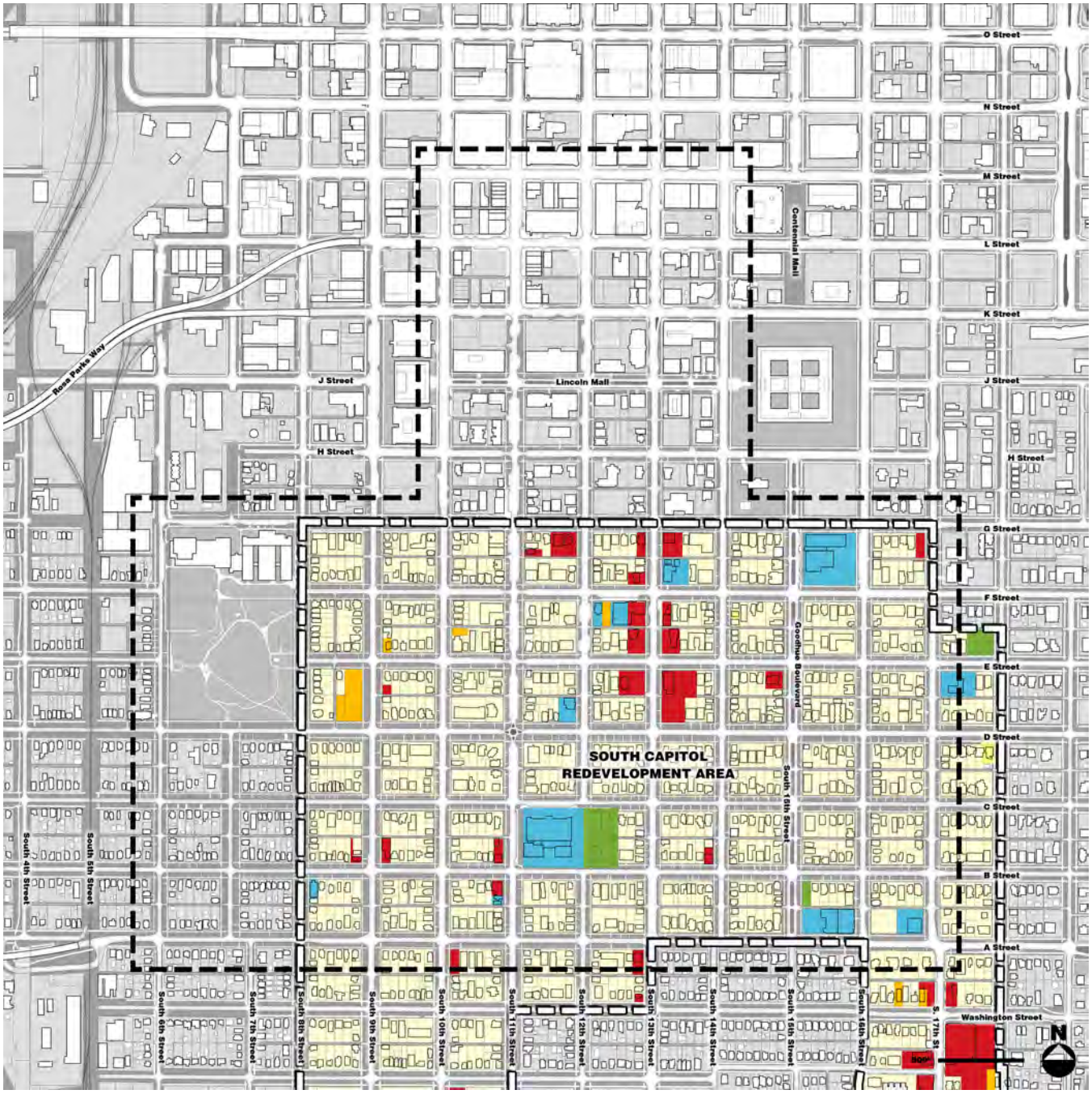
REDEVELOPMENT PROJECTS & AREAS | MAJOR PLANS & AREAS

MAJOR PLAN(S)

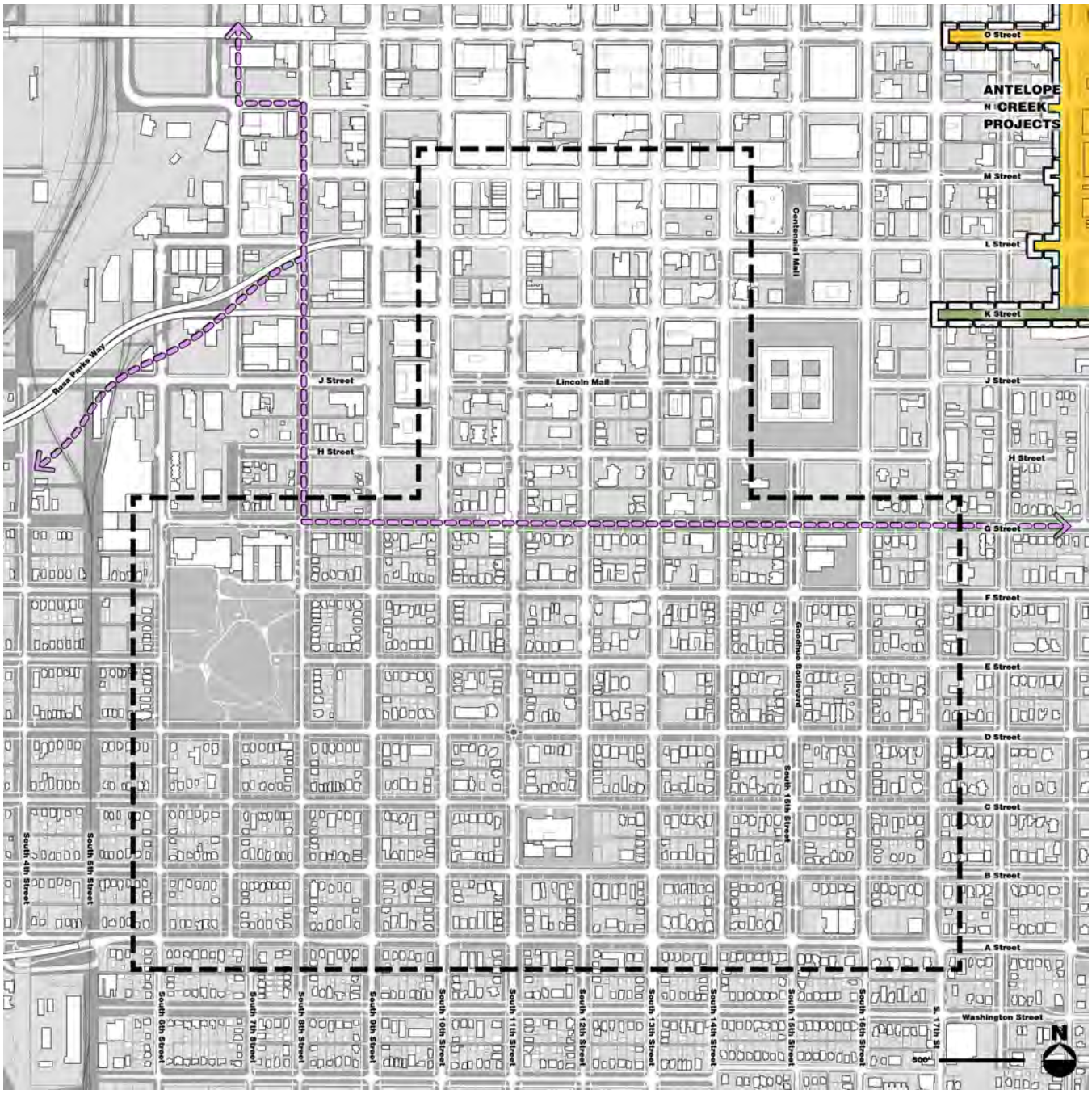
REDEVELOPMENT PROJECTS & AREAS | MAJOR PLANS | SOUTH HAYMARKET



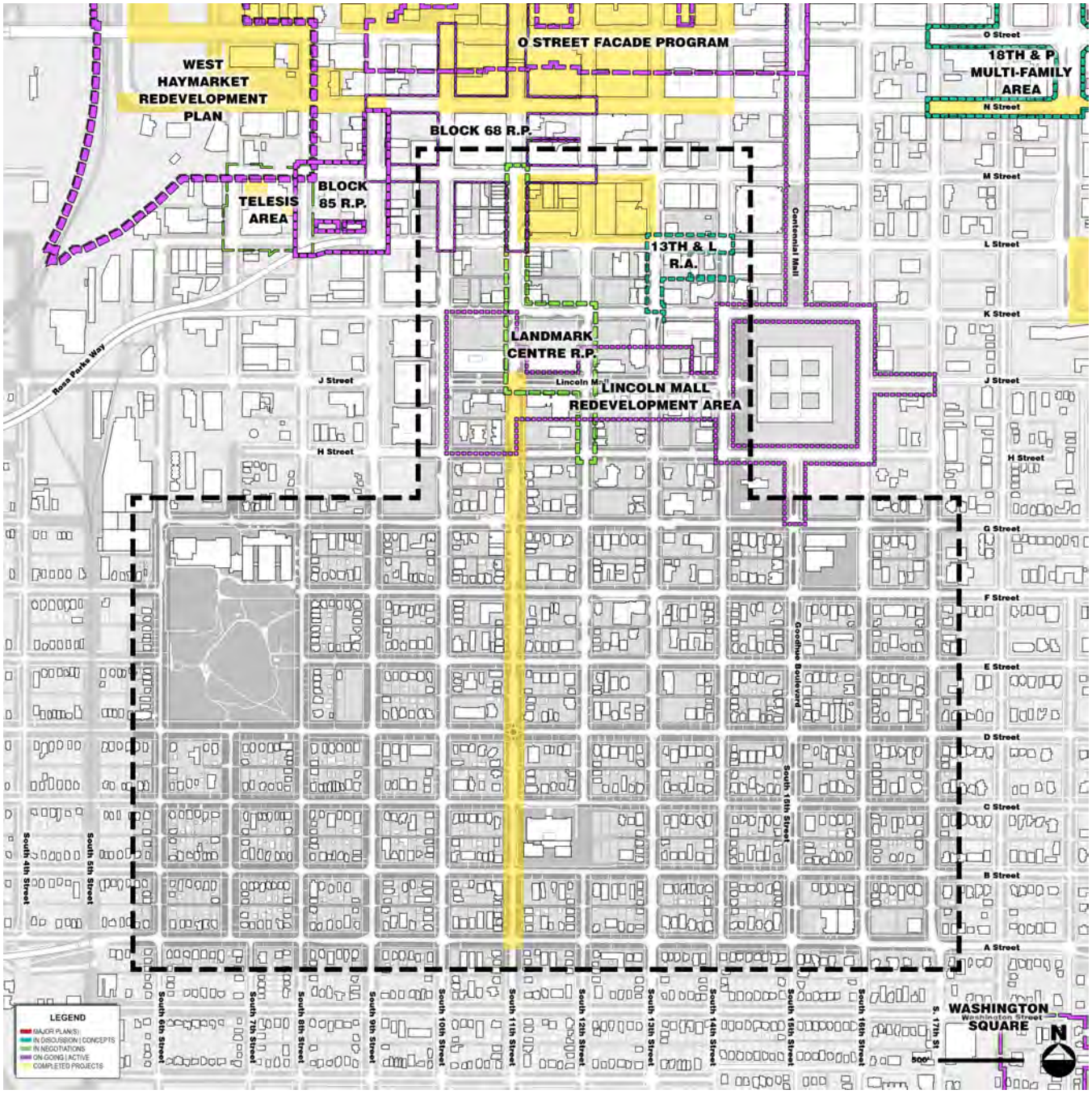
REDEVELOPMENT PROJECTS & AREAS | MAJOR PLANS | DOWNTOWN MP UPDATE



REDEVELOPMENT PROJECTS & AREAS | MAJOR PLANS | SOUTH CAPITOL REDEVELOPMENT PLAN

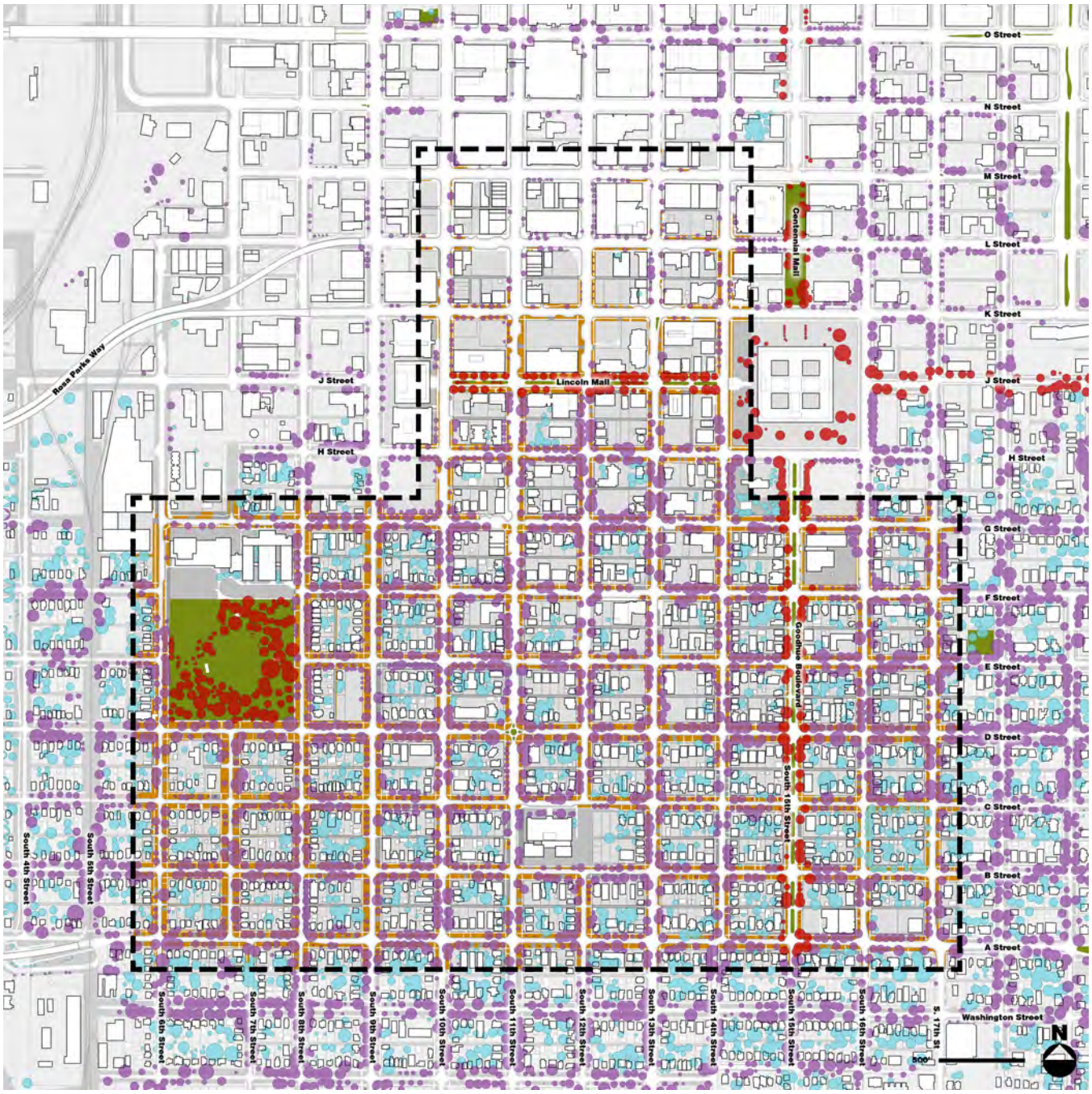


REDEVELOPMENT PROJECTS & AREAS | MAJOR PLANS | ANTELOPE CREEK



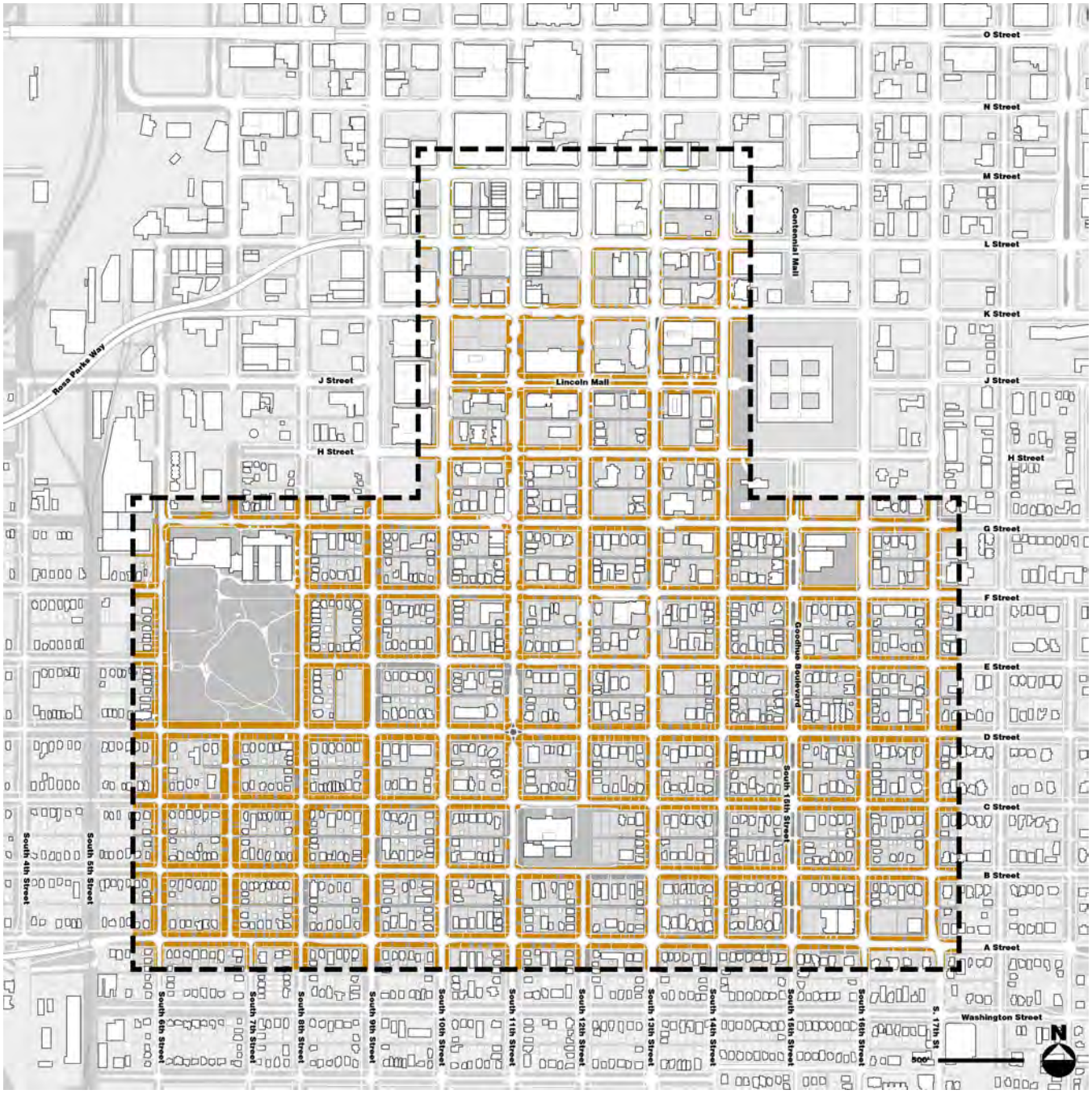
REDEVELOPMENT PROJECTS & AREAS | REDEVELOPMENT PLANS

- IN DISCUSSION | CONCEPTS
- IN NEGOTIATIONS
- ON-GOING | ACTIVE
- COMPLETED PROJECTS



VEGETATION

- TREE LAWN
- TREES BOULEVARD & PARKS
- TREES OTHER
- TREES STREET
- MEDIANS & PARKS

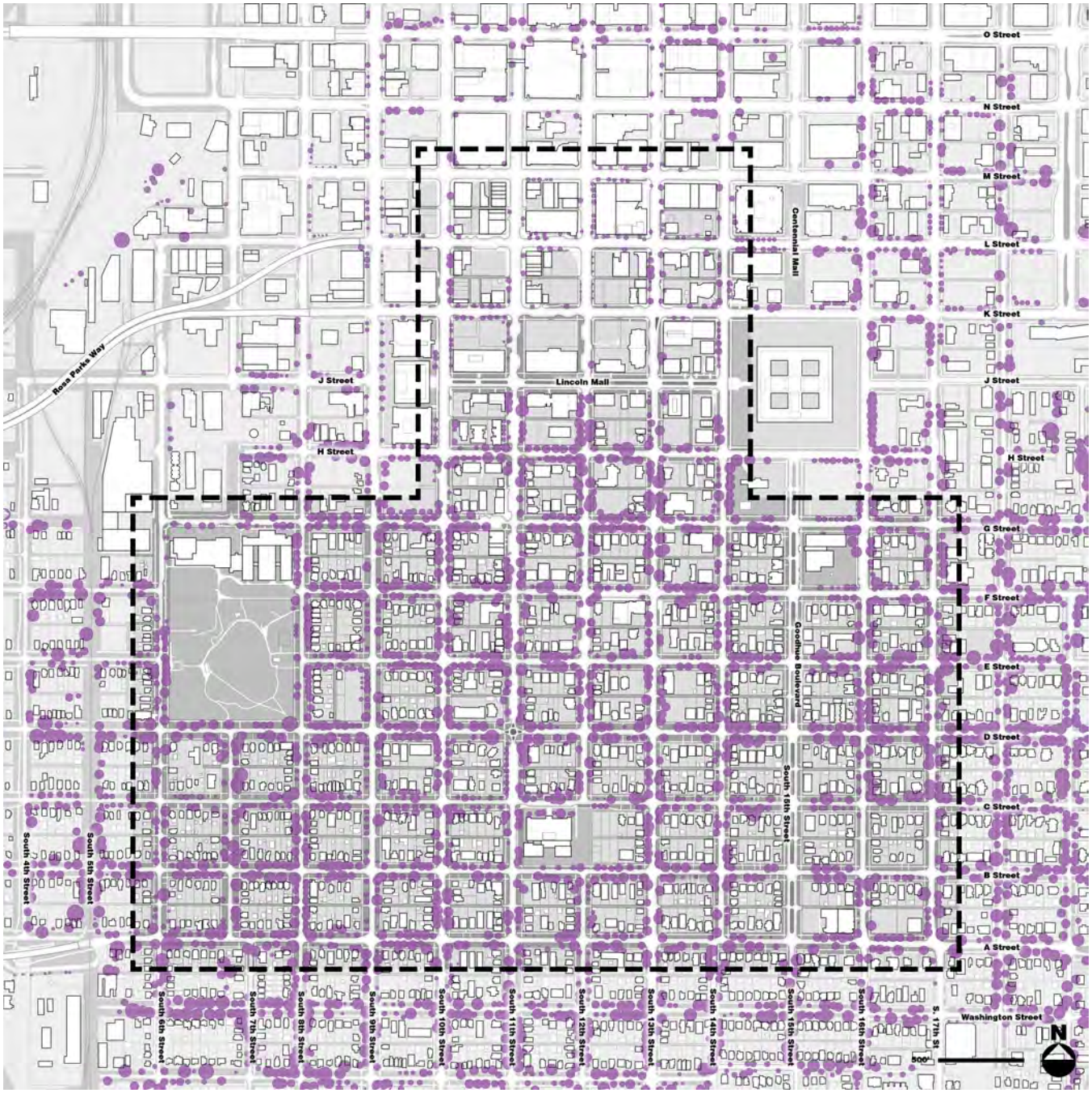


VEGETATION | TREE LAWN

TREE LAWN

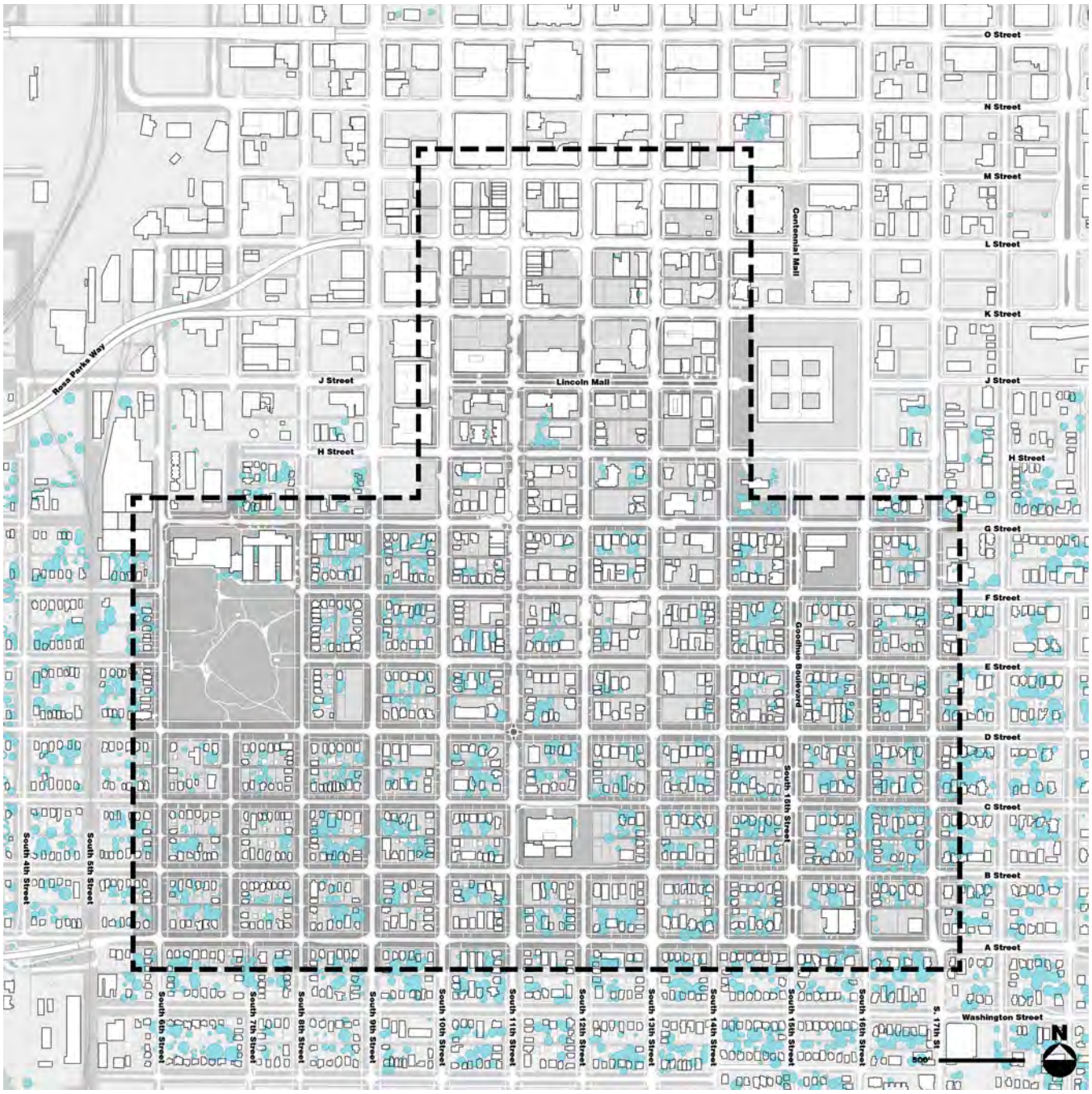
VEGETATION | TREES BOULEVARD & PARKS

TREES BOULEVARD & PARKS



VEGETATION | TREES STREET

TREES STREET

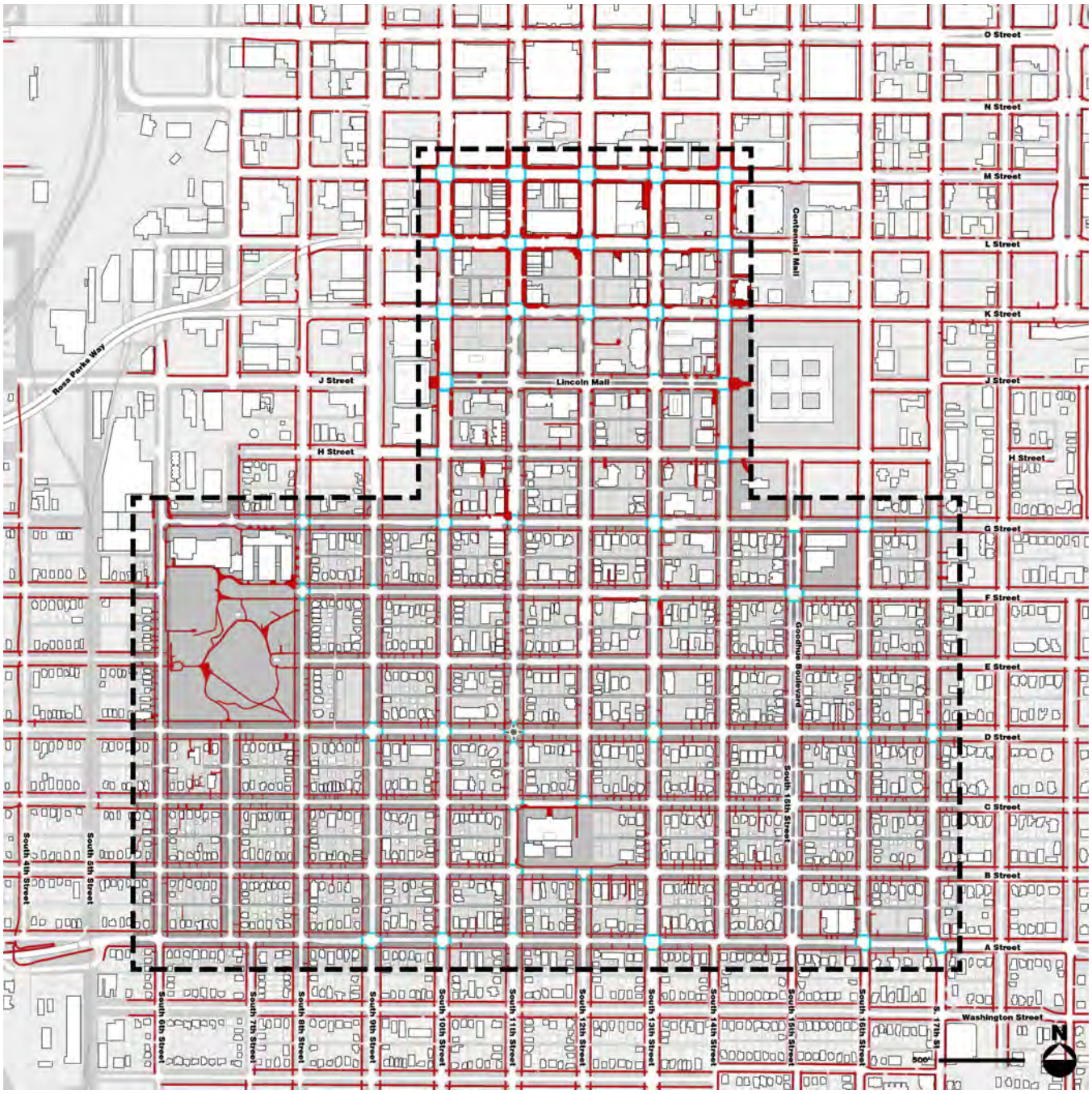


VEGETATION | TREES OTHER

TREES OTHER

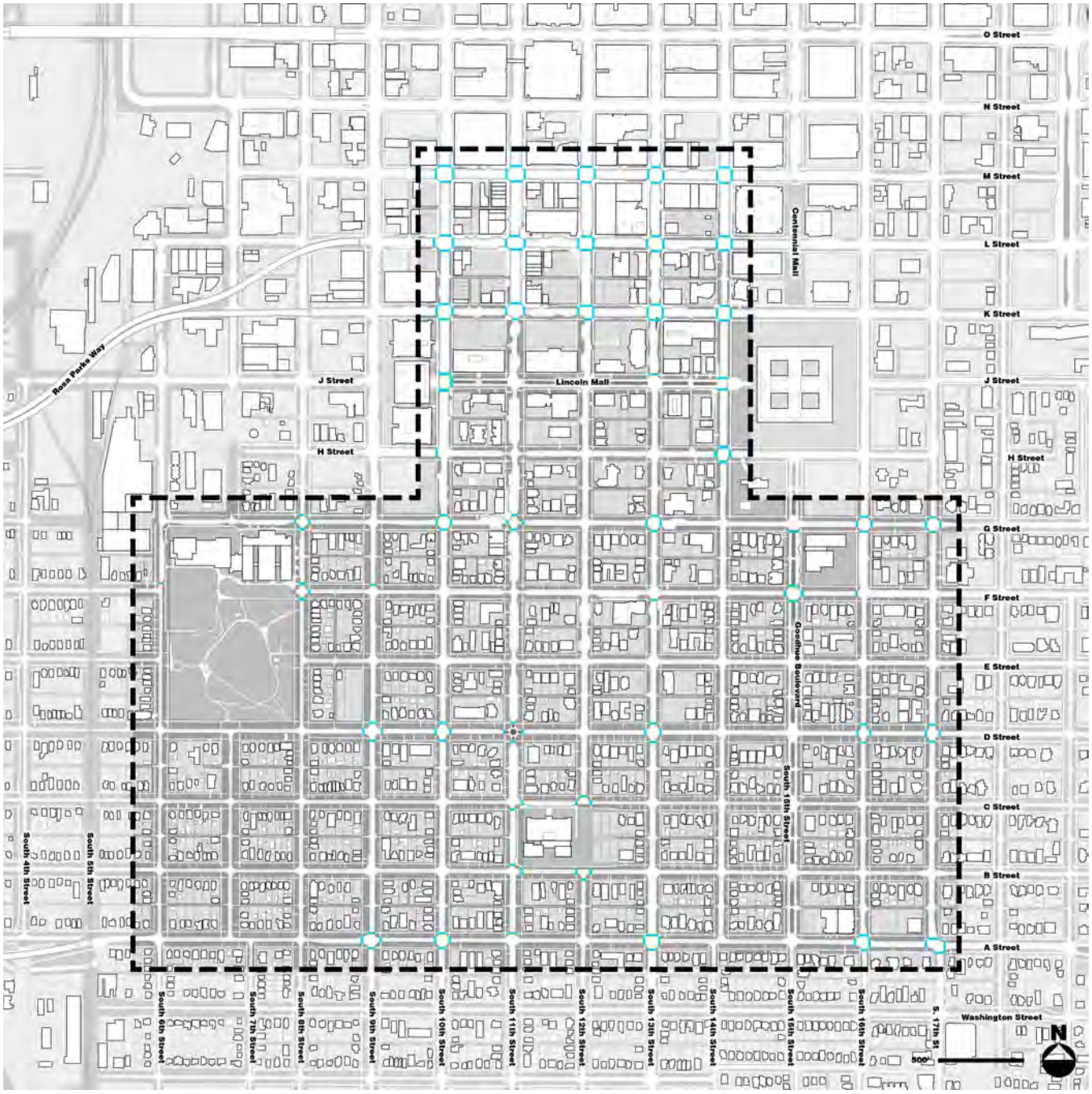
VEGETATION | MEDIANS & PARKS

MEDIANS & PARKS



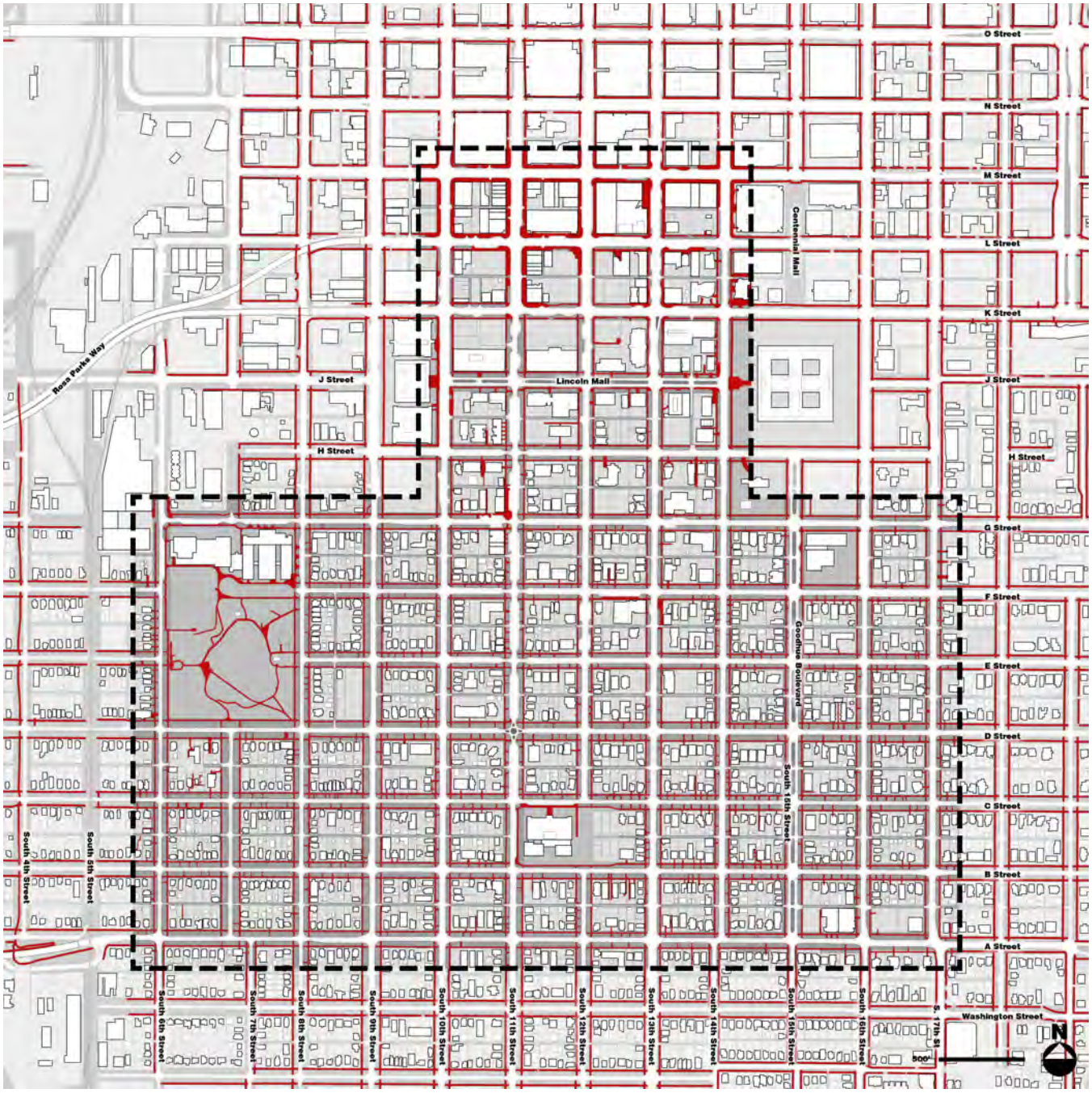
PEDESTRIAN NETWORK

SIDEWALKS
CROSSWALKS



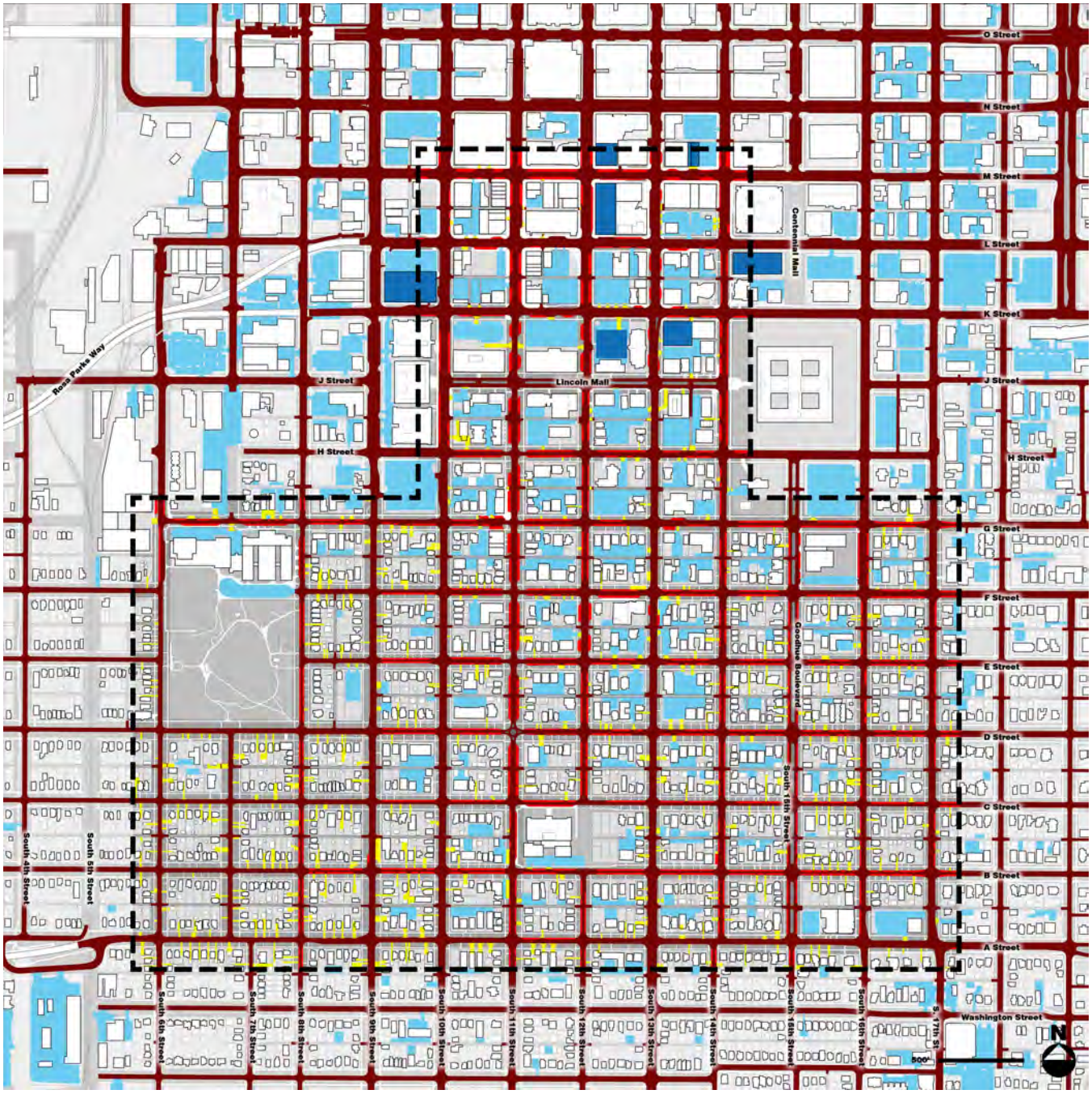
PEDESTRIAN NETWORK | CROSSWALKS

CROSSWALKS



PEDESTRIAN NETWORK | SIDEWALKS

SIDEWALKS



ACCESS & PARKING

- STRUCTURE PARKING
- DRIVEWAYS
- STREET PARKING
- ROAD NETWORK
- SURFACE PARKING

ACCESS & PARKING | STRUCTURE PARKING

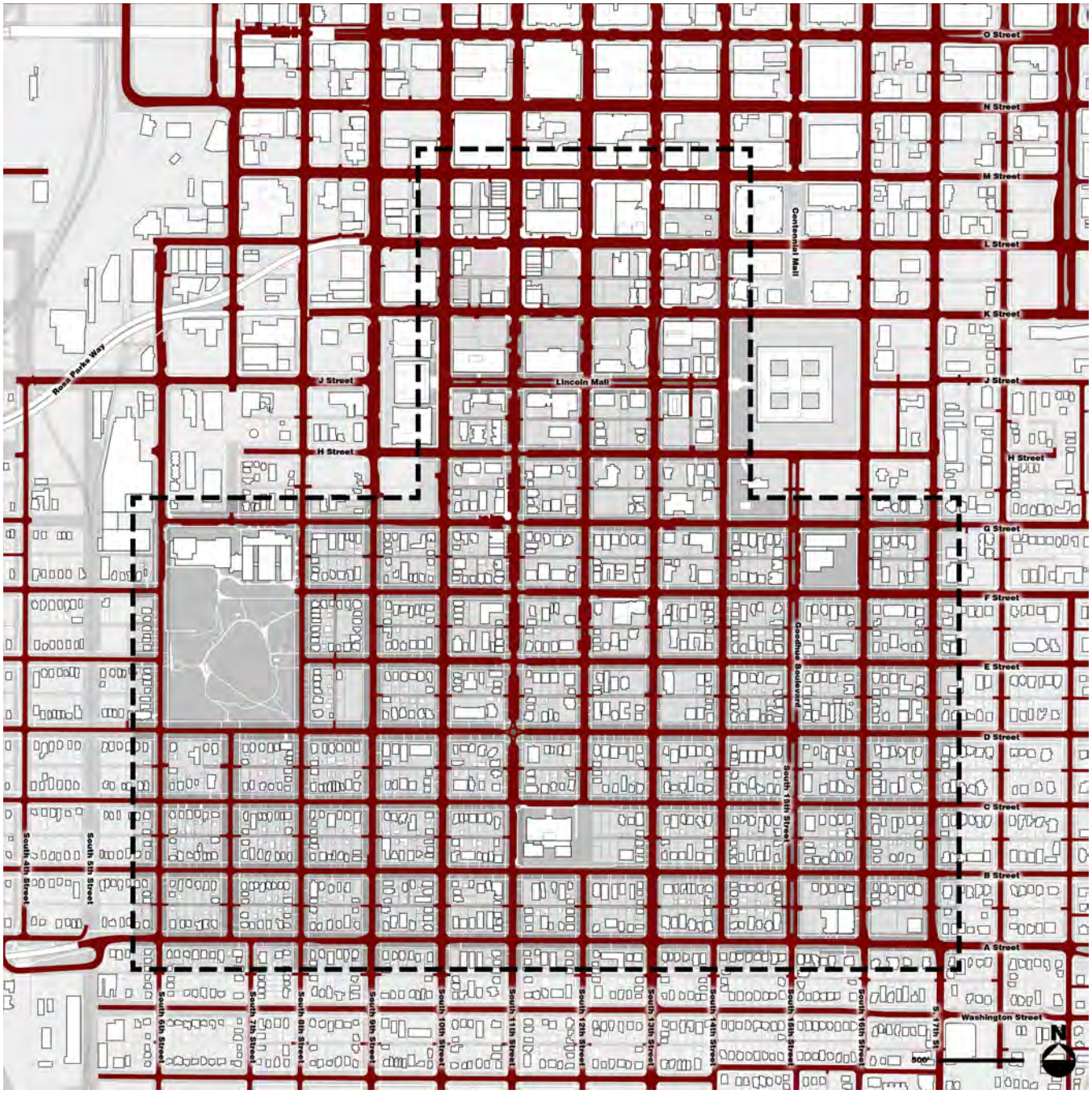
STRUCTURE PARKING

ACCESS & PARKING | DRIVEWAYS

DRIVEWAYS

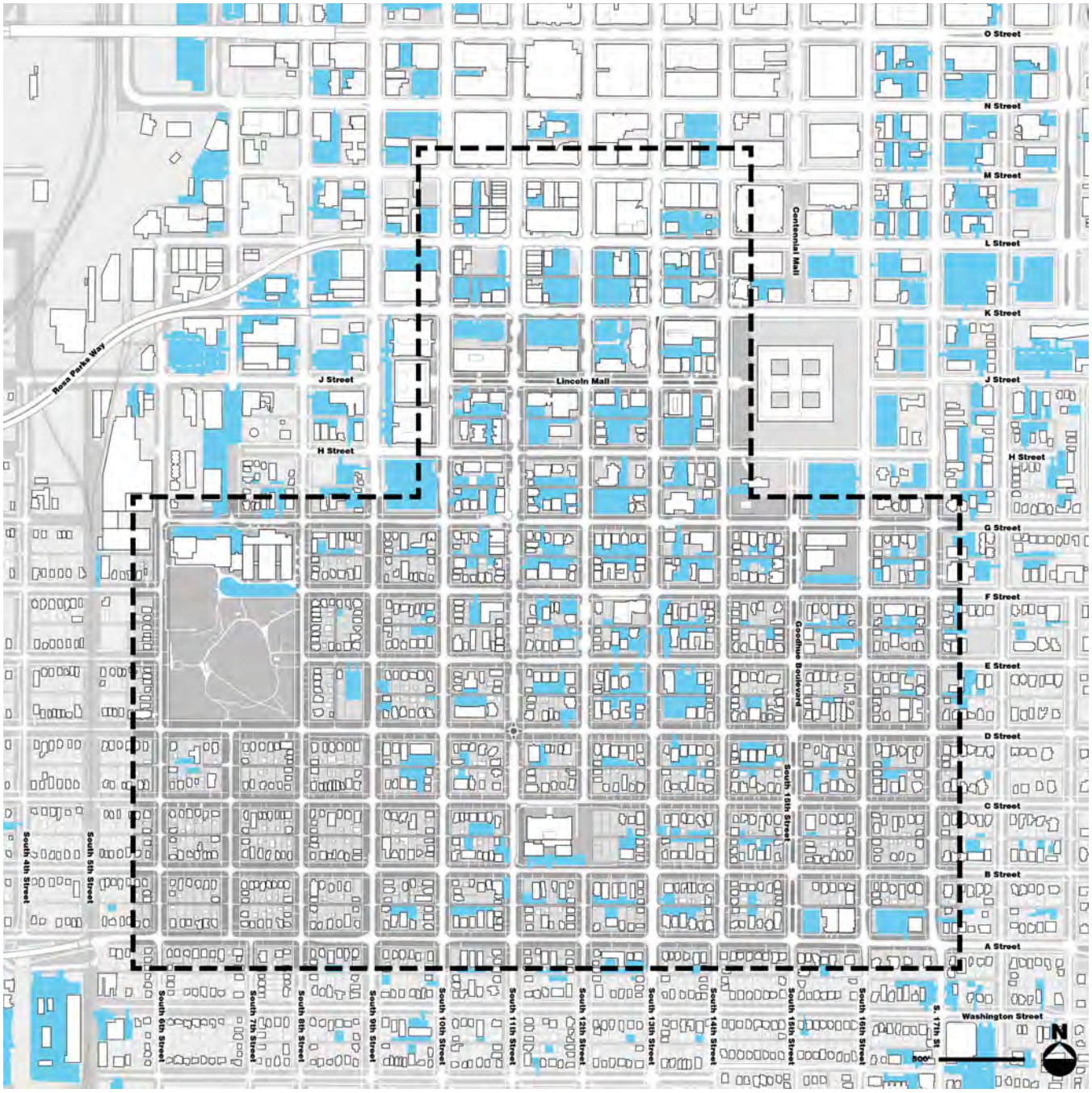
ACCESS & PARKING | STREET PARKING

STREET PARKING



ACCESS & PARKING | ROAD NETWORK

ROAD NETWORK



ACCESS & PARKING | SURFACE PARKING

SURFACE PARKING

03
MEETINGS

TASK 1.2B ON-SITE STAKEHOLDER INTERVIEWS: INITIAL
DELIVERABLES: MAXIMUM OF SIXTEEN (16) INTERVIEWS

TASK 1.5 EXISTING CONDITIONS: ISSUES & IDEAS
DELIVERABLES: DRAFT CONSENSUS ISSUES & IDEAS

TASK 1.6A NEIGHBORHOOD TOUR & COMMUNITY WALK AUDIT
DELIVERABLES: FIELD NOTES | AUDIT RESULTS

TASK 1.6B STEERING COMMITEE WORK SESSION
DELIVERABLES: PRESENTATION SLIDES | MEETING NOTES

TASK 1.6C COMMUNITY | PUBLIC WORK SESSION
DELIVERABLES: PRESENTATION SLIDES, MEETING NOTES

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03 Kickoff Meeting.....350-427

04 Steering Committee Meeting #1...428-497

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01 Stakeholder Interviews

Issues, Assets & Ideas Collective Summary

Key Consensus Issues, Assets & Ideas

Stakeholder Interviews: April 7, 2015

Stakeholder Interviews: February 4-6, 2015

Issues

01| Context: City & Downtown

- Lack of a broad spectrum of amenities in the urban core.
- Lack of wide range of high quality housing to enhance downtown living.
- Slower growth in new jobs in the downtown to attract potential residents.
- More things to attract outside people
- Grocery store
- Lack of opportunity of young people to cheaply create jobs in their neighborhood
- City

02| Neighborhood Structure, Character, & Ecology

- Historic districts and neighborhoods are not aligned.
- Lack of clarity of SoDo's boundaries and adjacent neighborhoods.
- Lack of clear edge between neighborhood and downtown.
- Insufficient investment in the streets, alleys, and parks.
- Poor quality lighting on streets, alleys, and parks.
- Poor pedestrian experience and safety due to wide, high traffic streets.
- Lack of usable parks distributed throughout the neighborhood.
- Determine run down rentals to tear down and replace with public park, playground and/or tear down and rebuild elderly housing or lower cost rent to own type housing where tenants can find pride in buildings they reside in and not depend on off-site landlords who don't care about the condition of the building. (Greenspace, housing)
- Improve park space
- Pocket parks
- Park street
- ~~"Lack of clear edge between neighborhood and downtown"~~
- Poor pedestrian experience and safety due to wide, high traffic streets, especially 11th St. bike path (curbs are out too far)
- No developing businesses in the residential area
- Do not touch Cooper Park and Park Middle School

- No Parking between G & 10th St.
- More flexible Zoning Categories
- Benches for bus stops
- Preserve green space
- Need financial incentive for restored properties- lower taxes!
- too much boarder between downtown and our neighborhood
- Substandard properties
- A slow decline into a bad neighborhood no one wants to live in
- Losing greenspace
- Diversity
- [3] Deteriorations

03| Access, Circulation, & Parking

- High traffic volume on 9th and 10th Streets.
- Medium traffic volume on 16th and 17th Streets.
- 9th, 10th, 16th, and 17th Streets act as barriers.
- Low traffic volume on 13th and A Streets.
- Limited access to efficient & effective public transportation.
- A shortage of structured & on-street parking north of H Street.
- More than any other neighborhood in town, SoDo can lay claim to being the "biking" neighborhood. Very close to downtown and campus...great connectivity. But, no super-obvious route to destinations like trails and downtown core Everyone has their favorite...11th street...8th street...18th street. Would be great (especially for families with kids) to have safe, easy connections to trails, children's museum, campus etc. We do have on-street bike routes. But something more protected and high-profile would not only be better used, but would also be an obvious statement about biking as integral to the SoDo identity. (Dedicated bike routes)
- Improve alleys
- Slow traffic- better signage, parks
- More parking lots
- Public transportation does not run late enough
- Better transportation to other points of the city

- Road repair, pot holes
- Security
- Less surface parking, build more green space in the residential areas
- Parking for the capitol is congesting residential parking
- Bike infrastructure is desperately needed
- Football Saturday overflow parking
- Lack of family friendly attractions
- ~~"Low traffic volume on 13th and A Street."~~ Low is fine, I agree!
- Cars go too fast for pedestrians and bikes
- [2] Busy streets without traffic lights
- No more traffic

04| Building Types & Ownership

- Lack of new residential development.
- High rentership and non-owner occupied housing.
- Large residential buildings subdivided into rentals.
- Slip-in apartments and low-quality rentals detract from the character.
- Absentee landlords unresponsive to neighborhood concerns.
- Many buildings in poor physical condition with deferred maintenance.
- Lack of restoration of historic homes.
- If this area is indeed to accommodate high density urban living, then the plan must be crafted to avoid the mistake made two generations ago, which allowed poorly designed slip-in apartment buildings to be integrated into a neighborhood intended for single family homeowner occupancy. This does not mean that there is not a place for urban residential density, but allowing it to sprout in between homes originally designed for single family occupants has seriously and adversely impacted the environment, culture and cohesiveness of the neighborhood. That planning mistake needs to be corrected. Incentives to replace the present ad hoc state of slip-ins, which appear here and there, to a well designed urban plan that accommodates the interests of both single family living and multi-dwelling structures is critical. (Address slip-ins)
- Longer term tenants
- What will happen when students move toward newer student housing in downtown
- High renter-ship not a problem

- No more large developments- rental
- Increase investment in all housing
- Demolish long-term vacant houses
- More Section B vouchers
- More affordable vouchers
- More access to vouchers, more opportunities
- Increase ownership
- Needs methods/tools to build absentee owners accountable
- Ticket absentee landlords unresponsive to neighborhood concerns
- Incentivizing Restoration
- Smart Housing
- Property tax incentive for restoration!!! and redevelopment
- Lack of opportunity for young entrepreneurs to won home or business property
- New Development must not turn into the “slip in” of the future
- Low purchase price attracts buyers who can’t afford to maintain their 100 year old house.
- Gentrification
- Slip-ins
- Absentee landlords and management companies/Slum lords
- Lack of property maintenance
- Housing
- Loss of single family housing
- Hardly no home owners
- 93% rental
- Maintaining quality of historic housing stock

05| Livability, Well-Being, and Safety

- Generally, area perceived as unsafe.
- Problem properties, deteriorating conditions, and lack of building upkeep.
- Petty crime and illegal activities.

- Families with domestic violence and substance abuse problems.
- Poorly quality of light at night contributes to an unsafe feeling.
- High rate of poverty with a median income of less than half that of the city.
- A high “transient” population and homelessness in Cooper Park.
- Lack of incentive for people at different stages of life to make permanent roots in the neighborhood.
- Lack of amenities and housing for multigenerational living.
- There is much that is good in and about the area but many people who live outside the area have the belief that it is totally run down and extremely dangerous. This has to be overcome to open the possibility for development. (Change Perception of Area)
- High percentage of non-English speakers. (This is inappropriate, should no be on list!)
- Vandalism
- Sense of community
- Higher accountability for yard maintenance
- Problem during morning drop-off; people speeding not following the cars
- Needs more security in the area (visually)
- Lack of safety around Mexican Bakery due to gathering of people doing questionable behaviors
- Being able to voice concerns to landlord w/o represent
- Really important: Generally, area perceived as unsafe
- Community policing
- Trash receptacles
- “~~A high ‘transient’ population and homelessness in Cooper Park~~”
- “~~High percentage of non-English speakers~~”
- One transit M Cooper Ramp ?
- People are afraid to call the police when they see illegal activity!
- Lack of social services for low income
- Job training, counseling, housing, childcare, basic needs for the low income people
- Stop stigmatizing poor people
- Mow your grass!

- Not enough commercial activity spread out around the community; Too residential
- Crosswalks not clear
- Crime/Safety
- Safety and lack of quality of life
- Safer pedestrian paths and cyclist paths
- Drug activity
- Lack of streets lighting

06| Community Services, Amenities, & Health

- Insufficient medical services in the neighborhood.
- Insufficient access to health insurance.
- Low food security and lack access to quality food.
- Lack of recreational and entertainment amenities.
- Lack of neighborhood services and retailing.
- Low-quality, second tier convenience retailing.
- Lack of awareness and access to regional social services.
- "~~Insufficient medical services in the neighborhood~~"
- Community gardens 6
- Food desert 6
- More retail
- More comments receives
- For immigrants
- Entertainment, more shops
- 2nd Grocery Store
- Decline "Low food security"
- Afford, accessibility to stores, too much reliance on soup kitchens
- Lack of opportunity or power for community to provide services to itself
- [2] Infrastructure (sewer, water, road conditions)
- Quality childcare

- Lack of social support services for those who need them

07| Arts, Culture, & Education

- Disproportionate number of residents without a college degree.
- Lack of a skilled workforce and minimal educational attainment.
- Improve low-income entertainment options
- Use the existing green space for culturally artist ideas and festivals. ie. Jazz in June at Cooper Park
- Lack of high-quality affordable childcare
- Live, work, art spaces increase
- Promote art performance/ venues in neighborhood
- Sculpture placement (e.g. light bulbs)
- Lack of appreciation of people of all skills (including those without degrees)

08| Opportunity, Innovation, & Prosperity

- Job accessibility for SoDo residents is difficult.
- Few SoDo residents both live and work in the neighborhood.
- Insufficient amount of white collar jobs available.
- Disconnect between placing graduating student population and local job opportunities.
- Concentration of lower property values than the city as a whole.
- Low home values create the challenge of stabilizing property values.
- SoDo has one of the lowest housing values compared to other neighborhoods.
- Lack of subsidized and affordable housing.
- High costs for repair and rehab of older historic properties.
- Funding needed for high costs for repair and rehab of order historic properties.
- Support for small business development
- High costs for repair and rehab of older historic properties. Unable to maintain value
- Concerns about where the displaced people will go after the neighborhood 8
- Huge population of unemployable 8
- There area some English learning centers, but they are far away
- Workforce development

- Reinvestment to change muti-rental split homes back to single family homes
- Inner-neighborhood communication to promote businesses
- Difficult for people in community to create their own opportunities for themselves and their community
- Lack of opportunity
- Attitude is everything, needs to be positive

09| Governance, Management, & Funding

- Lack of a true community development corporation (CDC).
- Lack of investment.
- Get people with influence to make this area of the city a priority for investment and revitalization. This means finding city, state funding to attract private investment to make stronger, profound and sustainable change/improvements. (This area is not a priority for the city!)
- Make it a priority to fix code enforcement policy, replace dilapidated housing with affordable housing, create neighborhood revitalization financial tools for landlords/property owners, start ups, small businesses and live work space. (Gentrification and code enforcement)
- Lack of City-wide awareness &vision
- No guidelines/ regulations for smoking laws, landlords do not enforce
- Some residents are careless about smoking indoors and it is beginning to affect kids health
- What is “Lack of a true Community Development Corporation”?
- Resources for financing (tax credits, banks, loan programs)
- Ineffective loan programs for renovation
- Stronger neighborhood leadership
- Enforcement of clean property
- Property taxes way too high for deteriorate neighborhood
- Lack of incentive to invest in neighborhood
- Lack of power (for sense of power) of residents to identify and solve their own problems.
- Lack of care for properties
- Government
- revenue

10| Other

- Remove several unnecessary choices, health insurance??
- Allow new construction
- Grant money to improve properties. Higher property taxes in SODO
- Decrease Population Density (Decrease Number of Units)
- Slow Traffic
- Residential Parking
- Snow Emergency Parking
- More mixed use- commercial/ office on main story & residential
- Park- Green Space at Everett Elementary
- Lighting at night
- More support for schools in this area
- More restaurants so I can walk from downtown
- Sick of frat parties in our back yards!
- More programs like neighborworks to increase home ownership
- More funds for first time home buyers
- Longer hours for buses transportation (bus lines)
- Increase bus routes
- Improve street biking safety + routes
- Need destinations
- Grocery store imperative & Basic amenities
- Assisted living
- Consistent design standards
- Human centered not car centered
- Increase density in residential, strategic areas
- Multi-generational housing
- Healthy landlords
- Not gentrification

- Provide housing for all income levels
- Pot Holes and sidewalks are priority
- Affordable non-niche general goods
- Street lighting on 13th, 17th (like 27th St.)
- Lighting around the Park
- Property evaluations ? and incomprehensible
- Speeding on 8 between D and F- Children in danger 10/crossing at playground
- More supervision by police
- Separate Neighborhoods Overlaying SoDo Not an issue
- More services for the homeless
- Do we need more people?
- If crime is more dense in high density areas, then how will increasing density reduce crime?
- Low building density is good not bad
- Externally motivated development
- Institutional inertia—we have been talking about this stuff for decades.
- Building on its strengths

Assets

01| Context: City & Downtown

- Downtown is rebuilding.
- UNL
- Government Institutions– DHS Capitol etc.
- Haymarket
- Established Neighborhood Associations

02| Neighborhood Structure, Character, & Ecology

- Lots of opportunity for revitalization.
- New neighborhood center on 11th from F Street to H Street
- Neighborhood-scaled park situated close (Cooper Park)
- Historic architecture and (some available) building stock

- Well-established neighborhoods to the east, south, and west.
- A rich community history and sense of place.
- A number of Community Gardens in the area (F-Street & 1st Presbyterian)
- Three new South Haymarket mixed use projects.
- West Haymarket that will be completed in the next 3 years.
- The historic architecture & buildings in the area.
- The revitalization of the Hay Market and Rail Yard areas are a natural opening to the improvement of the SoDo area. (Hay Market Revitalization: a new gateway to the neighborhood from the north)
- The view to the East is the State Capitol. The view to the West is the County City Building complex. (Good Views)
- The vista on 15th street looking north to the Capitol offers a wonderful view. (Wonderful view)
- The Capitol vistas offer even more opportunity for enhancement of the area. (Good Vista)
- Outside Sodo, develop the Capitol vista to be seen looking to the West on J Street. (Good Vista)
- I have always thought that we have failed to capitalize on the value of Goodhue Blvd. With that magnificent view of the Capital, it should be an address that people in Lincoln consider on a par with Sheridan Blvd or The Ridge. (Magnificent view)
- I'd like to see the southern approach to our capitol building as beautiful as the east-west boulevards. (Magnificent view of Capital from Goodhue Blvd.)
- I think the area has a lot of potential and a LOT of great character such as being close to downtown (prime location) and historic significance. (Historic character)
- Great history to be preserved and shared. Great potential to renovate and make safe for those who live and work in the area. (Great History)
- I think this area has many great assets; historic features (Historic feature)
- Some of the buildings are historic and should be so designated for protection and enhancement. (Historic buildings)
- My vision of that street is one where the historic residences are restored and the ones beyond saving are replaced with architecturally compatible owner-occupied homes (Historic residences)
- It seems that this area of town is very hit or miss. Very beautiful houses then next door are some run down apartments. some sort of incentive to keep lawns, and homes up. (Beautiful houses)
- The Mall is comprised of separated roadways and is softened with green. (Green)
- I love everyone's gardening--the flowers, the trees, the lilacs. (Green)

- apartments, high density, mixed use property (Dense, mixed use)
- From a standpoint of historical value to Lincoln, the area is rich. A lot of Lincoln's beginnings and roots originate here. These stories are important and a need to highlight and share them is key to celebrating our heritage. (Memorable stories and heritage)
- I have heard many a person reminisce, about their time living in this neighborhood in their early adult life. (Memorable)
- Love the diversity- Ethnic, income
- Trees/ Greencover
- Diverse
- Trees
- Safe and beautiful community to compliment Haymarket
- Historic
- More history
- Lovely, vibrant
- Positive spin on how others perceive our neighborhood

03| Access, Circulation, & Parking

- Adjacency to another commercial area at 17th & Garfield!
- Neighborhood commercial and destination retail (on 13th from D Street to F Street)
- Blossoming office area and increasing daily workforce (with new buildings)
- Easy access and connections to redeveloping area (such as West & South Haymarket area)
- Great access and immediacy to Downtown Lincoln
- Great Framework for walking and lots of sidewalks & pedestrian access
- I like to walk or ride my bike through this area. (Possibility to bike and walk)
- I think the area has a lot of potential and a LOT of great character such as being close to downtown (prime location). (Close to downtown)
- Proximity to the Capitol and to downtown (Close to downtown)
- These neighborhood accessible to Downtown area by route and buses (accessible by bus and route to downtown)
- There are so many opportunities for this area, but right now it has a lot of neglected houses/buildings. If we were to revamp and revitalize this could be a perfect place to live, shop, and dine with an awesome location! (Convenient location)
- I lived on 13th and F for three years, and really enjoyed my time there along with the convenient location. It certainly provided me with plenty of sketchy moments while I was there (Convenient location)
- Repair my crappy alley

- Shady Beautiful Streets
- Walkable
- Variety of housing and business options that are easily accessible by foot, bike, bus
- Less traffic

04| Building Types & Ownership

- Several historic homes that add to the character of the neighborhood.
- This is my place of employment. I spend most of my workday in this location. (Good office building)
- SoDo is in transition at the current time. It has many occupants that are in a transitional phase in their life and so they occupy very affordable housing because it is on the lower end of the rental scale. This area also seems to be going through a different phase wherein some of the properties located in this area are being deconverted from multifamily conversions back to single family homes. (Affordable house)
- Many apartment buildings are very helpful as stepping stones in aiding folks on their path of economic growth. (Affordable house)
- Programming available for ownership in area, like Neighborworks, Neighbor Inc.
- 93% of renters are “scary”, want others to take care of properties
- More well maintained historic buildings that serve the public needs, ex: 1650 late street needs to be utilized; preserved for the community
- Blend in new buildings w/ historic bldgs.
- Yards/ green space/ Not too dense
- Rent to own housing opportunities
- Keeping old homes
- Improve housing
- Gentrified
- More home ownership
- Have more owner occupied homes on each block.
- more mixed income, mixed ownership
- I would like to see housing remain affordable for students and low income families. I don’t want the neighborhood gentrified to appoint where vulnerable people are pushed out.
- Better mix of housing and retail with improved maintenance

- More new quality townhomes and apartment projects
- No slip-ins
- Clean, less dense, renovated, housing stock

05| Livability, Well-Being, & Safety

- A deeply vested local police force, which has a base (F-Street) of operations in the neighborhood.
- I don't know what this place is, but they give kids a place to hang out and play and I always like walking by with my dog and saying hello (Safe places).
- Lighting is important
- Walking police officers
- Yes! Great officers
- Traffic has gotten lighter on a St.
- More commercial activities on the streets of the neighborhood
- Russ's Market
- revitalized, restored, safe, no crime rate with a quality of life
- Safe and Fun
- Being able to enjoy the neighborhood without worrying
- no crime
- Make it someplace safe to be anytime day or night
- Walking distance from downtown is great but not safe

06| Community Services, Amenities, & Health

- The F-Street Recreation Center (and a partnership with Lincoln Parks & Recreation).
- The Boys & Girls Club at Park Middle School
- The F-Street Recreation Center is great but we need more places for youth & family
- Keep maintaining Cooper Park
- Grocery store
- Great neighbors/residents/community
- Family recreation (Parks, Gyms, etc.)
- The bus. But it needs longer hours

- Playground or outdoor space for kids
- Small businesses within walking distance
- Retail
- Cleaned up and add retail
- Fun, eclectic, vibrant, biking, lots of activity
- Communal place where there are secular things to do for singles and people without kids

07| Arts, Culture, & Education

- A population that is open to change, creativity, and new ideas!
- Cultural diversity, mixed-ethnicity, and international language speakers!
- Economic and income diversity within a mixed use neighborhood!
- Diverse schools and youth population.
- A number of multi-cultural and ecological assets
- The Russian / German Museum
- Three (3) schools in our area – Everett Elementary, McPhee Elementary & Park Middle School.
- Churches including St. Mary's, Trinity Luther, 1st Presbyterian, etc.
- It gives me a chance to see the diversity (good and bad) (Diversity)
- A mix of cultures and languages (cultural diversity)
- I live adjacent to SoDo and love the economic diversity of this part of town. (economic diversity)
- Good schools
- What's more, the neighborhood associations in the area are active and have a lot of pride in the area, and there are great community organizations that serve the neighborhood. Still, there is potential for the SoDo area to become even more vibrant and have its own recognized "look and feel". (Active neighborhood associations and community organizations)
- Great restaurant live EI Chapparo! More diverse foods- culture
- Art Gallery, places for bands to play
- Good Schools/ Great teachers
- More opportunities for artists and artisans to own things in their neighborhood. Think Paducah
- vibrant art culture
- Increase the quality of life for residents become a go-to destination for commerce and arts.

08| Opportunity, Innovation, & Prosperity

- Nebraska Workforce Development Program.
- This area is ready to make the most of its location, opportunities, and community. (Confidence)
- Lots of unfulfilled promise, waiting for a kick start. (Promise)
- Some strong small businesses with potential for more (Strong small business)
- The area has pockets of commercial and needs more for proper services in the area. The 17th Street shops are delightful. (Delightful Pockets of commercial)
- Don't know about Nebraska Workforce Development Program, not effective
- Neighborhood retail and services for neighborhood residents
- Desirable place to live.
- Prosper, grow, families, opportunity
- I hope it is a nice place to live and work
- Revitalization
- Improvement

09|Governance, Management, & Funding

- Funding for new developments, town homes!! (Like once on 15th between C + D)
- Tax credit for renovation/ Rehabilitation
- Dept. of Health & Human Seniors
- Less is more
- Incentivize investments & private investors
- Subsidiarity
- Not good without money
- Community committee to oversee enforcement of laws and regulations.
- Financial stability
- Tax credits for renovation (old & new)

10|Other

- Get rid of the cellphone place and the liquor store and bring a barber shop and interesting restaurant to the 11th and G Street corridor (Attract New Business)
- Adding resources and meeting challenges in cooperative financing for home and retail improvements are necessary for the area to help itself. As they say, "A Hand Up - Not a Hand

Out". Improvements in safety and economics come from investment, and generally don't exist without it. (Funding and resources are necessary)

- Replacing structures in strategic locations green space should be considered. (Green)
- Make sure residents in community can stay in community when finished!!
- No gentrification!
- Need university support
- Great hospitals (17th and South)
- Too much drink downtown
- Increase positive messaging (marketing)
- space
- The future of this neighborhood will be written by its residents.
- Urban gentrification * extend to South Street
- Fun
- Getting worse
- Stability
- Would love to have it redeveloped and invested in
- Goodhue should be and destination residential address
- Quality place for families
- Brighten
- Decreased population density
- Improve the sense of belonging
- Exciting
- Eclectic
- Beautification
- [5] Building a community

Ideas

01| Context: City & Downtown

- Bennet Martin Library has served Lincoln well, but needs to be replaced. The Pershing Center would be a wonderful location for a downtown library and would serve as an anchor the SoDo area. I envision a 20th Century library with internet access, printing (perhaps even a 3-D printer), book clubs, and story hour for children. It could be used as a meeting place. It would be a perfect location between the Capitol and the University. As a child, I relished going to the Carnegie Library in my small town. My husband worked downtown and checked out books regularly at Benet Martin during his noon hour. As parents, my husband and I took our sons to the wonderful libraries in Lincoln beginning with the preschool programs. As teenagers, our sons frequently used the public libraries for school and pleasure. As a teacher, they were an important resource for my classroom. Now as a retired educator and grandparent, I'm thrilled our children are talking our grandchildren to the library regularly. Our grand children even began attending a monthly book club at Walt when they entered Kindergarden. As elementary student, they are challenged to read books of different genres. Libraries strengthen our community as a whole. Libraries have enriched our lives and the lives of our children and grandchildren. The Downtown area deserves a wonderful new library that the whole city can enjoy. It will help Lincoln continue to be a vibrant city. Please support a new public library in the downtown area. The Pershing site makes perfect sense as the city already owns the property. (Central Downtown Library)

02| Neighborhood Structure, Character, & Ecology

- The inclusion of green infrastructure in the area.
- Improvements to existing area parks and green spaces (such as Cooper Park).
- An outdoor area or location for a year round farmer's market.
- I have always thought that we have failed to capitalize on the Goodhue Blvd. With that magnificent view of the Capital, it should be an address that people Lincoln consider on a par with Sheridan Blvd or the Ridge. My vision of that street is one where the historic residences are restored and the one beyond saving are replaced with architecturally compatible owner occupied homes. (A Signature Address)
- Community garden on grass areas
- New facades
- Needs centration
- [2] Parks/Increase greenspace
- Make it more desirable for a destination or to live

03| Access, Circulation, & Parking

- Strong pedestrian connections to the University (such as 13th via the 13th & O Street Intersection).
- Improvements on key walking routes & paths between the schools & assets.

- Pedestrian crossing improvements on the major north | south and east | west divider streets.
- A multi-use trail or separated bike facility in the area (maybe on D Street, for instance).
- Connections to existing major bikeways (such as 11th Street and 14th Street)
- Transit route adjustments and upgrades to support greater ridership and use.
- Neighborhood branding & way-finding signage with the identity of the area.
- The revitalization of the Hay Market and Rail yard areas are a natural opening to the improvement of the SoDo area. Adding resources and meeting challenges in cooperative financing for home and retail improvements are necessary for the area to help itself. As they say, “A Hand Up – Not a Hand Out” (A new gateway to neighborhood from the north)
- I like to walk or ride my bike through this area. It gives me a chance to see the diversity (good and bad). (Walking)
- Parking (free!)
- Fix the alleys (example “hole” here)
- Gravel on surface of the alleys
- Enforcing speed limits
- Bring back the streetcar
- Ban Boombox cars
- Access to services
- More bike lanes
- Better streets
- Parking space/free
- Gentrify the boulevards

04| Building Types & Ownership

- Locations for new affordable housing and senior housing. – catalyst
- Locations for nicer, higher-quality housing & more diverse typologies. – catalyst
- Strategies to convert slip-in apartments into homeownership (such as condos).
- The opportunity for more housing targeted to students (as an alternative to campus).
- Zoning changes necessary to protect single family residential and dis-allow multi-unit slip-ins.
- Targeted incentives for redevelopment, renovation, and home improvement.

- The city, state, and downtown employers should consider incentives for their own employees to own homes and live in SoDo (Encourage Home Ownership)
- One of the strength of SoDO is the availability of affordable housing. But, there is actually a shortage of market rate housing. Economic diversity is important to keeping a neighborhood strong and desirable. You want people to be able to remain in the neighborhood as their lives grown and change. Imagine this scenario: you rent in SoDo as a young adult and love the neighborhood. You enter into a relationship/ get married and buy your first home. No problem so far, lots of housing to choose from. But let's say, you start a family, get a promotion, and are interested in changing houses. Maybe a deconverted older house…or cool row-house, or even large condo conversion from one of our cool 1920's apartment buildings? Not much of that available…so people end up moving. We should find ways to create/ rehab that housing option. Might not work everywhere in SoDo, but places like Goodhue Boulevard would be amazing locations. Design would have to be top notch, of course. (More market rate housing along Goodhue Boulevard)
- Reasonable housing cannot be limited to Goodhue. To do show would create a showy positive withous dealing with the entire area. (Reasonable housing throughout the area and not just Goodhue)
- Increasing home ownership of current residents
- Incentivize landlords to improve property
- Take down problem properties
- Build some habitats for humanity homes
- Housing rehab/Improve Housing Stock
- Better maintained homes
- Promote home ownership
- Deal with long term vacant properties/problem properties
- New construction for business
- Bulldoze unsightly homes/apartments
- More owners
- A plan to eliminate bad properties and replace with architecturally interesting stock
- Hold landlords accountable to be ethical and take care of their properties
- Eliminate the slip-in
- Renovate/upkeep historic buildings

05| Livability, Well-Being, & Safety

- I don't know what this place is, but they give kids to hang out and play and I always like walking by with my dog and saying hello.
- Playground needs to be better monitored (cameras)
- Need afterschool program so that kids have a safe place to play
- Enforce traffic signs around school property
- Better traffic enforcement at F and 8th street to prevent kids from getting hit
- Slow fast and unsafe traffic on 8th Street
- Better Lighting – more police supervision
- Security 24hrs
- How do we address some of the crime in the neighborhood?
- Why is their substance abuse? +Jobs
- Safe night walking
- More/Better lighting (*made so 27th north of O street is nice, do it on 13th, 9th, 10th, and 17th)
- Alleys patrolled
- More cops/Reduce Crime
- Create renters protection
- Work to improve living conditions

06| Community Services, Amenities, & Health

- Opportunity to establish a central square or hub for the neighborhood. – catalyst
- A spot to relocate the existing Downtown YMCA within the area. – catalyst
- A location for a new Downtown Library (potentially shared). – catalyst
- The possibility for targeted recreation activities (like skate park, pool, running track). – catalyst
- A location for additional, flexible community & classroom spaces (not redundant). – catalyst
- An indoor, multi-level food co-op or community garden (See Vertical Harvest). – catalyst
- The possibility for locating a high-quality grocer in the area. – catalyst
- Additional neighborhood services for residents (such as a laundry, coffee, restaurants, etc.).
- Add retail on 11th between G & F.
- Use F street recreation center as a community hub

- Expand the business district here to provide people more walkable / safe places to dine and shop (Businesses)
- Get rid of the cellphone place and the liquor store and bring a barber shop and interesting restaurant to the 11th and G street corridor (Attract new Business)
- Create a community hubs
- Different retail
- Bigger grocery store and supermarket
- Large grocery store for downtown + SoDo residents
- More grocery store, only one recently closed
- Former Grocery closed from disuse. Time to bring back?
- More recreation places (indoor)
- Adult recreational center providing education classes, job skill/computers, GED
- Outdoor places for kids to play, get the playground finished, when it's finished, it needs to be secure and well lit
- Ball fields
- More games
- Childcare
- New pub
- Education/ Renters Packets for diverse population & English language learners so dialogue between renters and landlords to know where amenities are.
- More affordable medical facilities
- Have park, school allow more community activities
- Open access to the huge streets we have for food trucks and any other commercial venders
- Affordable neighborhood events to bring people together
- " Soup Kitchen" challenges to market social structure; better managed for neighborhood values.
- Drug treatment
- Access to Community/Social Services
- Build a grocery store
- Recreation improved

- Access to childcare
- Provide Social Services to help refugee population that resides here
- Get investors to upgrade retail
- More businesses

07| Arts, Culture, & Education

- The possibility of neighborhood micro-lending libraries or similar tools.
- I would love to see the northern area of Everett become an art district with the lovely older homes renovated into galleries and unique shops all within walking distance to one another that would attract visitors from across Lincoln. Smaller "mom and pop" type businesses (not bars and chain restaurants, leave those to the Haymarket and downtown) could open up in the area and provide jobs to area residents (Art District)
- Increase locally owned small businesses
- New central library
- Build new central library
- Invest more in schools

08| Opportunity, Innovation, & Prosperity

- A new business incubator, co-working space and / or accelerator – catalyst
- Wouldn't it be interesting to find a mixed use redevelopment concept for some of the many 6plex and 12plex apartment buildings in the neighborhood? If we can imagine using old warehouse buildings to create exciting housing, work, and retail spaces in places like the Haymarket – what about a smaller scale version of that in SoDo? Could you imagine a 70's era apartment building converted into open loft style apartment spaces upstairs, maybe cool workspace on the middle floors, and then studio or boutique retail spaces on the ground floor? Would need to make sense and fit in within the immediate neighborhood… so not appropriate everywhere in the neighborhood. But it does open up all kinds of interesting thinking about how these buildings could change from being perceived as a negative to being something really exciting that supports the artistic, millennial vibe already living in SoDo. (Re-use for slip in apartments)
- Needs more support, the staff is having to work long hours
- Demo vacant/dilapidated properties, city needs to be willing to "take a hit" for the short term
- Demo Slip-INS
- Build on neighborhood diversity as an asset – age ethnicity, etc.
- More opportunities for people who want to stay, to stay

- Former Trinity UMC. Can this be a cultural center? eg. community center, art gallery, child care. Needs money, good use of taxes
- Increase awareness within the neighborhood and empower the community

09| Governance, Management, & Funding

- A place for more afterschool & enrichment activities in the neighborhood for youths.
- A land bank or land acquisition entity to assist in redevelopment.
- Locations and strategies for more temporary activities, such as food trucks or outdoor theater.
- Programs to support existing proprietors with tenant screening, reinvestment, and maintenance.
- Programs to help with substance abuse, domestic violence, and family issues.
- Program: state internship to keep students here
- Workforce investment: customized job training for employees | training incumbent work force
- Need new neighborhood ward
- Grow downtown south to district through highlighting and improving the point of connection.
- Funds for all housing for rehab/ investments reenergize
- Decrease disincentives for investment – fees, permits, waives, codes
- Incentivize – investment
- Renovation loans
- New Neighborhood Association for SoDo
- How interest financing for homeowners
- To repair/ maintain property
- Easing of building codes- or at least giving time span to update that is over 10 years
- Help with roof repair/ Replacement, like grants, lowest loans
- Standards for Porch Repairs
- United and work together
- Tax reductions for improvements/Incentive to fix up
- Allow residents to improve it in their own way. It will require opportunities to own what they create.
- Use redevelopment money to increase owners
- Reasonable tax assessment on property

- Establish association to take care of neighborhoods
- We should do more to help vulnerable people who are already living here, whether they are renters struggling slumlords or low-income homeowners who may not be able to afford repairs to the older homes here
- Property grants for home owners to switch back to single family home properties
- Truly helpful financing
- Improvement of rentals
- More affordable efficiency rentals

10|Other

- No gentrification
- More live/ work conversions
- More flexibility w/
- Rent to own structures
- Low income is partly owe to UNL student population. I think students are good for the neighborhood + they need affordable housing. Grand students are great renters.
- No SoDo
- Section into different neighborhood
- Do more than talk for a change
- Go back and listen to people for 30 years
- Reputation
- Take ideas to heart

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Consensus Issues, Assets, & Ideas

The following list has been compiled from information has been gathered from Stakeholder Interviews, Community Kickoff Meeting #1, Community Advisory Committee Meeting #1 & #2, OneWord Cards, Exit Surveys, and Mindmixer data.

Text in yellow are potential programming opportunities; **bold text are those presented for polling at Kickoff Meeting #1 and Community Advisory Committee Meeting #2; [#] represent the number of times an item has been mentioned*

May 29, 2015

Consensus Issues

01| Context: City & Downtown

- **[47] Lack of wide range of high quality housing to enhance downtown living.**
- **[37] Lack of a broad spectrum of amenities in the urban core.**
- **[16] Slower growth in new jobs in the downtown to attract potential residents.**
- Not enough things to attract outside people.
- Lack of opportunity of young people to cheaply create jobs in their neighborhood
- City

02| Neighborhood Structure, Character, & Ecology

- **[24] Poor pedestrian experience and safety due to wide, high traffic streets.**
- **[22] Poor quality lighting on streets, alleys, and parks.**
- **[20] Insufficient investment in the streets, alleys, and parks.**
- **[20] Lack of usable parks and greenspace distributed throughout the neighborhood.**
- **[14] Lack of clarity of SoDo's boundaries and adjacent neighborhoods.**
- **[6] Historic districts and the neighborhoods are not aligned.**
- **[2] Lack of clear edge between neighborhood and downtown.**
- [3] Deteriorations.
- [2] Busy streets without traffic lights.
- [2] Alleys in poor condition.
- Lack of adequate Senior Housing.

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- Lack of new businesses in the residential area.
- Not enough flexibility in the zoning categories.
- No benches at bus stops.
- Lack of financial incentive for restored properties—taxes are too high.
- Too much unprogrammed space between downtown and neighborhood
- Substandard properties.
- A slow decline into a bad neighborhood no one wants to live in.
- Losing greenspace
- Diversity
- Failure to capitalize on the value of Goodhue Blvd.

03| Access, Circulation, & Parking

- **[32] 9th, 10th, 16th, and 17th Streets act as barriers.**
- **[24] High traffic volume on 9th and 10th Streets.**
- **[18] Limited access to efficient & effective public transportation throughout the neighborhood and to other points in the city.**
- **[18] A shortage of structured & on-street parking north of H Street.**
- **[8] High traffic volume on 13th and A Streets.**
- [4] Cars go too fast for pedestrians and bikes.
- [3] Road repair—there are a lot of pot holes throughout the neighborhood.
- [2] Public transportation does not run late enough.
- [2] Parking for the capitol is congesting residential parking.
- [2] Lack of sufficient bike infrastructure.
- **[2] Medium traffic volume on 16th and 17th Streets.**
- Insufficient parking between G & 10th and north of H Street.
- Not enough parking during football games for overflow.
- Poor signage.
- Too much surface parking and not enough green space in the residential areas.
- Lack of family friendly attractions
- Lack of street parking—specifically between G & 10th Street.

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- Not enough bus routes.

04| Building Types & Ownership

- **[39] Many buildings in poor physical condition with deferred maintenance.**
- **[26] Slip-in apartments and low-quality rentals detract from the character.**
- **[20] Absentee landlords are not being held accountable and are unresponsive to neighborhood concerns.**
- **[18] High rentership and non-owner occupied housing.**
- **[10] Lack of restoration of historic homes.**
- **[6] Lack of new residential development.**
- **[4] Large residential buildings subdivided into rentals.**
- Poorly designed slip-in apartment buildings to be integrated into a neighborhood intended for single family homeowner occupancy.
- Short term tenants.
- Too many large scale rental developments.
- Lack of investment in housing stock.
- Demolish long-term vacant houses.
- Not enough ownership.
- Lack of opportunity for young entrepreneurs to own home or business property.
- New Development must not turn into the “slip in” of the future.
- Low purchase price attracts buyers who can’t afford to maintain their 100 year old house.
- Loss of single family housing.

05| Livability, Well-Being, and Safety

- **[39] Generally, area perceived as unsafe.**
- **[30] Problem properties, deteriorating conditions, and lack of building upkeep.**
- **[11] Petty crime and illegal activities.**
- **[11] High rate of poverty with a median income of less than half that of the city.**
- **[9] Poorly quality of light at night contributes to an unsafe feeling.**
- **[9] A high “transient” population and homelessness in Cooper Park.**
- [7] Poor lack of quality of life.

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- **[6] Lack of amenities and housing for multigenerational living.**
- **[6] Families with domestic violence and substance abuse problems.**
- **High percentage of non-english speakers.**
- **Lack of incentive for people at different stages of life to make permanent roots in the neighborhood.**
- Neighborhood perceived as rundown and extremely dangerous by those who live outside the area.
- Vandalism.
- Problem during morning drop-off; people speeding.
- Needs more security in the area (visually).
- Lack of safety around Mexican Bakery due to gathering of people doing questionable behaviors.
- Lack of ability to voice concerns to landlord without fear of retaliation.
- Lack of community policing.
- No trash receptacles throughout neighborhood.
- People are afraid to call the police when they see illegal activity!
- Lack of social services for low income residents.
- Insufficient job training, counseling, housing, childcare, and basic needs for the low income people.
- Stop stigmatizing poor people.
- Poorly maintained residential lawns.
- Not enough commercial activity spread out around the community
- Too much residential.
- Crosswalks not clear.
- Lack of proper security.
- Speeding on 8 between D and F- Children in danger 10/crossing at playground
- Too much drink downtown.
- Walking distance from downtown is great but not safe.

06| Community Services, Amenities, & Health

- **[29] Low food security and lack access to quality food.**

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- **[27] Lack of neighborhood services and retailing.**
- **[18] Low-quality, second tier convenience retailing.**
- **[16] Lack of awareness and access to regional social services.**
- **[15] Lack of recreational and entertainment amenities.**
- **[10] Insufficient access to health insurance.**
- [6] Not enough community gardens.
- [6] Food desert.
- [4] Lack of grocery stores.
- [2] Infrastructure (sewer, water, road conditions).
- **Insufficient medical services in the neighborhood.**
- Not enough retail.
- Improve low-income entertainment options.
- Some residents are careless about smoking indoors and it is beginning to affect kids health.

07| Arts, Culture, & Education

- **[45] Lack of a skilled workforce and minimal educational attainment.**
- **[34] Educationally accessible jobs to SoDo residents are physically less accessible.**
- **[21] Disproportionate number of residents without a college degree.**
- [2] Lack of high-quality affordable childcare
- Increase live, work, art spaces.
- Promote art performance/ venues in neighborhood
- Sculpture placement (e.g. light bulbs)
- Lack of appreciation of people of all skills (including those without degrees)

08| Opportunity, Innovation, & Prosperity

- **[22] High costs for repair and rehab of older historic properties.**
- **[14] Concentration of lower property values than the city as a whole.**
- **[12] Difficult job accessibility for SoDo residents.**
- **[12] Low housing values compared to other neighborhoods.**
- **[10] Low home values create the challenge of stabilizing property values.**

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- **[10] Lack of subsidized and affordable housing.**
- **[8] Disconnect between placing graduating student population and local job opportunities.**
- [8] Concerns about where the displaced people will go after the neighborhood.
- [8] Huge population of unemployable.
- **[6] Few SoDo residents both live and work in the neighborhood.**
- **[6] Insufficient amount of white collar jobs available.**
- [2] Difficult for people in community to create their own opportunities for themselves and their community
- [3] Funding needed for repair and rehab of older historic properties.
- Job accessibility for SoDo residents is difficult.
- Support for small business development.
- There area some English learning centers, but they are far away.
- No workforce development.
- Lack of opportunity.

09| Governance, Management, & Funding

- **[36] Fractured community.**
- **[36] Lack of investment.**
- **[28] Lack of a true community development corporation (CDC).**
- [8] No Gentrification.
- [3] Not enough access or availability to vouchers.
- [2] Lack of care for properties.
- This area is not a priority for the city!
- Code enforcement.
- Lack of City-wide awareness &vision
- No guidelines/ regulations for smoking laws, landlords do not enforce
- Not enough resources for financing (tax credits, banks, loan programs)
- Ineffective loan programs for renovation
- Lack of enforcement of clean property.
- Property taxes way too high for deteriorate neighborhood.

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- Lack of incentive to invest in neighborhood.
- Lack of power (for sense of power) of residents to identify and solve their own problems.
- Inconsistent design standards.
- Government.
- Revenue.

10| Other

- Decrease Population Density (Decrease Number of Units)
- Too many frat parties.
- Human centered not car centered.
- There isn't available housing for all income levels.
- Externally motivated development
- Institutional inertia—we have been talking about this stuff for decades.
- Building on its strengths
- Lots of unfulfilled promise, waiting for a kick start.

Consensus Assets

01| Context: City & Downtown

- [2] UNL
- Downtown is rebuilding.
- Government Institutions– DHS Capitol etc.
- Haymarket.
- Established Neighborhood Associations.
- Separate Neighborhoods Overlaying SoDo Not an issue.
- Bennet Martin Library has served Lincoln well.

02| Neighborhood Structure, Character, & Ecology

- [11] Great Views— specifically east to the Capitol and west to the County City building.
- [5] Historic significance.
- [4] Trees.
- [4] Historic character.
- [4] Diverse (socially, ethnically, educationally)

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- Lots of opportunity for revitalization.
- New neighborhood center on 11th from F Street to H Street.
- Neighborhood-scaled park situated close (Cooper Park).
- Historic architecture and (some available) building stock.
- Well-established neighborhoods to the east, south, and west.
- A rich community history and sense of place.
- A number of Community Gardens in the area (F-Street & 1st Presbyterian).
- Three new South Haymarket mixed use projects.
- West Haymarket that will be completed in the next 3 years.
- The revitalization of the Haymarket and Rail Yard areas are a natural opening to the improvement of the SoDo area.
- The area has a lot of potential and great character such as being close to downtown.
- Very beautiful houses.
- I love everyone's gardening--the flowers, the trees, the lilacs.
- A lot of Lincoln's beginnings and roots originate here.
- Safe and beautiful community to compliment Haymarket.
- Lovely/vibrant
- Shady Beautiful Streets
- Low income is partly due to UNL student population. Students are good for the neighborhood and they need affordable housing.

03| Access, Circulation, & Parking

- [6] Great access and immediacy to Downtown Lincoln, the Capitol, and UNL.
- [5] Great framework for walking and lots of sidewalks & pedestrian access.
- Adjacency to another commercial area at 17th & Garfield!
- Neighborhood commercial and destination retail (on 13th from D Street to F Street).
- Blossoming office area and increasing daily workforce (with new buildings).
- Easy access and connections to redeveloping area (such as West & South Haymarket area).
- The neighborhood is accessible to Downtown area by route and buses.
- Variety of housing and business options that are easily accessible by foot, bike, and bus.

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- More than any other neighborhood in town, SoDo can lay claim to being the "biking" neighborhood.
- Great connectivity.
- On-street bike routes.

04| Building Types & Ownership

- [2] Many apartment buildings are very helpful as stepping stones in aiding folks on their path of economic growth.
- [4] Affordable housing stock.
- Several historic homes that add to the character of the neighborhood.
- Good office buildings.
- Programming available for ownership in area like Neighborworks, Neighbor Inc., etc.
- Rent to own housing opportunities.
- Gentrified.
- Allow the housing stock to remain affordable for students and low income families. I don't want the neighborhood gentrified to the point where vulnerable people are pushed out.
- Better mix of housing and retail with improved maintenance.
- Clean, less dense, renovated, housing stock.
- High renter-ship not a problem.

05| Livability, Well-Being, & Safety

- [7] revitalized, restored, safe
- [4] Safe and Fun
- [2] Police officers patrolling on foot.
- A deeply vested local police force, which has a base (F-Street) of operations in the neighborhood.
- Traffic has gotten lighter on A St.
- More commercial activities on the streets of the neighborhood.
- Russ's Market.
- Being able to enjoy the neighborhood without worrying

06| Community Services, Amenities, & Health

- [3] The F-Street Recreation Center (and a partnership with Lincoln Parks & Recreation).

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- [2] Playground or outdoor space for kids.
- The Boys & Girls Club at Park Middle School.
- Keep maintaining Cooper Park.
- Great neighbors/residents/community.
- The bus.
- Small businesses within walking distance.
- Retail.
- Fun, eclectic, vibrant, biking, lots of activity.
- Communal place where there are secular things to do for singles and people without kids.
- Great hospitals (17th and South).

07| Arts, Culture, & Education

- [3] Three (3) great schools in our area – Everett Elementary, McPhee Elementary & Park Middle School.
- [2] A mix of cultures and languages (cultural diversity).
- A population that is open to change, creativity, and new ideas!
- Cultural diversity, mixed-ethnicity, and international language speakers!
- Economic and income diversity within a mixed use neighborhood!
- Diverse schools and youth population.
- A number of multi-cultural and ecological assets.
- The Russian / German Museum.
- Churches including St. Mary's, Trinity Luther, 1st Presbyterian, etc.
- Economic diversity.
- Neighborhood associations and community organizations in the area are active and have a lot of pride in the area.
- SoDo area to become even more vibrant and have its own recognized look and feel
- Great restaurant live EI Chapparo! More diverse foods and culture.
- Great teachers.
- Vibrant art culture.

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08| Opportunity, Innovation, & Prosperity

- Nebraska Workforce Development Program.
- This area is ready to make the most of its location, opportunities, and community.
- Strong small business.
- The 17th Street shops are delightful.
- Neighborhood retail and services for neighborhood residents.
- Desirable place to live.
- Prosper, grow, families, opportunity.
- Nice place to live and work.
- Revitalization.
- Improvement.
- Neighborhood is conveniently located.

09|Governance, Management, & Funding

- [2] Tax credits for renovation (old & new).
- Dept. of Health & Human Seniors.
- Subsidiarity.
- Financial stability.

10|Other

- [5] Building a community.
- Make sure residents in community can stay in community when finished!!
- Increase positive messaging (marketing)
- The future of this neighborhood will be written by its residents.
- Decreased population density
- Improve the sense of belonging
- Beautification.

Consensus Ideas

01| Context: City & Downtown

- The Pershing site makes perfect sense as the city already owns the property.

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02| Neighborhood Structure, Character, & Ecology

- [3] Improvements to existing area parks and green spaces (such as Cooper Park).*
- [2] Parks/Increase greenspace
- [2] Traffic lights needed on busy streets.
- The inclusion of green infrastructure in the area.
- An outdoor area or location for a year round farmer's market.
- Community garden on grass areas
- New facades
- Needs centration
- Make it more desirable for a destination or to live
- Determine run down rentals to tear down and replace with public parks and playgrounds.
- Tear down and rebuild elderly housing or lower cost rent to own type housing where tenants can find pride in buildings they reside in and not depend on off-site landlords who don't care about the condition of the building.
- Do not touch Cooper Park and Park Middle School.
- High density urban living.
- Allow new construction.
- Park- Green Space at Everett Elementary.
- Create an incentive for people to keep lawns, and homes up.
- More well-maintained historic buildings that serve the public needs, ex: 1650 late street needs to be utilized; preserved for the community
- Blend in new buildings with historic buildings.
- Replacing structures in strategic locations, green space should be considered.
- Some buildings are historic and should be so designated for protection and enhancement.
- Historic residences should be restored and those beyond saving should be replaced with architecturally compatible owner-occupied homes.

03| Access, Circulation, & Parking

- [5] More parking (free!)
- [2] Fix the alleys (example "hole" here)

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- [2] A multi-use trail or separated bike facility in the area with connections to existing major bikeways.
- [2] Better routes and trails to Downtown core that are protected and high-profile.
- [2] Improve existing street biking safety, routes, and lanes.
- Strong pedestrian connections to the University (such as 13th via the 13th & O Street Intersection).
- Less surface parking, build more green space in the residential areas.
- Access to services
- Improvements on key walking routes & paths between the schools & assets.
- Would be great (especially for families with kids) to have safe, easy connections to trails, children's museum, campus etc.
- Pedestrian crossing improvements on the major north | south and east | west divider streets.
- Connections to existing major bikeways (such as 11th Street and 14th Street).
- Transit route adjustments and upgrades to support greater ridership and use.
- Neighborhood branding & way-finding signage with the identity of the area.
- Snow Emergency Parking.
- Enforcing speed limits.
- Bring back the streetcar.
- Ban Boombox cars.
- Better streets.
- Gentrify the boulevards.
- Increase bus routes.

04| Building Types & Ownership

- [10] Housing rehab/Improve Housing Stock
- [9] Promote home ownership.
- [5] Better maintained homes.
- [3] Zoning changes necessary to protect single family residential and dis-allow multi-unit slip-ins.
- [3] Incentivizing Restoration and redevelopment
- [2] A plan to eliminate bad properties and replace with architecturally interesting stock

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- [2] Hold landlords accountable to be ethical and take care of their properties
- [2] Renovate/upkeep historic buildings.
- [2] Deal with long term vacant properties/problem properties
- Locations for new affordable housing and senior housing. – catalyst
- Strategies to convert slip-in apartments into homeownership (such as condos).
- The opportunity for more housing targeted to students (as an alternative to campus).
- Build some habitats for humanity homes.
- New construction for business..
- Well-designed urban plan that accommodates the interests of both single family living and multi-dwelling structures is critical.
- Increase investment in all housing.
- Needs methods/tools to build absentee owners accountable.
- More programs like NeighborWorks to increase home ownership.
- Create/ rehab that housing option.
- More market rate housing along Goodhue Boulevard.
- Reasonable housing throughout the area and not just Goodhue.
- More live/work conversions.
- More flexibility with Rent to own structures.
- More mixed income and mixed ownership properties.

05| Livability, Well-Being, & Safety

- [8] More cops/Reduce Crime.
- [6] More/Better lighting (*made so 27th north of O street is nice, do it on 13th, 9th, 10th, and 17th)
- [2] Alleys patrolled
- [2] Enforce traffic signs around school property—specifically at F and 8th street to prevent kids from getting hit.
- Playground needs to be better monitored (cameras)
- Need afterschool program so that kids have a safe place to play
- Slow fast and unsafe traffic on 8th Street

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- Address substance abuse.
- Increase jobs.
- Create renters protection.
- Work to improve living conditions
- Change Perception of Area
- Community policing.
- Quality place for families.
- More commercial activities on the streets of the neighborhood.

06| Community Services, Amenities, & Health

- [12] Need a grocery store/supermarket
- [3] Opportunity to establish a central square or hub for the neighborhood. – catalyst
- [4] Access to Community/Social Services
- [3] Recreation improved.
- [2] Locations and strategies for more temporary activities, such as food trucks or outdoor theater.
- [2] More and different retail
- A spot to relocate the existing Downtown YMCA within the area. – catalyst
- A location for additional, flexible community & classroom spaces (not redundant). – catalyst
- An indoor, multi-level food co-op or community garden (See Vertical Harvest). – catalyst
- Additional neighborhood services for residents (such as a laundry, coffee, restaurants, etc.).
- Add retail on 11th between G & F.
- Use F street recreation center as a community hub.
- Expand the business district here to provide people more walkable / safe places to dine and shop (Businesses)
- Get rid of the cellphone place and the liquor store and bring a barber shop and interesting restaurant to the 11th and G street corridor (Attract new Business)
- Adult recreational center providing education classes, job skill/computers, GED
- Outdoor places for kids to play, get the playground finished, when it's finished, it needs to be secure and well lit
- Ball fields

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- Childcare
- New pub
- Education/ Renters Packets for diverse population & English language learners so dialogue between renters and landlords to know where amenities are.
- More affordable medical facilities
- " Soup Kitchen" challenges to market social structure; better managed for neighborhood values.
- Access to childcare
- Provide Social Services to help refugee population that resides here
- Get investors to upgrade retail
- More businesses
- Need assisted living
- Affordable non-niche general goods
- Need destinations
- More services for the homeless

07| Arts, Culture, & Education

- [5] A location for a new Downtown Library (potentially shared). – catalyst
- [2] Invest more in schools.
- The possibility of neighborhood micro-lending libraries or similar tools.
- Northern area of Everett could become an art district with the lovely older homes renovated into galleries and unique shops all within walking distance to one another that would attract visitors from across Lincoln.
- Smaller "mom and pop" type businesses (not bars and chain restaurants, leave those to the Haymarket and downtown) could open up in the area and provide jobs to area residents to create an Art District.
- Increase locally owned small businesses.
- The Pershing Center would be a wonderful location for a downtown library and would serve as an anchor the SoDo area.
- Affordable neighborhood events to bring people together.
- Use the existing green space for cultural activities, artist ideas, and festivals (Ie. Jaz in June at Cooper Park).
- Art galleries and places for bands to play.

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- Increase the quality of life through opportunities for residents to go to for commerce and arts.

08| Opportunity, Innovation, & Prosperity

- A new business incubator, co-working space and / or accelerator – catalyst
- Find a mixed use redevelopment concept for some of the many 6plex and 12plex apartment buildings in the neighborhood.
- Use old warehouse buildings to create exciting housing, work, and retail spaces in places like the Haymarket.
- Find a way to reuse the slip in apartments.
- Needs more support, the staff is having to work long hours
- Demo vacant/dilapidated properties, city needs to be willing to "take a hit" for the short term
- Demo Slip-INS
- Build on neighborhood diversity as an asset – age ethnicity, etc.
- More opportunities for people who want to stay, to stay
- Repurpose the Trinity UMC as a cultural center/community center/art gallery/child care.
- Increase awareness within the neighborhood and empower the community
- Reinvestment to change muti-rental split homes back to single family homes
- Inner-neighborhood communication to promote businesses.
- Goodhue should be and destination residential address .

09| Governance, Management, & Funding

- [8] Tax reductions for improvements, incentives to rehab properties, renovation loans.
- [7] United and work together.
- [3] More access to vouchers, more opportunities
- [2] Get people with influence to make this area of the city a priority for investment and revitalization.
- [2] Programs to help with substance abuse, domestic violence, and family issues.
- [2] New Neighborhood Association for SoDo
- A place for more afterschool & enrichment activities in the neighborhood for youths.
- A land bank or land acquisition entity to assist in redevelopment.
- Programs to support existing proprietors with tenant screening, reinvestment, and maintenance.

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- Program: state internship to keep students here
- Workforce investment: customized job training for employees | training incumbent work force
- Need new neighborhood ward
- Grow downtown south to district through highlighting and improving the point of connection.
- Decrease disincentives for investment – fees, permits, waives, codes
- Low interest financing for homeowners
- Easing of building codes- or at least giving time span to update that is over 10 years
- Help with roof repair/ Replacement (like grants or low interest loans)
- Standards for Porch Repairs
- Allow residents to improve it in their own way. It will require opportunities to own what they create.
- Use redevelopment money to increase owners.
- Reasonable tax assessment on property.
- We should do more to help vulnerable people who are already living here, whether they are renters struggling slumlords or low-income homeowners who may not be able to afford repairs to the older homes here
- Property grants for home owners to switch back to single family home properties
- Truly helpful financing
- Improvement of rentals
- More affordable efficiency rentals
- This means finding city, state funding to attract private investment to make stronger, profound and sustainable change/improvements.
- Make it a priority to fix code enforcement policy
- Replace dilapidated housing with affordable housing
- Create neighborhood revitalization financial tools for landlords/property owners, startups, small businesses and live work space
- Stronger neighborhood leadership
- More funds for first time home buyers
- Funding for new developments, town homes!! (Like ones on 15th between C + D).
- Community committee to oversee enforcement of laws and regulations.

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10|Other

- No SoDo.
- Section into different neighborhood
- Do more than talk for a change
- Go back and listen to people for 30 years
- Reputation
- Take ideas to heart
- More mixed use- commercial/ office on main story & residential
- Increase density in residential
- Adding resources and meeting challenges in cooperative financing for home and retail improvements are necessary for the area to help itself.
- Low building density is good not bad.

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Stakeholder Interviews Round #2
April 7, 2015

Schedule

Boards

Summary

Schedule

April 7, 2015:

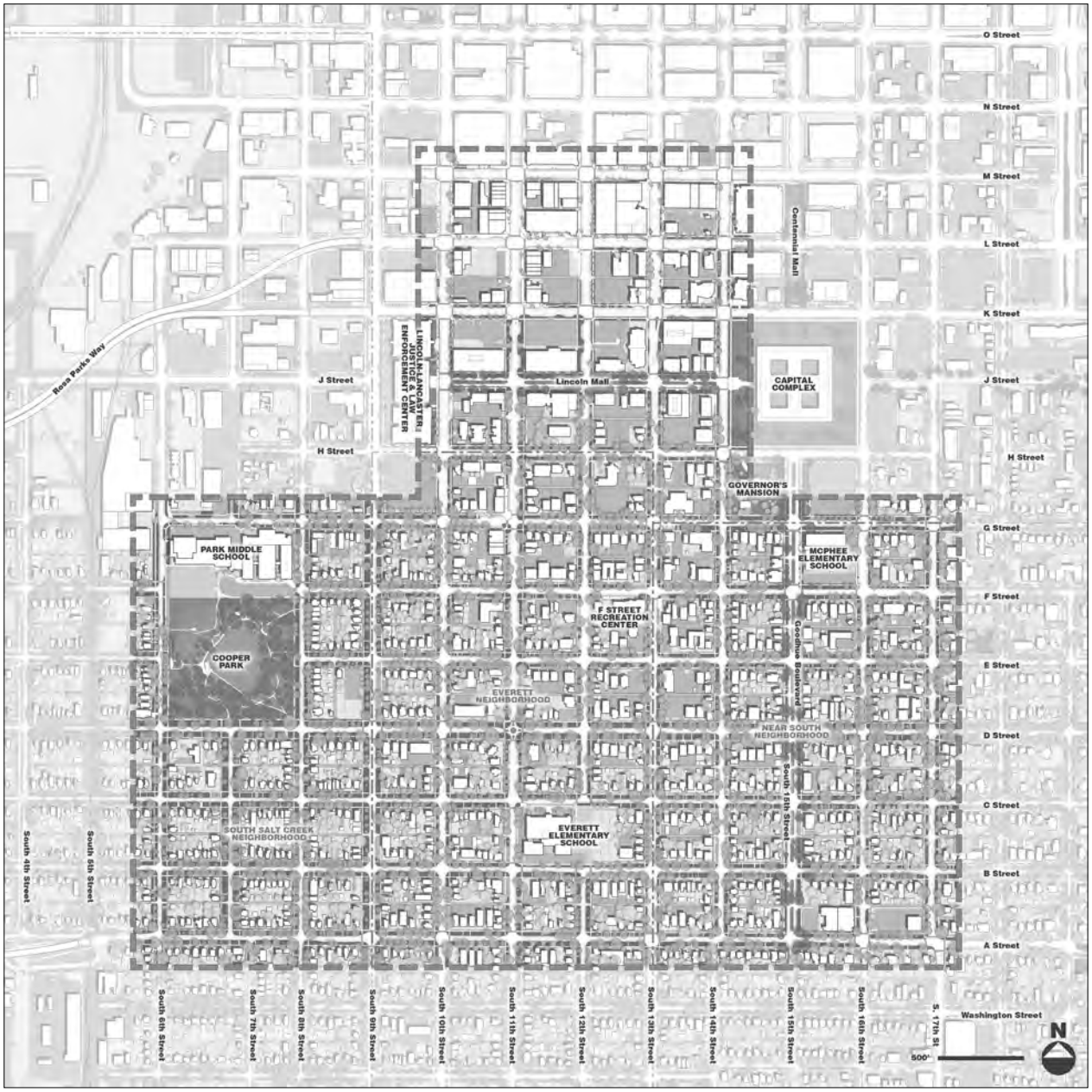
Day 1: April 7, 2015 (All meetings at the F-Street Rec Center; except mayor)

1:00 pm	Wendy Birdsall	Lincoln Chamber of Commerce
	Pat Haverty	Lincoln Partnership for Economic Development
2:00 pm	Dave Landis	City of Lincoln Urban Development Department
3:30 pm	Chris Beutler	Mayor of the City of Lincoln
	Jon Carlson	Aide for Neighborhood Projects
5:00 pm	Clay Smith	Speedway Motors **NOTE: this meeting is at the Mayor's Office*

SOUTH DOWNTOWN REVITALIZATION PLAN

LINCOLN, NEBRASKA

LINCOLN COMMUNITY FOUNDATION



STAKEHOLDER INTERVIEW BOARD

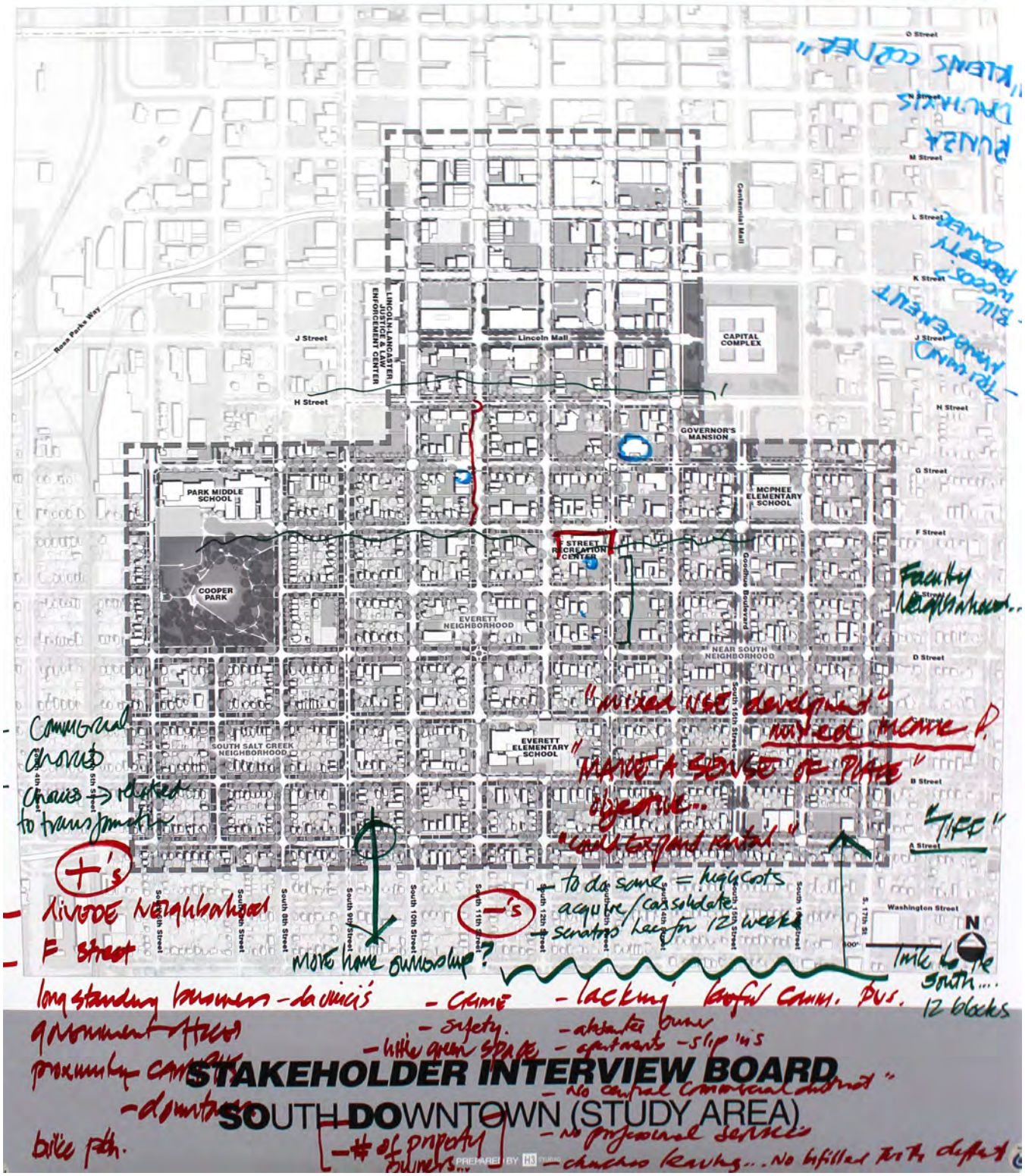
SOUTH **DO**WNTOWN (STUDY AREA)

PREPARED BY H3 STUDIO

SOUTH DOWNTOWN REVITALIZATION PLAN

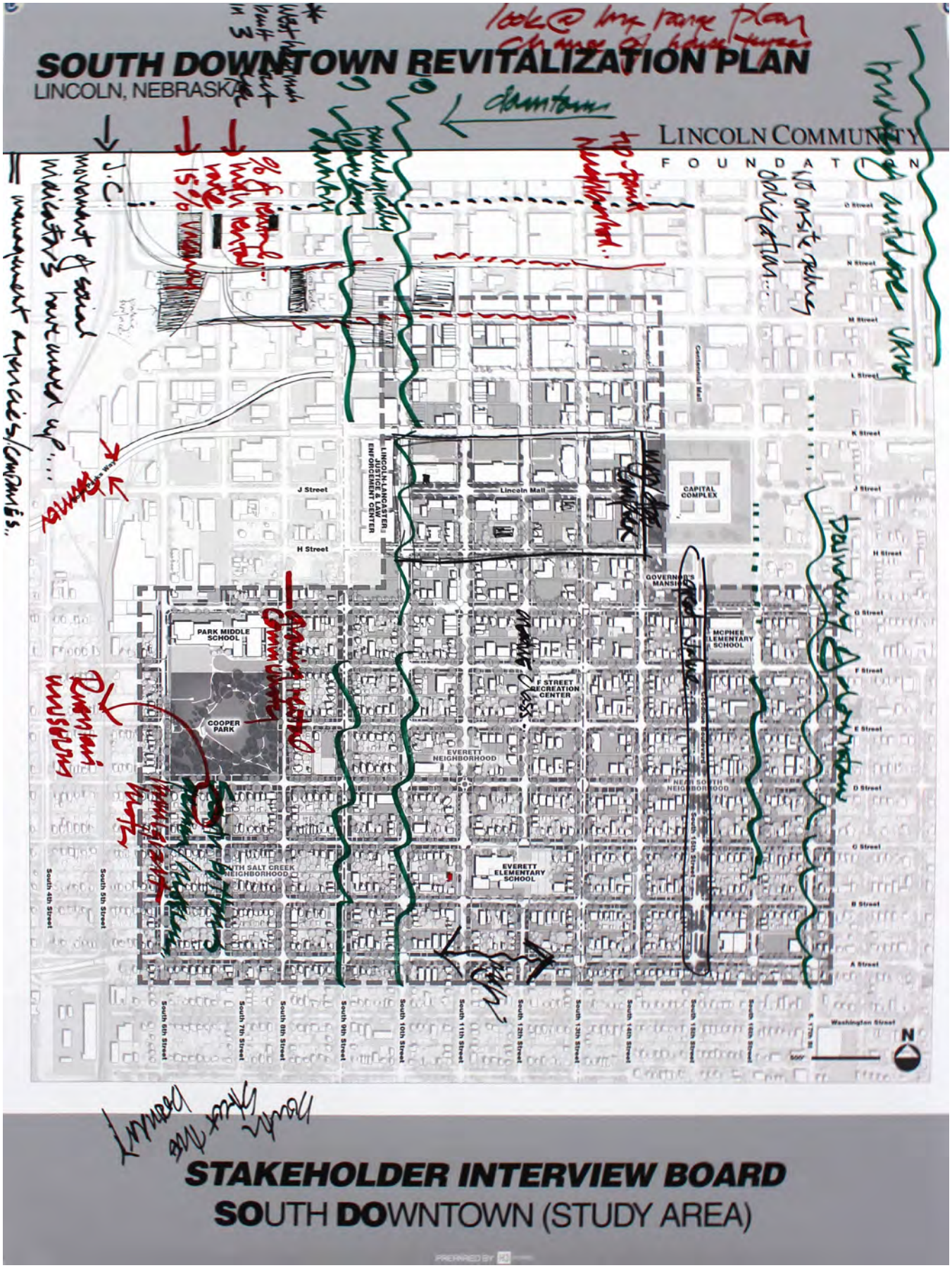
LINCOLN, NEBRASKA

LINCOLN COMMUNITY FOUNDATION



STAKEHOLDER INTERVIEW BOARD

SOUTH DOWNTOWN (STUDY AREA)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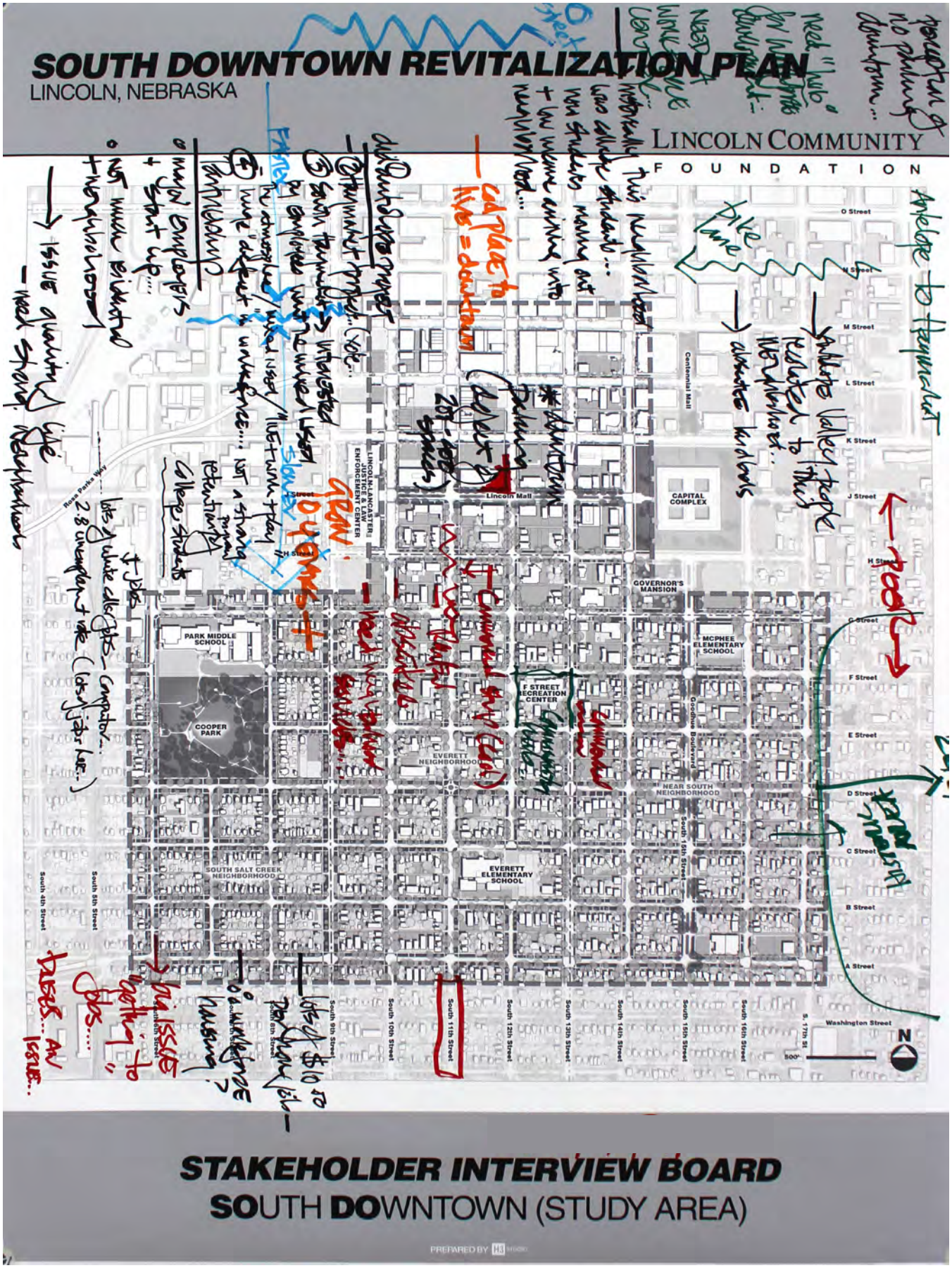

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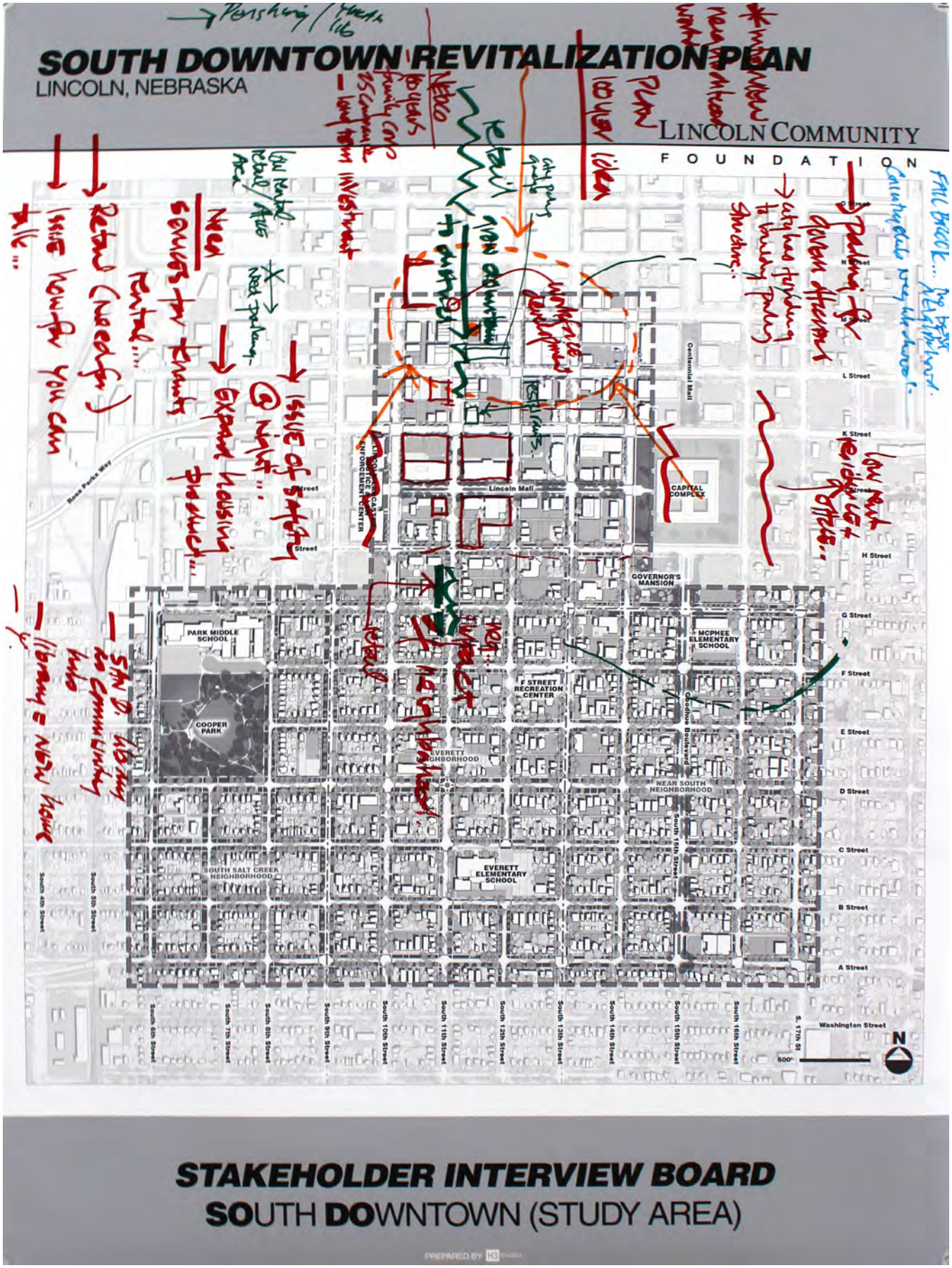
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STAKEHOLDER INTERVIEW BOARD
SOUTH DOWNTOWN (STUDY AREA)
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Schedule

April 7, 2015:

Day 1: April 7, 2015 (All meetings at the F-Street Rec Center; except mayor)

Notes: Meeting #1

- **Three entities**
- **Partnership for Economic Development | Chamber of Commerce | Bureau of Tourism**
- **$1M Yearly budget for all three departments**
- **Facilitate start-ups | support & incentivize local businesses | enhance quality of life**
- **Not typically involved in housing | neighborhood revitalization directly.**
- **Act as project champions (such as Antelope Creek & Haymarket)**
- **See large potential for office uses in this area; especially the mall.**
- **Haymarket: three new projects in south haymarket about to come online; West haymarket done in 3 years.**
- **Program: state internship to keep students here**
- **Need more white collar jobs**
- **Most grads and many of the population don't know about jobs that are available today**
- **Education of students and training does not align with available jobs**
- **Windstream Building - look into.**
- **Parking is a real issue in downtown.**
- **$3.8M bike lanes for 10 people (sensitivity to expenditure of funds)**
- **Main priorities: business retention & expansion | work force development | Resource for businesses**
- **Workfoce investment: customized job training for employees | training incumbent work force**
- **Nebraska Workforce Development Program**
- **Lots of entry level positions available in Lincoln**

- Population migration of folks in Antelope Creek Valley to this area
- The would love to see this area redeveloped
- Too many rental in this area
- Too many absentee owners | landlords in this area
- There may be some need for workforce housing; but not sure this is the area.

Notes: Meeting #2

- 9th & 10th are the psychological boundary of downtown | east & west
- South bottoms vs north bottoms areas | historic Russian immigrant areas
- 10th street is the real boundary of Downtown
- 16th & 17th are boundaries; but, not as much.
- Edge of downtown is now Antelope Creek Valley
- Mural across the street from Everett Elementary is a community asset; created by neighborhood kids
- Workforce housing (Broadmoor and speedway motors)
- Student Housing (600 new beds recently) - reaching limit.
- Surface parking & garages needed for new development
- Downtown: no surface parking requirements
- "Alphabet town" – alternate name for this area based on street names
- Alteration of housing types may be essential
- Could be a nice area for flats

Notes: Meeting #3

- Very interested in similar case study experiences we may have (mentioned Eugene and Portland)
- Is there opportunity for more university housing? We are reaching the limit.
- This is not a trendy or hip place to be in the City
- Individuals to contact: Sleich & Stefan (Stephan?) Gaspar
- North 27th Street project is a good example of housing
- This is our first real declining neighborhood; so, we don't know how to do that.

Notes: Meeting #5

- Range of Languages and the need to address during events
- During the Charrette, how do we get individuals outside the neighborhood to show interest and participate
- Historic Neighborhoods – must respect the historic architecture & buildings in the area. Almost a requirement.
- Charrette Team will include engineers, economists, etc (JTH)
- Economic | Market Study – Broad birds eye view of the market trend to identify a program
- Context Discussion:

- Lincoln 48% rental | can we get more for sale housing? What is the balance?
- There are lots of examples of new neighborhoods that look old (i.e. new urbanism)
- Look closely at the quality of rental units and housing in the plan
- Series of community case studies would be great
- Investigate the age of existing housing stock
- Need more accessibility to healthcare and facilities
- There are many resources the neighborhood does not know about
- Do we know how many people are community from here to downtown (DS to look into)
- Shrinking home ownership nationally? Balance with rentals? How does this change perceptions?
- (PABLO) THERE ARE MANY POOR PEOPLE HERE. DON'T FORCE THEM OUT. THEY HAVE NO OTHER OPTION.

- Site Area Discussion:
  - Inquiry about ash trees (need to see if City has data on this or can perform an arborist survey)
  - Many large subdivided building in the area; which may be a current benefit in some way…no other cost option for some.
  - Need residential case studies and comparable precedence on neighborhood redevelopment projects adjacent to downtowns
  - How do we get a sense of community with so many difference languages? Can we?
  - Boundaries – many sub areas that are distinctly different
  - Boundaries are in question…
  - North area and south area are different
  - 13th street is a major separater between the areas
  - How do we capture people, instead of just in and out of the area

Notes: Meeting #6

- Holding company for 25 companies (Jim Able), including construction and materials supply (they build the roads, everything..)
- They have a real estate wing, that owns property along Lincoln mall.
- The believe in development for the next 100 years
- Seems they have been involved in just about every development in the city
- The only reason they can do this is because of their development model; others cannot.
- They are interested in their area along the mall; potential for more office there.
- Not enough services in this area; employees go north into downtown.
- Need more of a range of products for living in the City
- Incremental improvement of the neighborhood is not enough
- Recommendation: FallBrookusa.com & country club neighborhoods (metro renters? Yuppies?)

Notes: Meeting #7

- **240+ staff as part of FM; 150 in building and 90 across country**
- **Conducting $5M renovation of existing building currently**
- **Own lots of property along the east end of Lincoln Mall (see map)**
- **Not interested in pursuit of development or property acquisition in this neighborhood**
- **They are bringing some new office into the building facing the mall (see map); that is all.**
- **Not opposed to property swap or other land deals to assist in redevelopment**
- **Mostly concerned for the safety and security of their staff**
- **Need for more services, restaurants, and other supportive uses in the area**
- **Very concerned about this neighborhood sliding even further**
- **There is a need for more parking (especially in session)**
- **They provide 24 hour security for their building & secure parking for employees**
- **Only one (or two) small instance of graffiti on their building**

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Stakeholder Interviews Round #1
February 4-6, 2015

Schedule

Boards

Summary

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Stakeholder Interviews

Round #1

DAY 1 **WED** **February 4TH, 2014**

Tom Smith (Smith Hayes Financial Services) – *F Street*
Michelle Suarez (Principle @ Everett Elementary) – *F Street*
Dorothy (F-Street Community Center) – *F Street*

DAY 2 THU February 5TH, 2014

Elaine Simpson @ McPhee (Principle @ McPhee) – *Mcphee*

Elementary

Pam Voorman (Community Liaison @ Trinity Lutheran Church)

– F Street

Cathy Beecham (Project Manager @ FUSE Co-Working) – *F*

Street

Matt Schaefer (Everett Neighborhood Association) – *F Street*

LUNCH

Joanna Clay (Col. Mustard Theater Company) – *F Street*
Nancy Shank (UNL Public Policy Center) – *F Street*
Michon Morrow and Mike Woolman (LPD SW Div.

Captains) – *F Street*

Mark Watt (Resident of Near South Neighborhood) – *F*

Street

DAY 3 THU February 6TH, 2014

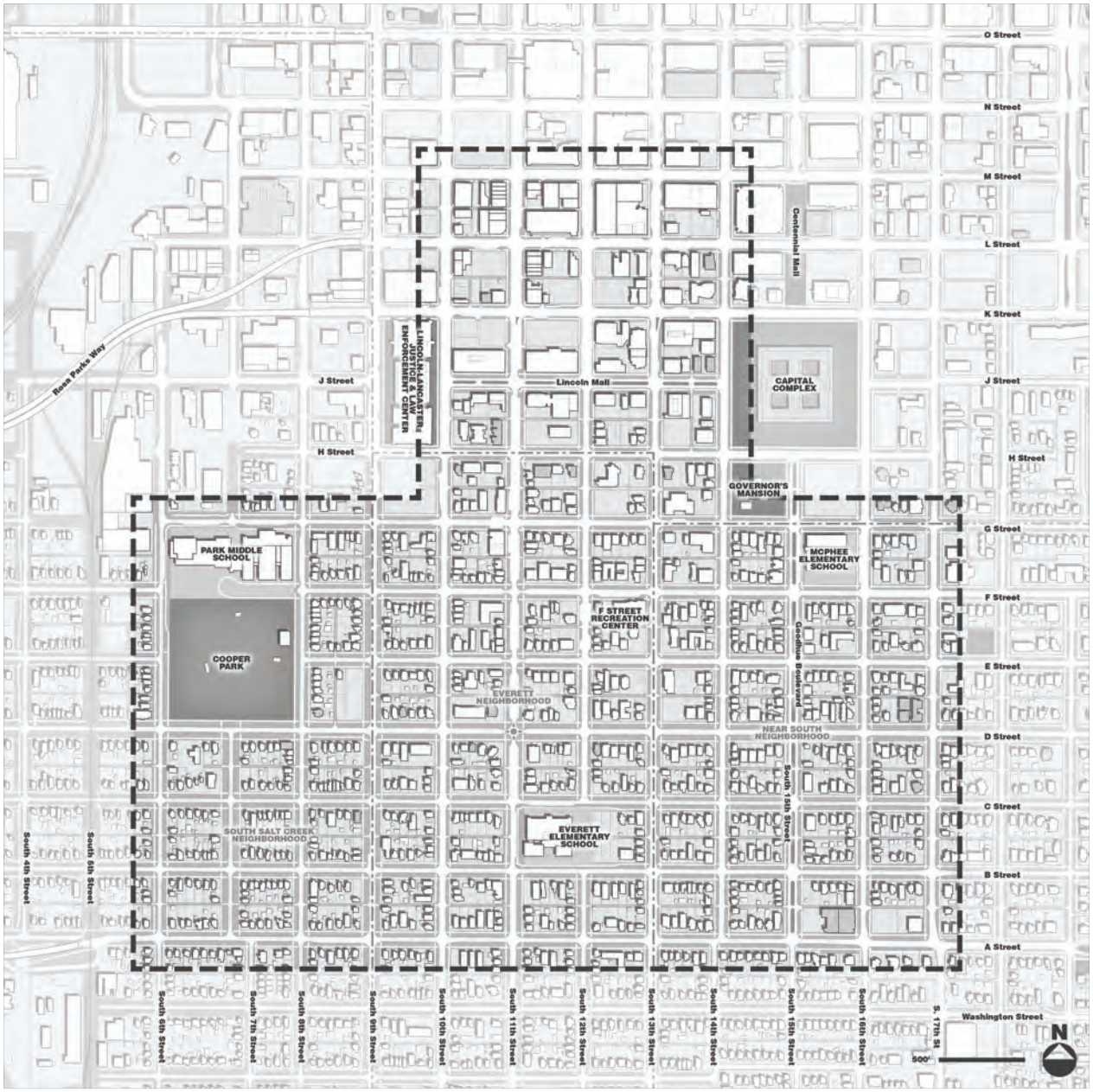
Client Group (Robin, Barbara & Scott) – *LCF Building 215*

Centennial

SOUTH DOWNTOWN REVITALIZATION PLAN

LINCOLN, NEBRASKA

LINCOLN COMMUNITY FOUNDATION



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SOUTH DOWNTOWN (STUDY AREA)

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LINCOLN COMMUNITY FOUNDATION
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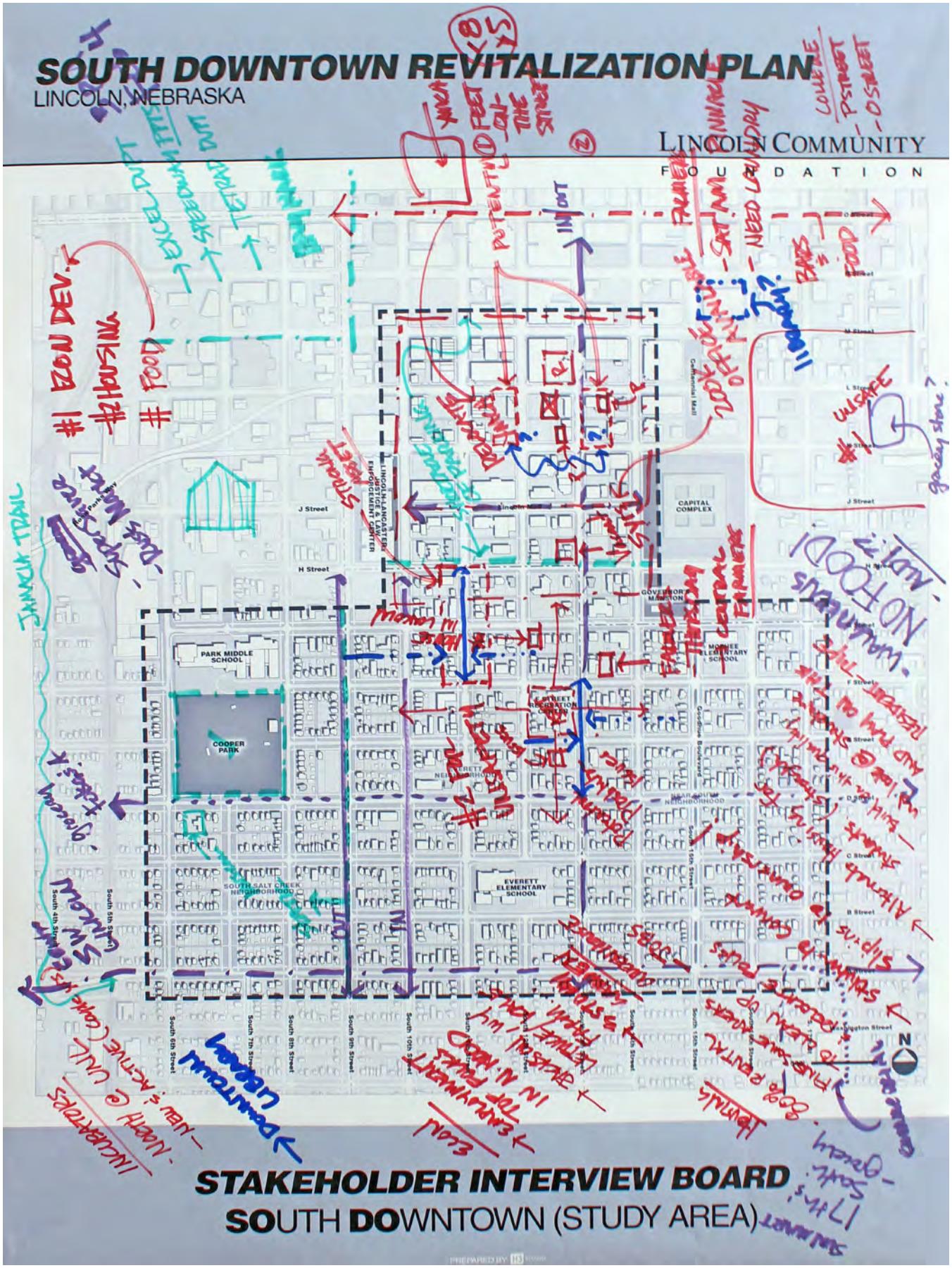
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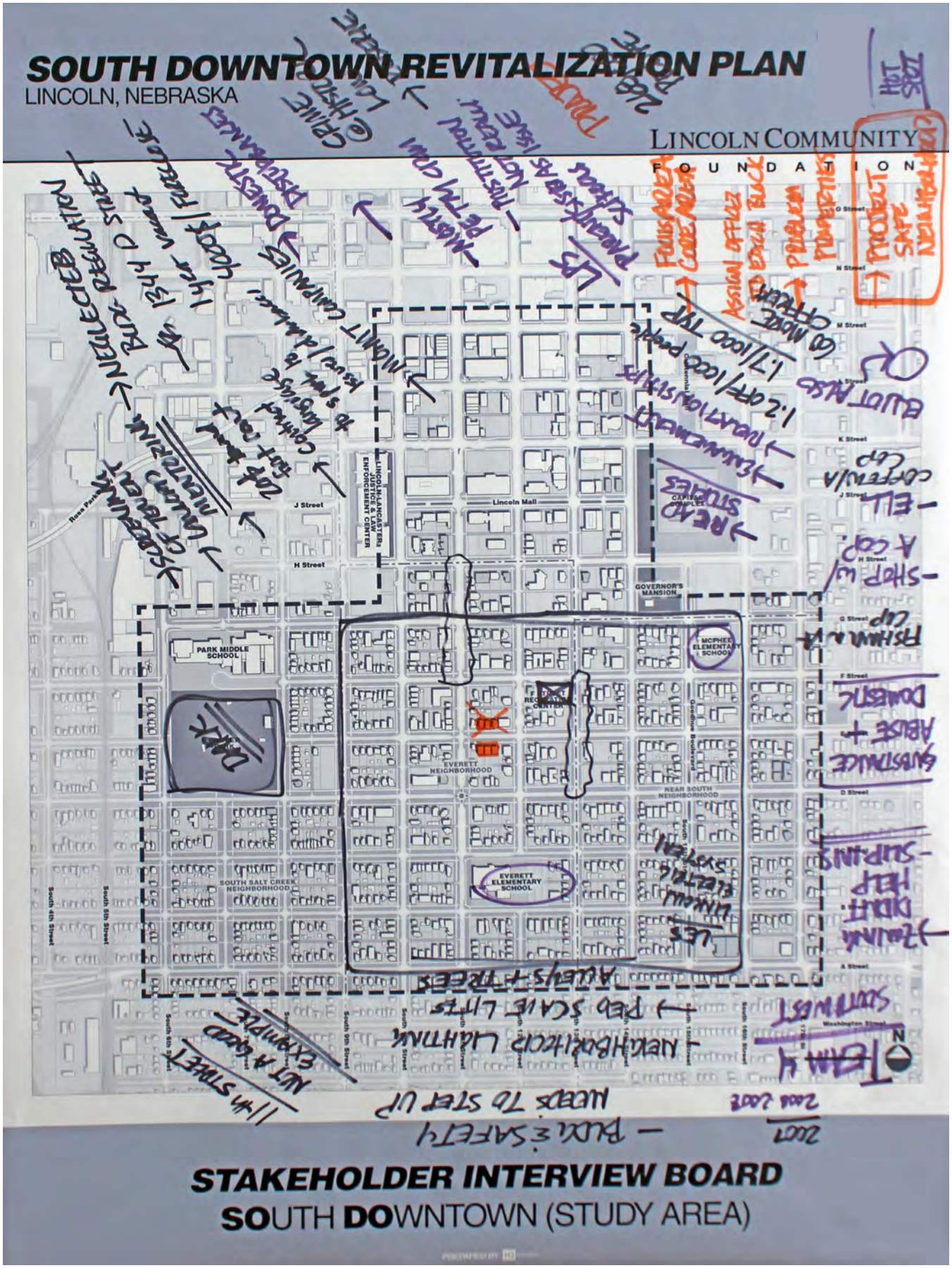
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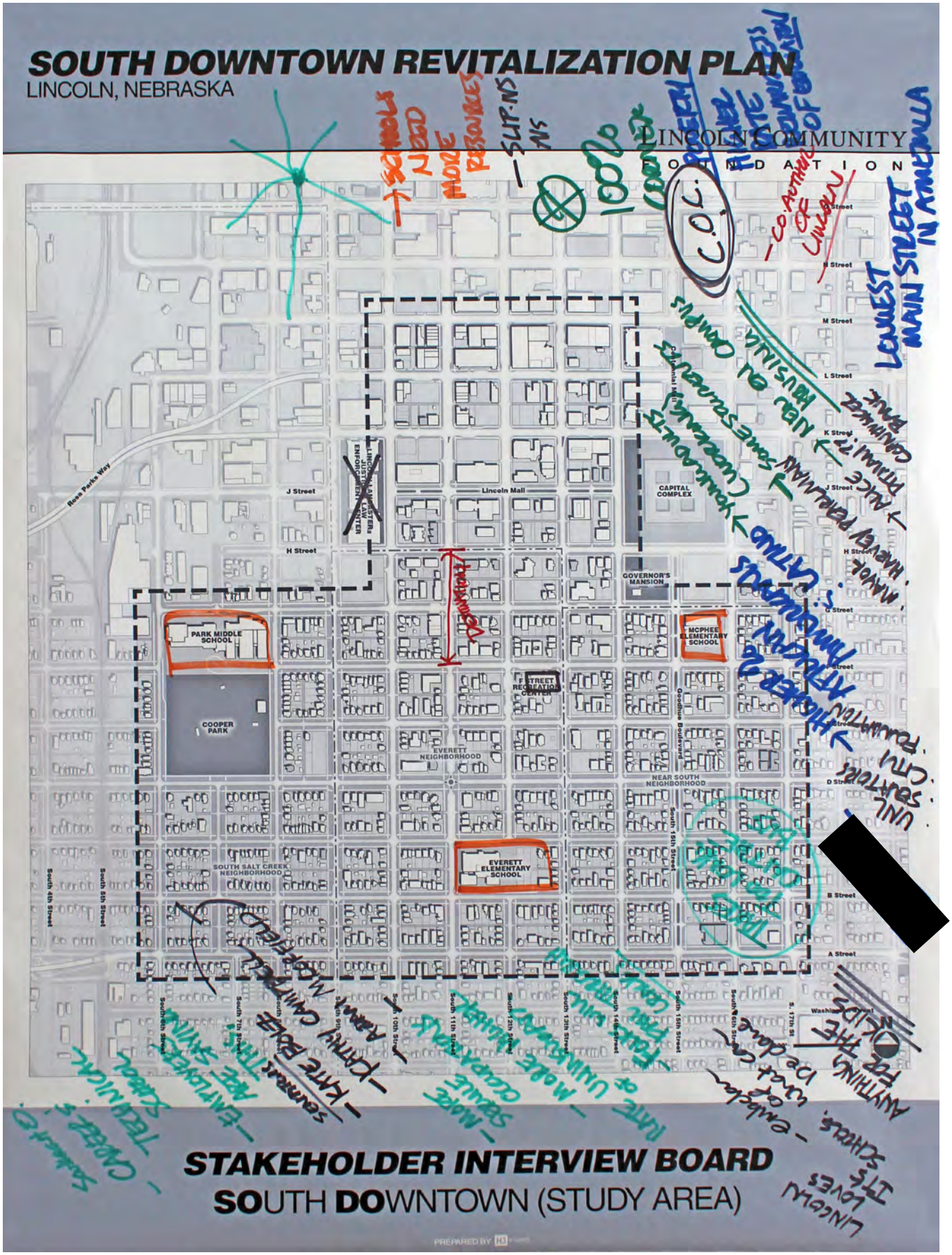
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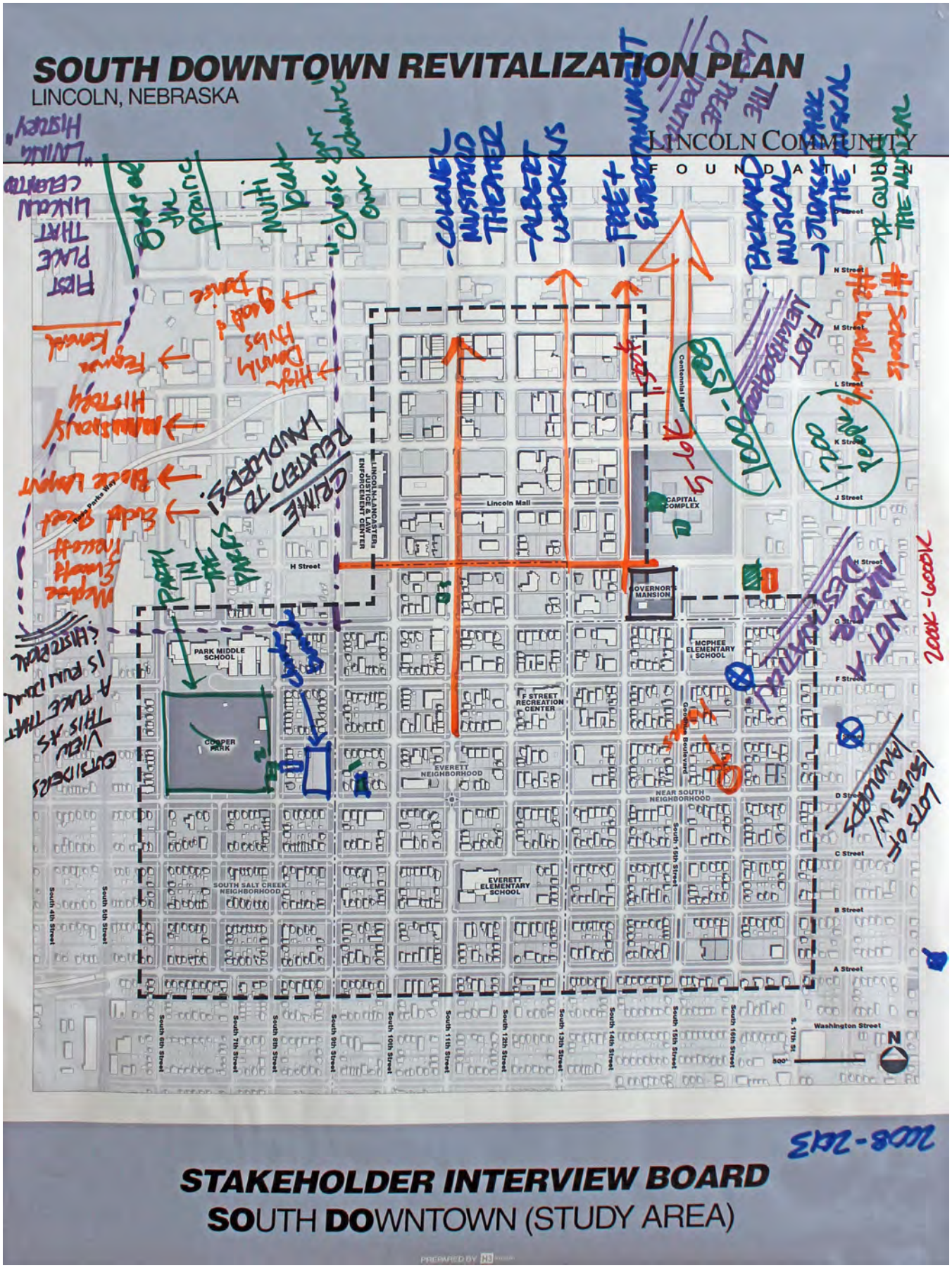
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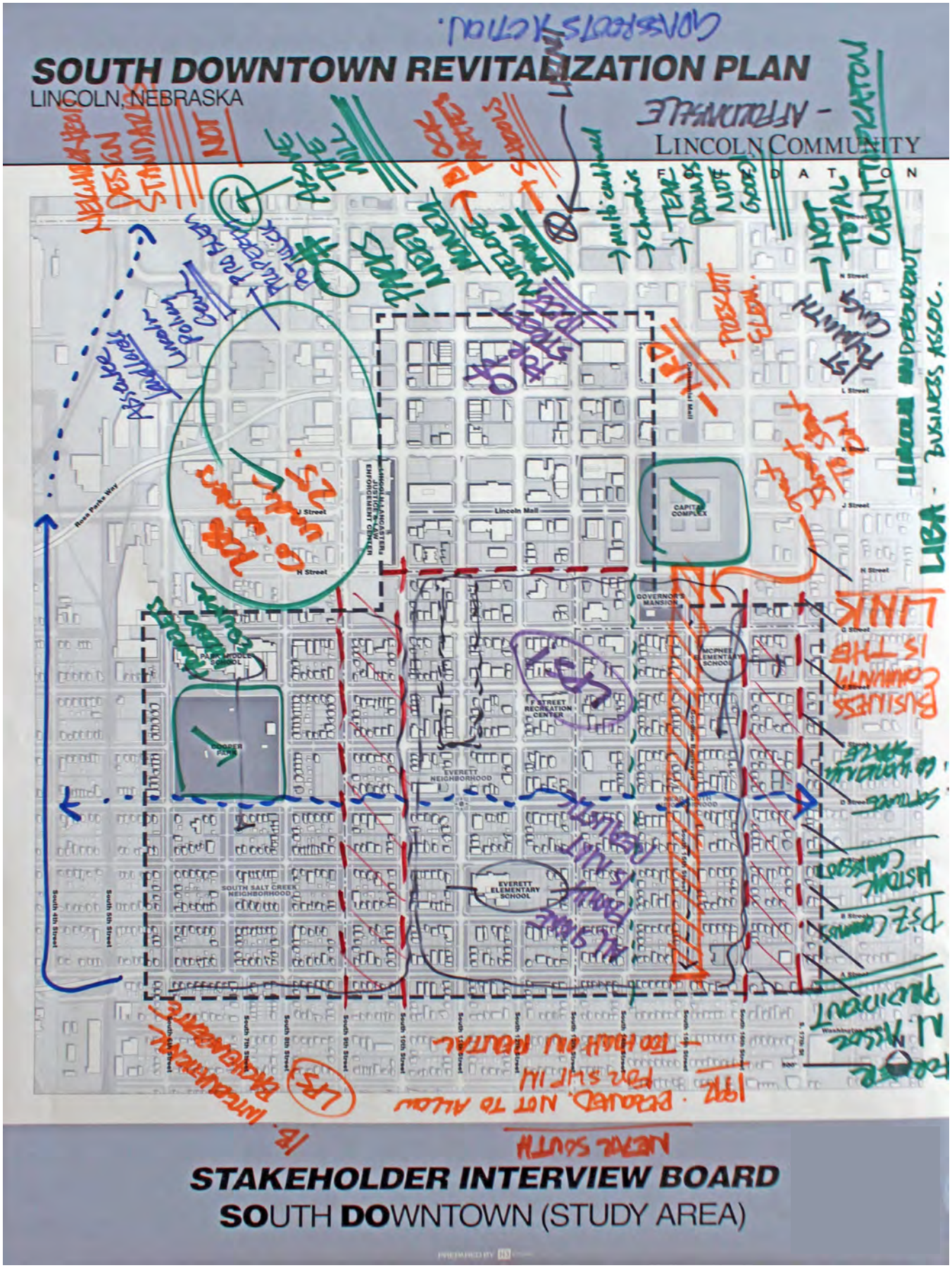
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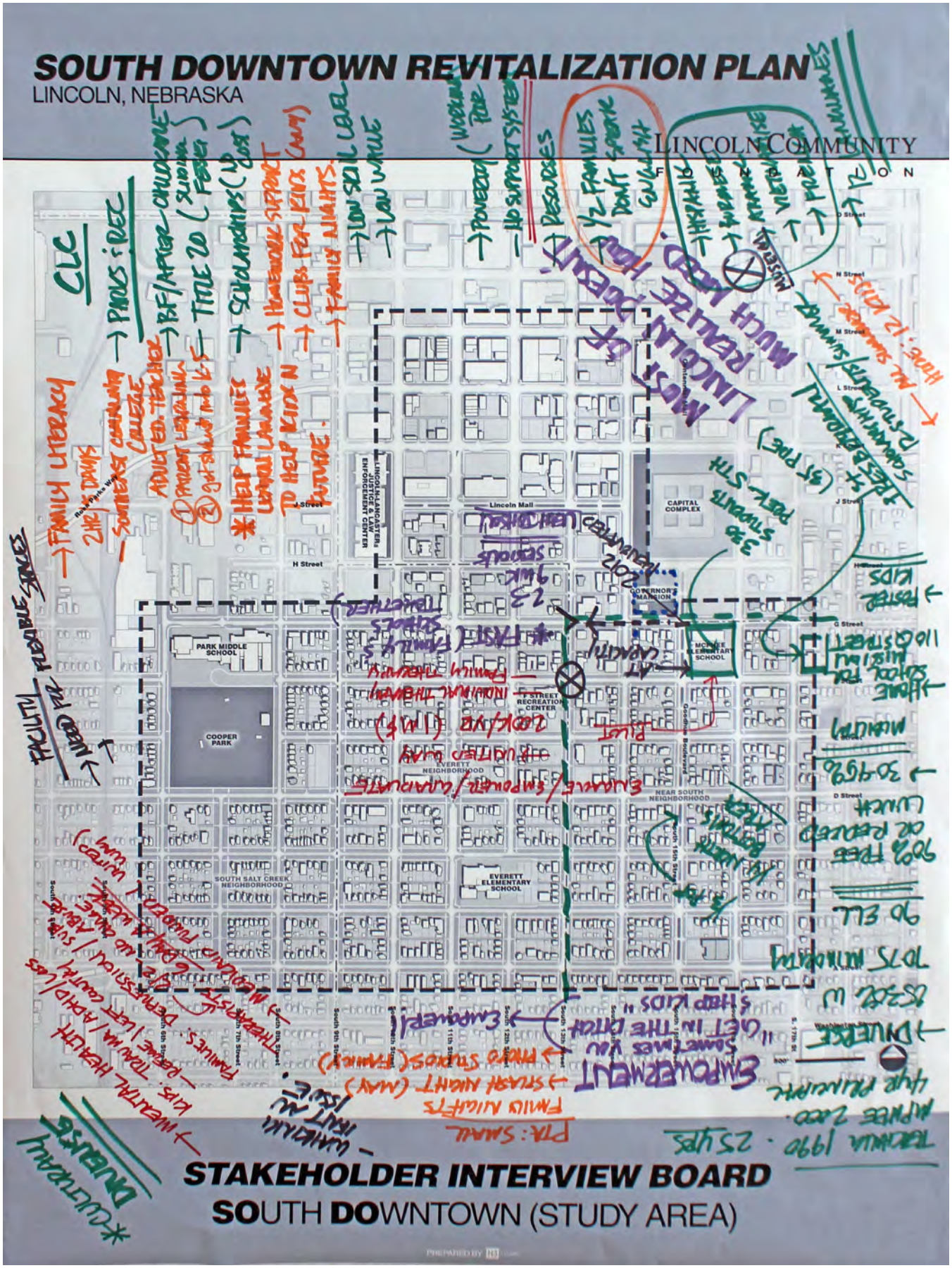
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STAKEHOLDER INTERVIEW BOARD
SOUTH DOWNTOWN (STUDY AREA)

Stakeholder Interviews

February 4-5, 2015

Strengths | Assets: This area has…

- A population that is open to change, creativity, and new ideas!
- Lots of cultural diversity, mixed-ethnicity, and international language speakers!
- A great range of economic diversity, from rich to poor – mixed income neighborhood!
- A dense, historic urban fabric with lots of opportunity for revitalization!
- Wonderful, historic architecture and (some available) building stock!
- The most diverse schools and youth population in the City of Lincoln!
- A number of multi-cultural assets (such as the Ponca Tribe of NE, and the Russian / German Museum)!
- An emerging neighborhood center & cultural district (on 11th from F Street to H Street)!
- A neighborhood commercial and destination retail area (on 13th from D Street to F Street)!
- A blossoming office area and increasing daily workforce (with new buildings)!
- An adjacency to another commercial area at 17th & Garfield!
- Easy access and connections to redeveloping area (such as West & South Haymarket area)!
- A great neighborhood-scaled park situated very close (Cooper Park)!
- A great framework for walking and lots of sidewalks & pedestrian access!
- The F-Street Recreation Center (and a partnership with Lincoln Parks & Recreation).
- Three (3) schools in our area – Everett Elementary, McPhee Elementary & Park Middle School.
- The Boys & Girls Club at Park Middle School
- A number of Community Gardens in the area (F-Street & 1st Presbyterian)
- A lot of churches in our area (including St. Mary's, Trinity Luther, 1st Presbyterian, etc.)
- A deeply vested local police force, which has a base (F-Street) of operations in the neighborhood.
- Well established neighborhoods to the east, south, and west (including historic districts).
- Great access and immediacy to Downtown Lincoln and urban core amenities!
- An authentic history and sense of place that can be built upon.
-

Issues | Challenges: In this area, we see…

- A Lack of a critical mass of reasons for people to be here and things for people to do here.
- Major issues related to the outside "scary" and "unsafe" perceptions of the area.
- A variety of issues related to the attractiveness and aesthetics of the neighborhood.
- A high rate of poverty, working families ("working poor"), and homelessness.
- A lack of neighborhood services and retailing (such as restaurants, grocer, laundry).
- Lots of low-quality, second tier convenience retailing (such as Casey's)
- Very high renter ship and non-owner occupied housing (around 94% rental).
- Slip-in apartments and low-quality rentals detract from the character of the area.
- A range of issues related to conditions and maintenance of the housing stock.
- Too many (absentee proprietors) slumlords leasing units and unresponsive.
- A high percentage of non-english speakers, which hinders communication.
- A less skilled workforce with low educational attainment.
- Poorly lit and unsafe feeling streets for walking at night (for instance on 11th Street).
- A need for better lighting on streets, alleys, and parks throughout the neighborhood.
- A high "transient" population (relative to politicians, students, renters, incarcerated and homeless).
- Some issues related to the transient and homeless population in Cooper Park.
- Some petty crime, unsavory activities (such as prostitution), and a few problem properties.

- A shortage of structured & on-street parking (particularly in the area north of H Street).
- High traffic volumes in & out of town (in particular on 9th, 10th, 13th, and A Streets).
- Distinct types of places with unclear boundaries (for instance, north of H Street; or A Street).
- Streets acting as barriers to isolate residents geographically from each other (9th, 10th, 16th, & 17th).
- A lot of vacancy and vacant residences spread throughout the area.
- Families that do not have access to health & mental health (trauma, loss, ADHD, depression) services.
- Families that have low food security and lack access to quality food.
- Lots of families with domestic violence and substance abuse problems.
- A need for more open & green space in the neighborhood.
- Limited access to public transportation in the area (with the spoke & hub).
- Lots of uninsured families and people, due to the nature of employment.

Ideas | Possibilities: In this plan, consider…

- Opportunities to establish a central square or hub for the neighborhood. – **catalyst**
- Locations for new affordable housing and senior housing. – **catalyst**
- Locations for nicer, higher-quality housing & more diverse typologies. – **catalyst**
- A spot to relocate the existing Downtown YMCA within the area. – **catalyst**
- A location for a new Downtown Library (potentially shared). – **catalyst**
- An indoor, multi-level food co-op or community garden (See Vertical Harvest). – **catalyst**
- A new business incubator, co-working space and / or accelerator. – **catalyst**
- The possibility for locating a high-quality grocer in the area. – **catalyst**
- The possibility for targeted recreation activities (like skate park, pool, running track). – **catalyst**
- A location for additional, flexible community & classroom spaces (not redundant). – **catalyst**
- Additional neighborhood services for residents (such as a laundry, coffee, restaurants, etc.).
- Strong pedestrian connections to the University (such as 13th via the 13th & O Street Intersection).
- The possibility of neighborhood micro-lending libraries or similar tools.
- The inclusion of nature-scapes and other green infrastructure in the area.
- Improvements to existing area parks and green spaces (such as Cooper Park).
- An outdoor area or location for a year round farmer's market.
- Strategies to convert slip-in apartments into homeownership (such as condos).
- The opportunity for more housing targeted to students (as an alternative to campus).
- A place for more youth afterschool & enrichment activities in the neighborhood.
- Targeting improvements on key walking routes & paths between the schools & assets.
- Pedestrian crossing improvements on the major north | south and east | west divider streets.
- A multi-use trail or separated bike facility in the area (maybe on D Street, for instance).
- Zoning changes necessary to protect single family residential and dis-allow multi-unit slip-ins.
- Targeted incentives for redevelopment, renovation, and home improvement.
- A land bank or land acquisition entity to assist in redevelopment.
- Locations and strategies for more temporary activities, such as food trucks or outdoor theater.
- Connections to existing major bikeways (such as 11th Street and 14th Street)
- Programs to support existing proprietors with tenant screening, reinvestment, and maintenance.
- Transit route adjustments and upgrades to support greater ridership and use.
- Programs to help with substance abuse, domestic violence, and family issues.
- Neighborhood branding & way-finding signage with the identity of the area.

Goals | Mission: In this plan, we would like to…

- Foster a more aggressive approach to economic development and revitalization.

- Find more ways to increase private investment in this area.
- Put strategies in place that will truly empower the Community.
- Find ways to capitalize on the small town – big city feel of Lincoln.
- Express the diversity of the area and the various districts in the branding & identity of the place.
- Build on our neighborhood strengths and assets (such as F-Street & the Schools).
- Build on the grassroots social networks and organizations.
- Explore methods to ensure that there is a good balance between rental and home ownership.
- Investigate ways to provide "wrap-around" services for the entire neighborhood.
- Find ways to clean up | improve the area without forcing people out of the area.
- Encourage a range of building types and unit types throughout the area.
- Increase the amount of "feet-on-the-street" in the mornings and evenings.
- Improve housing conditions & address housing-related issues holistically.
- Increase economic development and redevelopment in the area.
- Ensure to retain the historic, urban character of the area.
- Encourage more employment opportunities for residents of the area ("living wage").
- Encourage more business and entrepreneurialism in the area.
- Strengthen the social fabric and people-network of the Community.
- Provide more access to health and mental health services for residents.
- Foster youth entrepreneurialism and economic opportunity in this area.
- Increase food security with more access and availability.
- Retain affordability, and not force people out of the area.
- Attract more students, young professionals, hipsters (alternative life styles)
- Find ways to build-on and market the assets in the area.
- Build relationships between residents and business owners.
- Align job | skill training for the local workforce in alignment with available jobs.

----------THIS STUFF IS MORE FOR US; IN CONSIDERATION OF THE PROJECT----------

Concerns | Questions: But what about…

- The boundaries of the study area - How did we get so far east and west on the map? (8th/9th to 16th)
- Poverty – Regardless of educational attainment, these two census tracts are in poverty. that means education isn't helping them to empower themselves.
- The size of the study area - It may be too big and too far to the west, which makes us lose focus.
- The student population - We need to ensure that we investigate students in this process. They currently hang out a lot on P Street & O Street, so can we attract them? Maybe not.
- Grocery Stores - The Sunmart at 17th & South is closing, the one at Coddington & A is too far, and recent proposal at 18th & K Streets failed. There are a few small low-quality markets in the area.
    - *NOTE: There is a Russ's at A Street & 17th Street (on the southeast corner of our study area); and there is an Open Harvest Cooperative Grocery at 17th & South Street. It may be hard to get a grocery to work here….*
- Actual Crime – The area is the #2 unsafe area in the City (pointing to the area 2-3 blocks surrounding the F-Street Recreation Center; the #1 area is just west of the Capitol.
    - *NOTE: Not according to the Lincoln Police Department*
- Diversity & Unity: How can we really unify or combine all this diversity (economic, cultural, etc.) into a singular neighborhood or place…. A question posed by a couple of stakeholders.
- Political Environment: Our politicians are not interested at all in the situation here in South Downtown, and they are only here for a brief time. It's sort of as if they sweep it under the carpet. They are an island. They come into town, and leave town.
- University of Lincoln Nebraska – The school is a real island; it takes lots of tax dollars and doesn't give back. The school will be an important partner to make this project happen, so how can we work with them to get it done.

- Schools Funding – In general, lots of folks said the schools are key anchors, but that they weren't really getting the funds to meet the needs in the Community. On school, McPhee has a $1M grant (5 years) to work with United Way to provide mental health and family services to their students, which most schools typically have to incorporate or partner to provide.
- Issues relative to the City Projects – For instance, the 11th Street project has a very poor reputation in the Community because it took way too long, and the City skimped on the lighting…which was the major reason for the project to be initiated. Also, for instance the Building Commission isn't very responsive to requests for maintenance or issues related to complaints. In general, this area does not view the City in a positive manner.
- Near South Zoning, 1992: According to one stakeholder a large portion of the Near South Neighborhood was rezoned to NOT ALLOW single family residential to be chopped into smaller units.
- LIBA – is very powerful with the Mayor; in fact some say too powerful. He does mostly what they say…they area against all new taxes, and not supportive of special districts.
- Conversion of Homes back to single family – some sense that it is not viable to convert them back.
- Implementation Strategy – a few folks had indicated that it would be good to start with Goodhue boulevard, due to the fact that it was near the capitol and very public in some ways.
- Parks – Neighborhood parks in Lincoln apparently get very little money for improvements; and much of their funding is currently spent on maintenance. I was also informed that the tree budget has been completely slashed from this year's budget.
- The Everett Neighborhood Association (Matt Schaefer) is teaming with Everett Elementary School to complete $25K in site improvements to their "backyard", including a running track and some equipment for kids.
- In general Nebraska TIF funds a lot of projects in the area, so this may not be the solution. The City of Omaha has a "land bank" bill, something like that might work well here.
- Street Conditions (in General) – are majorly affected by snow events; they crack and break quite poorly, so an evaluation of the street conditions won't really help right now.
- F-Street – So apparently, the City wanted to tear this down at some point; and there was a citizen-uproar and they renovated it and added the sub-station. Now it has a fairly good reputation and seems to be used quite well.
- "Anything for the Kids" – the City generally takes this approach to anything and everything.
- I am quoting, "the public transportation system in Lincoln is abysmal." – spoke & hub strategy is inefficient, and the general level of service does not really foster transit ridership.
- The Justice Center (City Jail) – located just near our area, makes a challenge to get folks to walk here on the street, and has negative effects on the perception of the area.
- Problem Property Potlucks – check into this…they basically did these media releases in front of problem properties to help bring it to the attention of the Mayor and others (guerilla urbanism).
- UNL Housing – the recently built some housing near campus. It's really a 10-12 story garage with housing on top..interesting model. Haha. But, not really sure that off-campus housing is a viable strategy with UNL for future expansion. Not likely anyway; and they have a residency requirement that is 1 year or 27 credits, or close.
- "O" Street – Longest main street in America, according to a recent study (O & 13th is where the students gathered after major events or wins, etc.
- The police department felt in the early 2000's that they needed to be present in the neighborhood in order to serve it fully…hence relocation to the F-Street facility. My sense is that the PD really has a desire to partner with the Community on things, and that they have made lots of strong relationships in the neighborhood. They need more officers overall…currently they are at 1.2 officers/1000 avg and need approximately 1.7/1000…which would mean 60 more officers.
- (LES) Lincoln electric System - They will only put three lights on a street which is an issue with actually affecting the street so instead they had to cut back the trees
- There is a disproportionate amount of halfway houses and other types of mental health boarding here because no one complains; (but, this seems to be at odds with most folks suggesting that we need more mental health services in the neighborhood.)

- Some recommended mechansims:
    - Consider a variable property tax rate…base on conditions of the property to encourage
    - There was an energy saving grant/low rate loan with LES, should consider expansion.
    - Grants for landlords that have low income tenants they would give you a low interest loan to make improvements…to encourage and retain affordable housing.

Other Items: Look at | Speak to…

- Local developers – Excel Development, Speedway Properties, and / or Tetrad Development.
- The Greenways Plan – Particularly, the Jamacia Trail to the west of the study area.
- Grocery Stores & Chains – SuperSaver & Russ's (same owner); Sun Mart; Consider Aldis.
- Parents Group @ Everett Elementary – Elizabeth Montez
- Example of Active Community Learning Center (CLC) – Elliot
- Medical & Mental Health Services: El Centra & Clinic with a Heart
- Community Gardens: Community Crops Program
- Transportation: Star Tran (public transit system) has low-income passes at F-Street).
- FAST – Families & Schools Together (Linda or Leah Johnson; McPhee)
- McPhee – "Engage, Empower & Graduate" program (Pilot, 200K for 5 years; United Way)
- Antelope Creek Project – Good example of tearing down housing to build more affordable housing.
- Bryant Hospital – Look into them; health is a big issue here and they may want to invest.
- Insurance Companies are huge here!
- "Streets Alive" Event in Lincoln (was in SODO last year)
- Bike Lanes on N Street – Recent project, $3.6M.
- Everett Neighborhood Association – Facebook page has good videos highlighting the place.
- Kline's Corner – Historic Corner at the intersection of 11th & G Street
- Block Party – Conducted on E Street last year between 11th & 13th Street.
- South Haymarket District – See Plan
- Near South Neighborhood Association – Greg & Paula Baker
- Partnership for a Healthy Lincoln (initiative)
- Problem Property Potlucks (cool idea to hold media / press events in front of problem properties…that they have been doing for a few years.)
- IB (International Baccalaureate) as part of Lincoln Public Schools
- Neighborhood Design Standards (in place, but not sufficient)
- Pat Anderson (landlord issues, email Matt); Heidi Little, Nurse @ Bryant, and Jim Able @ NEBCO.
- Potential Partners: DaVinci's, Russ's, Union Bank & Trust (maybe low-interest loans) and NEBCO.
- Vacancy Ordinance (neglected building ordinance) – Lincoln has apparently passed an ordinance allowing ED when vacant over X yrs. Need to find this ordinance and see what it has included.
- History: This area was Lincoln's first urban neighborhood; and has a lot of historic assets.
- Historic Assets: Ferguson & Kennard Houses (on east side of our study area).
- Senators that would understand the needs: Kate Bolz, Kathy Campbell, Adam Moorfield
- Need Onboard – Mayor Harvey Pearlman & the Chancelor of the University, Alice Dipman.
- Career & Technical School – Related somehow to Southeast High School…for students that want more skill sets related to technical fields. We looked for this place…could not find it.
- Chamber of Commerce – Speak with someone here.
- Project Safe Neighborhoods (PSN) to see what it's all about. – Safety & Community
- Director of LPD, Director Cassidy – can provide an abundance of maps that will help illustrate crime, or lack there-of crime in the neighborhood.
- The Gathering Place – the neighborhood soup kitchen
- Greg McCowin is a good realtor that works in the area…trying to sell urban lifestyle.

Stakeholder Interviews

Round #1

3:00 PM | F Street Recreation Center | February 4, 2015

General Notes:

- **Issue:** Concerned with how did we get so far west and east on the study boundary?
  - The original thought was to 8th or 9th, add in McPhee School which would be 16th.
  - Struggling with doing so much toward west the neighborhood changes a lot.
  - The concern with getting to big is the focus aspect of this was supposed to be about the housing issues, economic opportunity,
- Would like to see the housing stock addressed on a one-to-one bases evaluation of keep it, rehab it, blow it up
- **Goal 2:** find an opportunity to put some affordable housing and affordable senior housing,
- Doesn't want people moving to another part of town, I want them to stay in the neighborhood, and get better/healthier housing. Just wants them to adequate housing.
- 80% in this area is rental, non-owner occupied housing
- **Goal 1:** Economic Development; there needs to be jobs in this area
  - There needs to be some kind of business to come in the neighborhood and employ those without higher education/GED
  - There needs to be a laundry where you can hire people
  - Downtown YMCA needs to relocate (they are currently at 11th and Pain); they are currently in a bad building that could be converted into condos; it would create feet-on-the-street I the AM and after 5pm
  - **Local Program:**
    - Indoor garden that gets local food in the area along with getting local people work.
    - Summer there is a major farmers market in the northwest and southeast corner of town, and at 13th & F on Thursdays
    - there needs to be a year around farmers market
- this neighborhood is one of two that people are afraid to walk in at night
- **Safety Issues:**
  - Bryan: Do you think there are actual crime or perceived crime here?
    - Not a huge problem but there is a little bit of prostitution in Lincoln and its within a 4 mile radius of where we currently are. Casey's is a gathering point for this.
  - These slip-in 4-10plexes is creating some issues, and that should be addressed to order to help bring up the quality of the neighborhood.
- This area has been an area that attracts alternative college students/alternative lifestyle students
  - There needs to be activities for this "alternative" resident type to do so that they aren't idol
- There is an element of students here that isn't addressed
- Maybe this are can have incubators, accelerators, etc. to support students here

- **Do you see in particular challenges with the physical infrastructure?**
    - **You don't walk down F St because there are no lights, you have to go down G St.**
    - **It's not a huge problem but you have to be thoughtful about the way that you take the kids on walking fieldtrips**
    - **She personally has a few places she wouldn't feel comfortable walking at night, but doesn't think that it's an issue with families because they are used to it**
    - **They need a bigger campus, the school was renovated in 2011-12 but there was no space for an expansion because they are capacity.**
    - **The building that they need is one that is more of a flexible space, and with a high level of mobility which it makes it hard to project for the next year**

Board Notes:

- **Teaching 1990 | McPhee 2000 | 4th year as principal**
- **Diverse (25%-30% white | 70%-75% minority)**
- **90% ELL (English language learners)**
- **90% Free or Reduced Lunch**
- **EMPOWERMENT: Sometimes you "Get in the ditch with the kids." – Empower!**
- **PTA: Small (host family nights, splash night, photo studios)**
- **Walking isn't really an issue (meaning, there are issues with sidewalks; but doesn't stop folks)**
- **Home School, for Mission (110 Q Street)**
- **1st Presbyterian – Scholarships students | summer**
- **All summer – 12 Kids afterschool |**
- **330 total students (35 pre-K)**
- **Most of Lincoln doesn't realize how much need (there is in this area)!**
- **Culturally Diverse!**
- **Mental Health (kids | trauma | ADHD | loss) – some refuges have left their own country**
- **Families: Depression | substance abuse**
- **Therapists: 6 days a week (Medicaid funded – United Way)**
- **At capacity (highlighting the school)**
- **Engage / Empower / Graduate**
    - **United Way Funding | 200K over 5 years)**
    - **Individual Therapy | Family Therapy**
- **FAST (Family & Schools Together)**
    - **2-3 9 week sessions – Leah Johnson**
- **2012 Renovations (in reference to the school facilities)**
- **Facility – need for flexible spaces (due to permitting in and out of district)**
- **Family Literacy (2 hour | 5 days a week)**
- **Southeast Community College (adult education teacher)**
    - **Parent learning**
    - **Get students into K-5**
    - **Help families learn language to help kids in future**
- **CLC's (parks & recreation funded) – afterschool childcare**
    - **BF / After school Childcare**
    - **Title 20 (sliding fees)**
    - **Scholarships (some no cost)**
    - **Homework support**
    - **Clubs for kids**
    - **Family nights**
- **Low Skill Level (in regards to the community) | Low wages**

- **Poverty (working poor)**
- **No support System**
- **Resources**
- **½ families don't speak English**
- **Hispanic | Burmese | Arabic | Vietnamese | French – 12 Language**

9:00 AM | F Street Recreation Center | February 5, 2015

General Notes:

- **Trinity has been here since 1881**
- **Her husband is the senior pastor and they have been there for 26 years, she is the deaconist**
- **Their membership is not from the neighborhood, which is a change from what it was before, only about 5% of there members are from the community which makes it hard for them to become engaged in the community and be present – "Imported Congregation"**
- **The past 5 years they've been getting more involved, which is why they are working with the YMCA, F street community center, and Everrett**
- **Should talk to Greg and Paula Baker**
- **The church would like to expand so that their building is more accessible**

Discussion Notes:

- **Issue**
  - **The perception is that this neighborhood is poor and not safe, but the reality is that there is an economic mix and a great place**
    - **It is a struggle but also a benefit that there is such economic diversity**
    - **People see this place as poor, scary, not safe**
  - **How do you unify something that is so diverse**
    - **Cultural gumbo, how do you get everything to meld together**
  - **The issue is that it is very much so geographic**
    - **People isolate themselves and don't go out of their area.**
    - **Streets isolate physically; west is separated by the high traffic volume of 9th and 10th**
  - **Housing**
    - **The slip-in apartments have destroyed the character and unity of the neighborhood**
    - **There is too much rental, versus home ownership**
    - **#1 Biggest issue with the neighborhood is bad landlords**
    - **There needs to be better, nicer, more affordable housing**
    - **There aren't a lot of options here. People want to go from renting to owning but there isn't a building stock to purchase so people leave this neighborhood**
  - **Their struggle is that it is so diverse**
  - **Politicians don't get involved in the neighborhood because they are here for such a short timeframe**
  - **Safety**

        - **Congregation has a perception that this area is not safe, even though she thinks its crazy because its fine here.**
        - **Prostitution at 11th and E St, and that is probably the worst part of town**
        - **Safety is a perception issue, not an actual issue**
        - **The church has never been vandalized, its been broken into 3 times in 26 years, they've never had any crimes occur to congregation**
    - **South of our boundary is very much disconnected from the rest of the neighborhood**
    - **The university sucks a lot of tax dollars for private use**
        - **Possibly get the university invested in this area so that it could better the neighborhood**
        - **The university is very much self serving and is just on campus, its not giving back to the rest of the neighborhood in anyways**
    - **If you don't have transportation then this place does not have enough food places, if you do its still a little scarce but doesn't know if this area can sustain having more stores beyond just little mini markets**
- **Ideas**
    - **Considering doing a Lending Library but the problem is that Dorothy doesn't think that it would work because kids may not be able to read and don't want to read**
    - **Bryan: what need could they address if they expand**
        - **It's better for them to actually just partner with other things such as F street community instead of duplicating services**
    - **The Antelope Housing project is a good example of tearing down bad housing and building nice affordable housing**
        - **The idea is not to force people out, but to make their space better**
    - **D St as a potential greenway because it connects to the park, zoo, and to the surrounding bike lane**
    - **Idea of biker friendly church, but being a Lutheran church isn't conducive to it**
    - **The vital signs report has invigorated people to want to work and help**
    - **Would love to see Bryan Hospital to invest their money in the neighborhood**
    - **The big money pockets are the insurance companies**
    - **StreetsAlive Event**
        - **It's a city event that partner with city of Lincoln for healthy living**
    - **Grocery store would be a great idea, but doesn't know if its viable**
    - **The Police department does an amazing job, they know the neighborhood and are engaged**
        - **The police are seen as partners, not adversary's**
- **Assets**
    - **There is a nice little hub that happens where the Cultiva is, it used to be perceived safer when the little Hispanic grocery store**
    - **City just spent $3.6M to put bike lanes on N St.**
- **Bryan: What is the identity of this place?**
    - **Everett FB page has 4-5 videos highlighting the neighborhood**
    - **The identity use to be Klein's Corner that was an older stable neighborhood, but now it is in transition and there is no clear identity of where it is headed**

Board Notes:

- **Possible Needs: Meeting | Classroom & Large recreation area (but shouldn't be duplicative)**
- **Strengths: So diverse!! | Economic Diversity!**
- **Perception: Looks scary | poor | Minority**
- **Related (in reference to the area south of A Street and our study area)**

- **Idea: Lending libraries | diverse books**
- **Highlighted A Street for bike lanes | separated trail facility or similar**
- **How do we unify? (such diversity)**
- **Capital Complex labeled "island"; which is what they are.**
- **Everett Neighborhood Association has videos about the neighborhood**
- **UNL (will be important to bring on board)**
- **Act | Engage solution**
- **Their church highlighted on map, with additional ownership of houses on southeast parcel(s)**
- **Kline's Corner (area) highlighted on the Map; historic name.**
- **Divides highlighted on 13th Street, 9th Street & 10th Street, and 16th Street & 17th Street**
- **Divide highlighted on H Street between the neighborhood and other areas**
- **12th Street is an important walking street between Everett and the norther areas.**
- **E Street highlighted (between 11th Street and 13th Street) – Block Party**
- **South Haymarket area highlighted on the map**
- **Antelope Creek Housing: MORE!**
- **Housing Slip Ins**
- **Bad Landlords**
- **F-Street Work**
- **McPhee | Everett – they do a socks & gloves program**
- **Old Family Grocery Store (on 11th Street)**
- **Grocer Need!**
- **Greg & Paula Baker (Neighbood association – speak with them)**
- **Streets Alive (program) – see if I can find a map**
- **Partnership for Healthy Lincoln**
- **Perception of Crime**

10:00 AM | F Street Recreation Center | February 5, 2015

General Notes:

- **She was involved with the 15th street corridor plan(?)**
- **On the planning zoning commission, before that was on the historic preservation board**
- **Former Near South Neighborhood Association President**
- **Business located on the third floor above the Mill, 8th and P St**
- **Was a part of the planning for West Haymarket**
- **Loves this neighborhood and area**
- **70% of their co-working spaces are under 25 years of age**

Discussion Notes:

- **Monopolize on the fact that Lincoln is a big city with a small city feel**
- **A large portion of NorthSouth has been rezoned so that people could take single family homes and breaking them up multiplex**
- **LIBA (Lincoln Independent Business Association**
    - **Are very powerful, and very opposed to everything, they want to save money though closing libraries, etc,**
- **The people that live here are very active and care.**

- **First Plymouth is a strong church**
  - **There are a lot of people from the neighborhood here**
- **Look into if there is an affordable housing commission**
- **She knows that a lot of people want to see these single family homes on 15th going back, but she doesn't think that is what she would do it, it's not viable**

- **Ideas**
  - **Would hate to see this place to lose its character**
  - **Wouldn't want to see total gentrification here**
  - **There needs to be both rentals and ownership to sustain the neighborhood**
  - **There needs to be some zoning modification**
  - **A way to get to the Haymarket without having to go on major streets, D St would be ideal for this**
  - **Finding a way to integrate the renters in the area into the community which then integrates the schools**
  - **Prescott as a good model**
  - **Goodhue Blvd. makes sense as a starting point, because it leads right to the capital and has the ability to become an amazing center. The revitalization of this could spread out.**
  - **How to get young people to Lincoln, they need to get more economic devlopeemt**
  - **The neighborhoods and the business need to work better together**
  - **Lincoln Policy Initiative**
  - **Problem Property Potlucks**
  - **Grass root efforts would be effective here**
  - **Need to get businesses more into the planning because**
  - **There needs to be a mix of housing types**
  - **Play up the role of parks and sidewalks in this plan**
  - **If you want your economic development to move forward you need to invest in things that will cater to the young 20somthings who want to be in an area like this.**
- **Assets**
  - **This place has a lot of multicultural spaces**
  - **Changing the zoning so that these multiplexes can't happen**
  - **The houses on 15th are the original houses**
  - **International Baccheloritate (IB) at Lincoln High**
  - **The western neighborhood is an amazing place**
- **Issues**
  - **Neighborhood park have no money**
  - **There is no source of new funding, right now its just create record keeping**
  - **There is a library here, in the business area and is walkable but it very disconnected**
  - **The tree budget has been cut**

General Notes:

- **IB (international baccalaureate)**
- **LPS (Lincoln Public Schools)**
- **Near South: 1992 | Rezoned not to allow for Slip In apartments**
- **High % of rental properties**
- **All single family is not realistic (in reference to the area)**
- **Highlighted 9th/10th, 16th/17th, and H Street as dividers in the area**
- **Highlighted Goodhue Boulevard as great street to start work**
- **Highlighted 11th Street between E Street and H Street**

- **Highlighted Cooper Park (with note regarding homeless neighborhood and equipment)**
- **Highlighted A Street for potential Greenway Connection to recent trail on 6th Street**
- **Highlighted Capitol Complex**
- **Absentee landlords**
- **0$...parks need money. (Antelope Park good example of recent project)**
- **LIBA – Lincoln Independent Business Association**
- **Neighborhood Design Standards (not helpful)**
- **Block Parties | Schools**
- **0$ for street trees**
- **Multi-cultural**
- **Churches**
- **Tear downs are not good.**
- **Not total gentrification**
- **Grassroots Action!**

Everett Neighborhood Association
11:00 AM | F Street Recreation Center | February 5, 2015

General Notes:

- **President of the Everett Neighborhood Association for 2.5 years**
- **Government relations and lobbing | Lawyer on Lincoln Mall**
- **Lives in Everett and bought a house just south of A Street**
- **Teaming with Everett Elementary to fund playground improvements**

Discussion Notes:

- **It is interesting and a diverse neighborhood that has a different character from the north to south**
  - **North (no home ownership, more diverse**
  - **South high homeownership**
- **A lot of people gather at Zestos (an ice cream shop)**
- **Talk to Pat Anderson about the landlord issues (get email from Matt), Heidi Little (Nurse at Bryan), Jim Able (NEBCO) she has created a parents organization at Everett**
- **The L St project was a huge bust on what happened versus what was promised**
- **TIFF a lot of public projects in Nebraska in general**
- **Omha has a landbank bill, something like that would work well here**
- **Partners**
  - **DaVincis**
  - **Russes**
  - **Union Bank and Trust**
    - **Possibly offer new or low-interest lows as an incentive**
  - **NEBCO**
- **Assets**
  - **The F street community center**
  - **Evarett Elementary school**
  - **There is a decent amount of**
- **Issues**
  - **There are too many stop lights**
  - **The north south split, and the majority of active people are from the south**
  - **The attractiveness/aesthetics are the major complaints**
    - **The housing conditions**

        - **The landlords that don't take care of the buildings**
            - **There is new ordinance on housing**
    - **Safety**
        - **Street lighting; the streets are very dark especially on 11th street**
        - **Safety is a perception issue, the Everett Boundaries are quitter than people think. He doesn't feel like there is anywhere that should be avoided**
    - **Business owners were upset with the length of time that their business were inconvenienced with the L St project being extremely delayed and done incorrectly, so now theyre skeepticl**
    - **The Building and Safety Commission isn't responsive to peoples complaints**
    - **The mayor gives LIBA to much power**
- **Ideas**
    - **They are trying to improve the playground at Evarett**
        - **Wants to build Naturescapes, which has happened at other schools in Lincoln**
    - **There needs to be street lighting consistently down 11th street**
    - **There needs to be more investment in the neighborhood through possibly giving targeted incentives for people that want to purchase these homes and renovate them.**
    - **There is an opportunity for more things near the capital such as**
        - **Laundry, restaurants, coffee shops, renovated homes for rental, lunch spots, shops**
        - **There are a lot of people with money in neighborhood for part of the year that can be capitalized on.**
    - **Bryan: What is our big idea for this area? What would be a catalyst investment**
        - **#1 Housing**
            - **Incentives for homeowners to fix up their space**
            - **Flipping homes**
            - **it needs to be a more aggressive approach**

Discussion Notes:

- **11th Street – Too long; done wrong. Not great improvements. – Not enough lighting**
- **11th Street – Street lighting | more lighting!!**
- **Typical Concerns:**
    - **Aesthetics | safety**
    - **Absentee landlords**
- **Question: Can we still subdivide homes into smaller units?**
- **Ordinance on Vacancy (look into brand new)**
- **Grass fixed | walking trail (on Everett)**
- **Naturescapes | outdoor classrooms (on Everett)**
- **Land Bank (possible establish – idea)**
- **More investment | More incentives for Redevelopment**
- **Don't know who to call for City Services (in regards to residents)**
- **Partners: Davinci's, Russ's, Union Bank, Nebco**
- **Jim Able (someone to speak with)**
- **Highlighted crime area (west of the Capital Complex area)**
- **Pat Anderson (resident in the area to speak with)**
- **High Home Ownership (in the area south of A Street)**
- **High rental (in the area north of A Street)**
- **Active base of the neighborhood (in the area south of A Street)**
- **"Divide" (along A Street)**

- **Heidi Little (someone to speak with, has kid at Everett & works at hospital)**
- **Food trucks**
- **Diverse!**
- **Divided! (@ A)**
- **More dense more diverse**
- **Strip on 11th Street highlighted (in reference to emerging commercial area)**

Colonel Mustard Theater Company

1:00 PM | F Street Recreation Center | February 5, 2015

General Notes:

- **grew up for 3 years, and then returned after college**
- **went to McPhee and Prescott**
- **been involved with Col. Mustard Theater Company for three years, it's the 11th oldest house in Lincoln, built by Albert Watkins**
- **The idea is to remind people how create this neighborhood is, and provide free and engaging shows**
- **It is home for every type of expression of the arts**
- **Jurassic Park the Musical**
- **People are really receptive to the forum that they are doing, that there is a revitalization from a grassroots standpoint**
- **Have connections with Redeemer church**
- **A lot of the shows are born out of tv marathon themes**
- **They've gotten up to about 1200 people**
- **The forum is the backyard, so they don't need another space to do what they do**
- **2012-Choose your own adventure/Multilocal "Gods of the Prairie"**
    - **Had people walk through the neighborhood and pick which part of the scene they want to see, so people get good theater and get to explore the neighborhood.**
- **They are a quarky improve**
- **Their goal was to take the model of the backyard show and move it around the neighborhood to show people are great this place is**
- **Budget: high 5-6K lowest 2K; they have a set doner base and kickstarter campaigns**
- **Party in the Park, usually at the Union Plaza, did it at Cooper Park**
    - **They were asked by the city to perform in this**
- **They are able to get food trucks to come to there shows which was a challenge when they did it at Cooper Park**
- **"this is Lincoln's ancestry, or scrapbook"**
- **People who haven't lived here think negatively, but people who live here cherish it and think of it as the place where Lincoln's history is being preserved**

Discussion Notes:

- **Identity**
    - **It isn't a destination where people go hangout on a weekend**
    - **Its autonomy**
    - **It is a mix of socioeconomic levels,**
    - **People have a strong sense of why they want to live here**
    - **It is a history making area**

- **History**
  - **There are a lot of mansions an historic homes here that are worth keeping and renovating**
    - **Ensuring that those homes are**
    - **If Lincoln is going to hold onto its roots then these need to be**
    - **Ferguson and the Kanard House**
  - **The city was laid out nicely so that it makes it walkable**
  - **It was the neighborhood that Lincoln grew into where homes became places people wanted to stay, its where people built pretty homes so other people could see them**
- **Idea**
  - **There could be another high school here**
  - **There needs to be something here for people to hangout and would give more reasons for people to stay here; it could become a beacon of where people want to be**
- **Goals**
  - **They want to be a facilitator or hub for the arts that is accessible and free in the neighborhood**
  - **There should be a branding effort to give this place an identity but it would need to be done very strategically**
  - **There should be a hub, or center here that students know that they could get to and from easily**
- **Assets**
  - **The walkability and accessibility**
  - **the schools do a lot for the neighborhood**
    - **they are critical hubs for this area**
    - **the schools support families and vice versus**
  - **there is a lot of community investment here of the people that live here**
  - **the neighborhood is really willing and open to trying new things; it's a neighborhood that is out of norm and so it's not afraid of trying different things**
  - **A lot of post grads living in this area**
  - **Biking is important to people who live down here**
    - **Biker usually live on/ bike down 11th, Goodhue, 14th**
- **Issues**
  - **Doesn't really see the stuff north of H St as really relevant or culturally significant**
  - **After bad snow days, then there are usually potholes and makes for difficult road conditions which makes traveling difficult**
  - **Perception**
    - **Residents view it as a**
      - **Vibrant place where they can both live and explore. And learn the nooks and crannies of shops**
      - **that they can buy a 100 year old house and make it what they want**
      - **They love it because it is dense**
    - **Outliers/people who have never lived here**
      - **they see it as Lincoln's Blackhole**
      - **they think that they need to fix it up**
      - **it is still viewed as historic and urban**
  - **landlords are a major part of the problem**
    - **the neglect is a major problem**
    - **crime is largely connected to bad landlords not keeping up the physical environment or checking on who they are renting to**

        - **there is a perpetual cycle because the landlords are bad, but they can always find someone to rent**
    - **Infrastructure**
        - **The sidewalks are uneven but doesn't stop people from walking, it's just inconvenient**
    - **There aren't really any handout spots besides Cultiva**
        - **Everything that is happening is happening right outside of here**
        - **People are hanging out in the haymarket**
    - **There is a large transient population that does create a little bit of an issue**

Board Notes:

- **First place that Lincoln celebrated "Living History" – urban neighbohood**
- **Gods of the Prairie (production)**
- **Multi-Location | choose your own adventure**
- **Colonel Mustard Theater | Albert Wadkins House (main location)**
- **Free Entertainment (as part of mission)**
- **The Last Place of Identity (in the City of Lincoln)**
- **Backyard Musical | Jurassic Park the Musical | Dr Quinn the Musical**
- **Lots of issues with landlords**
- **Not a major destination (in reference to the neighborhood)**
- **1,000 to 1,500 people (to a typical show; last one 1,200)**
- **First Neighborhood!**
- **#1 Schools | #2 Walkability**
- **5K-6K typical cost**
- **Highlighted 13th Street, 14th Street and 11th Street for Bicycles**
- **Hihlighted H Street as a divide in the area**
- **High density hubs**
- **Outsiders View this place as run down & historical**
- **Mcphee | Everett | Prescott (another school example)**
- **Euclid Street**
- **Block Layout**
- **Ferguson | Kennard House (local assets)**

University of Nebraska-Lincoln Public Policy Center

2:00 PM | F Street Recreation Center | February 5, 2015

General Notes:

- **Co-author of one of the Lincoln Vital Signs Report**
- **People are very civic minded here and it is very much just culturally Lincoln because there is one-degree of separation of people**

Discussion Notes:

- **They wanted to tear down the community center at one point but a grassroots neighborhood group fought that and got it renovated**
- **She thinks that it is a beautiful residential neighborhood, the idea is not to change this into a business area/changing the character of the neighborhood**

    - **There is currently one here right now, but it could be larger and more involved to give st**
    - **College students hang out around O St. (has bars, fast food, hangout space); it use to be P St which is now retail**
- **Goal 3: Getting people to know about the assets here**
    - **2 blocks on 11th street where there are good, effective retail, mixed ethnicities, 5 new office buildings…it's something to build off of**
- **Issue:**
    - **there should be a new downtown library (it's on the drawing boards but nothing is set in stone)**
    - **Thinks there is a shortage of parking garages or street parking, Tom's business currently owns a block of just parking lot that he would much rather see as a block of retail**
        - **Excel development**
        - **Speedway Properties**
        - **Tetrad**
    - **There is a lack of restaurants or retail, lack of downtown grocery, small markets, Walgreens/CVS**
- **Could possibly combine the YMCA and a new public library so that there is central hub**
- **Jamaica Trail is the greenway**
- **Not as concerned about the western portion because there is a strong German and Russian community that cares about their neighborhood and are making sure to keep it**
- **13th (2-way) the way people come in-out of town, 10th is the highest amount of traffic into town, 9th is the highest amount of traffic out of town**
- **South-A St. have some nice**
- **A (main arterial of people coming in from West Lincoln), D, and Lincoln Mall are the main traffic handlers running E-W**
    - **A St. is missing some sort of retail that can be carried by the people coming in and out of town**
- **Bryan: Where do people go to get there groceries stores here?**
    - **There is a grocery store at 17th and South but its closing**
    - **Folesome and A but it doesn't really service this area of town**
    - **There was a proposal to build a grocery store around 18th and ?**
    - **There are a few Spanish markets but that's it, this place is a food desert**
    - **Groceries in the area are: Super Savor and Russes Market (they are owned by the same people), Sun Mart, Schmidts(sp)**
- **You will hear safety a lot of the time but doesn't think that it's as big of an issue, that the housing, economics, and other things create the safety issue and would be fixed by fixing those problems.**

Board Notes:

- **#1 Economic Development | #2 Housing | #3 Food**
- **Sun Mark (17th & South Grocery)**
- **Commercial Area (at 17th & Washington) highlighted on the map**
- **Housing**
    - **80% rental**
    - **Find some areas to clean up & relocate folks**
    - **Solutions to covert slip ins to home ownership**
    - **Alternative housing for students (strength)**
        - **Build on this quality**
        - **Look at students and play to this resident type**
- **Food:**

    - **There could be some retail/business stuff but it is already a solid residential place**
- **There are a lot of working young adults in this area**
- **Most students would walk 13th from the neighborhood to the university**
- **13th and O St**
    - **This is the corner**
- **There is more diversity along the younger population**
- **There are a lot of employers that are paying good wages that can't fill the positions that they have, so how can we take the people that are here and train them with the particular skills necessary to fill these positions**
- **There are 50 different languages spoken at Lincoln High**
- **Senators: Kate Bolz, Kathy Campbell, Adam Moorfield**
- **In this community people like a lot of people coming together to make things happen**
    - **There needs to be public private investment for projects to work here**
- **Who are the right people to make this work?**
    - **The Mayor, Harvey Pearlman (the chancellor), Alice Dipman,**
    -
- **Assets**
    - **Lincoln loves it schools, there is one school district for the entire city**
        - **There is this anything for the kids mentality**
    - **There is some existing hardscape things that can be built upon**
    - **The area near Cultiva is a destination area**
    - **There is a great infrasture to make this a great walkable community**
    - **In a way this neighborhood has everything going for it**
        - **It has great infrsastructure**
        - **Good walkable**
        - **Its historic an original**
        - **It has great commercial corridors**
        - **Its got all the right parts and don't understand why its not more highly vauled**
- **Idea**
    - **We have to build up the anchors of the schools and community center**
- **Issues**
    - **Some of the schools need more resources**
        - **Not sure how the resources are divided**
        - **Schools are a little fortressy and don't reach into the neighborhood**
        - **The schools aren't getting enough resources, there aren't necessarily a lot of kids but they need more resources because their parents are coming from the working poor class**
        - **It bothers her that there is a perception issue of outside people thinking that people here don't care**
    - **Regardless of education, in these two census tracks, people are still in poverty**
    - **More people in service occupations**
    - **Much higher rate of uninsured, you have people in the workforce not getting insurance from their employer or from public insurance**
    - **The problem isn't that people aren't working, but that they're in low paying jobs**
    - **The public transportation system is abysmal**
        - **There is a small issue of the crowd but the larger issue is that everything has to come down then go out, so it's very inefficient**
        - **The bus routes need to be changed**
    - **There is a low car ownership, but you can't get around Lincoln without one**
    - **The placement of the jail is not a good idea, it makes the street not walkable**
    - **The slip in apartments are a huge problem**

- **Bryan: What is out there that isn't being played to?**
  - **Building the Career and Technical School**
    - **For high school students that want to have skill sets in more technical fields**
    - **Which is above the service industries, which means they'll pay better**

Board Notes:

- **Southeast O – Career & Technical School**
- **Poverty – Higher rates of poverty regardless of education**
- **Schools need more resources…**
- **Mcphee & Everett & Park Middle highlighted (as assets)**
- **F Street highlighted (as asset)**
- **Destination (written on 11th Street from H Street to F Street**
- **City Jail (highlighted; most identifiably by kids)**
- **Employers are saying this (that there is a gap in the skills & jobs – they have jobs to fill)**
- **Senators: Kate Bolz, Kathy Campbell, Adam Moorfield**
- **More service occupations (here than other parts of the City)**
- **Higher rates of uninsured**
- **Higher percentages of African Americans & Latino's**
- **Lots of young adults (working three jobs) – working poor**
- **Some students (not super high)**
- **Concern for folks falling through the cracks**
- **Lincoln loves it's schools – Emblem of what can be done**
- **Anything for the kids**
- **Transit (is abysmal in Lincoln) – spoke & hub strategy**
  - **Need to come all the way downtown to get anywhere.**
- **C.O.C. – Chamber of Commerce**
- **LIBA – very conservative, has the ear of the Mayor**
- **Takes too long on the bus (regarding transit here)**
- **Ted Sorensen (speechwriter for Kennedy, was from here)**
- **UNL | Senators | City (Mayor Harvey Pearlman) | Foundation**
- **UNL – just built some new on-campus housing**
- **O Street – longest main street in America**
- **O & 13th Street (intersection) is the 100% corner in Lincoln (that's where students gathered)**

| Lincoln Police Department

3:00 PM | F Street Recreation Center | February 5, 2015

General Notes:

- **Mike: got assigned here in 2007 because of the high crime wait, which is might not be high to others but high for Lincoln**
- **2008 Stronger Safer Neighborhoods was put in by the mayor**
  - **9th-16th and A-G St.**

Discussion Notes:

- **This are is 94% rental**
- **This area was perceived and actually had a problem with crime and prostitution**

- **This area is called a Core or Focus Area**
  - **They started assigning officers to different blocks**
  - **Getting to know the landlords**
  - **Start to work with the different insitution**
  - **Sent letters out to owners and had a meeting**
  - **There main focus was repeat calls**
  - **Project Safe Neighborhoods (PSN)**
    - **They do home visits**
    - **And deal probabti0on violations**
- **Talk with Director Cassidy**
- **The officers are building strong relationships**
- **Lincoln and McPhee are the worst affected by socioeconomic challenges**
- **The police believe that they need to be present in the neighborhood and be fully engaged**
- **1.2 officers/1000 avg being 1.7/1000**
- **Programs:**
  - **Shop with a Cop**
    - **Officers volunteer and use their own money to purchase necessities for kids**
  - **Reading Days**
    - **Where the police go in, in uniform and build relationships with kids and teach them not to fear the police**
  - **Neglected Building Ordinance**
    - **1344 D street**
  - **Landlord Mentoring**
  - **Coffee with a Cop program in Omaha)**
  - **Fishing with a Cop (program in Omaha)**
  - **Project Safe Neighborhood**
- **Goal**
  - **there needs to be substance abuse programming**
  - **getting to know all the landlords**
  - **focus on McPhee and Everett**
    - **Partnering with the CLC**
  - **They want to partner with the parks department because they are always willing to help but they don't have funding**
  - **They should improve Cooper Park, because it has so much potential**
    - **There could be some little changes that would make a huge difference**
- **Issue**
  - **Landlords are not pre-screening tenants**
  - **Bad landlords**
  - **There is a perception issue**
    - **People will still say that there is a prostitution issue when they haven't gotten calls about this is years**
    - **It will take time to change the perception of this area even though there have been a lot of good changes here**
  - **Crime**
    - **The calls that they're getting are domestic and substance abuse, they are not rapes**
    - **Mostly petty crimes**
  - **These old beautiful homes are being destroyed and turned into multiplexes**
  - **There are problem properties, but that will always happen here and everywhere**
  - **They miss the boat culturally speaking in terms of supporting the diverse community**
    - **They are target because people know that they aren't calling the cops**

- The L St redevelopment was a bust, they didn't do what they promised
  - People were excited about what it was supposed to be and nothing that they said was delivered
  - It has created an air of distrust for the police as well because it was made by the city and people see them as the city
  - They didn't put in the lighting they were supposed to
    - The lighting they did wasn't affective
- Lighting is a major issue especially because there are huge trees and alleys
- (LES) Lincoln electric System
  - They will only put three lights on a street which is an issue with actually affecting the street so instead they had to cut back the trees
- Cooper Park needs to be addressed
  - It's dark
  - Has a transient population issue

- **Assets**
  - There are really good management companies here that are helping some of the landlords that want to be better
  - The Gathering Place, soup kitchen

Board Notes:

- Boundary of initial area highlighted (9th, G, 19th & A) – Focus Area | Core Area
  - Assigned officer to each block
  - Targeted problem properties
- Three houses on south side of E Street (b/t 11th & 12th) highlighted as the worst properties in area
- F-Street highlighted (as location of sub-station)
- McPhee & Everett highlighted (as assets)
- LES (Lincoln Electric System)
- 11th Street | Not a good example (of City initiated project)
- Building & Safety Division (needs to step up)
- Neighborhood Lighting
  - Ped scale lights (because tree canopy blocks out the cobra lights)
  - Alleys are dark & trees cause issues
- Zoning did not help this area (particularly with slip-ins)
- Major issues:
  - Substance abuse & domestic disturbances
  - Mostly petty crime
  - Prostitution not really an issue
  - Crime @ historic low (with exception of a few robberies)
  - Neglected building regulation
    - (1344 D Street – 1 year vacant | 4K to foreclose by City (look at program)
- ELL (lots of non-english speakers)
- Director Cassidy | data maps
- Dark (written over Cooper Park)
- LPS | Parent & sister schools (that contribute)
- Hot spot policing (implemented)
- 268,000 population
- Programs:
  - Fishing with a cop
  - Shop with a cop
  - Coffee with a cop
  - Reading stories with kids

    - **Project: Safe Neighborhoods**
- **Mission: build relationships | engagement**
- **Metrics: 1.2 officers / 1000 people and typical would be 1.7 officers / 1000 – low.**
    - **Need 60 more officers to get to that level.**
- **Potential solutions:**
    - **Screening of tenants**
        - **20$ screening charge; if passed, take off of first months rent.**
    - **Landlord mentoring programs**
    - **Contract language (to address issues | disturbances | repeat offenders)**
    - **Management companies (work really well in this neighborhood)**

| Resident & Landlord in the Near South Neighborhood

4:00 PM | F Street Recreation Center | February 5, 2015

General Notes:

- **Has lived in the Near South Neighborhood since 1993**
- **Chaired the committee that came up with the Near South Focus Area Plans**
- **He used to be a teacher at McPhee Elementary**
- **Currently lives at corner of Goodhue Boulevard and B Street; and owns sixplex adjacent.**
- **Other folks to speak with: John Carlson, Patty Pansing-Brooks, Kate Sullivan, and Greg Mccown**

Discussion Notes:

- **Identity**
    - **It's historic neighborhood, that's slightly been lost with the Slip in housing**
    - **Need to find ways to address housing issues in the neighborhood**
- **Goals**
    - **The neighborhood wants to be a place for the young urban non-car professionals**
        - **He wants this place to be attractive to this demographic; and build on that**
- **Issues**
    - **Maintaining a presence of owners in that area**
        - **There are too many slip in apartments**
        - **There are too many rentals in the area; need a balance.**
        - **The landlords need to maintain their property**
    - **The identity of the neighborhood**
        - **The reputation needs to be developed**
        - **The perception needs to be changed**
    - **There are not a lot of nice places to live**
    - **A lot of Problem properties**
    - **The sidewalks are in disrepair**
        - **They aren't stopping them from walking so they're not that bad**
    - **People complain about crime**
    - **They put halfway houses and mental health services in this area because people are less likely to complain about it**
        - **There is a disproportionate amount here**
    - **The schools are good but Park and McPhee could be a lot better in terms of physical infrastructure**
    - **Food is a major issue**

    - **Perception that this area is slipping**
    - **The media is not helping the issue, when something happens here they will always point out the neighborhood but they don't do that same thing in other neighborhoods.**
- **Assets**
    - **The haymarket/the rail yard has increased the amount of people who come into the city**
    - **Greg McCowin is a good realtor**
    - **17th to 22nd there are some nice houses**
    - **They want to preserve as much of the houses as possible, but understand some much come down because the cost of business**
    - **The character of the housing**
    - **Some people appreciate the cultural diversity of the neighborhood**
    - **Attracts a more wordly diverse young professional**
    - **Proximity to downtown**
- **Ideas**
    - **This needs to be a place where young people want to live, but there aren't that many places available**
    - **Renovating some of the housing stock that is here already, even though it might be cheaper to just tear things down they don't want it to lose the character here**
    - **Around McPhee and the mall on Goodhue would be a good place to start for redevelopment**
    - **The city needs to come up financial incentives to maintain their properties**
        - **Just making laws isn't going to do anything because a lot of the laws already exist**
        - **They need to also follow through**
        - **Punishing people to do stuff with fines won't fix the problem**
    - **Bryan: Are there enough neighborhood services here?**
        - **There could be more grocery stores here, and ones that are better quality**
    - **What helps the people in this area is not having to deal with the bad issues that happen here**
    - **There should be a variable rate property tax**
        - **This would be a big motivator for people to handle their properties more efficiently**
        - **There was an energy saving grant/low rate loan with LES**
        - **Grants for landlords that have low income tenants they would give you a low interest loan to make improvements**

Board Notes:

- **1993 | Board Member | Ex officio**
- **Focus area plans | HUD**
- **15-20 bf**
- **Goals are…**
- **Grocer**
- **Schools: complaints about schools…**
- **Identity N-Hood: signage, etc**
- **Special Homes, etc | Gathering Place (good)**
- **Historic Neighborhood**
- **Grocery: Russ's existing store highlighted on the map**
- **Character of Housing**
- **Cultural Diversity**
- **Proximity**

- **Highlight Goodhue Boulevard (as place to first start, 3 blocks south of capital)**
- **Energy Savings | Low Rate LES (Lincoln Electric System) | Financing for Low Income**
- **Down Zoning | Revenue (chopping into units)**
- **Journal Star – Perception Issues**
- **Greg Mccown (a good real estate agent in the area)**
- **Crime**
- **Sidewalks (bad)**
- **Financing Incentives to Maintain | Look at incentives to stabilize**
- **Vary rate property tax based on condition (of property)**
- **#1 Presence of Owners (slip-ins | landlords | maintenance)**
- **#2 Identity (develop reputation of the area | like railyard & haymarket)**
- **#3 Young Professionals (need places to live | housing types)**

    - **Walgreens**
    - **NO FOOD!**
    - **Aldi?? (like Trader Joe's)**
    - **Grocery Store attempted (at L & 18th; but failed)**
- **Economic Development**
    - **Employment for folks in the neighborhood**
    - **Look at the Lettuce | Kale**
    - **3 Story Garden | Greenhouse**
    - **Jobs**
- **Center SW Lincoln**
- **Grocery (Folsom & A)**
- **Jamacia Trail (noted on Map for greenway on 6th Street)**
- **Grocery (Super Saver & Russ's Market)**
- **Developers**
    - **EXCEL Development**
    - **Speedway Properties**
    - **Tetrad Development**
- **Cooper Park**
- **Museum (Russian & German) highlighted on the Map**
- **Potential prostitution issues (highlighting the area on the map)**
- **Strong Asset (highlighting the area on 11th Street between F Street & H Street)**
- **Relocation of YMCA (to parcel on 12th Street between L & K Streets**
- **Vacant for five years! (highlighting properties on the northwest corner of 13th & H Street**
- **13th Street (between D & F) highlighted as area center**
- **#2 area for unsafety (highlighting our study area, 2-3 blocks surrounding F-Street Center)**
- **#1 unsafe area (highlighting area east of the Capital Complex**
- **Shortage of Parking (pointing to the area north of H Street)**
- **Bars & Food (along O Street)**
- **Farmers Market (Sat AM at Pinnacle)**
- **Need laundry**
- **College (P & O Streets)**
- **Downtown Library (is considering relocation)**

| Everett Elementary School

4:00 PM | F Street Recreation Center | February 4, 2015

General Notes:

- **Everett has about 500 students**
- **She came in 2010, a principal a previous school for 13yrs prior to this, but this has been the one with the most need. She was asked to come here by her Superintendent.**
- **What has changed in 5 years, she has affected the culture of the school**
    - **She started with a good team, and she realized that she had to believe in people and show this respect before they deserve it.**
    - **It was really through supporting positive student behavior**
- **A lot of the students come from**
- **English language learner program is highly spoken of**
- **More than likely the most diverse school in Lincoln**
- **Been an elementary school for 25 years, use to be a middle school**
- **30% mobility/turnover rate which makes delivering the education difficult**
- **Bryan: What is it like for people/kids to live here? What is the neighborhood like?**

- **M: It has a bad reputation but she thinks that it just has a lot diversity that is actually a strength, there are 2 family households that are strong, supportive, and resilient**

Discussion Notes:

- **Issue:**
  - **Housing**
    - **Conditions**
    - **Slumlords… because there are a lot people renting**
    - **Families can't live in better places partially because of lack of documentation so having to live in these questionable houses**
    - **The quality and stock of the housing in this neighborhood is having a direct effect on students and their ability to perform in school**
  - **Mental Health**
    - **This is a citywide issue, but especially a lot of the families here aren't able to pay for the help they need.**
    - **Part of the issue is that some families do lack documentation which means that they can't get proper healthcare**
  - **Food**
    - **Families can't afford food security**
    - **They give out 172 backpacks full of food on Fridays for the weekend**
    - **About 94% are free and reduce lunch, which is probably the highest in the district**
    - **Food security is a major issue and there is a waiting list for the backpacks**
    - **Provides food for kids: Boys and girls club @ park, Outbright (afterschool program, community learning center)**
  - **Poverty**
    - **The needs that poverty brings are also a big issue**
  - **Job Opportunities**
    - **Most of the families are in construction which are seasonal**
    - **Some of the families are separated because dads/moms are working far away to be able to provide; which affects the family structure and the support that they normally have**
    - **Low paying service jobs (fast food, cleaning)… not able to make a liveable wage**
    - **TMCO (specialty steel business); he is giving 25K for a track at Everrett; he also gives a lot of jobs to immigrants because he believes that they are hardworking and deserve a chance to earn a living wage.**
  - **Crime/Safety**
    - **#1 problem, There is a huge issue of domestic violence being heard from the kids about their homes and friends' homes**
      - **El Centro has a program that helps with domestic violence**
        - **Marty Ramirez**
    - **Elizabeth Montez (bi-lingual liason) started the parent group about 5-7 years ago**
    - **There is concerns about gangs, but it isn't as big of an issue**
- **Goal:**
  - **Want Wrap around services at the school**
    - **Los Centras de lamericas**
    - **The quick fix is that if there is a need then you could come have them addressed at school; long term goal of having permanent medical and mental health services at the school (via the CDC)**
      - **Clinic with a Heart (around 17th and South), Center for People in Need (in the north)**

    - **Looking at Elliot as a model for growth**
    - **80-90% of the kids go to Park Middle School next**
    - **There could be better partnering with the neighboring schools**
- **Top things that we need to address**
    - **Mental health and health services**
    - **Poverty/Jobs (which everything is connected to this issue)**
- **What is missing in the neighborhood?**
    - **Green Spaces (Cooper Park is nice but it is too far to be truly effective)(at the school p**
    - **Welcoming space for families with mental health services/other**
    - **How the housing is addressed/better landlords and more strict regulations on what they do**
        - **Having landlords address the needs**
    - **"Neighborhoods are neglected based off of how you value the people in the neighborhood"**
        - **The people in this neighborhood are undervalued because**
- **Neighborhood businesses need to be seen at higher value and would like more ethnic businesses**
- **Translate the diversity so that its more visual/the branding and the character**
    - **A strength of the community is that you are growing up around people from all over the world and learning from different cultures**

Board Notes:

- **Crime | Domestic Violence | Gangs**
- **Elizabeth Montez | Parents Group (7-8 years; someone to speak with)**
- **30% Mobility rate for students | housing is a major issue relative to this**
- **Elliot CLC (good example)**
- **#1 Afterschool | #2 Enrichment | #3 Wrap-Around Services**
    - **Including Medical & Mental Health Services (look at El Centra)**
- **Clinic with a Heart (17th & South)**
- **Issues: Housing Maintenance | Landlords are non-responsive**
- **Jobs:**
    - **Mostly construction**
    - **Fast food**
    - **Service (low paying)**
    - **Need "living wage" jobs**
- **Parks & Recreation Partner (pointing to Everett School)**
- **CLC – 21st Century Grant**
- **80%-90% of students matriculate to Park Middle School**
- **25K for new track around the school**
- **Boys & Girls Club (at Park Middle) highlighted on the map**
- **Issues: Poverty, Trauma & Jobs**
- **Missing green space (maybe too far to cooper)**
- **TEMCO Manufacturing – partner in funding**
- **People are stretched to the max here.**
- **Major issues:**
    - **bad perceptions | reputation**
    - **lots of 2 parent families**
    - **Housing (conditions & renting)**
    - **Mental Health (no access)**
    - **Food security (lack ability to provide food for familes)**
- **172 Backpacks were given to children (full of food)**
    - **94% on free or reduced lunch**

- **Neighborhood Business (need more!)**
- **Ethnic Businesses!**
- **Transfer cultural values into the area!**

F-Street Recreation Center

5:00 PM | F Street Recreation Center | February 4, 2015

General Notes:

- **The Natures Center**
- **"it is a wonderful neighborhood"**
- **Been here since the center opened 13 years**
- **Walking route for kids**
  - **13th/G St west to 9th street, south to F street, west to the park**
- **What the center does:**
  - **Lincoln Literacy (offers the rooms up for ESL classes),**
  - **Southwest Community College uses this for ESL classes,**
  - **open 8am-9pm, senior citizen programming,**
  - **anyone can use the center for free but can use the track and workout facilities for a $3/day or $25/month charge,**
  - **there is a licensed child care program here in which they go pick the kids up from the schools and bring them here for programming (has a fee),**
  - **summer 50 kids/30 midlevel kids in the summer(free), 15, 75-100 kids/families on the weekend come in(free),**
  - **Sell low-income bus passes**
  - **They have a problem sometimes with homeless and people with mental health problems coming in**
  - **Food giveaway every other Tuesday, typically they give out 120-130 meals to families**
    - **Partners with the Food Bank**
  - **There is a full time cook that cooks meals for the kids here**
  - **Garden across the street. The kids plant and take care of the food and then they teach them how to cook with it so that they understand healthy food habits**
  - **Night Out**
    - **A crime prevention programming**
- **What is the facility missing?**
  - **They take the kids over to Lincoln High to Swim after school during the year and take them to various public recs in the summer because there isn't a pool.**
  - **Nowhere for kids to skateboard**
- **Programming**
  - **LittleLinks, a program that helps them be comfortable in the water. They also use this as an opportunity to get kids more interested in swimming and possible lifeguarding jobs.**
- **In the summer when they are going on walking fieldtrips they have to walk out of the way in order to be able to follow routes that have lighted cross walks, they need 9th and 10th street**
  - **It would be nice if there were more lighted cross walks**
- **Cooper Park**
  - **The boys and girls club use it a lot**
  - **People also stay away from it because it's near the railroad tracks and there are people in the park that stay there that have mental issues**

Discussion Notes:

- **Issue:**
  - **There is a lot of theft of bikes by the neighborhood kids; the center provides chains and locks for people to use while they're here to make sure that they're safe**
  - **A lot of kids have never left the neighborhood and when they take them out on field trips the only things that they can identify are the county jail and the police station.**
- **Assets:**
  - **Big draw is the gym and the basketball courts**
  - **The nice thing about the neighborhood is that a lot of people**
    - **There are 2 skateboarding facilities, Trendwood and Peter Park, but most kids don't go there because they are kind of far away. They'll just ride on the streets**
- **The majority of kids go to Lincoln High, a few go to Erving, Prescott, and Seratoga**
  - **They have kids that come here from all those schools and from further areas**
- **What are broader neighborhood issues?**
  - **Prostitution**
  - **Lowest economic**
  - **Crime**
    - **Feels like there is less crime than there used to be; there are places that are far worst**
  - **Lack of food**
- **Community Gardens (there are a lot around here)**
  - **First Presbyterian has a community Garden across the street from their facilities**
    - **They use it as a food giveaway in the neighborhood**
  - **Community Crops Program**
    - **They are really good, look them up**
- **Everett Neighborhood Associate**
  - **Pat**
  - **They are very active and involved**
- **What types of services are needed or missing for people in the neighborhood?**
  - **Laundromat**
  - **Lack of Transportation services**
  - **Services that take kids out of the neighborhood, because a lot of them have never left the neighborhood**
  - **A Track Club**
- **What makes this neighborhood unique/special?**
  - **Not that its good or bad, there are a lot of apartments here. There is a lot of movement in and out**
  - **The amount of walking that goes on here**
  - **There are a lot of Hispanic stores here**
  - **There is a lot diversity here**

Board Notes:

- **Homelessness | Mental Health**
- **Star Tran – they sell low income bus passes**
- **Major Issues:**
  - **Crime Prevention**
  - **Food Security (91 families got meals today from F-Street; typical 120 or 130.)**
- **Everett Neighborhood Association**
- **National Night Out**

- **Lincoln Literacy (ELL) | Southwest Community College**
  - **8:00 AM to 9:00 PM**
- **Licensed Childcare (3$ a day | 25$ a month)**
  - **McPhee | Everett Elementary**
- **Title 20:**
  - **50 Kids (summer all day)**
  - **15 | 25 – 40**
- **Track Club**
- **First Presbyterian Community Garden (highlighted on map)**
- **F-Street Facility & Community Garden (across the street) highlighted on the map**
- **Farmers Market (noted on map at church across the street)**
- **Boys & Girls Club (highlighted on the map)**
- **Church on corner (west of F-Street) is highlighted**
- **Potential issues at the Casey's (highlighted on the map)**
- **Walking path from F-Street to Everett (along 12th Street) highlighted as walking area.**
- **Racks | Chains | Padlocks (at the F-Street, but rarely used)**
- **Lincoln High School (to pool), meaning they use the schools pool during summer.**
- **Draw (gym | basketball)**
- **Idea: Skate Park (none here in Lincoln) - Potential**
  - **Peter Pan**
  - **Trendwood**

| McPhee Elementary School

7:30 AM | McPhee Elementary School | February 5, 2015

General Notes:

- **Teaching in the district since 1990, came to McPhee as a teacher in 2000, then became a Principal 4 years ago.**
- **330 students, pre-k-5th**
- **Extremely diverse, about 25% white the rest is others**
- **90 English Language Learners, 90%-95% free and reduced lunch**
- **30-35% mobility**
  - **They are the home school for the mission (1st and Q St.)**
- **Their attendance area is the eastern part of the map, and also north bottom**
- **A lot of people permit in because of various reasons such as parents working at the university, or they like the**
- **Largest population is Hispanic and Korean, but also have about 12 other languages**
  - **They do parent teacher conferences with interpreters**

Discussion Notes:

- **Issue**
  - **Poverty**
    - **The working poor**
    - **Some families lack a support system because there here possibly away from other family members**
    - **Large population of kids being raised by grandparents or foster kids**
  - **Economic Development**
    - **Families struggle because they lack a support system which**
  - **Mental Health Issues**

- **There is a lot of kids that have dealt with trauma**
- **They have seen a lot of loss. There are a lot of refugee children**
- **Large population with ADHD**
- **There is a large population that is splitting families up because of**
- **They are dealing with a lot of depression and substance abuse with the families**
- **Bryan: How they are addressing Mental Health Issues?**
  - **They have licensed psychs in the building**
  - **Child Guidance here 2 days a week (fee through Medicad)**
  - **Therapist available (free of charge to families), which 2 days are funded through United Way**
  - **Selected as a Engage, Empower, Graduate Piolet School, they are funded through the United Way which is a $200K a year for 5 years($1M total)**
  - **There is a school psychologist that basically serves in the role of a counselor since they don't have one, but also helps with how to connect families to other resources that they don't necessarily offer**
  - **FAST(Families and Schools Together),**
    - **there is a mental health component that are there to help speak with families**
    - **There is a network component because they will have one family bring a meal to share with the other families**

-
- **This is a community Learning Center School, they partner with Parks and Recs**
  - **To provide programs and services**
    - **Such as childcare (which has a fee)**
    - **They provide scholarships, have sliding fee,**
    - **First Presbyterian church is very involved and provides scholarship for 12 students for a month in the summer for ESL students**
    - **United Way will scholarship a group of kids in based off of ones that they see who are sliding during the semester**
    - **Afterschool Program**
    - **There are free clubs and it doesn't have to be kids that are a part of just the afterschool program. They have family nights which are co-sponsored by the PTA and CLC.**
      - **Garden Party, dancing, culture nights, SPLASH night(super plans for learning and…), free books,**
    - **Barian(sp) Church comes in and does a family night, where they'll do picture booths so that families can have a family portrait**
  - **Family Literacy**
    - **Parent Learning Time, where they can get information that they need**
    - **Also get the adult education people into the room with their child so that they are learning the language but also being able to learn it in an interactive way**
- **I believe that most people don't truly know what is happening here or the needs that are here. How do we get people to understand what's going on here. Vital Signs was a first step, but how do we support families without just throwing money at the problem, how do we get mentors in place. The neighborhood isn't being empowered by just giving them stuff and money, they need to be supported and have their skills built**
  - **"sometimes you can't pull someone out of the ditch, sometimes you have to get in the ditch with them and teach them and support them so that they can get themselves out of the ditch"**
  - **The key is empowering them**

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02 Steering Committee Meeting #2 May 8, 2015

Presentation

Photos

SOUTH DOWNTOWN REVITALIZATION PLAN

COMMUNITY ADVISORY COMMMITTEE#2

For the Lincoln Community Foundation
& the South Downtown Investment Fund

H3 STUDIO PROJECT TEAM

H3 STUDIO | DEVELOPMENT STRATEGIES : SINCLAIR | HILLE ARCHITECTS

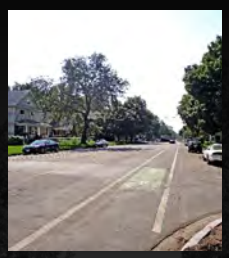
May 8, 2015

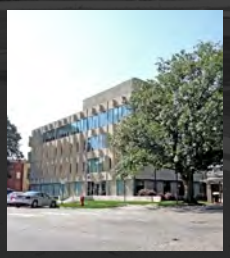
H3 STUDIO PROJECT TEAM

SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

AGENDA

- WELCOME
- PLANNING PROCESS
- PUBLIC MEETING #1
- DRAFT ISSUES
- KEYPAD POLLING
- DISCUSSION & NEXT STEPS...





H3 STUDIO PROJECT TEAM

SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

PLANNING PROCESS

H3 STUDIO PROJECT TEAM

SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

PLANNING PROJECT
KEY OBJECTIVE...

The intention is to develop a long range plan for the continued revitalization of the South Downtown area defined by M Street in the north, 17th street in the east, A Street in the south, and 6th Street in the west.

H3 STUDIO PROJECT TEAM

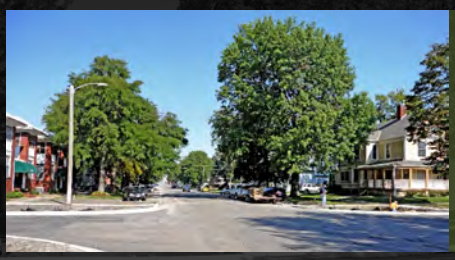
SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

PLANNING PROCESS
MAJOR SCOPE ELEMENTS...

SCOPE OF WORK

We are proposing a three (3) phased work plan centered around an on-site five (5) day community charrette!

1.0 Pre-charrette
2.0 Charrette
3.0 Post-charrette



H3 STUDIO PROJECT TEAM

SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

PLANNING PROCESS
ENGAGEMENT SCHEDULE

On-Site Field Surveys (Feb 2-6)

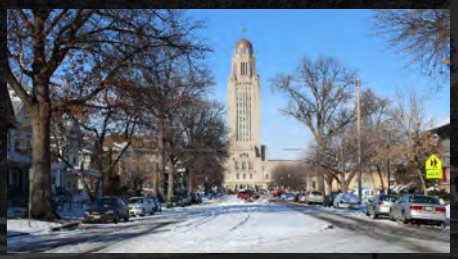
On-Site Stakeholder Interviews: Initial (Feb 4-5)

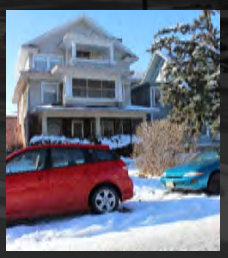
On-Site Follow-Up Interviews & Steering Committee Meeting #1 (Apr 7-8)

On-Site Two (2) Day Kick-Off Event (TODAY!)
- Neighborhood Tour
- Steering Committee Meeting #2
- Community | Public Work-Session #1

On-Site Two (5) Day Community Charrette (June)
- Community | Public Work-Session #2
- Municipal | Stakeholder Interviews
- Steering Committee Meeting #3
- Community | Public Work-Session #3

On-Site Two (2) Day Community Charrette (T.B.D.)
- Final Community or Committee Work-Session





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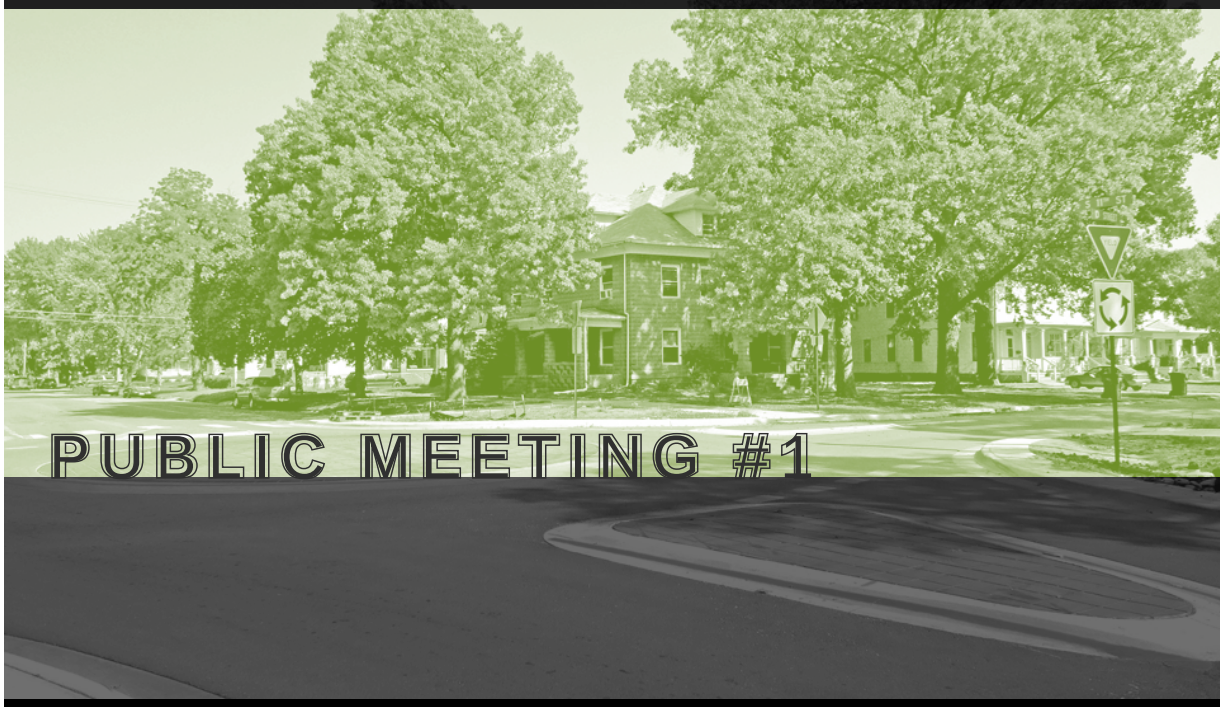
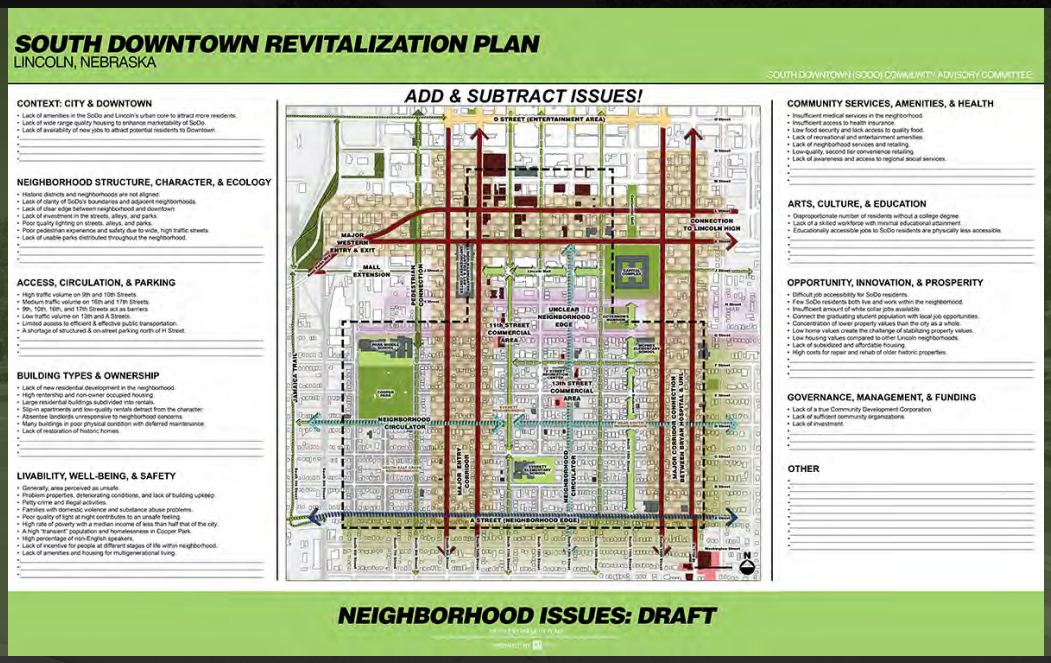
SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**



H3 STUDIO PROJECT TEAM

SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

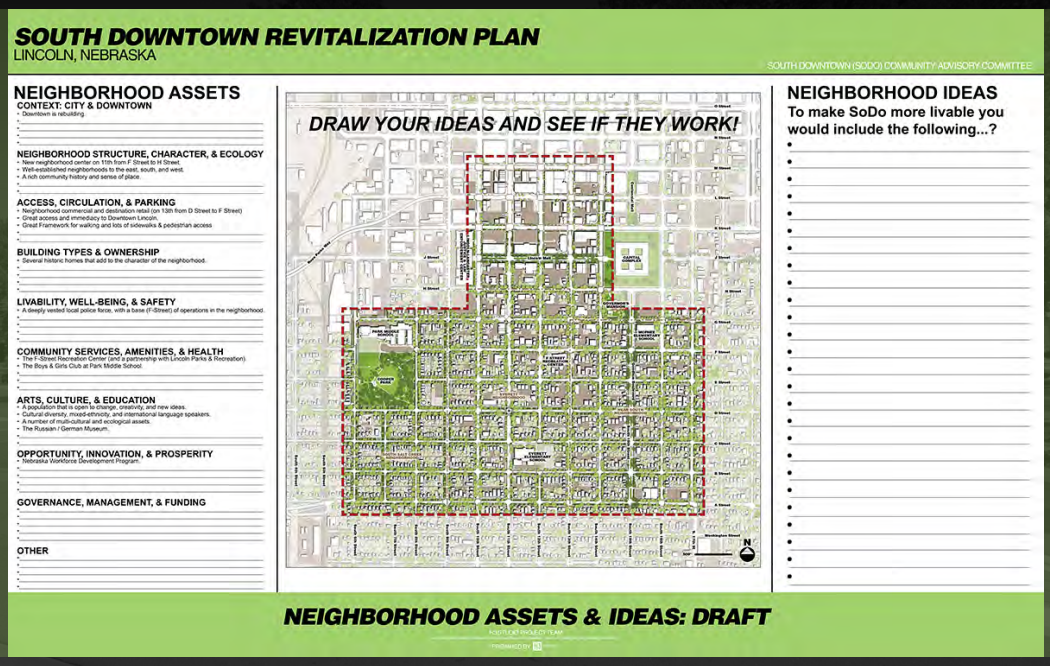
DRAFT ISSUES
WORK-BOARDS



H3 STUDIO PROJECT TEAM

SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

DRAFT ASSETS & IDEAS
WORK-BOARDS

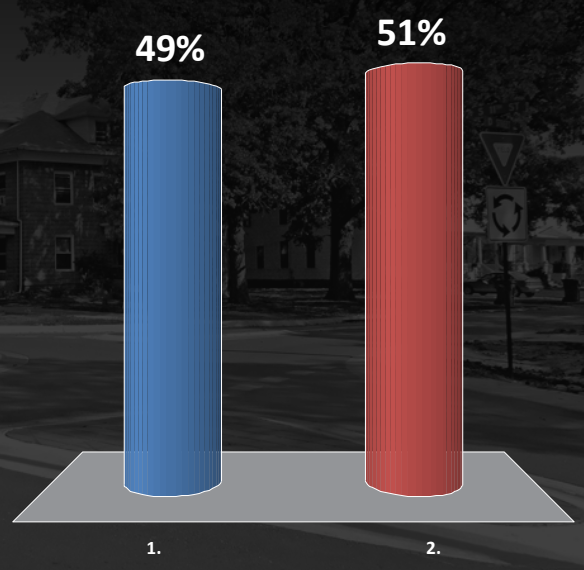


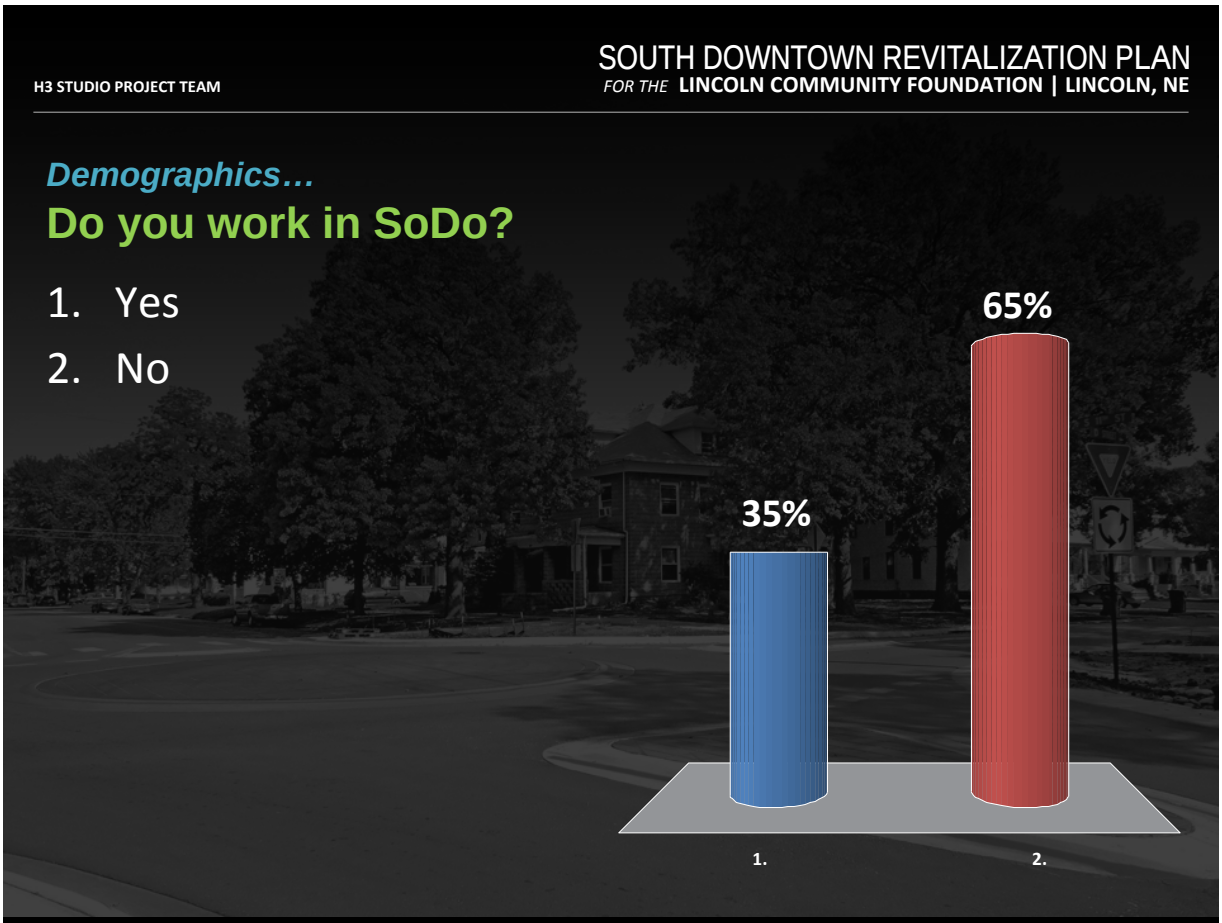
H3 STUDIO PROJECT TEAM

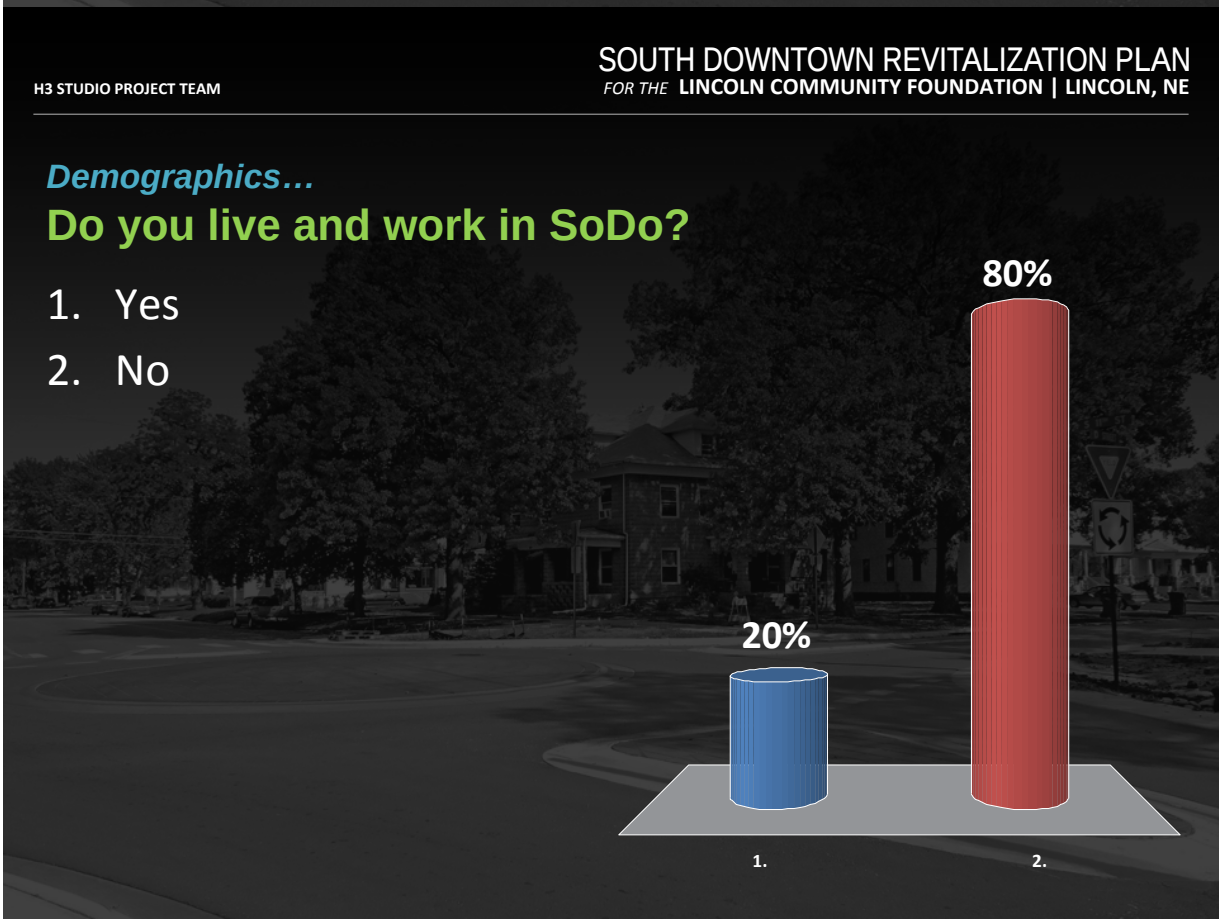
SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

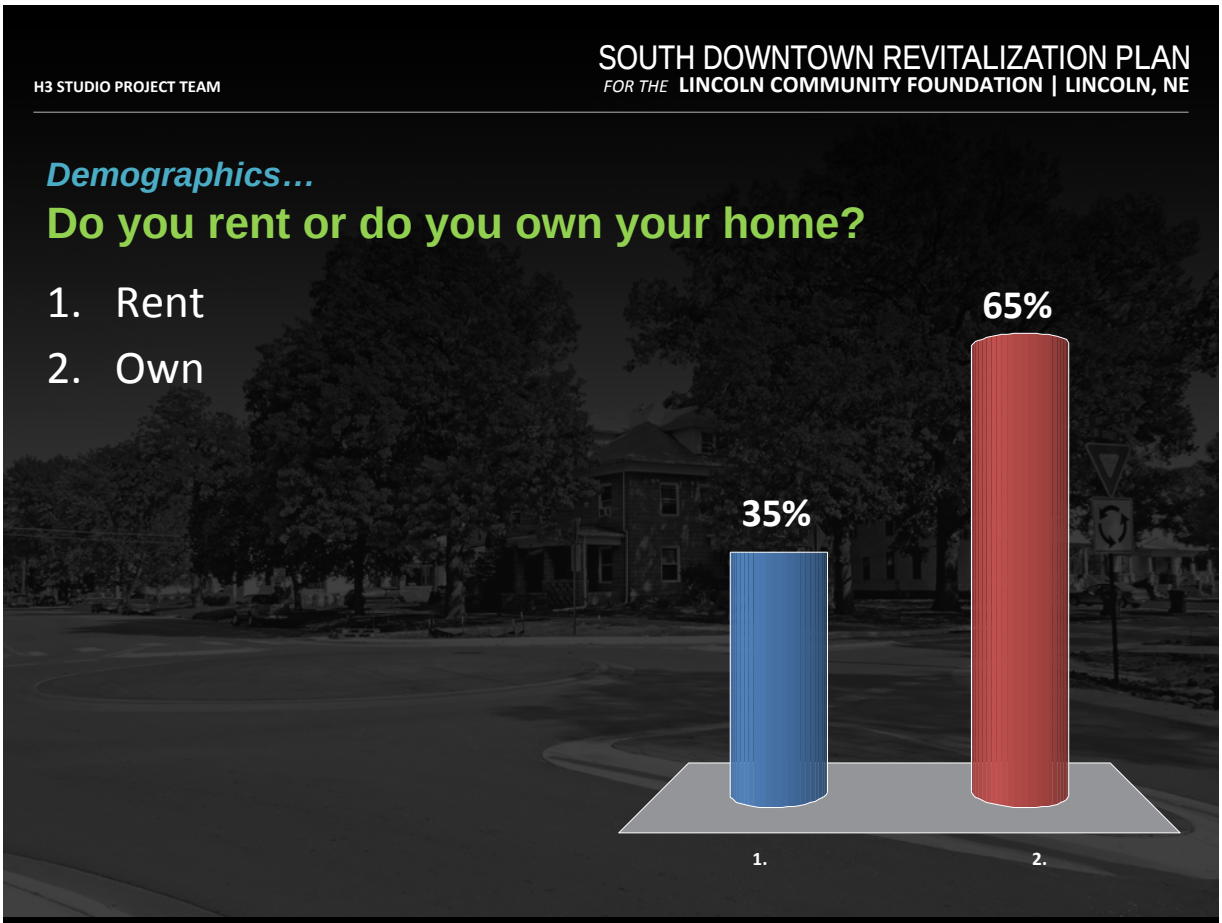
Demographics…
Do you live in SoDo?

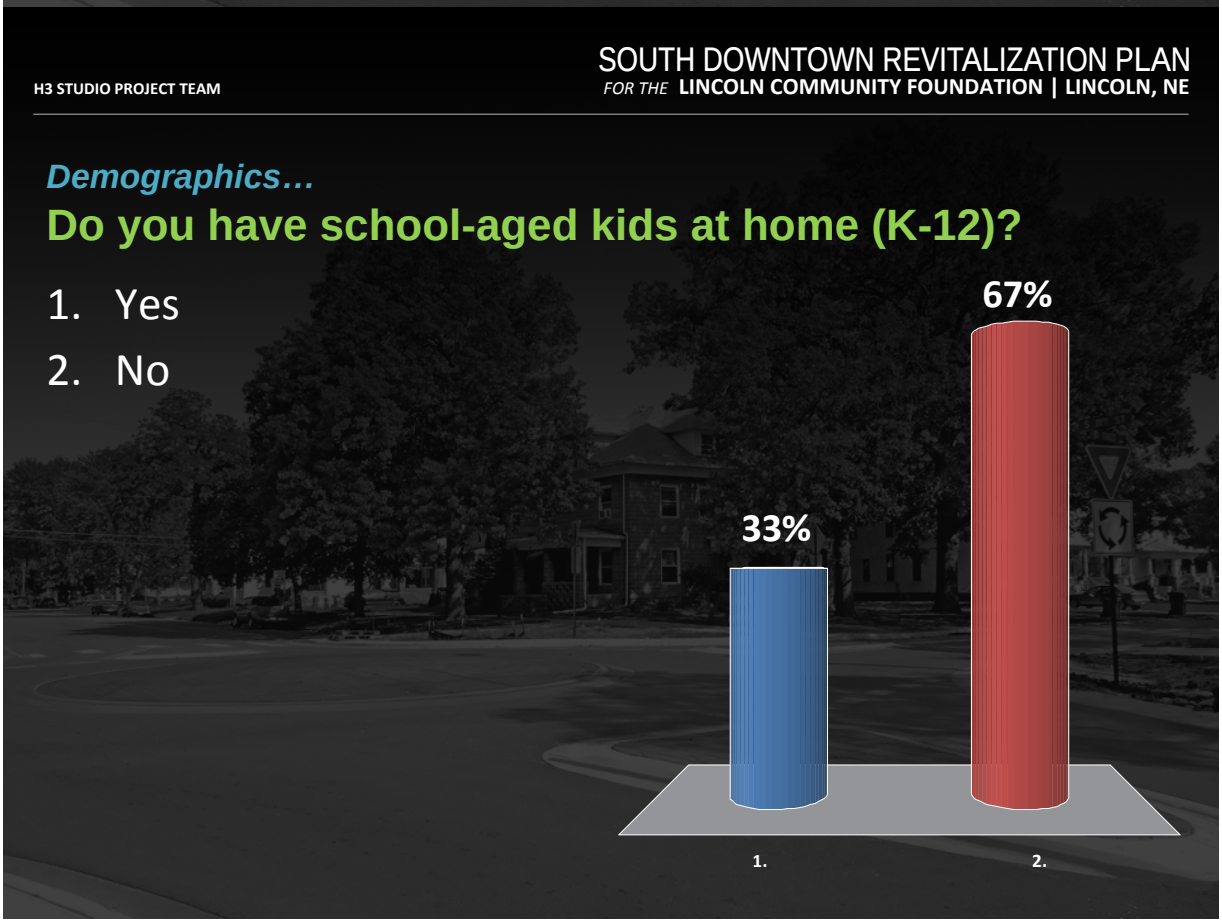
1. Yes
2. No




H3 STUDIO PROJECT TEAM
SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE
Demographics…
Do you work in SoDo?
1. Yes
2. No
35%
65%
1.
2.


H3 STUDIO PROJECT TEAM
SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE
Demographics…
Do you live and work in SoDo?
1. Yes
2. No
20%
80%
1.
2.


H3 STUDIO PROJECT TEAM
SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE
Demographics…
Do you rent or do you own your home?
1. Rent
2. Own
35%
65%
1.
2.


H3 STUDIO PROJECT TEAM
SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE
Demographics…
Do you have school-aged kids at home (K-12)?
1. Yes
2. No
33%
67%
1.
2.

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SOUTH DOWNTOWN REVITALIZATION PLAN
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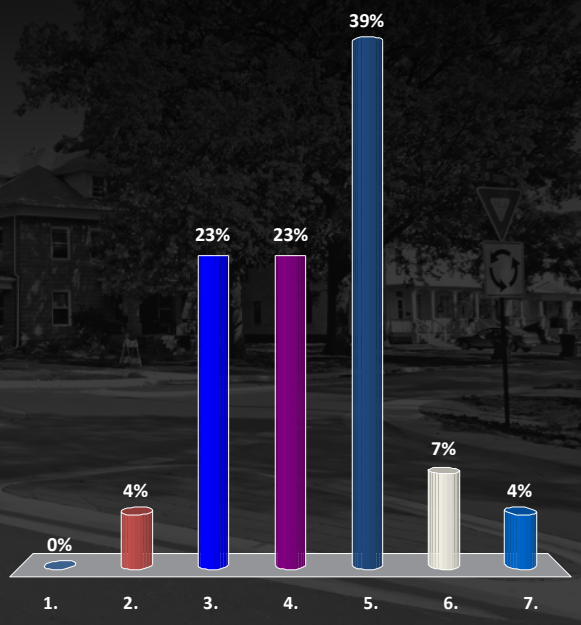
Demographics…

What age range do you fall in?

1. 0-17
2. 18-24
3. 25-34
4. 35-49
5. 50-64
6. 65-74
7. 75+



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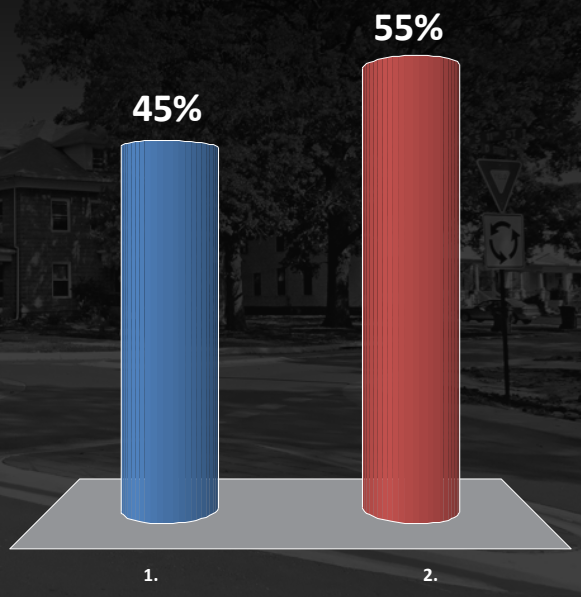
Demographics…

Are you male or female?

1. Male
2. Female



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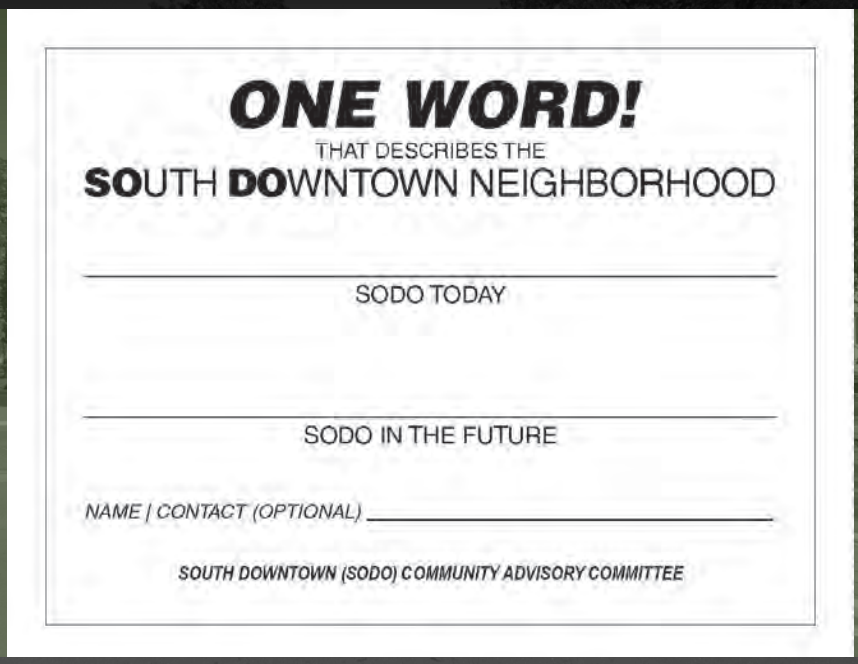
SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

One Word Cards
SODO TODAY | SODO IN THE FUTURE



H3 STUDIO PROJECT TEAM

SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

One Word!
SODO TODAY

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One Word!
SODO IN THE FUTURE

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SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

DRAFT CONSENSUS ISSUES

H3 STUDIO PROJECT TEAM

SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

DRAFT ISSUES CATEGORIES

From the stakeholder interviews and advisory committee meetings we compiled a list of Consensus Issues that were compiled into larger categories...

01| CONTEXT: CITY & DOWNTOWN

02| NEIGHBORHOOD STRUCTURE, CHARACTER & ECOLOGY

03| ACCESS, CIRCULATION, & PARKING

04| BUILDING TYPES & OWNERSHIP

05| LIVABILITY, WELL-BEING & SAFETY

06| COMMUNITY SERVICES, AMENITIES & HEALTH

07| ARTS, CULTURE, & EDUCATION

08| OPPORTUNITY, INNOVATION & PROSPERITY

09| GOVERNANCE, MANAGEMENT, & FUNDING

H3 STUDIO PROJECT TEAM

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FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

KEYPAD POLLING EXERCISE

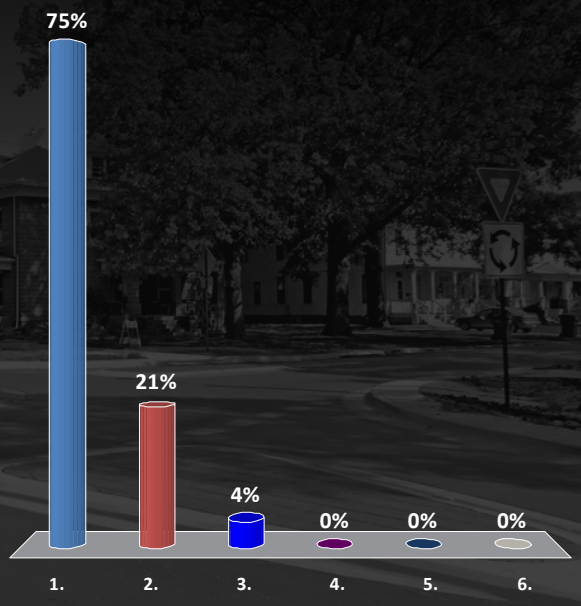
H3 STUDIO PROJECT TEAM

SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

Test question… to get you oriented

How did you get to the meeting this evening?

1. Drove my car
2. Walked
3. Rode with a friend
4. Took the bus
5. Rode my bike
6. Other



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DRAFT CONSENSUS ISSUES
01| CONTEXT: CITY & DOWNTOWN

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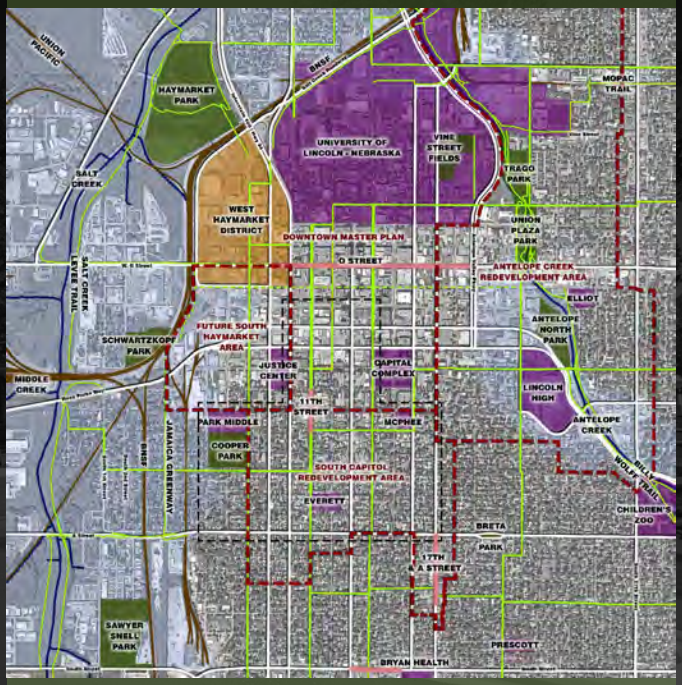
SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

DRAFT CONSENSUS ISSUES
01| CONTEXT: CITY & DOWNTOWN

- **Lack of amenities** in the SoDo and Lincoln's urban core to attract more residents.
- **Lack of wide range quality housing** to enhance marketability of SoDo.
- **Lack of availability of new jobs** to attract potential residents to Downtown.



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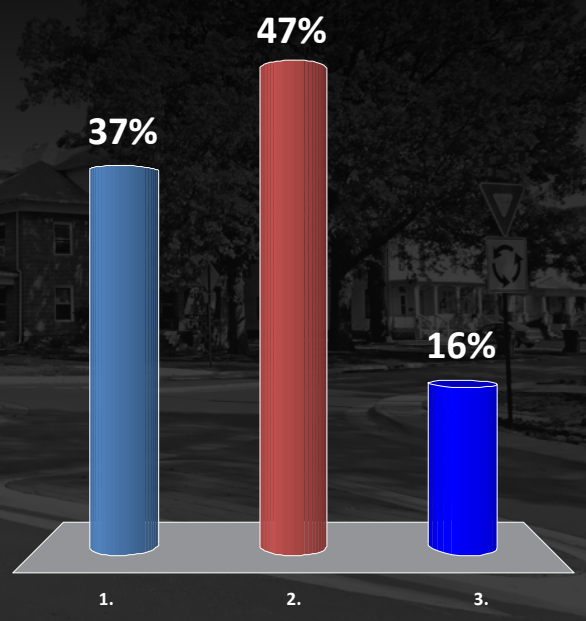
SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

01 | Context: City & Downtown

Pick your top 2 concerns!

1. Lack of amenities in the SoDo and Lincoln's urban core to attract more residents.
2. Lack of wide range quality housing to enhance marketability of SoDo.
3. Lack of availability of new jobs to attract potential residents to Downtown.

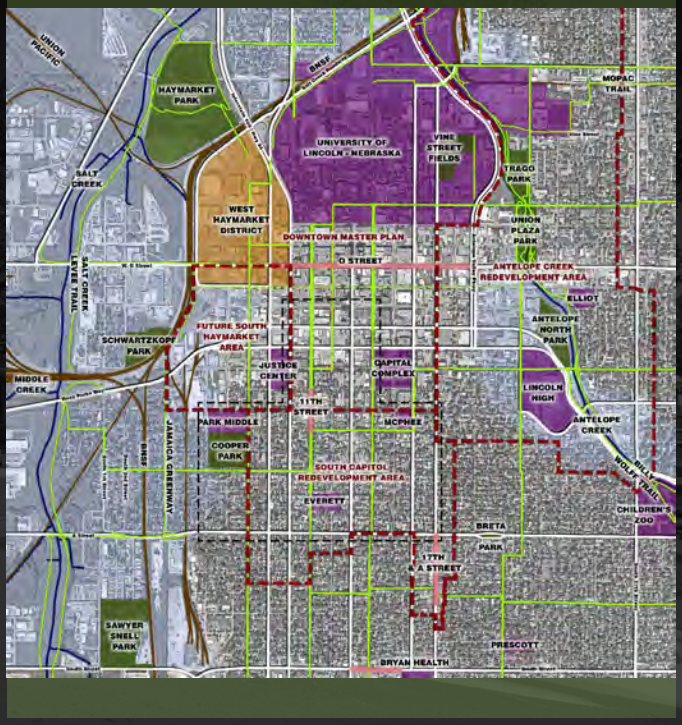


H3 STUDIO PROJECT TEAM

SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

WHAT THE COMMUNITY SAID!
01| CONTEXT: CITY & DOWNTOWN

1. **Lack of wide range quality housing to enhance marketability of SoDo. (42%)**
2. Lack of amenities in the SoDo and Lincoln's urban core to attract more residents. (37%)
3. Lack of availability of new jobs to attract potential residents to Downtown. (25%)



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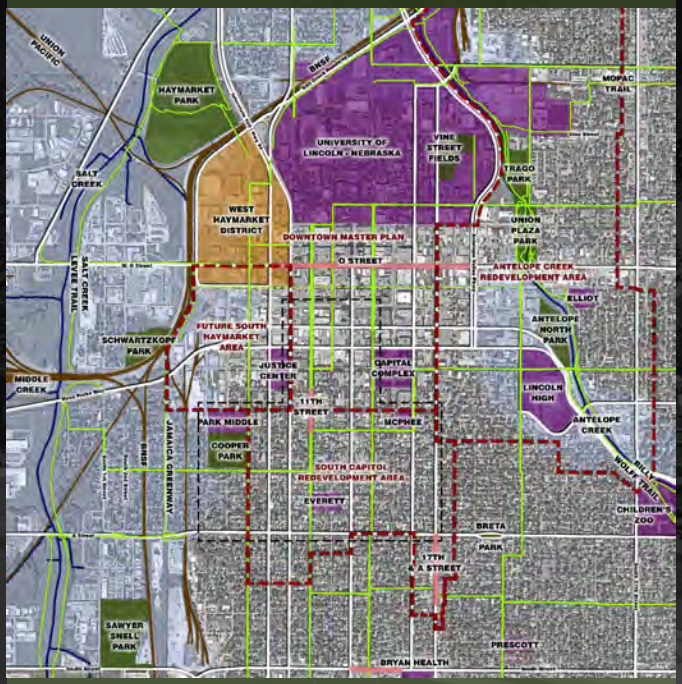
SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

WHAT THE COMMUNITY SAID – ADDITIONAL ISSUES

01| CONTEXT: CITY & DOWNTOWN

- Lack of entrepreneurial opportunities for young people
- Lack of family friendly attractions
- Lack of grocery stores



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SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

DRAFT CONSENSUS ISSUES

02| NEIGHBORHOOD STRUCTURE, CHARACTER, & ECOLOGY

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SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

DRAFT CONSENSUS ISSUES
02| NEIGHBORHOOD STRUCTURE, CHARACTER, & ECOLOGY

- **Historic districts and neighborhoods are not aligned.**
- **Lack of clarity of SoDo's boundaries** and adjacent neighborhoods.
- **Lack of clear edge** between neighborhood and downtown.
- **Lack of investment** in the streets, alleys, and parks.
- **Poor quality lighting** on streets, alleys, and parks.
- **Poor pedestrian experience** and safety due to wide, high traffic streets.
- **Lack of usable parks** distributed throughout the neighborhood.

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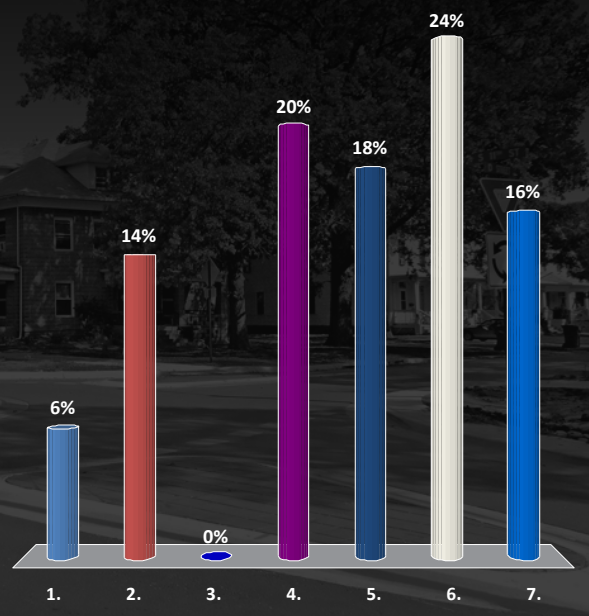
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

02 | Neighborhood Structure, Character & Ecology
Pick your top 2 concerns!

1. Historic districts and neighborhoods are not aligned.
2. Lack of clarity of SoDo's boundaries and adjacent neighborhoods.
3. Lack of clear edge between neighborhood and downtown.
4. Lack of investment in the streets, alleys, and parks.
5. Poor quality lighting on streets, alleys, and parks.
6. Poor pedestrian experience and safety due to wide, high traffic streets.
7. Lack of usable parks distributed throughout the neighborhood.



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SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

WHAT THE COMMUNITY SAID!
02| NEIGHBORHOOD STRUCTURE, CHARACTER, & ECOLOGY

1. **Lack of investment in the streets, alleys, and parks. (28%)**
2. **Poor quality lighting on streets, alleys, and parks. (25%)**
3. Poor pedestrian experience and safety due to wide, high traffic streets. (22%)
4. Lack of usable parks distributed throughout the neighborhood. (13%)
5. Lack of clarity of SoDo's boundaries and adjacent neighborhoods. (5%)
6. Lack of clear edge between neighborhood and downtown. (4%)
7. Historic districts and neighborhoods are not aligned. (4%)

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SOUTH DOWNTOWN REVITALIZATION PLAN
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WHAT THE COMMUNITY SAID – ADDITIONAL ISSUES
02| NEIGHBORHOOD STRUCTURE, CHARACTER, & ECOLOGY

- **No financial incentives for restored property; taxes too high**
- **No man's land between DT and neighborhood**
- **Lack of consistent design standards**
- **Need more flexible zoning categories**

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SOUTH DOWNTOWN REVITALIZATION PLAN
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DRAFT CONSENSUS ISSUES
03| ACCESS, CIRCULATION, & PARKING

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SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

DRAFT CONSENSUS ISSUES
03| ACCESS, CIRCULATION, & PARKING

- **High traffic volume** on 9th and 10th Streets.
- **Medium traffic volume** on 16th and 17th Streets.
- **9th, 10th, 16th, and 17th Streets act as barriers.**
- **Low traffic volume** on 13th and A Streets.
- **Limited access** to efficient & effective **public transportation**.
- **A shortage of structured & on-street parking north of H Street**.

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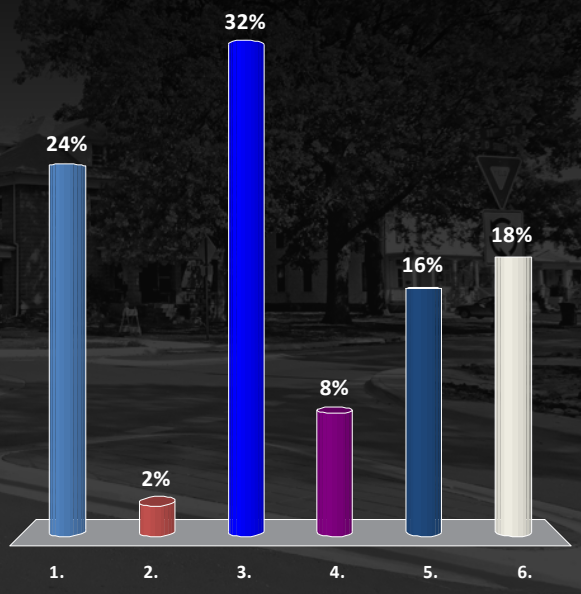
SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

03 | Access, Circulation & Parking

Pick your top 2 concerns!

1. High traffic volume on 9th and 10th Streets.
2. Medium traffic volume on 16th and 17th Streets.
3. 9th, 10th, 16th, and 17th Streets act as barriers.
4. Low traffic volume on 13th and A Streets.
5. Limited access to efficient & effective public transportation.
6. A shortage of structured & on-street parking north of H Street.



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SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

WHAT THE COMMUNITY SAID!

03| ACCESS, CIRCULATION, & PARKING

1. **Limited access to efficient & effective public transportation. (29%)**
2. **High traffic volume on 9th and 10th Streets. (21%)**
3. **9th, 10th, 16th, and 17th Streets act as barriers. (21%)**
4. A shortage of structured & on-street parking north of H Street. (18%)
5. Medium traffic volume on 16th and 17th Streets. (6%)
6. Low traffic volume on 13th and A Streets. (5%)

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SOUTH DOWNTOWN REVITALIZATION PLAN
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WHAT THE COMMUNITY SAID – ADDITIONAL ISSUES
03| ACCESS, CIRCULATION, & PARKING

- Biking is perceived as unsafe
- Too much surface parking

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SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

PLANNING PROJECT
KEY OBJECTIVE…

The intention is to develop a long range plan for the continued revitalization of the South Downtown area defined by M Street in the north, 17th street in the east, A Street in the south, and 6th Street in the west.

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DRAFT CONSENSUS ISSUES
04| BUILDING TYPES & OWNERSHIP

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FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

DRAFT CONSENSUS ISSUES
04| BUILDING TYPES & OWNERSHIP

- **Lack of new residential development** in the neighborhood.
- **High rentership and non-owner occupied** housing.
- Large residential **buildings subdivided into rentals**.
- Slip-in apartments and low-quality **rentals detract from the character**.
- **Absentee landlords** unresponsive to neighborhood concerns.
- Many **buildings in poor physical condition** with deferred maintenance.
- **Lack of restoration** of historic homes.

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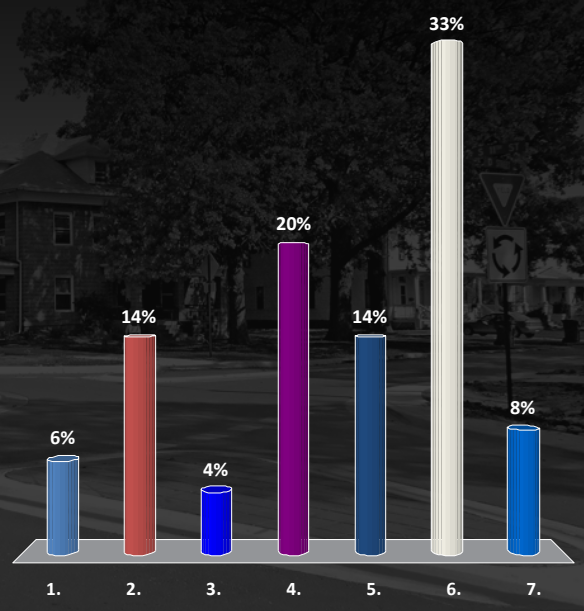
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

04 | Building Types & Ownership

Pick your top 2 concerns!

1. Lack of new residential development in the neighborhood.
2. High rentership and non-owner occupied housing.
3. Large residential buildings subdivided into rentals.
4. Slip-in apartments and low-quality rentals detract from the character.
5. Absentee landlords unresponsive to neighborhood concerns.
6. Many buildings in poor physical condition with deferred maintenance.
7. Lack of restoration of historic homes.



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WHAT THE COMMUNITY SAID!
04| BUILDING TYPES & OWNERSHIP

1. **Absentee landlords unresponsive to neighborhood concerns. (27%)**
2. **Many buildings in poor physical condition with deferred maintenance. (26%)**
3. Slip-in apartments and low-quality rentals detract from the character. (16%)
4. High rentership and non-owner occupied housing. (13%)
5. Lack of new residential development in the neighborhood. (8%)
6. Lack of restoration of historic homes. (6%)
7. Large residential buildings subdivided into rentals. (4%)

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WHAT THE COMMUNITY SAID – ADDITIONAL ISSUES
04| BUILDING TYPES & OWNERSHIP

- Low purchase price who affords buyers that can't afford to maintain 100 year home
- No resources to hold absentee owners accountable
- Lack of high quality affordable housing
- Lack of resources to demolish long-term vacant homes

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DRAFT CONSENSUS ISSUES
05| LIVABILITY, WELL-BEING, & SAFETY

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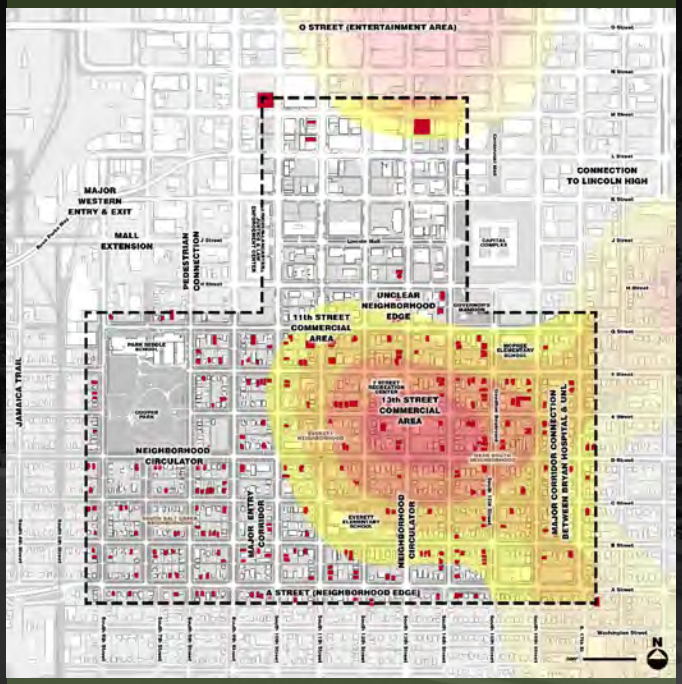
DRAFT CONSENSUS ISSUES
05| LIVABILITY, WELL-BEING, & SAFETY

- Generally, area **perceived as unsafe.**
- **Problem properties**, deteriorating conditions, and lack of building upkeep.
- **Petty crime and illegal activities.**
- Families with **domestic violence and substance abuse** problems.
- **Poor quality of light** at night contributes to an unsafe feeling.
- **High rate of poverty** with a median income of less than half that of the city.
- A **high "transient" population** and homelessness in Cooper Park.
- **High percentage of non-English speakers**.
- Lack of incentive for **people at different stages of life** within neighborhood.
- Lack of amenities and housing for **multigenerational living**.



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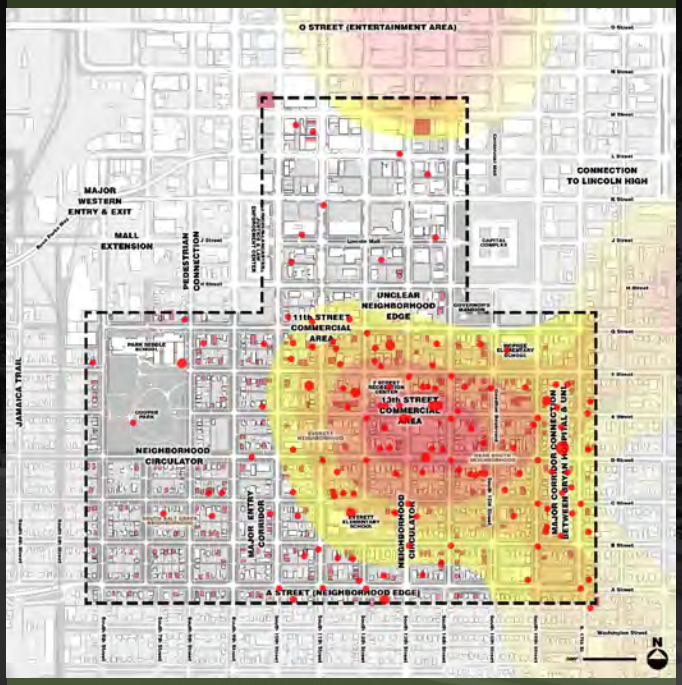

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SOUTH DOWNTOWN REVITALIZATION PLAN
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05 | Livability, Well-Being & Safety

Pick your top 2 concerns!

1. Generally, area perceived as unsafe.
2. Problem properties, deteriorating conditions, and lack of building upkeep.
3. Petty crime and illegal activities.
4. Families with domestic violence and substance abuse problems.
5. Poor quality of light at night contributes to an unsafe feeling.
6. High rate of poverty with a median income of less than half that of the city.
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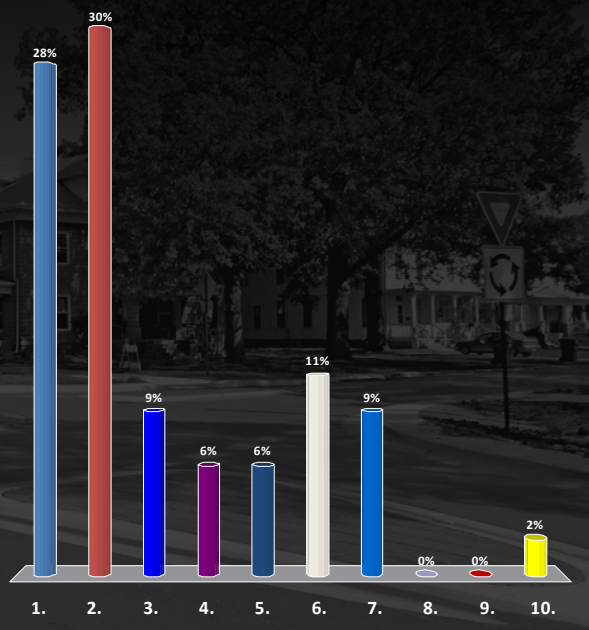

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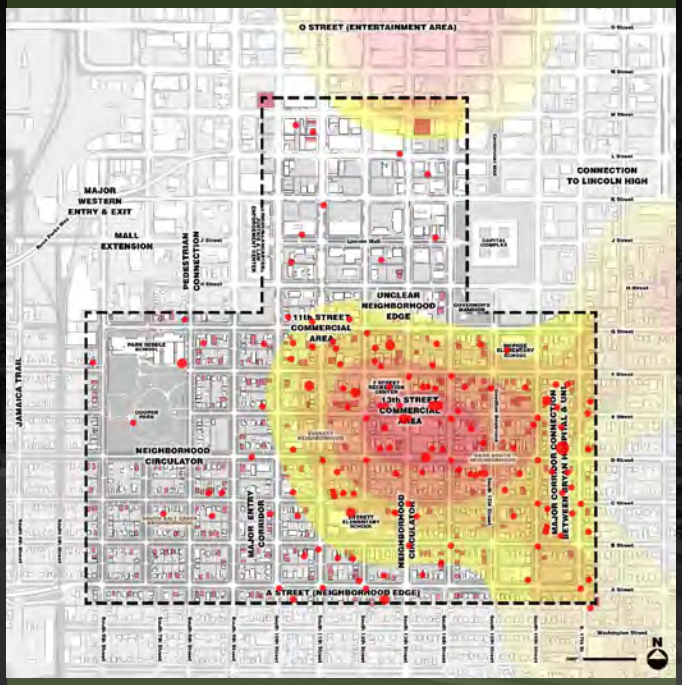
SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

WHAT THE COMMUNITY SAID!

05| LIVABILITY, WELL-BEING, & SAFETY

1. **Problem properties, deteriorating conditions, and lack of building upkeep. (25%)**
2. **Generally, area perceived as unsafe. (13%)**
3. **Petty crime and illegal activities. (12%)**
4. High rate of poverty with a median income of less than half that of the city. (12%)
5. Families with domestic violence and substance abuse problems. (8%)
6. Poor quality of light at night contributes to an unsafe feeling. (8%)
7. A high "transient" population and homelessness in Cooper Park. (7%)
8. High percentage of non-English speakers. (6%)
9. Lack of amenities and housing for multigenerational living. (5%)
10. Lack of incentive for people at different stages of life within neighborhood. (4%)



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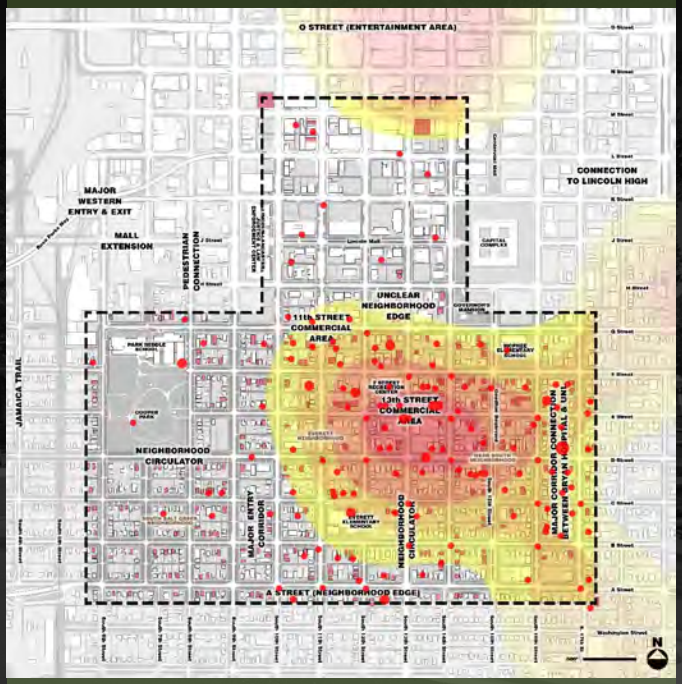
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

WHAT THE COMMUNITY SAID – ADDITIONAL ISSUES

05| LIVABILITY, WELL-BEING, & SAFETY

- Not enough commercial activity
- Poor people are stigmatized
- Lack of social services



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DRAFT CONSENSUS ISSUES

06| COMMUNITY SERVICES, AMENITIES, & HEALTH

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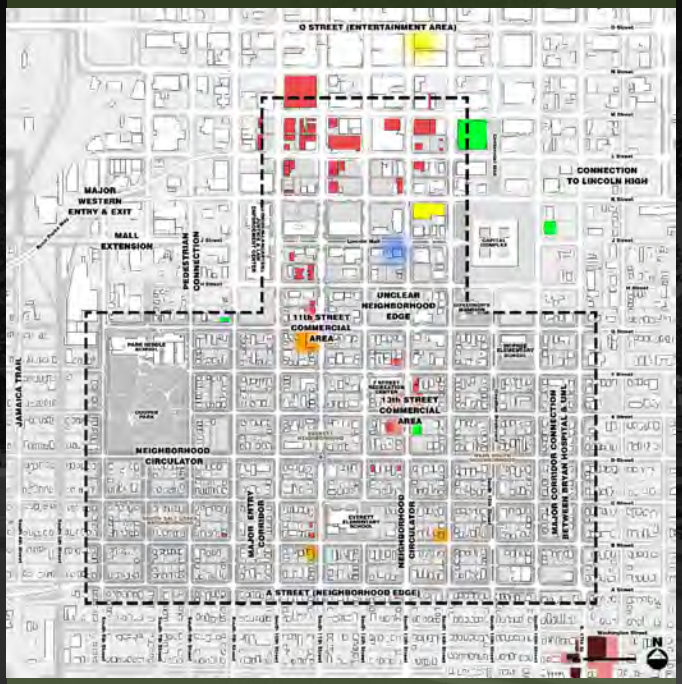
SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

DRAFT CONSENSUS ISSUES
06| COMMUNITY SERVICES, AMENITIES, & HEALTH

- **Insufficient medical services** in the neighborhood.
- **Insufficient access to health insurance.**
- Low food security and **lack access to quality food.**
- **Lack of recreational and entertainment amenities.**
- **Lack of neighborhood services** and retailing.
- **Low-quality**, second tier **convenience retailing.**
- **Lack** of awareness and **access to regional social services.**

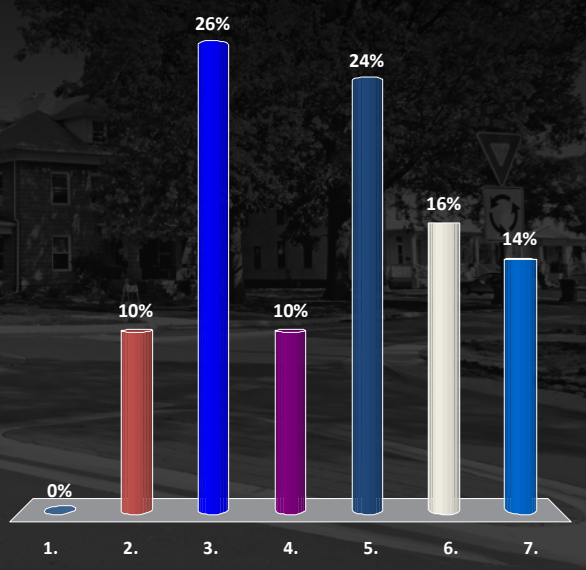


H3 STUDIO PROJECT TEAM

SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

06 | Community Services, Amenities & Health
Pick your top 2 concerns!

1. Insufficient medical services in the neighborhood.
2. Insufficient access to health insurance.
3. Low food security and lack access to quality food.
4. Lack of recreational and entertainment amenities.
5. Lack of neighborhood services and retailing.
6. Low-quality, second tier convenience retailing.
7. Lack of awareness and access to regional social services.

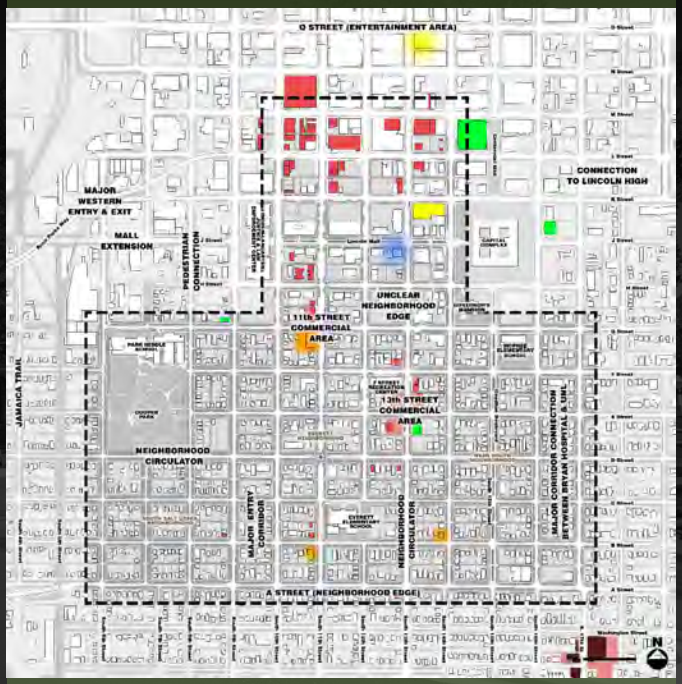


H3 STUDIO PROJECT TEAM

SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

WHAT THE COMMUNITY SAID!
06| COMMUNITY SERVICES, AMENITIES, & HEALTH

1. **Lack of neighborhood services and retailing. (21%)**
2. **Low food security and lack access to quality food. (20%)**
3. Lack of recreational and entertainment amenities. (16%)
4. Low-quality, second tier convenience retailing. (14%)
5. Insufficient medical services in the neighborhood. (11%)
6. Insufficient access to health insurance. (9%)
7. Lack of awareness and access to regional social services. (9%)

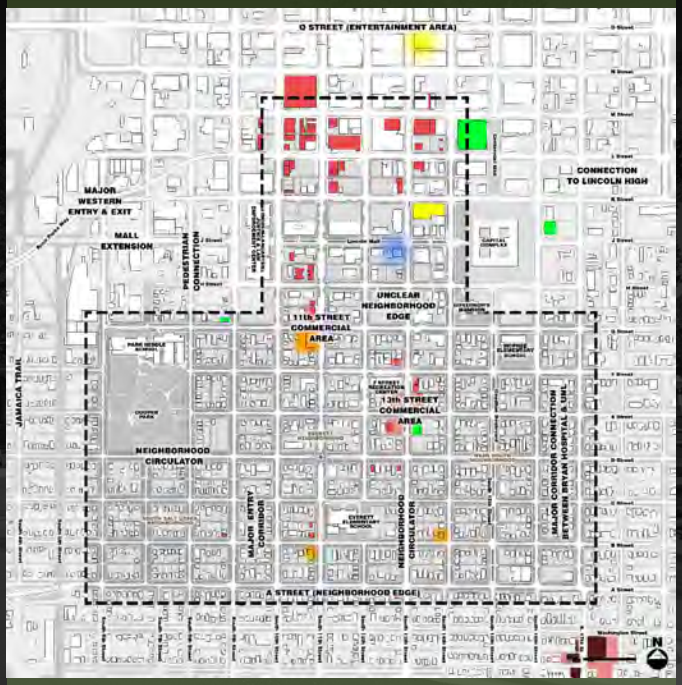


H3 STUDIO PROJECT TEAM

SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

WHAT THE COMMUNITY SAID – ADDITIONAL ISSUES
06| COMMUNITY SERVICES, AMENITIES, & HEALTH

- **Lack of opportunity for community to provide services to itself**
- **Lack of appreciation for people of all skills**
- **Lack of community services for immigrants**
- **Lack of recreational facilities for young kids**



H3 STUDIO PROJECT TEAM

SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

DRAFT CONSENSUS ISSUES
07| ARTS, CULTURE, & EDUCATION

H3 STUDIO PROJECT TEAM

SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

DRAFT CONSENSUS ISSUES
07| ARTS, CULTURE, & EDUCATION

- Disproportionate number of **residents without a college degree**.
- **Lack of a skilled workforce** and minimal educational attainment.
- Educationally accessible **jobs** to SoDo residents **are physically less accessible.**
- **Historical buildings and resources.**

H3 STUDIO PROJECT TEAM

SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

DRAFT CONSENSUS ISSUES
07| ARTS, CULTURE, & EDUCATION

- Disproportionate number of **residents without a college degree**.
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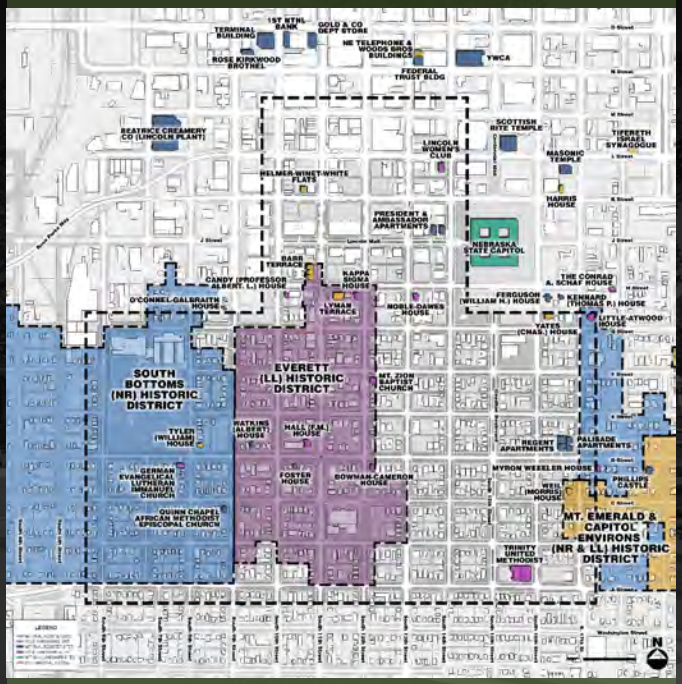
- **Historical buildings and resources.**

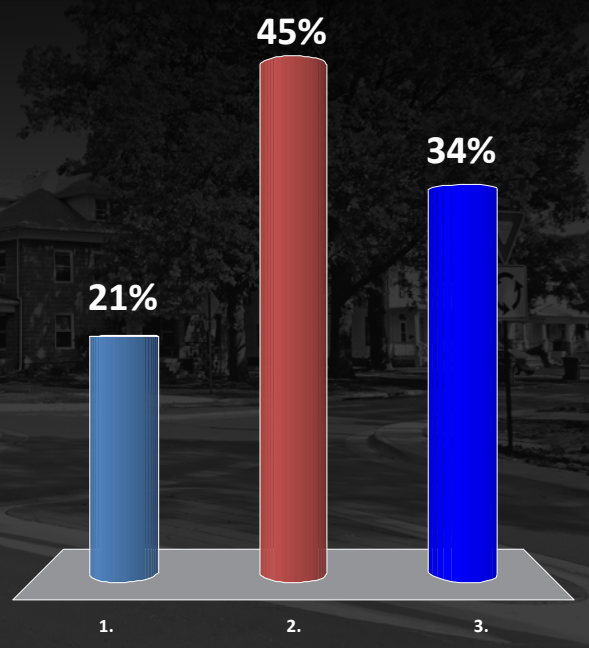


H3 STUDIO PROJECT TEAM

SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

07 | Arts, Culture & Education
Pick your top 2 concerns!

1. Disproportionate number of residents without a college degree.
2. Lack of a skilled workforce and minimal educational attainment.
3. Educationally accessible jobs to SoDo residents are physically less accessible.

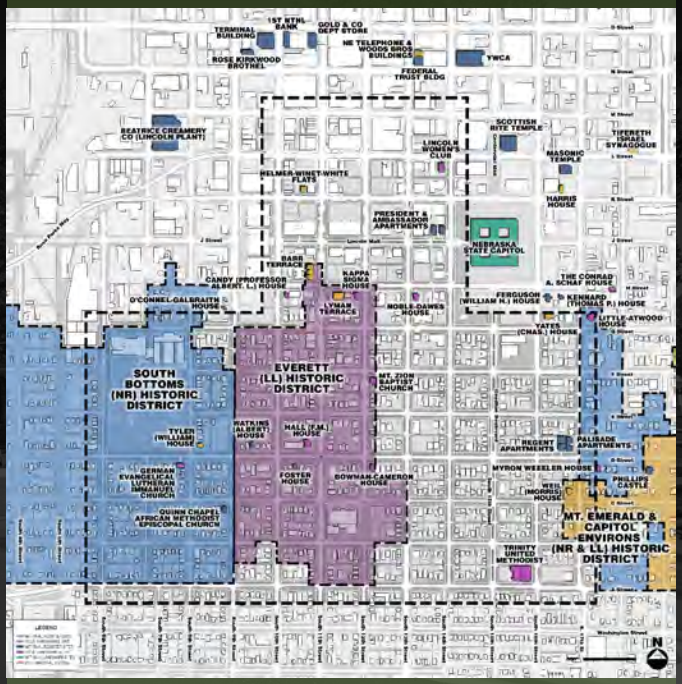


H3 STUDIO PROJECT TEAM

SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

WHAT THE COMMUNITY SAID!
07| ARTS, CULTURE, & EDUCATION

1. **Lack of a skilled workforce and minimal educational attainment. (45%)**
2. Disproportionate number of residents without a college degree. (27%)
3. Educationally accessible jobs to SoDo residents are physically less accessible. (27%)

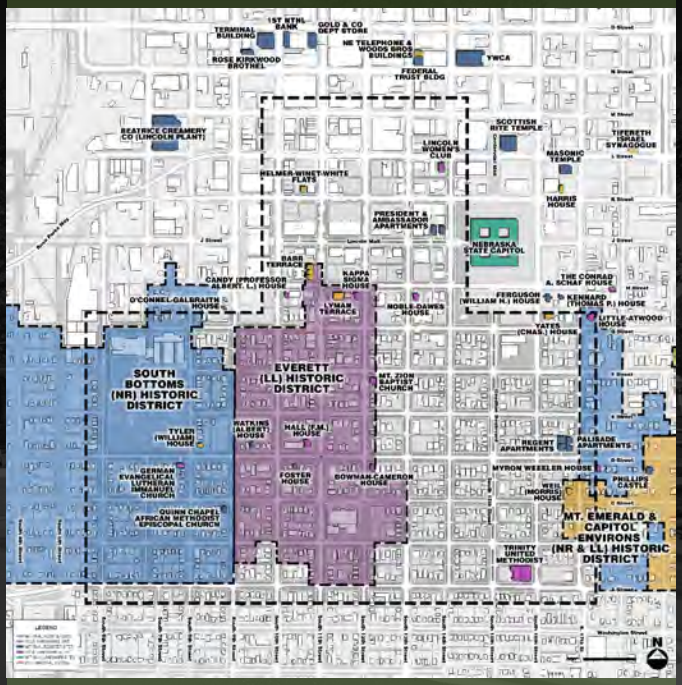


H3 STUDIO PROJECT TEAM

SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

WHAT THE COMMUNITY SAID – ADDITIONAL ISSUES
07| ARTS, CULTURE, & EDUCATION

- **Lack of art/performance venues**
- **Lack of quality, affordable childcare**
- **Lack of live/work art spaces**



H3 STUDIO PROJECT TEAM

SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

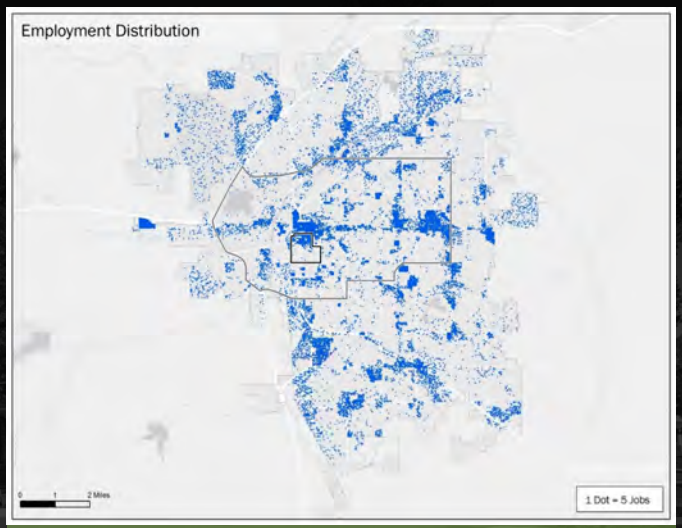
DRAFT CONSENSUS ISSUES
08| OPPORTUNITY, INNOVATION, & PROSPERITY

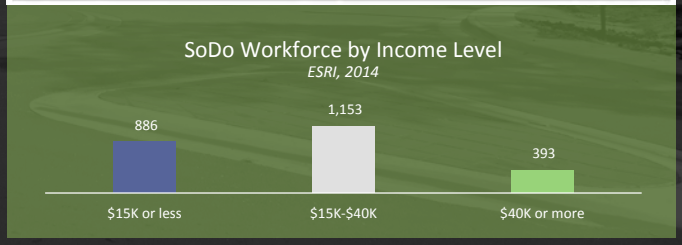
H3 STUDIO PROJECT TEAM

SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

DRAFT CONSENSUS ISSUES
08| OPPORTUNITY, INNOVATION, & PROSPERITY

- Difficult **job accessibility** for SoDo residents.
- **Few SoDo residents both live and work within the neighborhood**.
- Insufficient amount of **white collar jobs** available.
- **Disconnect between placing graduating student** population and local job opportunities.
- **Concentration of lower property values** than the city as a whole.
- **Low home values** create the challenge of stabilizing property values throughout the neighborhood.
- **Low housing values** compared to other Lincoln neighborhoods.
- **Lack of subsidized and affordable housing**.
- **High costs for repair** and rehab of older historic properties.





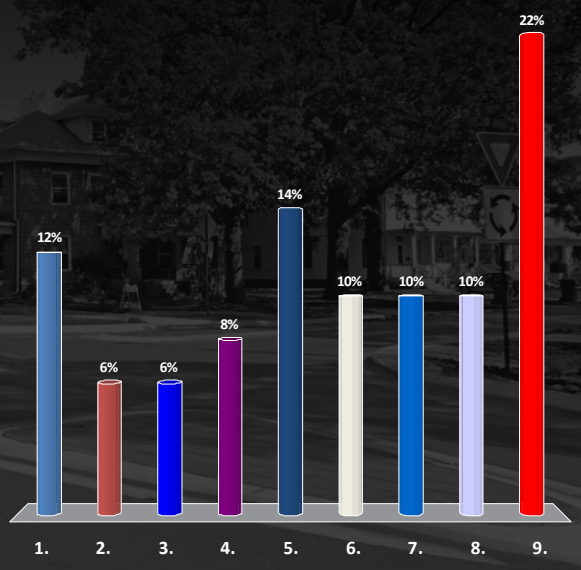
H3 STUDIO PROJECT TEAM

SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

08 | Opportunity, Innovation & Prosperity

Pick your top 2 concerns!

1. Difficult job accessibility for SoDo residents.
2. Few SoDo residents both live and work within the neighborhood.
3. Insufficient amount of white collar jobs available.
4. Disconnect between placing graduating student population and local job opportunities.
5. Concentration of lower property values than the city as a whole.
6. Low home values create the challenge of stabilizing property values.
7. Low housing values compared to other Lincoln neighborhoods.
8. Lack of subsidized and affordable housing.
9. High costs for repair and rehab of older historic properties.



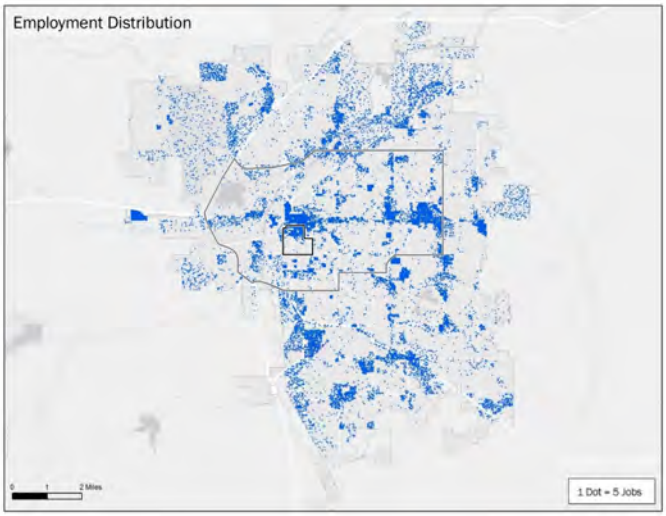
H3 STUDIO PROJECT TEAM

SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

WHAT THE COMMUNITY SAID!

08| OPPORTUNITY, INNOVATION, & PROSPERITY

1. **High costs for repair and rehab of older historic properties. (27%)**
2. **Low home values create the challenge of stabilizing property values throughout the neighborhood. (16%)**
3. **Concentration of lower property values than the city as a whole. (15%)**
4. Disconnect between placing graduating student population and local job opportunities. (10%)
5. Low housing values compared to other Lincoln neighborhoods. (10%)
6. Lack of subsidized and affordable housing. (7%)
7. Insufficient amount of white collar jobs available. (6%)
8. Difficult job accessibility for SoDo residents. (5%)
9. Few SoDo residents both live and work within the neighborhood. (5%)

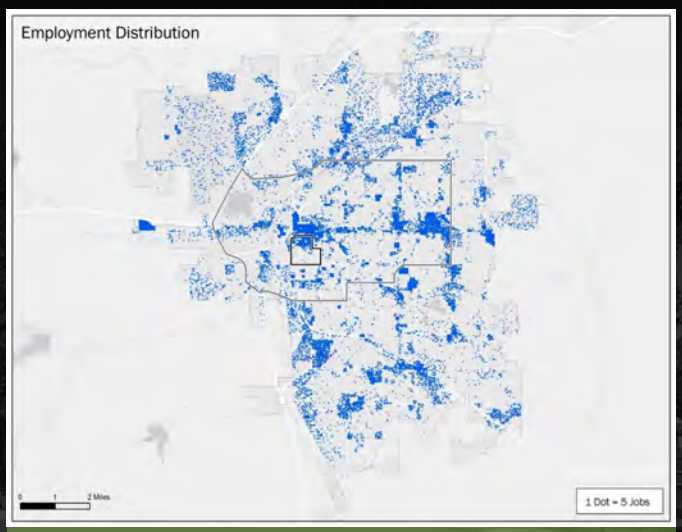


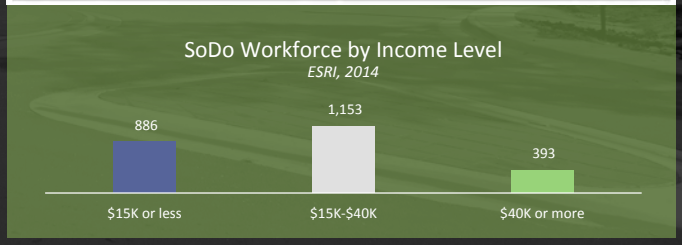
H3 STUDIO PROJECT TEAM

SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

WHAT THE COMMUNITY SAID – ADDITIONAL ISSUES
08| OPPORTUNITY, INNOVATION, & PROSPERITY

- Lack of inner neighborhood communication
- Lack of support for small business development





H3 STUDIO PROJECT TEAM

SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

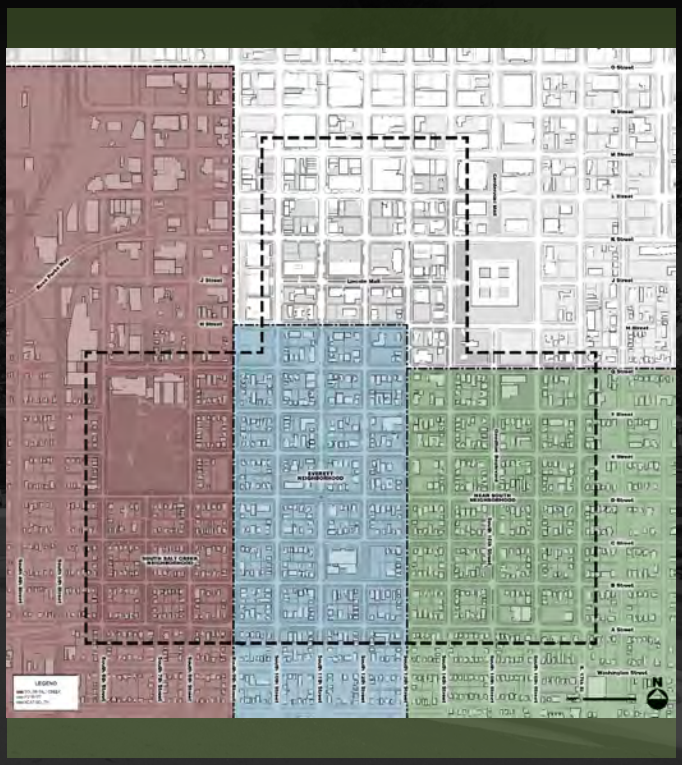
DRAFT CONSENSUS ISSUES
09| GOVERNANCE, MANAGEMENT, & FUNDING

H3 STUDIO PROJECT TEAM

SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

DRAFT CONSENSUS ISSUES
09| GOVERNANCE, MANAGEMENT, & FUNDING

- **Lack of a true community development corporation** (CDC).
- **Fractured community.**
- **Lack of investment.**

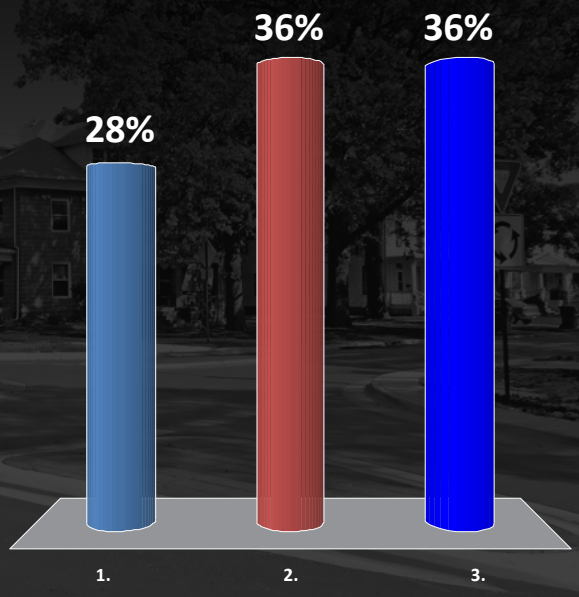


H3 STUDIO PROJECT TEAM

SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

09 | Governance, Management & Funding
Pick your top 2 concerns!

1. Lack of a true Community Development Corporation (CDC).
2. Fractured community.
3. Lack of investment.

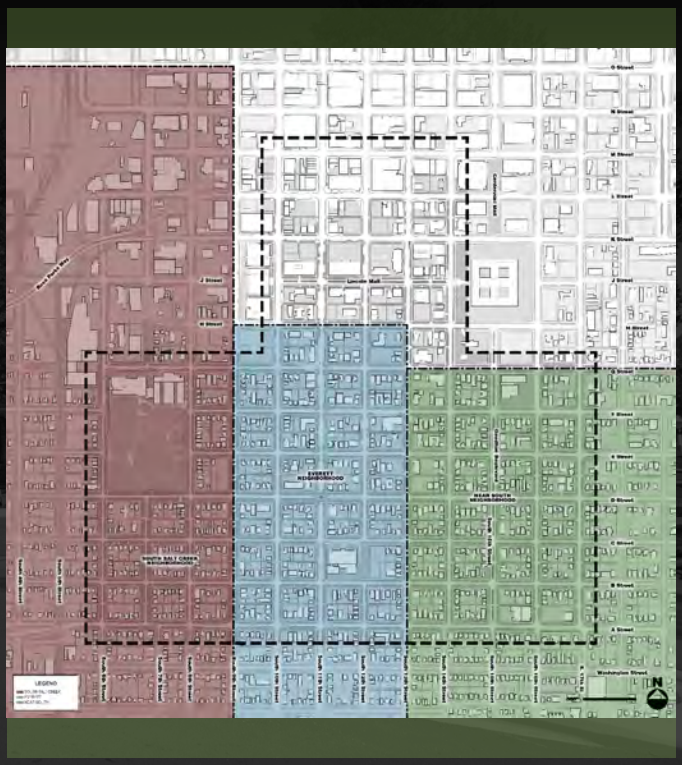


H3 STUDIO PROJECT TEAM

SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

WHAT THE COMMUNITY SAID!
09| GOVERNANCE, MANAGEMENT, & FUNDING

1. **Lack of investment. (48%)**
2. Fractured community. (33%)
3. Lack of a true community development corporation (CDC). (20%)

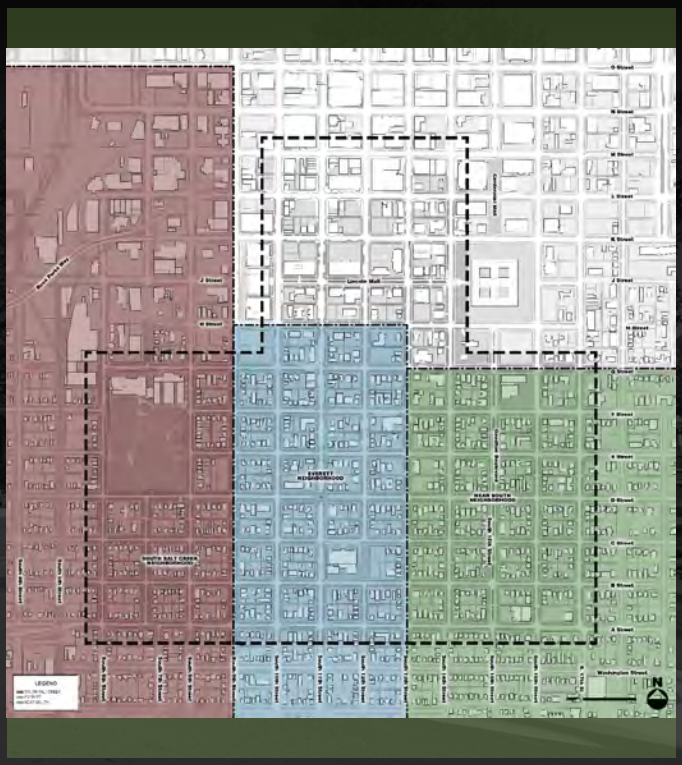


H3 STUDIO PROJECT TEAM

SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

WHAT THE COMMUNITY SAID – ADDITIONAL ISSUES
09| GOVERNANCE, MANAGEMENT, & FUNDING

- **Property taxes too high**
- **No incentive to invest in neighborhood**
- **Lack of strong neighborhood leadership**
- **No enforcement against nuisance properties**
- **Lack of a community-wide vision**



H3 STUDIO PROJECT TEAM

SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

H3 STUDIO PROJECT TEAM

SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

PLANNING PROCESS
ENGAGEMENT SCHEDULE

On-Site Field Surveys (Feb 2-6)

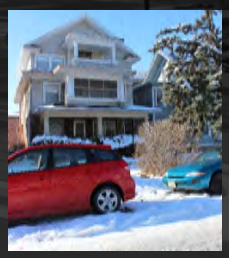
On-Site Stakeholder Interviews: Initial (Feb 4-5)

On-Site Follow-Up Interviews & Steering Committee Meeting #1 (Apr 7-8)

On-Site Two (2) Day Kick-Off Event (MAY 7-8)
- Neighborhood Tour
- Steering Committee Meeting #2
- Community | Public Work-Session #1

On-Site Two (5) Day Community Charrette (June)
- Community | Public Work-Session #2
- Municipal | Stakeholder Interviews
- Steering Committee Meeting #3
- Community | Public Work-Session #3

On-Site Two (2) Day Community Charrette (T.B.D.)
- Final Community or Committee Work-Session



H3 STUDIO PROJECT TEAM

SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

Key Issues for Enhancing Marketability of SoDo

1. There is a need to reduce ***CRIME.***
2. There is a need to promote ***ECONOMIC UPWARD MOBILITY.***
3. There is a need to increase the rate of ***HOMEOWNERSHIP.***
4. There is a need to preserve the ***HISTORIC CHARACTER*** of the neighborhood.
5. There is a need to improve ***DETERIORATING CONDITIONS.***
6. There is a need to increase ***PROPERTY VALUES.***
7. There is a need to ***ATTRACT MORE RESIDENTS*** to SoDo and Lincoln's urban core.
8. There is a need to attract ***NEW JOBS*** to Downtown.
9. There is a need to promote ***PLACEMAKING***.
10. There is a need to improve the ***RETAIL ENVIRONMENT***.
11. There is a need to ***INCENTIVIZE*** real estate development.
12. There is a need to improve the ***PEDESTRIAN EXPERIENCE***.

H3 STUDIO PROJECT TEAM

SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

Key Components of Development Program

1. ***QUANTIFYING DEMAND BY MARKET NICHES***
   - ***renters (college students, immigrants, young professionals, working poor)***
   - ***owners (recent graduates, empty nesters, young professionals, working families)***
2. ***HOUSING TYPOLOGIES/PRODUCTS***
   - ***Single-family***
   - ***Multi-family (apartments, condominiums, townhomes)***
3. ***INCENTIVES/FEASIBILITY/PROGRAMS***
   - ***Tax incentives***
   - ***Tax credits***
   - ***Public/private partnerships***
4. ***NEIGHBORHOOD AMENITIES/SERVICES***
   - ***Retail***
   - ***Education***
   - ***Recreation***
   - ***Employment***

NEXT MEETINGS: CHARRETTE WEEK
JUNE 1-6: Neighborhood Tour & Public Meeting #1
DISCUSSION
& NEXT STEPS...

Steering Committee Kick-Off

April 7 – 8|Meeting Minutes

[Attendees|April 7, 2015 (All meetings at the F-Street Rec Center; except mayor)]

Wendy Birdsall—Lincoln Chamber of Commerce
Pat Haverty—Lincoln Partnership for Economic Development
Dave Landis—City of Lincoln Urban Development Department
Chris Beutler—Mayor of the City of Lincoln
Jon Carlson—Aide for Neighborhood Projects
Clay Smith—Speedway Motors

[Attendees|April 8, 2015 (All meetings at the F-Street Rec Center)]

Barbara Bartle—Lincoln Community Foundation
Steering Committee
Bob Caldwell—NEBCO
Mark Walz—Farmers' Mutual Insurance of Nebraska

Board Image 1400

- Multi-Culturalism
- Community has momentum
- Issue
  - Safety & Security
  - Need parking for this [safety & security]
    - Provide parking now! 24-hr security
    - Graffiti
  - Neighborhood gone negative
  - Need neighborhood services—retail
  - New immigrants & cultures in area
    - Sudanese/ N. Africa/ Spanish
  - No one cultural identity.

Board Image 1401

- Comparable places to look at: Fallbrook is the best neighborhood & Country club neighborhood
- Parking for government officers
- City has funding to build parking structures
- Low rent residence and offices east of capital

- Need new neighborhood ward
- Plan 100 year idea
- Grow downtown south to district
- NEBCO
    - 100 years
    - Family corporation
    - 25 companies
    - Long-term investment
- Pershing/YMCA and Library
- Low rental on retail/offices
- Issue of safety at night
- Need services for tenants
- Retail needed
- Issue how far you can talk
- San D library as a community hub
- Library= new home
- Add retail on 11th between G & F

Board Image 1402

1. Did Antelope Creek Project
2. Haymarket Project (vote)
3. South Haymarket; invested by employees want the mixed use
    - The atmosphere/mixed-use/"live-work-play"
4. Huge "deficit" in workforce; not a strong program retention of college students

- Partnerships
    - Major employers and start up
    - Not much residential and neighborhood
- Issue quality of life
    - Next strong neighborhood
- Lots of white collar jobs; computer
- 2.8 unemployment rate (lots of jobs here)
- Antelope Valley people relocated to this neighborhood

- Absentee landlords
- Downtown parking deficit 200-400 spaces
- Use F street recreation center as a community hub
- Need neighborhood services
- Big issue getting to jobs
- Buses are an issue
- Workforce housing?

Board Image 1043

- look at long range plan change housing type
- west Haymarket built in 3 years
- percent of rental; high rental rate
- 15% vacancy
- Movement of social indicators have moved up
- Management agencies/companies
- Growing rental company
- South Bottoms/ German Museum
- 17th between 13th and 10th is major
- North of N street is a tip-point neighborhood

Board Image 1404

- Mixed-use development; mixed income
- Make a sense of place
- Could expand rental
- TIFF
- Tri-Wind Management
- Bill Woods? Property owner
- Runza
- Dauinus
- "Kliens Corner"
- +'s
    - Divide neighborhood
    - F street

- Long standing business—da vinci's
- Government houses
- Proximity to campus and downtown
- Bike path
- Crime
- Safety
- Little green space
- Lacking community businesses
- Absentee owner
- Apartments—slip ins
- No central commercial district
- No professional services
- Churches leaving; no infilled faith deficit

- —'s
  - To do some= high cost, acquisition/consolidate
  - Senators here for 12 weeks

DISTRICT CHALLENGES

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03 Kickoff Meeting #1
May 7, 2015

Meeting Agenda

Presentation

Board Images

Board Notes

One Word Clouds

One Word Card Summary

Photos

Schedule

May 7, 2015 – May 8, 2015: Meeting Notes

Day 1: May 7, 2015

9:55 am **Arrive in Omaha**

1:00 pm **Clients/ Executive Committee Meeting** **Lincoln Community Foundation**
215 Centennial Mall South, Suite 100

2:30-3:30 pm **City Technical Team – Jon Carson** **County / City Building 555 S. 10th Street #303**
Lincoln, NE 68508

3:30-5:30 pm **Neighborhood Tour & Community Walk Audit** **F Street Recreation Center**
1225 F St., Lincoln, NE 68508

5:30-7:30 pm **Community Meeting** **Everett Elementary School**
1123 C St., Lincoln, NE 68502

Day 2: May 8, 2015

9:00–10:00am Pat Leach, Director of Lincoln's City Libraries
Gail McNair, Executive Director of the Foundation for Lincoln City Libraries
Rod Confer, Foundation for Lincoln City Library
Ed Tricker, Chair of Library Foundation Board
Location: Lincoln Community Foundation, 215 Centennial Mall South, Suite 100

11:30am-1:30pm Steering Committee Work Session **Nebraska Realtors' Association**
800 S 13th St #200, Lincoln, NE 68508

? **John Kay Meeting** **Sinclair Hille Architects**
700 Q St, Lincoln, NE 68508

7:40pm **Leave Omaha**

SOUTH DOWNTOWN REVITALIZATION PLAN

COMMUNITY MEETING #1

For the Lincoln Community Foundation
& the South Downtown Investment Fund

H3 STUDIO PROJECT TEAM

H3 STUDIO | DEVELOPMENT STRATEGIES : SINCLAIR | HILLE ARCHITECTS

May 7, 2015

H3 STUDIO PROJECT TEAM

SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE

AGENDA

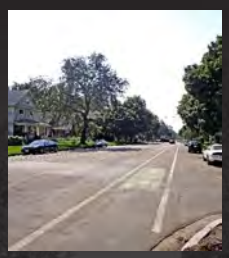
INTRODUCTION, PROCESS & PRODUCTS

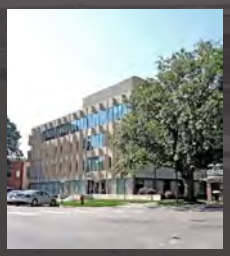
COMMUNITY HISTORY & PLANNING CONTEXT

EXISTING CONDITIONS

DRAFT ISSUES & IDEAS

DISCUSSION & NEXT STEPS...





H3 STUDIO PROJECT TEAM

SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE

INTRODUCTION, PROCESS & PRODUCTS

H3 STUDIO PROJECT TEAM

SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE

PLANNING PROJECT
KEY OBJECTIVE...

The intention is to develop a long range plan for the continued revitalization of the South Downtown area defined by M Street in the north, 17th street in the east, A Street in the south, and 6th Street in the west.

H3 STUDIO PROJECT TEAM

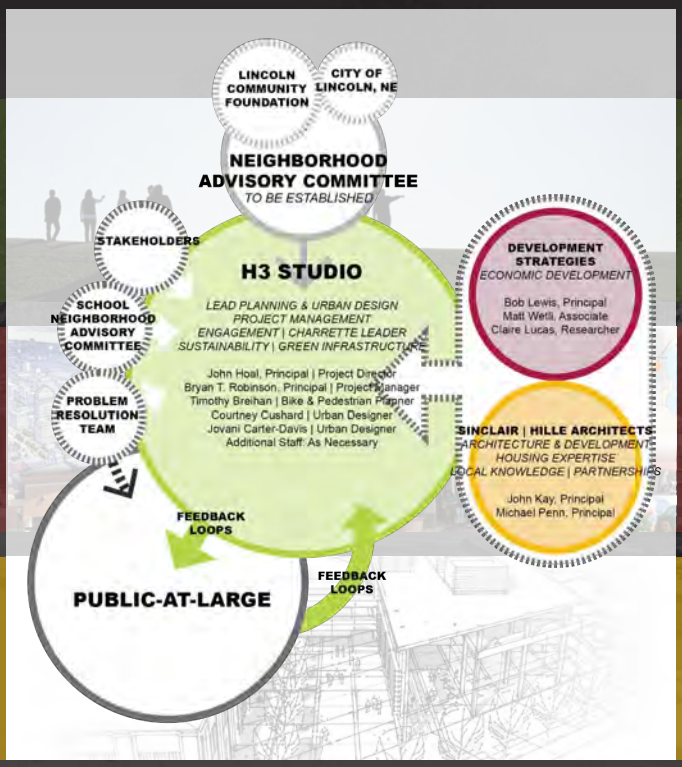
SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE

INTRODUCTION
CONSULTANT TEAM: FIRMS

H3 Studio
PRIME CONSULTANT
- LEAD PLANNING & URBAN DESIGN
- PUBLIC ENGAGEMENT | CHARRETTE LEADER
- SUSTAINABILITY | GREEN INFRASTRUCTURE
- PUBLIC SPACE, PARK & STREETSCAPE
- PROJECT MANAGEMENT

Development Strategies
SUB-CONSULTANT
- MARKET | ECONOMIC RESEARCH
- ECONOMIC PROGRAMS & INCENTIVES
- DEVELOPMENT PROGRAM
- IMPLEMENTATION STRATEGY

Sinclair | Hille Architects
SUB-CONSULTANT
- ARCHITECTURE | DEVELOPMENT
- HOUSING EXPERTISE | CIVIC BUILDINGS
- LOCAL KNOWLEDGE | PARTNERSHIPS



H3 STUDIO PROJECT TEAM

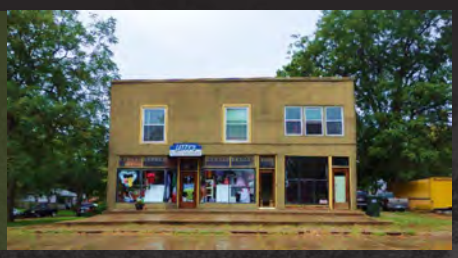
SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE

PLANNING PROCESS
MAJOR SCOPE ELEMENTS...

SCOPE OF WORK

We are proposing a three (3) phased work plan centered around an on-site five (5) day community charrette!

1.0 Pre-charrette
2.0 Charrette
3.0 Post-charrette



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SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE

PLANNING PROCESS
ENGAGEMENT SCHEDULE

On-Site Field Surveys (Feb 2-6)

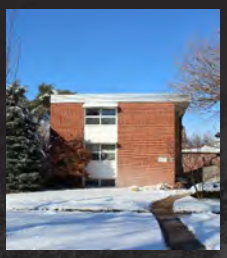
On-Site Stakeholder Interviews: Initial (Feb 4-5)

On-Site Follow-Up Interviews & Steering Committee Meeting #1 (Apr 7-8)

On-Site Two (2) Day Kick-Off Event (TODAY!)
- Neighborhood Tour
- Steering Committee Meeting #2
- Community | Public Work-Session #1

On-Site Two (5) Day Community Charrette (June)
- Community | Public Work-Session #2
- Municipal | Stakeholder Interviews
- Steering Committee Meeting #3
- Community | Public Work-Session #3

On-Site Two (2) Day Community Charrette (T.B.D.)
- Final Community or Committee Work-Session



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SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

"The first settlers in Lancaster County were **attracted here by the fame of the Salt Basin**, which in that early day had extended as far east as Plattsmouth and Nebraska City. The early settlers near the **basins made many fanciful pictures of the wealth** to be obtained from these same basins, and **pictured to themselves a great city built** near by, whose great source of wealth should be the working of the 'salt wells.'

Newspaperman Samuel D. Cox with A. B. Hayes, in their *History of the City of Lincoln Nebraska* (1889)

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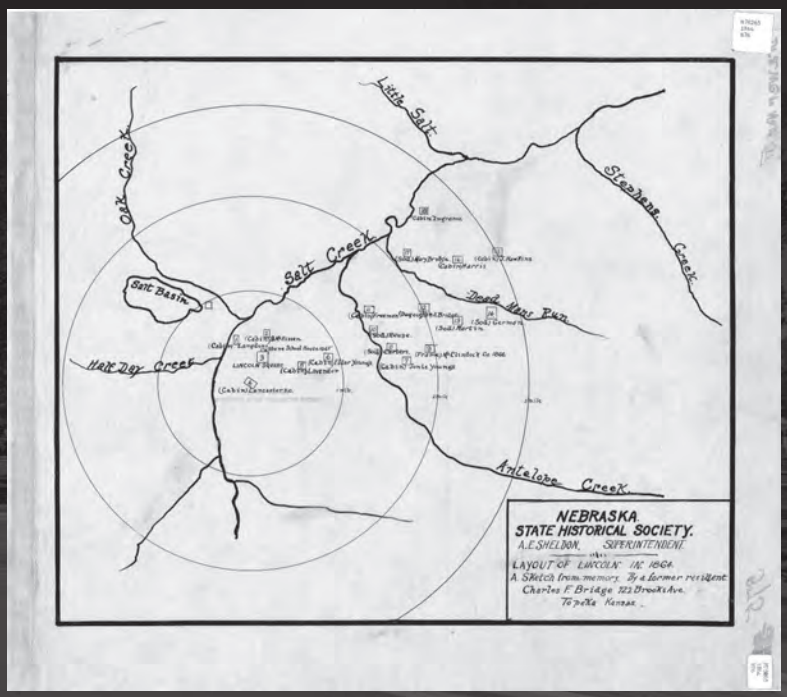
1859: Nebraska Territory was only 5 years old when settlers near the salt basin met to organize Lancaster County.

Salt was extremely important to Lancaster settlers. Bagged and hauled to Nebraska City, the commercial potential of Lancaster's salt was never great, and was extinguished when J. Sterling Morton developed his salt mines in Kansas.



1864

Source: Edward Zimmer, Ph D., Historic Preservation Planner

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SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

To insure a firm economic foundation for the capital, the legislature located not only the state government in Lincoln but also other major state institutions -- university, penitentiary, and insane asylum.

1874

Source: Edward Zimmer, Ph D., Historic Preservation Planner

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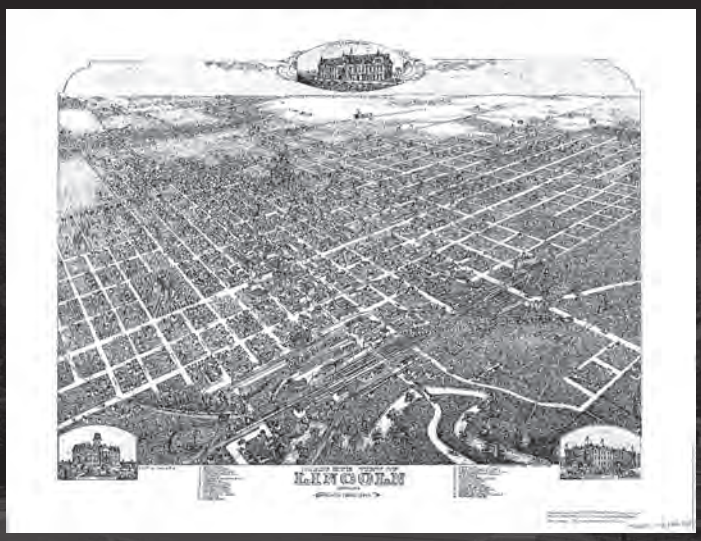
SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE

A substantial town site was platted, with **wide streets, park land, a campus for the yet-to-be-founded state university, and an ample capitol square**. These key locations were emphasized by giving the streets that approached them **extra width**. Land was set aside for a county courthouse, market square and city hall, churches, a high school, five elementary schools, and a state historical and library association. Nearly 3,000 house lots and 400 business sites were also provided.



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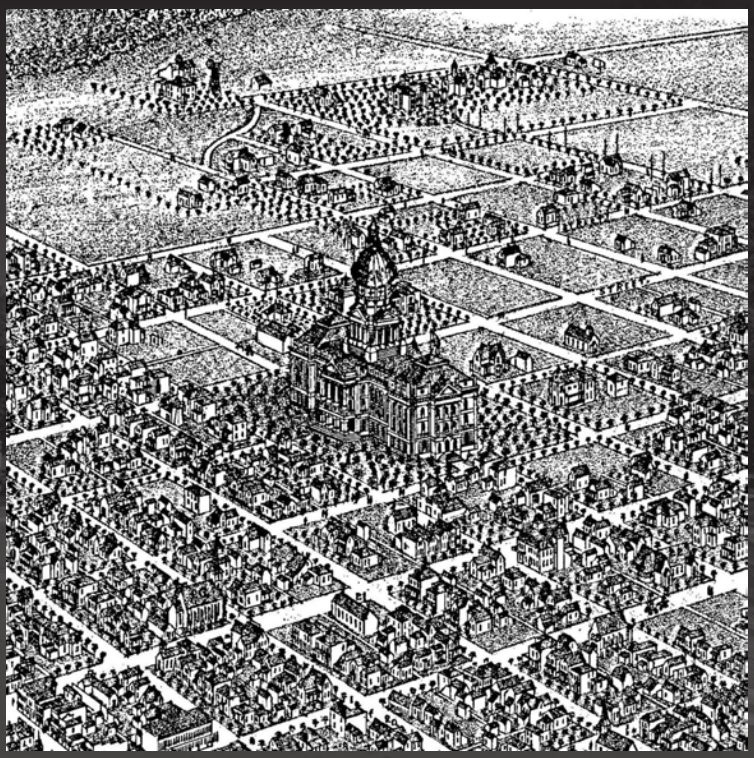
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**



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The Nebraska State Capitol, the product of a nationwide design competition won by New York Architect Bertram Grosvenor Goodhue in 1920. Constructed in four phases over ten years from 1922-1932, the building, with furnishings and landscaping, was completed at a cost just under the $10 million budget and was paid for when finished. To decorate the building, Bertram Goodhue selected Lee Lawrie, sculptor; Hildreth Meiere, tile and mosaic designer; and Hartley B. Alexander, thematic consultant for inscription and symbolism.

Source: capitol.nebraska.gov/index.php/building/history/nebraska-capitols

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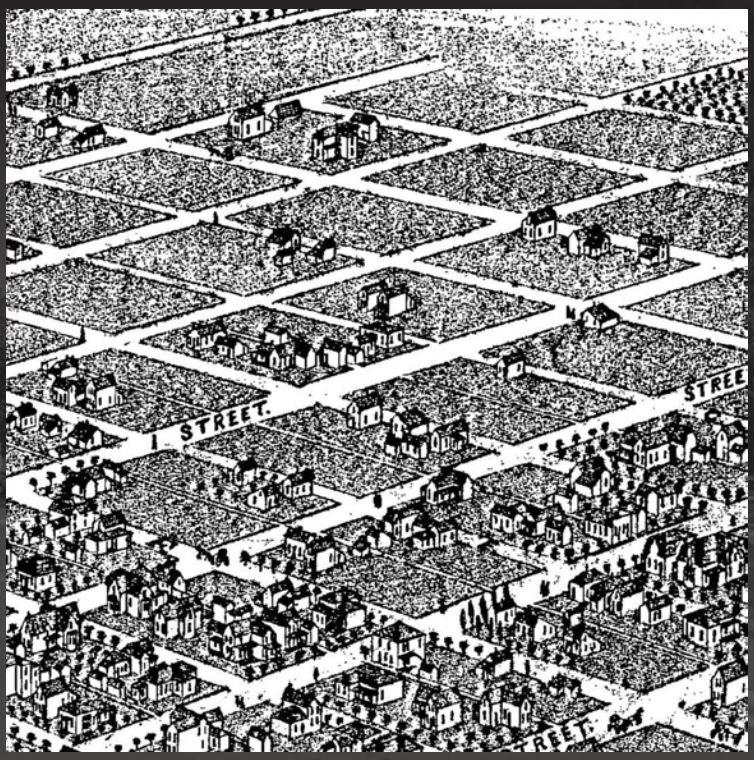
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**



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Source: National Register of Historic Places

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FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

Lincoln has had a public transit system since 1883, when Lincoln Street Railway initiated the first horse-car line with a 5 cent fare. Lines were quickly added to South Street and east to 27th Street.

At its peak, Lincoln employed 200 horses and operated 37 cars on more than 18 miles of track.

Source: Jim McKee: Horse cars and street railways, *Journal Star*

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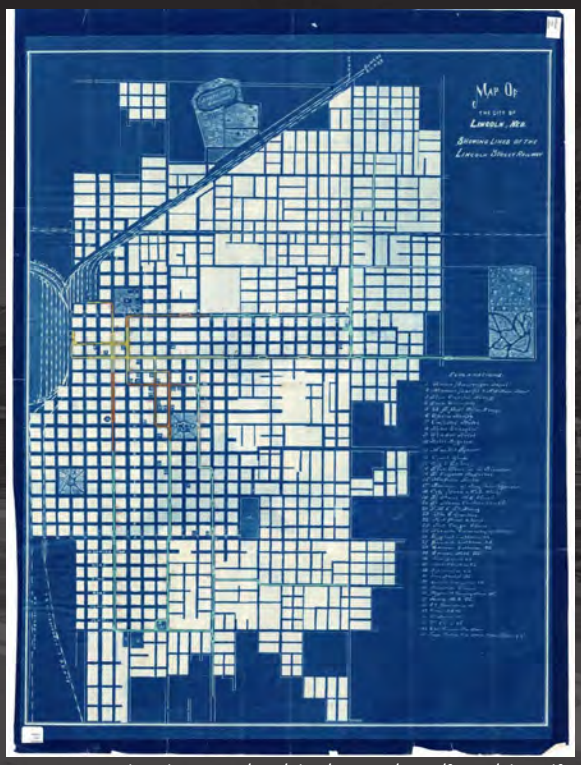
FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE

Streetcars (1883-1925)

- Lincoln Street Railway Company begins first horse-drawn streetcar line between Burlington Depot and 13th and O Street.
- Capital City Street Railway also begins operations
- Lincoln Belt Line, South Lincoln Street Railway Company and Rapid Transit open in 1887
- In 1890, there are five streetcar companies with 54 cars, 92 employees, 31.6 miles of track and 1,744,784 passengers annually
- In 1891, electric streetcars start operating
- Street lines begin to link several colleges, which were formed on the outskirts of Lincoln
- 1906: last horse-pulled streetcar ceases operations



Source: www.lincoln.ne.gov/city/plan/reports/mmt/finrpt/5b1.pdf

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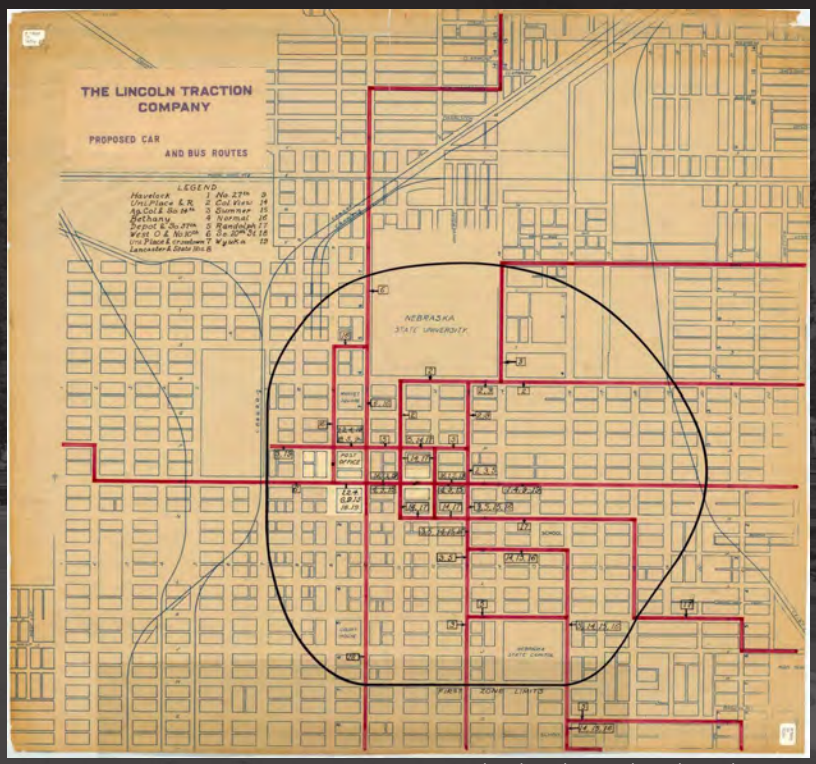
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

1926-1930: buses begin to replace streetcars throughout the city

The Lincoln Traction Company starts its first bus routes between Downtown and University Place and by 1927, they have added three more bus routes

By 1945, the last street car lines, Sheridan Boulevard line , Sheridan Boulevard line to College View, and the Randolph Street line, are to College View, and the Randolph Street line, are shut down.

The peak annual patronage of buses and streetcars is reached this year at of buses and streetcars is reached this year at 11,674,000 passengers.



Source: www.lincoln.ne.gov/city/plan/reports/mmt/finrpt/5b1.pdf

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FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE

Lincoln, NE 1889

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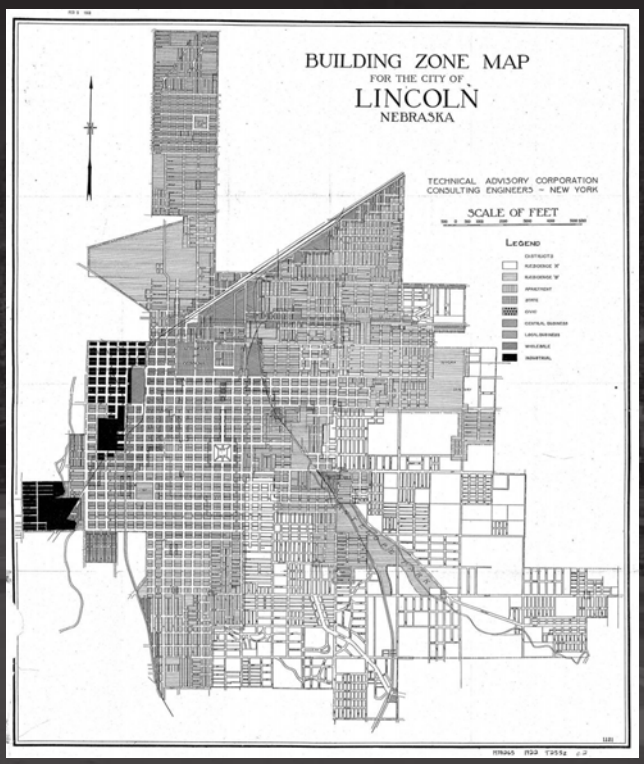
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

- In the early 1920s the Chamber of Commerce commissioned studies which proposed zoning regulations, which were adopted in 1924.
- State legislation extended the city's zoning jurisdiction three miles beyond its corporate limits in 1929, creating a potent tool for the community to guide its growth.
- These first steps toward city planning were expanded in 1948 with the creation of a Planning Commission, followed in 1952 by the adoption of the community's first Comprehensive Plan



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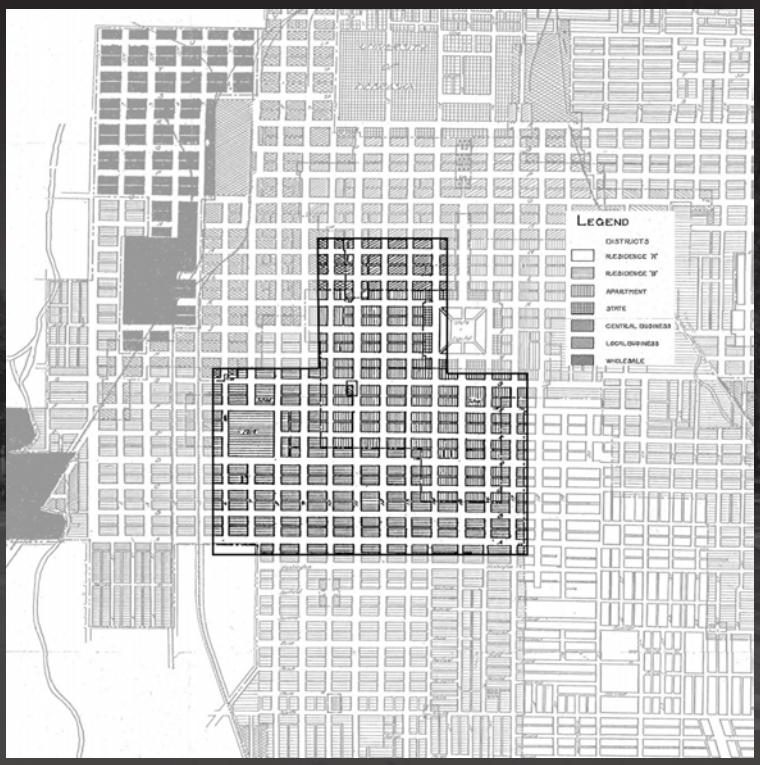
FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE



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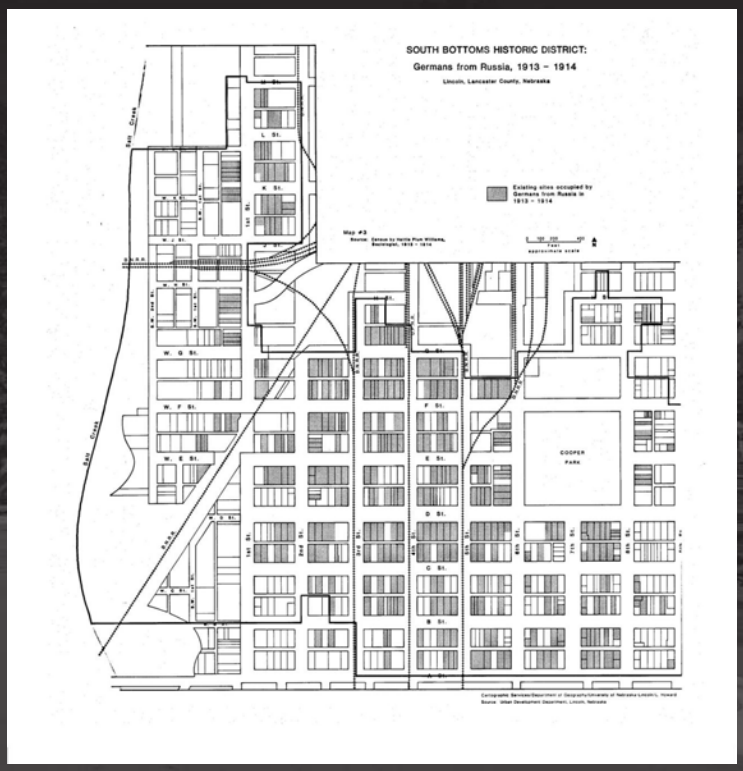
The worldwide depression in the 1890s hit Lincoln hard, resulting in a population decline to 37,000 by 1900. The arrival of a significant influx of Germans from Russia, who became Lincoln's largest immigrant community, helped bolster the city in the early decades of the 20th century. Their distinctive churches and houses are recognized in the South Bottoms Historic District, listed on the National Register of Historic Places.



Source: Edward Zimmer, Ph D., Historic Preservation Planner

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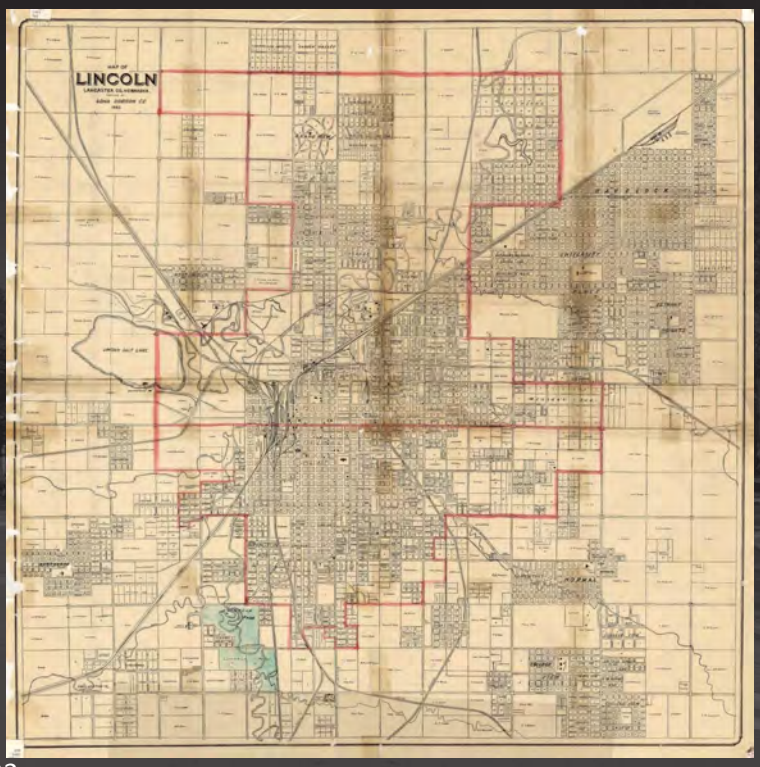

Lincoln, NE 1893

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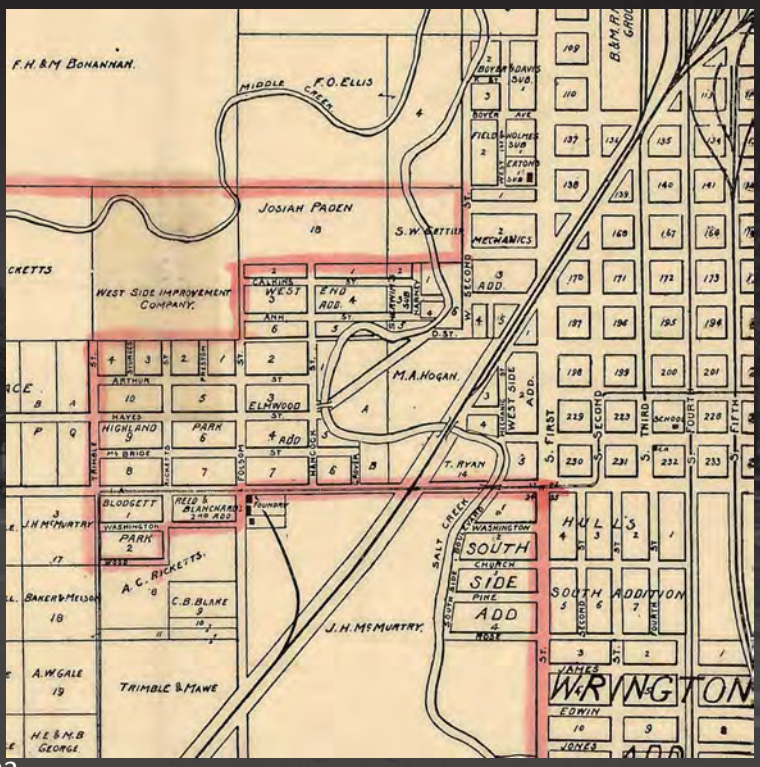
SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**



Lincoln, NE 1893

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SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

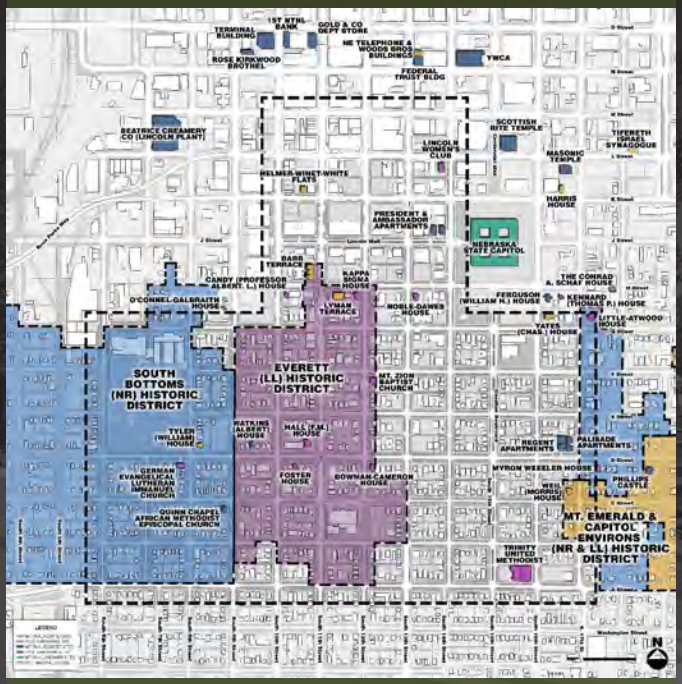
EXISTING CONDITIONS
HISTORIC ASSETS

Historic Districts

- National Historic Districts (Blue)
- Local Landmark Districts (Dark Purple)
- Both NH & LL (Dark Orange)

Historic Buildings & Structures

- National Register Sites (Dark Blue)
- Local Landmark Sites (Light Purple)
- National Landmark Sites (Teal)
- Both NL & LL (Light Orange)



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SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

PLANNING CONTEXT

H3 STUDIO PROJECT TEAM

SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE

PLANNING CONTEXT
APPLICABLE TO THIS PROCESS

CONTEXTUAL PLANNING AREA

PLANNING DOCUMENTS & REPORTS

REDEVELOPMENT PLANS & AREAS

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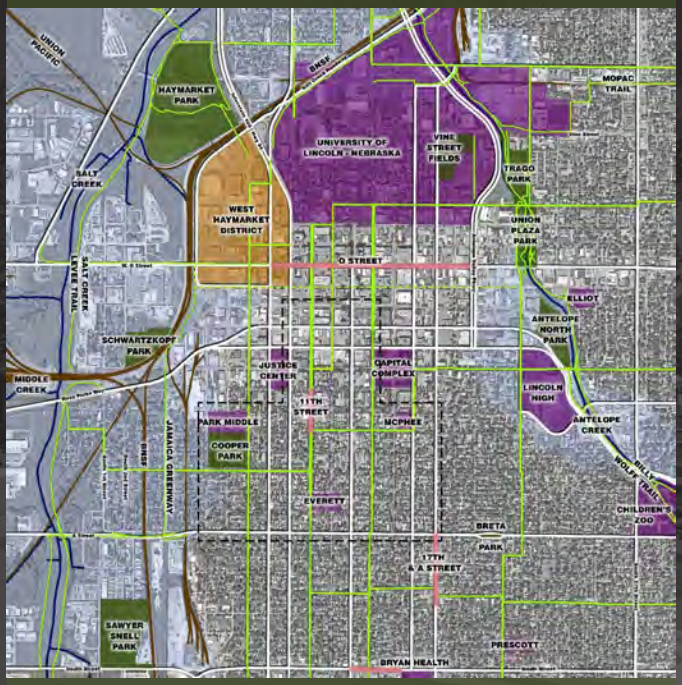
SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE

PLANNING CONTEXT
APPLICABLE TO THIS PROCESS

CREEKS
FLOODPLAINS
RAILROADS
STREET NETWORK
TRAIL NETWORK
PARKS & OPEN SPACE
SCHOOLS & INSTITUTIONS
COMMERCIAL DISTRICTS
MAJOR PLANS
PHYSICAL & SOCIAL CHALLENGES



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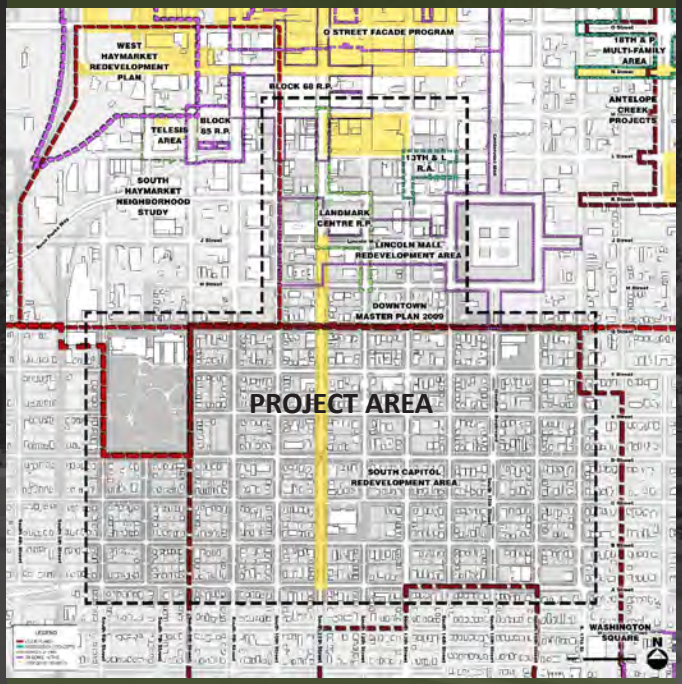
FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE

PLANNING CONTEXT
APPLICABLE TO THIS PROCESS

CONTEXTUAL PLANNING AREA

PLANNING DOCUMENTS & REPORTS

REDEVELOPMENT PLANS & AREAS



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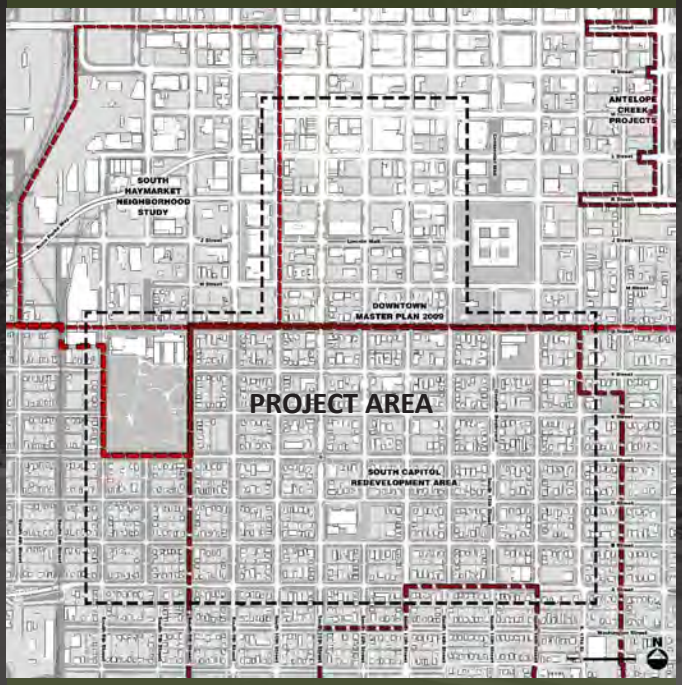
FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE

PLANNING CONTEXT
APPLICABLE TO THIS PROCESS

PLANNING DOCUMENTS & REPORTS

- 2014 Lincoln Vital Signs Report
- 2014 Business Conditions & Indicators Report
- 2014 Downtown Lincoln Annual Report
- 2014 Public Bldg Commission Facilities Report
- 2014 The Rise of Innovation Districts
- 2014 CIP FY 2014/15 to 2019/20
- 2014 Annual Action Plan: FY 2014
- 2013 PlanBIG (UNL) Master Plan
- 2013 Lincoln Economic Dashboard
- 2013 Complete Streets Annual Report
- **2013 South Haymarket Development Study**
- **2012 Lincoln Downtown MP Update**
- 2011 LPlan 2040 Comprehensive Plan
- 2009 Downtown Lincoln Parking Study
- **2009 Blight & Sub-Standard Area Study**
- **2008 South Capitol Redevelopment Area**
- 2007 Bike Lanes Study (11th & 14th St.)
- **2005 Downtown Lincoln Master Plan**
- **2004 Antelope Valley Redevelopment Plan**
- 1997 Focus Area Action Plans



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SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

PLANNING CONTEXT
APPLICABLE TO THIS PROCESS

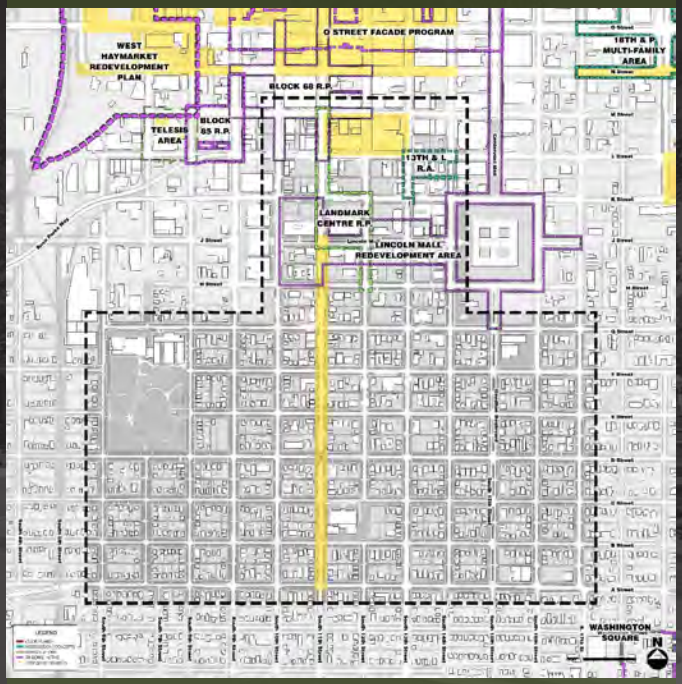
REDEVELOPMENT PLANS & AREAS

COMPLETED
- Various Projects in Downtown Lincoln
- 11th Street Streetscape Project
- Cornhusker Square Redevelopment Project
- Lincoln Star Buildings Redevelopment Project

ACTIVE
- Lincoln Mall Redevelopment Project
- West Haymarket Redevelopment Project
- Block 85 Redevelopment Project
- Block 68 Redevelopment Project
- O Street Façade Program

IN-NEGOTIATIONS
- Telesis (Meadowgold) Redevelopment Project
- Landmark Centre Redevelopment Project

IN-DISCUSSION
- 13th & L Redevelopment Project Area
- 13th & P Multi-Family Area



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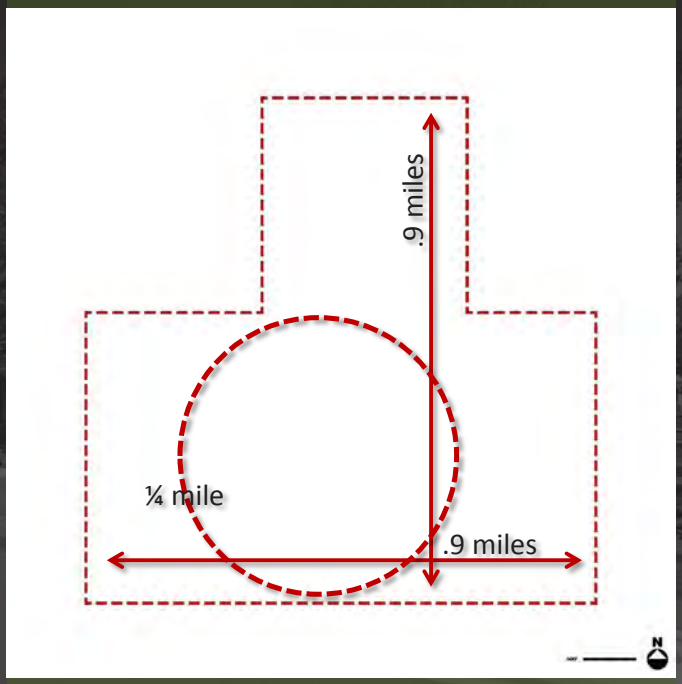
FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE

EXISTING CONDITIONS
BASICS OF THE STUDY AREA

PROJECT AREA

390 *Ac*

86+ Blocks
.9 Mile East | West
.9 Mile North | South



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FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE

EXISTING CONDITIONS
FIELD SURVEYS & OBSERVATION

CONDITIONS
OCCUPANCY
MATERIALITY
TYPOLOGIES
HEIGHT
GROUND FLOOR USE
UPPER FLOOR USES

SUMMARY BUILDING CHALLENGES

- POOR CONDITIONS BLDGS
- SLIP-IN APARTMENT BLDGS
- SUBDIVIDED BLDGS
- LOW BUILDING DENSITY

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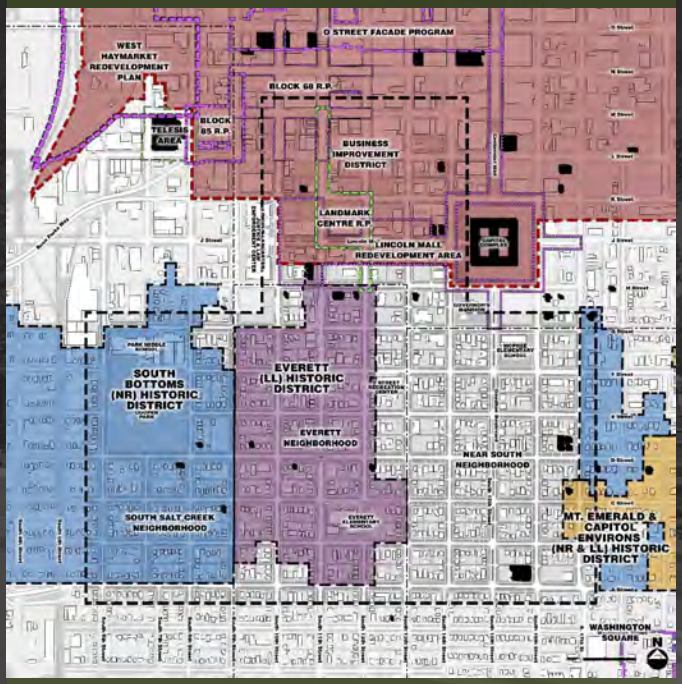
FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE

EXISTING CONDITIONS
GIS DATA & INFORMATION

ZONING DISTRICTS
HISTORIC ASSETS
SPECIAL DISTRICTS
NEIGHBORHOOD ASSOC.

SUMMARY ORGANIZATION & REGULATORY CHALLENGES

- OVERLAPPING REGULATIONS & SPECIAL DISTRICTS
- HISTORIC RESOURCES DISTRIBUTED THROUGHOUT
- MAJOR ADJACENT REDEVELOPMENT AREAS



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FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE

EXISTING CONDITIONS
GIS DATA & INFORMATION

STREETS CIRCULATION
ACCESS & PARKING
PUBLIC TRANSPORTATION
BICYCLE FACILITIES
PEDESTRIAN FACILITIES
PUBLIC SPACES
VEGETATION & CANOPY

SUMMARY DISTRICT CHALLENGES

- HEAVY VOLUMES OF TRAFFIC
- MAJOR DIVIDING ROADWAYS
- SCATTERED COMMERCIAL AREAS
- UNCLEAR DISTRICT BOUNDARIES

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Key Issues for Enhancing Marketability of SoDo

1. There is a need to reduce ***CRIME***.
2. There is a need to promote ***ECONOMIC UPWARD MOBILITY***.
3. There is a need to increase the rate of ***HOMEOWNERSHIP***.
4. There is a need to preserve the ***HISTORIC CHARACTER*** of the neighborhood.
5. There is a need to improve ***DETERIORATING CONDITIONS***.
6. There is a need to increase ***PROPERTY VALUES***.
7. There is a need to ***ATTRACT MORE RESIDENTS*** to SoDo and Lincoln's urban core.
8. There is a need to attract ***NEW JOBS*** to Downtown.
9. There is a need to promote ***PLACEMAKING***.
10. There is a need to improve the ***RETAIL ENVIRONMENT***.
11. There is a need to ***INCENTIVIZE*** real estate development.
12. There is a need to improve the ***PEDESTRIAN EXPERIENCE***.

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DRAFT CONSENSUS ISSUES

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FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE

KEYPAD POLLING EXERCISE

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FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE

DRAFT ISSUES CATEGORIES

From the stakeholder interviews and advisory committee meetings we compiled a list of Consensus Issues that were compiled into larger categories...

- 01| CONTEXT: CITY & DOWNTOWN
- 02| NEIGHBORHOOD STRUCTURE, CHARACTER & ECOLOGY
- 03| ACCESS, CIRCULATION, & PARKING
- 04| BUILDING TYPES & OWNERSHIP
- 05| LIVABILITY, WELL-BEING & SAFETY
- 06| COMMUNITY SERVICES, AMENITIES & HEALTH
- 07| ARTS, CULTURE, & EDUCATION
- 08| OPPORTUNITY, INNOVATION & PROSPERITY
- 09| GOVERNANCE, MANAGEMENT, & FUNDING

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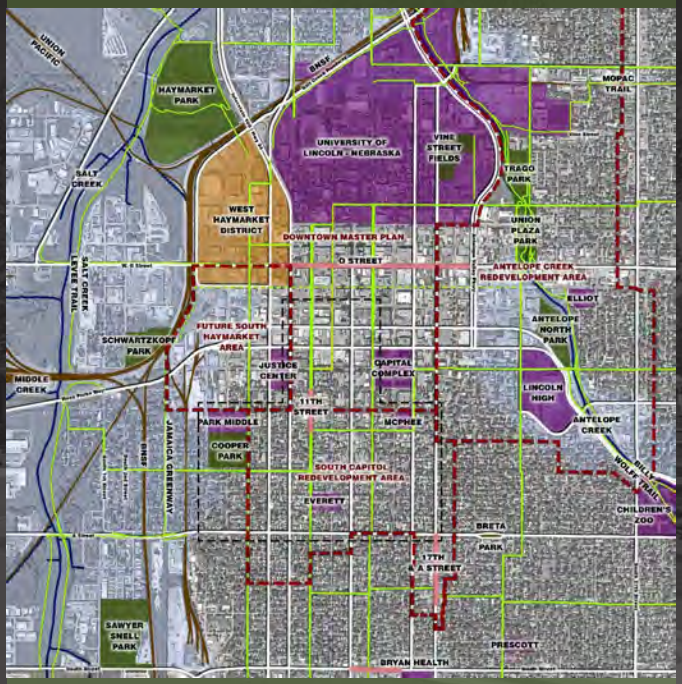
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

DRAFT CONSENSUS ISSUES
01| CONTEXT: CITY & DOWNTOWN

- **Lack of amenities** in the SoDo and Lincoln's urban core to attract more residents.
- **Lack of wide range quality housing** to enhance marketability of SoDo.
- **Lack of availability of new jobs** to attract potential residents to Downtown.

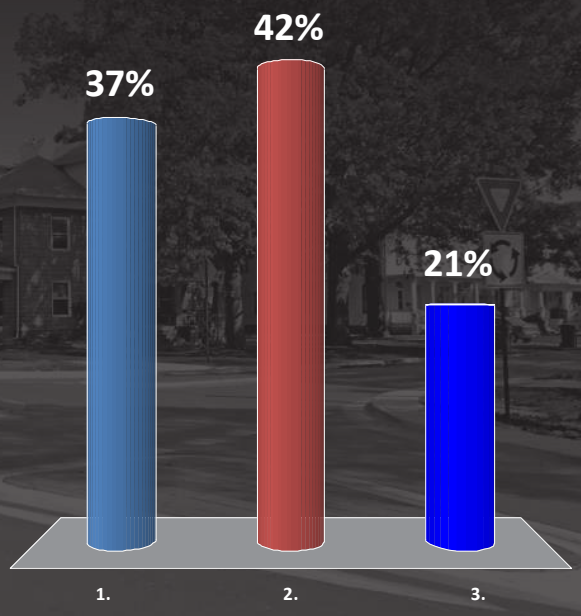


H3 STUDIO PROJECT TEAM

SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

01 | Context: City & Downtown
Pick your top 2 concerns!

1. Lack of amenities in the SoDo and Lincoln's urban core to attract more residents.
2. Lack of wide range quality housing to enhance marketability of SoDo.
3. Lack of availability of new jobs to attract potential residents to Downtown.



H3 STUDIO PROJECT TEAM

SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE

DRAFT CONSENSUS ISSUES
02| NEIGHBORHOOD STRUCTURE, CHARACTER, & ECOLOGY

- **Historic districts and neighborhoods are not aligned.**
- **Lack of clarity of SoDo's boundaries** and adjacent neighborhoods.
- **Lack of clear edge** between neighborhood and downtown.
- **Lack of investment** in the streets, alleys, and parks.
- **Poor quality lighting** on streets, alleys, and parks.
- **Poor pedestrian experience** and safety due to wide, high traffic streets.
- **Lack of usable parks** distributed throughout the neighborhood.

H3 STUDIO PROJECT TEAM

SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE

02 | Neighborhood Structure, Character & Ecology
Pick your top 2 concerns!

1. Historic districts and neighborhoods are not aligned.
2. Lack of clarity of SoDo's boundaries and adjacent neighborhoods.
3. Lack of clear edge between neighborhood and downtown.
4. Lack of investment in the streets, alleys, and parks.
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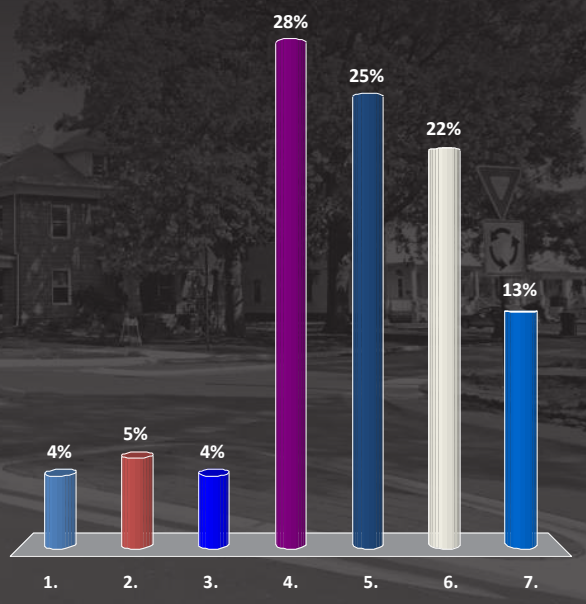
7. Lack of usable parks distributed throughout the neighborhood.



H3 STUDIO PROJECT TEAM

SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

DRAFT CONSENSUS ISSUES
03| ACCESS, CIRCULATION, & PARKING

- **High traffic volume** on 9th and 10th Streets.
- **Medium traffic volume** on 16th and 17th Streets.
- **9th, 10th, 16th, and 17th Streets act as barriers.**
- **Low traffic volume** on 13th and A Streets.
- **Limited access** to efficient & effective **public transportation**.
- **A shortage of structured & on-street parking north of H Street**.

H3 STUDIO PROJECT TEAM

SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

03 | Access, Circulation & Parking
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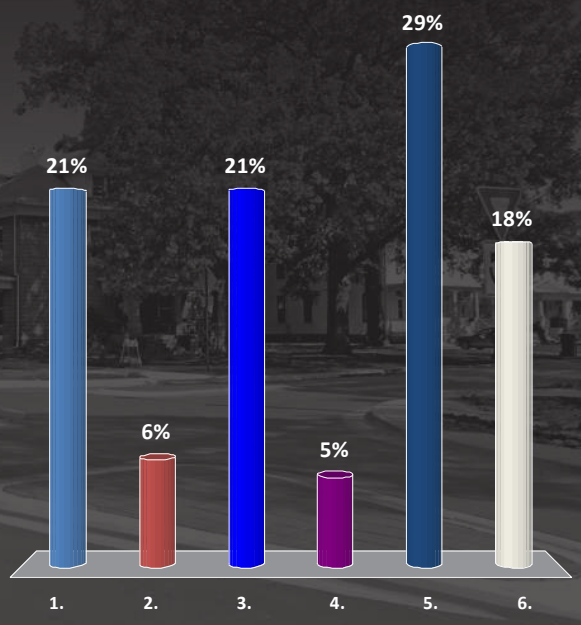

H3 STUDIO PROJECT TEAM

SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE

DRAFT CONSENSUS ISSUES
04| BUILDING TYPES & OWNERSHIP

- **Lack of new residential development** in the neighborhood.
- **High rentership and non-owner occupied** housing.
- Large residential **buildings subdivided into rentals**.
- Slip-in apartments and low-quality **rentals detract from the character**.
- **Absentee landlords** unresponsive to neighborhood concerns.
- Many **buildings in poor physical condition** with deferred maintenance.
- **Lack of restoration** of historic homes.

H3 STUDIO PROJECT TEAM

SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE

04 | Building Types & Ownership
Pick your top 2 concerns!

1. Lack of new residential development in the neighborhood.
2. High rentership and non-owner occupied housing.
3. Large residential buildings subdivided into rentals.
4. Slip-in apartments and low-quality rentals detract from the character.
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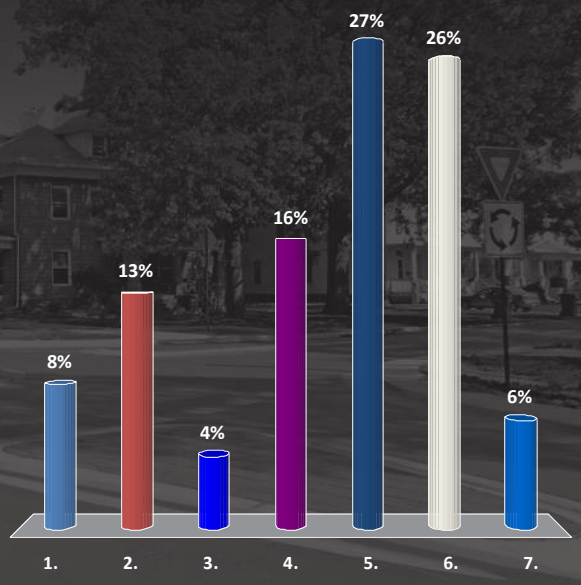
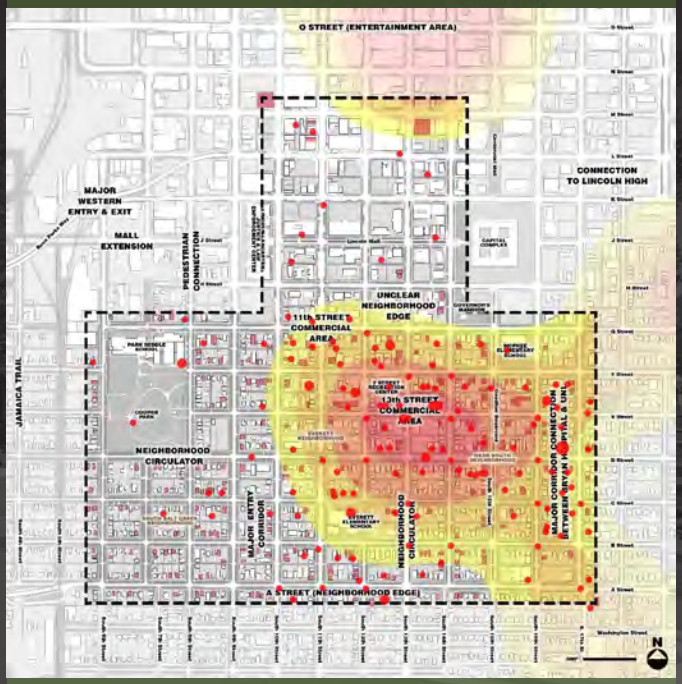


H3 STUDIO PROJECT TEAM

SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

DRAFT CONSENSUS ISSUES
05| LIVABILITY, WELL-BEING, & SAFETY

- Generally, area **perceived as unsafe.**
- **Problem properties**, deteriorating conditions, and lack of building upkeep.
- **Petty crime and illegal activities.**
- Families with **domestic violence and substance abuse** problems.
- **Poor quality of light** at night contributes to an unsafe feeling.
- **High rate of poverty** with a median income of less than half that of the city.
- A **high "transient" population** and homelessness in Cooper Park.
- **High percentage of non-English speakers**.
- Lack of incentive for **people at different stages of life** within neighborhood.
- Lack of amenities and housing for **multigenerational living**.

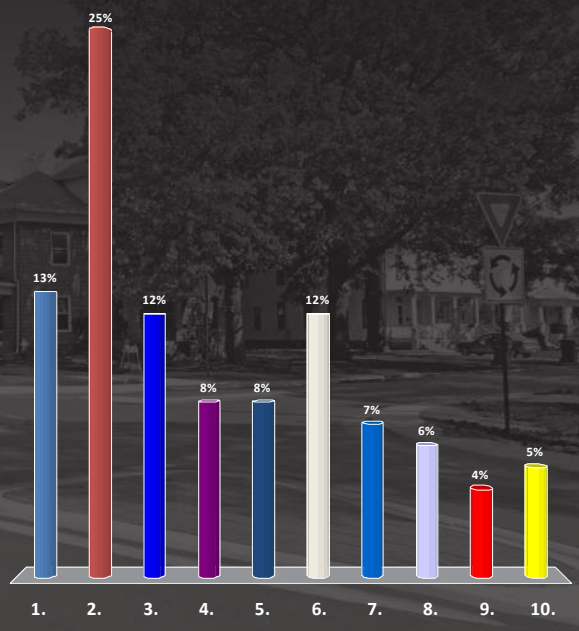


H3 STUDIO PROJECT TEAM

SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

05 | Livability, Well-Being & Safety
Pick your top 2 concerns!

1. Generally, area perceived as unsafe.
2. Problem properties, deteriorating conditions, and lack of building upkeep.
3. Petty crime and illegal activities.
4. Families with domestic violence and substance abuse problems.
5. Poor quality of light at night contributes to an unsafe feeling.
6. High rate of poverty with a median income of less than half that of the city.
7. A high "transient" population and homelessness in Cooper Park.
8. High percentage of non-English speakers.
9. Lack of incentive for people at different stages of life within neighborhood.
10. Lack of amenities and housing for multigenerational living.

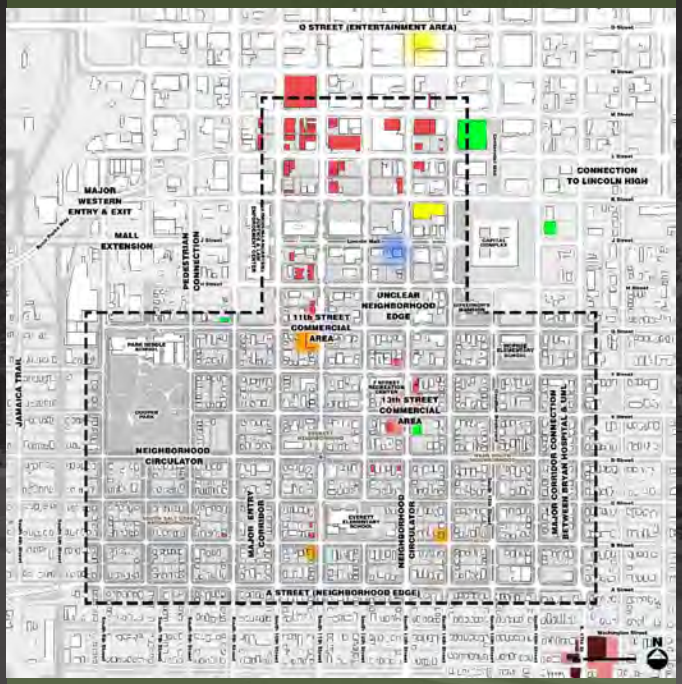


H3 STUDIO PROJECT TEAM

SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

DRAFT CONSENSUS ISSUES
06| COMMUNITY SERVICES, AMENITIES, & HEALTH

- **Insufficient medical services** in the neighborhood.
- **Insufficient access to health insurance.**
- Low food security and **lack access to quality food.**
- **Lack of recreational and entertainment amenities.**
- **Lack of neighborhood services** and retailing.
- **Low-quality**, second tier **convenience retailing**.
- **Lack** of awareness and **access to regional social services**.



H3 STUDIO PROJECT TEAM

SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

06 | Community Services, Amenities & Health
Pick your top 2 concerns!

1. Insufficient medical services in the neighborhood.
2. Insufficient access to health insurance.
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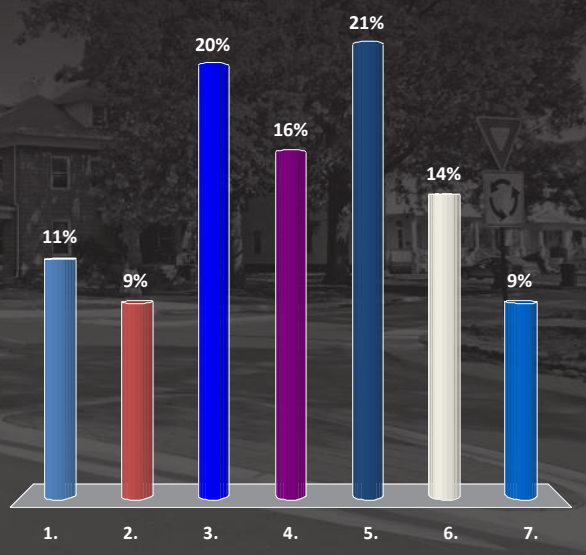

H3 STUDIO PROJECT TEAM

SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE

DRAFT CONSENSUS ISSUES
07| ARTS, CULTURE, & EDUCATION

- Disproportionate number of **residents without a college degree**.
- **Lack of a skilled workforce** and minimal educational attainment.
- Educationally accessible **jobs** to SoDo residents **are physically less accessible.**
- **Historical buildings and resources.**

H3 STUDIO PROJECT TEAM

SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE

07 | Arts, Culture & Education
Pick your top 2 concerns!

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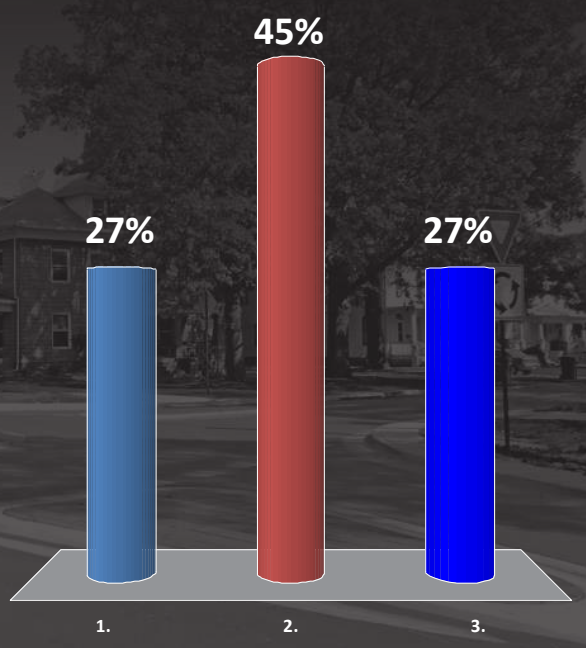
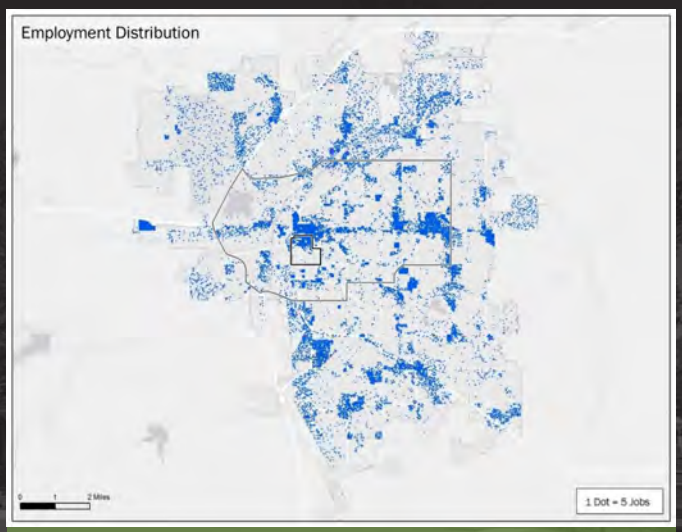


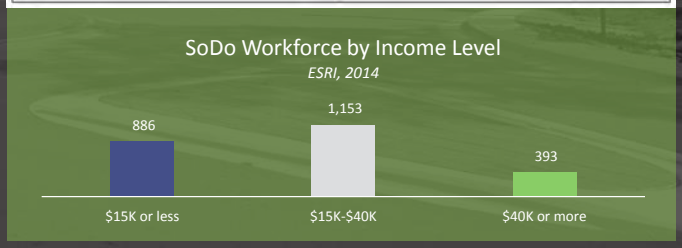
H3 STUDIO PROJECT TEAM

SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

DRAFT CONSENSUS ISSUES
08| OPPORTUNITY, INNOVATION, & PROSPERITY

- Difficult **job accessibility** for SoDo residents.
- **Few SoDo residents both live and work within the neighborhood**.
- Insufficient amount of **white collar jobs** available.
- **Disconnect between placing graduating student** population and local job opportunities.
- **Concentration of lower property values** than the city as a whole.
- **Low home values** create the challenge of stabilizing property values throughout the neighborhood.
- **Low housing values** compared to other Lincoln neighborhoods.
- **Lack of subsidized and affordable housing**.
- **High costs for repair** and rehab of older historic properties.





H3 STUDIO PROJECT TEAM

SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

08 | Opportunity, Innovation & Prosperity
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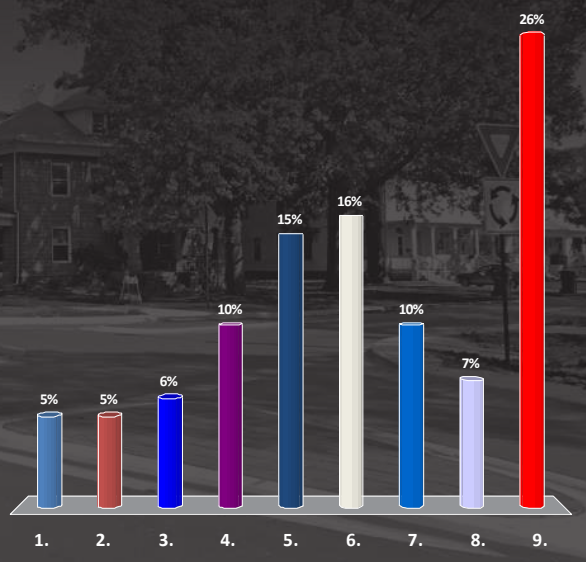
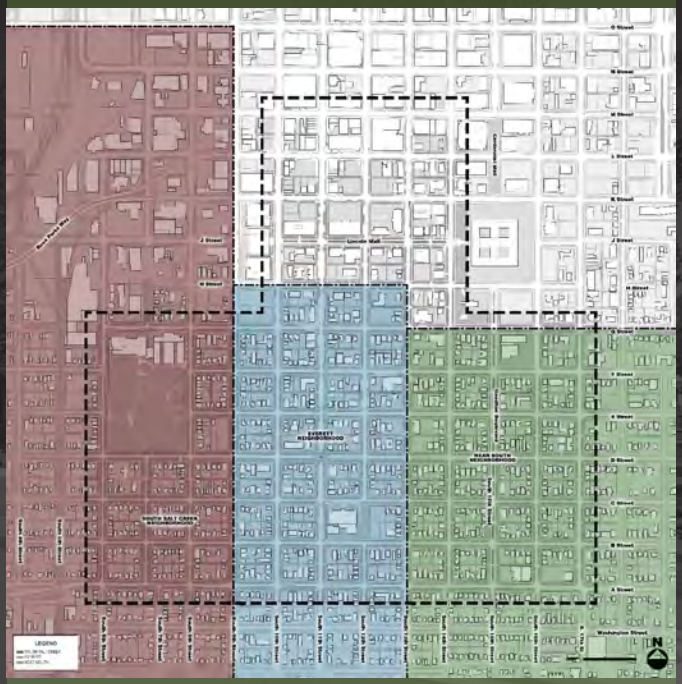


H3 STUDIO PROJECT TEAM

SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE

DRAFT CONSENSUS ISSUES
09| GOVERNANCE, MANAGEMENT, & FUNDING

- Lack of a true community development corporation (CDC).
- Fractured community.
- Lack of investment.



H3 STUDIO PROJECT TEAM

SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE

09 | Governance, Management & Funding
Pick your top 2 concerns!

1. Lack of a true Community Development Corporation (CDC).
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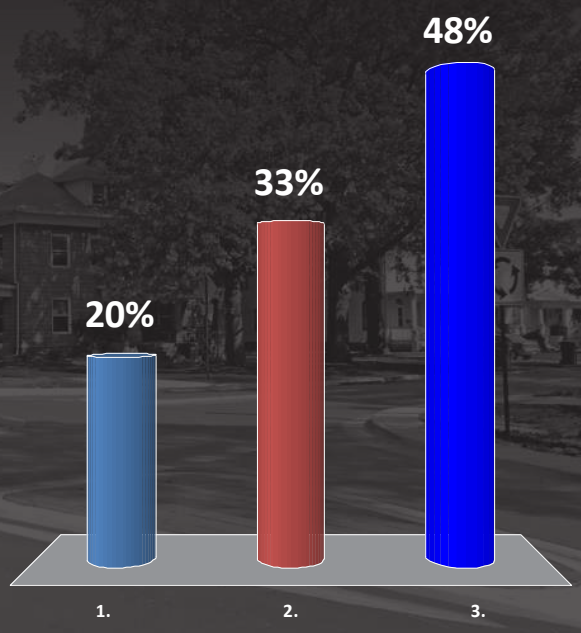

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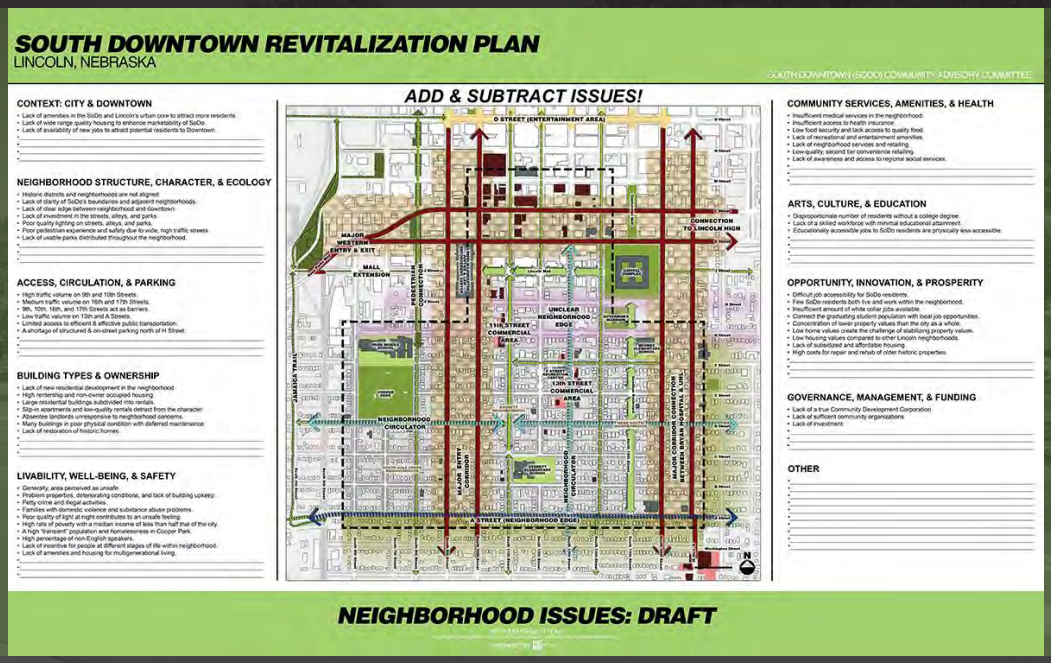
SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

WORK SESSION
ISSUES , ASSETS , IDEAS

H3 STUDIO PROJECT TEAM

SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

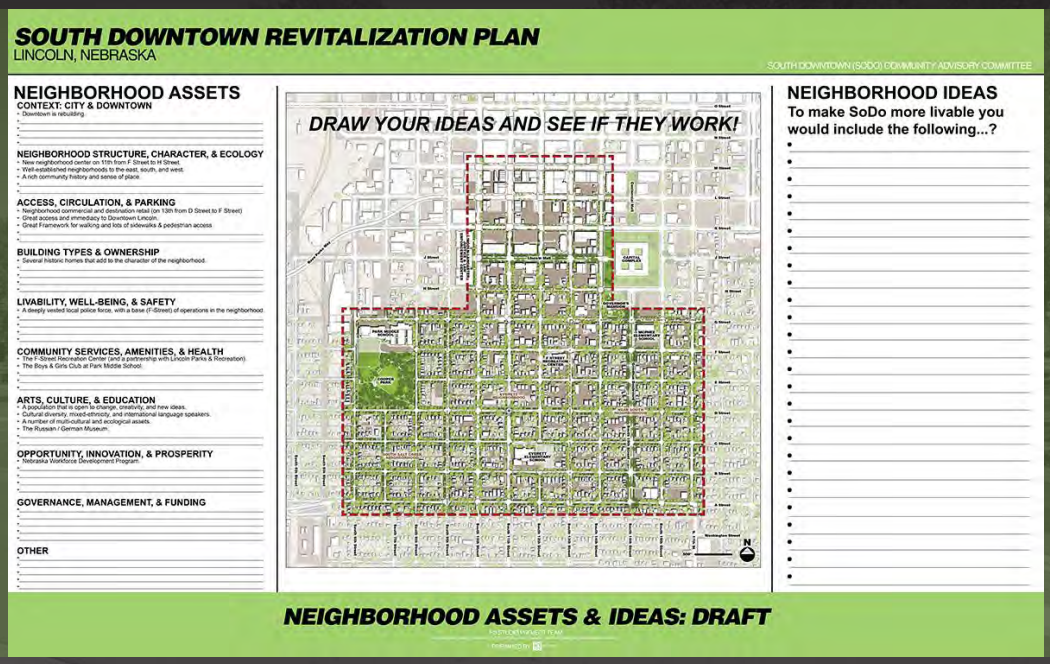
DRAFT ISSUES
WORK-BOARDS



H3 STUDIO PROJECT TEAM

SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

DRAFT ASSETS & IDEAS
WORK-BOARDS



H3 STUDIO PROJECT TEAM

SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

SOUTH DOWNTOWN REVITALIZATION PLAN
LINCOLN, NEBRASKA

SOUTH DOWNTOWN (SODO) COMMUNITY ADVISORY COMMITTEE

NEIGHBORHOOD ASSETS

CONTEXT: CITY & DOWNTOWN
- Downtown is rebuilding.

NEIGHBORHOOD STRUCTURE, CHARACTER, & ECOLOGY
- New neighborhood center on 11th from F Street to H Street.
- Well-established neighborhoods to the east, south, and west.
- A rich community history and sense of place.

ACCESS, CIRCULATION, & PARKING
- Neighborhood commercial and destination retail (on 13th from D Street to F Street)
- Great access and immediacy to Downtown Lincoln.
- Great Framework for walking and lots of sidewalks & pedestrian access

BUILDING TYPES & OWNERSHIP
- Several historic homes that add to the character of the neighborhood.

LIVABILITY, WELL-BEING, & SAFETY
- A deeply vested local police force, with a base (F-Street) of operations in the neighborhood.

COMMUNITY SERVICES, AMENITIES, & HEALTH
- The F-Street Recreation Center (and a partnership with Lincoln Parks & Recreation).
- The Boys & Girls Club at Park Middle School.

ARTS, CULTURE, & EDUCATION
- A population that is open to change, creativity, and new ideas.
- Cultural diversity, mixed-ethnicity, and international language speakers.
- A number of multi-cultural and ecological assets.
- The Russian / German Museum.

OPPORTUNITY, INNOVATION, & PROSPERITY
- Nebraska Workforce Development Program.

GOVERNANCE, MANAGEMENT, & FUNDING

OTHER

NEIGHBORHOOD IDEAS
To make SoDo more livable you would include the following...?

NEIGHBORHOOD ASSETS & IDEAS: DRAFT

H3 STUDIO PROJECT TEAM
H3 STUDIO | DEVELOPMENT STRATEGIES | SOUTH DOWNTOWN (SODO) COMMUNITY ADVISORY COMMITTEE | SINCLAIR HILLE ARCHITECTS
PREPARED BY H3 STUDIO

SOUTH DOWNTOWN REVITALIZATION PLAN
LINCOLN, NEBRASKA

SOUTH DOWNTOWN (SODO) COMMUNITY ADVISORY COMMITTEE

CONTEXT: CITY & DOWNTOWN
- Lack of amenities in the SoDo and Lincoln's urban core to attract more residents.
- Lack of wide range quality housing to enhance marketability of SoDo.
- Lack of availability of new jobs to attract potential residents to Downtown.

NEIGHBORHOOD STRUCTURE, CHARACTER, & ECOLOGY
- Historic districts and neighborhoods are not aligned.
- Lack of clarity of SoDo's boundaries and adjacent neighborhoods.
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- Slip-in apartments and low-quality rentals detract from the character.
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- Many buildings in poor physical condition with deferred maintenance.
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LIVABILITY, WELL-BEING, & SAFETY
- Generally, area perceived as unsafe.
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- A high "transient" population and homelessness in Cooper Park.
- High percentage of non-English speakers.
- Lack of incentive for people at different stages of life within neighborhood.
- Lack of amenities and housing for multigenerational living.

ADD & SUBTRACT ISSUES!

COMMUNITY SERVICES, AMENITIES, & HEALTH
- Insufficient medical services in the neighborhood.
- Insufficient access to health insurance.
- Low food security and lack access to quality food.
- Lack of recreational and entertainment amenities.
- Lack of neighborhood services and retailing.
- Low-quality, second tier convenience retailing.
- Lack of awareness and access to regional social services.

ARTS, CULTURE, & EDUCATION
- Disproportionate number of residents without a college degree.
- Lack of a skilled workforce with minimal educational attainment.
- Educationally accessible jobs to SoDo residents are physically less accessible.

OPPORTUNITY, INNOVATION, & PROSPERITY
- Difficult job accessibility for SoDo residents.
- Few SoDo residents both live and work within the neighborhood.
- Insufficient amount of white collar jobs available.
- Connect the graduating student population with local job opportunities.
- Concentration of lower property values than the city as a whole.
- Low home values create the challenge of stabilizing property values.
- Low housing values compared to other Lincoln neighborhoods.
- Lack of subsidized and affordable housing.
- High costs for repair and rehab of older historic properties.

GOVERNANCE, MANAGEMENT, & FUNDING
- Lack of a true Community Development Corporation.
- Lack of sufficent community organizations.
- Lack of investment.

OTHER

NEIGHBORHOOD ISSUES: DRAFT

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H3 STUDIO | DEVELOPMENT STRATEGIES | SOUTH DOWNTOWN (SODO) COMMUNITY ADVISORY COMMITTEE | SINCLAIR HILLE ARCHITECTS
PREPARED BY H3 STUDIO

SOUTH DOWNTOWN REVITALIZATION PLAN
LINCOLN, NEBRASKA

SOUTH DOWNTOWN (SODO) COMMUNITY ADVISORY COMMITTEE

NEIGHBORHOOD ASSETS

CONTEXT: CITY & DOWNTOWN
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- A rich community history and sense of place.

ACCESS, CIRCULATION, & PARKING
- Neighborhood commercial and destination retail (on 13th from D Street to F Street)
- Great access and immediacy to Downtown Lincoln.
- Great Framework for walking and lots of sidewalks & pedestrian access

BUILDING TYPES & OWNERSHIP
- Several historic homes that add to the character of the neighborhood.

Programming available for ownership in area, ½ blocks, sidewalks, lighting, etc. — what makes people stay? ★ 95% of renters is scary.

LIVABILITY, WELL-BEING, & SAFETY
- A deeply vested local police force, with a base (F-Street) of operations in the neighborhood.

lighting is important
walking police officers

COMMUNITY SERVICES, AMENITIES, & HEALTH
- The F-Street Recreation Center (and a partnership with Lincoln Parks & Recreation).
- The Boys & Girls Club at Park Middle School.

ARTS, CULTURE, & EDUCATION
- A population that is open to change, creativity, and new ideas.
- Cultural diversity, mixed-ethnicity, and international language speakers.
- A number of multi-cultural and ecological assets.
- The Russian / German Museum.

OPPORTUNITY, INNOVATION, & PROSPERITY
- Nebraska Workforce Development Program.

GOVERNANCE, MANAGEMENT, & FUNDING

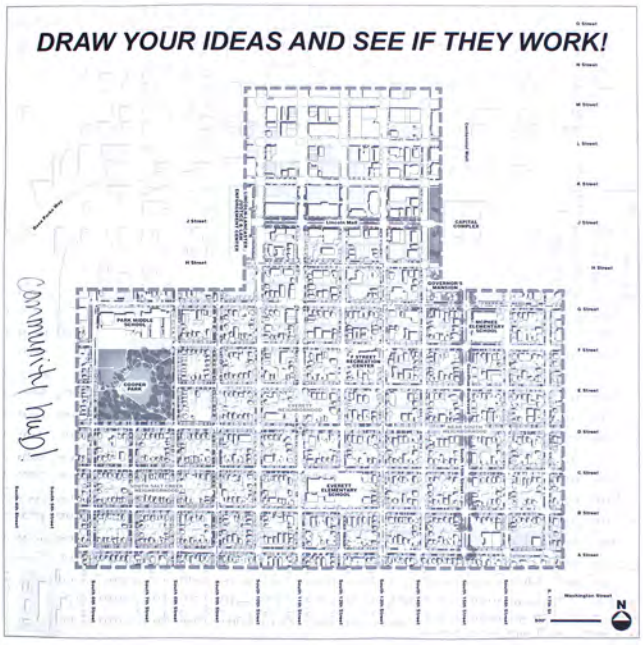
funding for new developments - town homes!! (like one on 15th between CHO)

OTHER

★ Make sure residents in community can stay in community when gentrified!!

No gentrification!

DRAW YOUR IDEAS AND SEE IF THEY WORK!



NEIGHBORHOOD IDEAS
To make SoDo more livable you would include the following...?

- Increase locally owned small businesses
- Build on neighborhood diversity as an asset = age, ethnicity, etc.
- Increasing home ownership of current residents.
- Where was childcare??

NEIGHBORHOOD ASSETS & IDEAS: DRAFT

HDR STUDIO PROJECT TEAM

PREPARED BY HDR

SOUTH DOWNTOWN REVITALIZATION PLAN
LINCOLN, NEBRASKA

SOUTH DOWNTOWN (SODO) COMMUNITY ADVISORY COMMITTEE

NEIGHBORHOOD ASSETS

CONTEXT: CITY & DOWNTOWN
- Downtown is rebuilding.

Happenin'!

NEIGHBORHOOD STRUCTURE, CHARACTER, & ECOLOGY
- New neighborhood center on 11th from F Street to H Street.
- Well-established neighborhoods to the east, south, and west.
- A rich community history and sense of place.

Tree's/green space

ACCESS, CIRCULATION, & PARKING
- Neighborhood commercial and destination retail (on 13th from D Street to F Street)
- Great access and immediacy to Downtown Lincoln.
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BUILDING TYPES & OWNERSHIP
- Several historic homes that add to the character of the neighborhood.

LIVABILITY, WELL-BEING, & SAFETY
- A deeply vested local police force, with a base (F-Street) of operations in the neighborhood. ✓

yes, Great officers

COMMUNITY SERVICES, AMENITIES, & HEALTH
- The F-Street Recreation Center (and a partnership with Lincoln Parks & Recreation).
- The Boys & Girls Club at Park Middle School.

Great neighbors/residents/community

ARTS, CULTURE, & EDUCATION
- A population that is open to change, creativity, and new ideas.
- Cultural diversity, mixed-ethnicity, and international language speakers.
- A number of multi-cultural and ecological assets.
- The Russian / German Museum.

Good schools/great teachers

OPPORTUNITY, INNOVATION, & PROSPERITY
- Nebraska Workforce Development Program — don't know about program — not accessible

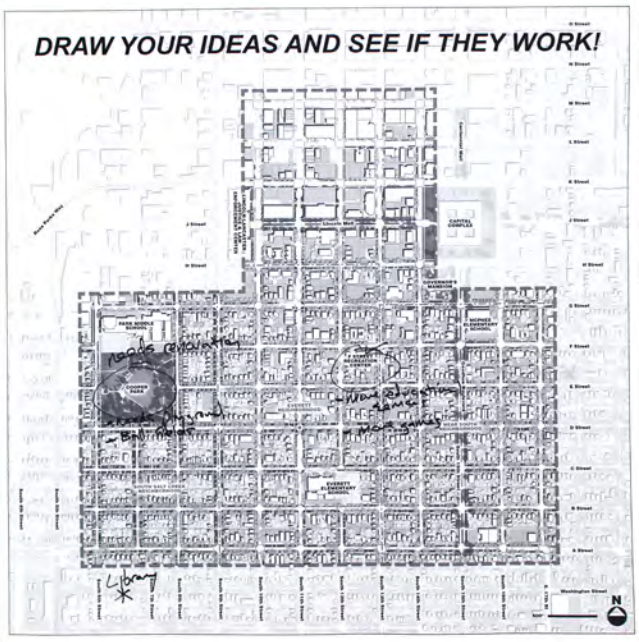
GOVERNANCE, MANAGEMENT, & FUNDING

Dept of Health & Human Services ✓

OTHER

University support
Great Hospitals (not East)
Too much focus downtown

DRAW YOUR IDEAS AND SEE IF THEY WORK!



NEIGHBORHOOD IDEAS
To make SoDo more livable you would include the following...?

NEIGHBORHOOD ASSETS & IDEAS: DRAFT

HDR STUDIO PROJECT TEAM

PREPARED BY HDR

SOUTH DOWNTOWN REVITALIZATION PLAN
LINCOLN, NEBRASKA

SOUTH DOWNTOWN (SODO) COMMUNITY ADVISORY COMMITTEE

NEIGHBORHOOD ASSETS

CONTEXT: CITY & DOWNTOWN
- Downtown is rebuilding.
- GOOD TIME

NEIGHBORHOOD STRUCTURE, CHARACTER, & ECOLOGY
- New neighborhood center on 11th from F Street to H Street.
- Well-established neighborhoods to the east, south, and west.
- A rich community history and sense of place.

ACCESS, CIRCULATION, & PARKING
- Neighborhood commercial and destination retail (on 13th from D Street to F Street)
- Great access and immediacy to Downtown Lincoln.
- Great Framework for walking and lots of sidewalks & pedestrian access

BUILDING TYPES & OWNERSHIP
- Several historic homes that add to the character of the neighborhood.

LIVABILITY, WELL-BEING, & SAFETY
- A deeply vested local police force, with a base (F-Street) of operations in the neighborhood.

COMMUNITY SERVICES, AMENITIES, & HEALTH
- The F-Street Recreation Center (and a partnership with Lincoln Parks & Recreation).
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ARTS, CULTURE, & EDUCATION
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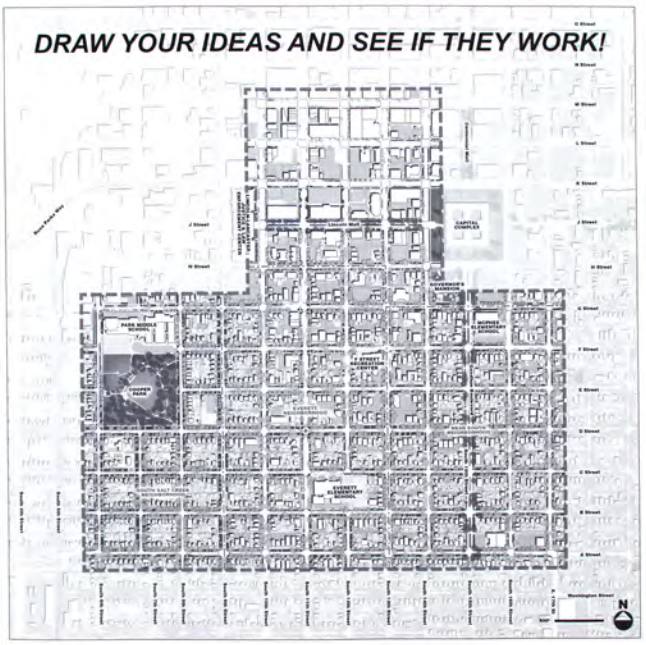
- The Russian / German Museum.

OPPORTUNITY, INNOVATION, & PROSPERITY
- Nebraska Workforce Development Program.

GOVERNANCE, MANAGEMENT, & FUNDING
- LESS IS MORE

OTHER

DRAW YOUR IDEAS AND SEE IF THEY WORK!



NEIGHBORHOOD IDEAS
To make SoDo more livable you would include the following...?
- BETTER LIGHTING - MORE POLICE SUPERVISION
- Property maintenance
- Low interest financing for homeowners
- to repair / maintain property
- Have pride, spread the new community values

NEIGHBORHOOD ASSETS & IDEAS: DRAFT

KO STUDIO PROJECT TEAM

PREPARED BY KO

SOUTH DOWNTOWN REVITALIZATION PLAN
LINCOLN, NEBRASKA

SOUTH DOWNTOWN (SODO) COMMUNITY ADVISORY COMMITTEE

NEIGHBORHOOD ASSETS

CONTEXT: CITY & DOWNTOWN
- Downtown is rebuilding.
- Established Neighborhood Associations

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BUILDING TYPES & OWNERSHIP
- Several historic homes that add to the character of the neighborhood.
- Bldgs. w/ unit. Apartments w/ Historic Bldgs.
- parks / green space / not too dense

LIVABILITY, WELL-BEING, & SAFETY
- A deeply vested local police force, with a base (F-Street) of operations in the neighborhood.
- ~~traffic too heavy~~ Traffic has gotten lighter on H St @
- Ryan's Market

COMMUNITY SERVICES, AMENITIES, & HEALTH
- The F-Street Recreation Center (and a partnership with Lincoln Parks & Recreation).
- The Boys & Girls Club at Park Middle School.
- FAMILY RECREATION (PARKS, GYMS, ETC)
- The Bus - but it needs longer hours

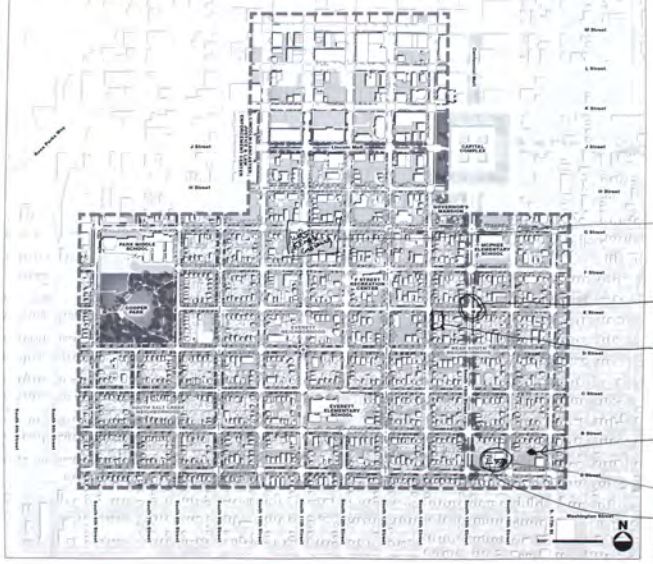
ARTS, CULTURE, & EDUCATION
- A population that is open to change, creativity, and new ideas.
- Cultural diversity, mixed-ethnicity, and international language speakers.
- A number of multi-cultural and ecological assets.
- The Russian / German Museum.

OPPORTUNITY, INNOVATION, & PROSPERITY
- Nebraska Workforce Development Program.

GOVERNANCE, MANAGEMENT, & FUNDING
- INCENTIVIZE INVESTMENTS & PRIVATE INVESTORS

OTHER
- INCREASE POSITIVE MESSAGING (MARKETING)

DRAW YOUR IDEAS AND SEE IF THEY WORK!



NEIGHBORHOOD IDEAS
To make SoDo more livable you would include the following...?
- affordable neighborhood events to bring people together YES!
- safe night walking
- Help with roof Repair/Replacement like grants, tax credits
- Standards for Porch Repairs
- Low income is partly due to Student population.
- I think students are good for the neighborhood + they need affordable housing. Good Students are efficient Renters.
- Former Grocery, closed for 6 yrs. Time to bring it back?
- "Soup Kitchen" changes to market & social studies
- Better Managed for Neighborhood Values
- Dog Treadmill
- FIX THE ALLEYS (example "hub" here)
- Former Trinity UMC
- Can this be a cultural center? e.g. community theater or gallery
- Child Care is Good, Need More

NEIGHBORHOOD ASSETS & IDEAS: DRAFT

KO STUDIO PROJECT TEAM

PREPARED BY KO

SOUTH DOWNTOWN REVITALIZATION PLAN
LINCOLN, NEBRASKA

SOUTH DOWNTOWN (SODO) COMMUNITY ADVISORY COMMITTEE

NEIGHBORHOOD ASSETS

CONTEXT: CITY & DOWNTOWN
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GOVERNANCE, MANAGEMENT, & FUNDING

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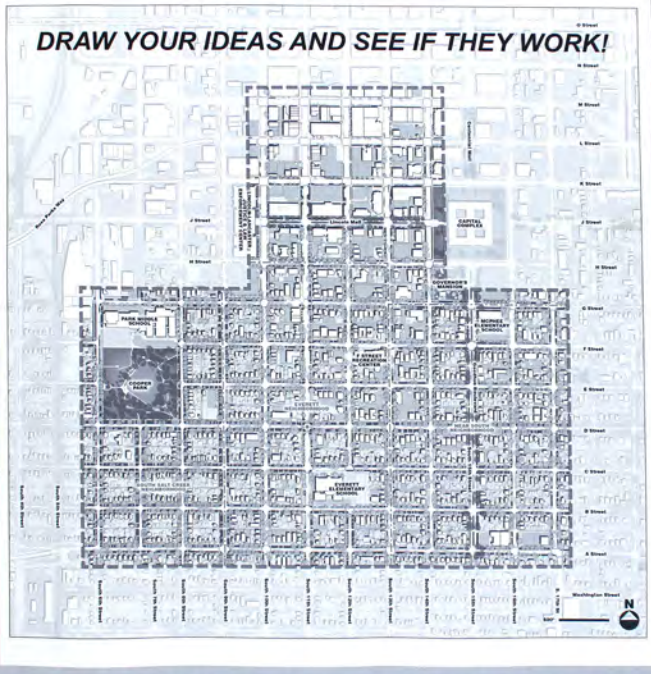

NEIGHBORHOOD IDEAS
To make SoDo more livable you would include the following...?
- INCENTIVIZE LANDLORDS TO IMPROVE PROPERTY
- CLEAN ALLEYS
- TAKE DOWN PROBLEM PROPERTIES

NEIGHBORHOOD ASSETS & IDEAS: DRAFT

HG STUDIO PROJECT TEAM

PREPARED BY HG STUDIO

SOUTH DOWNTOWN REVITALIZATION PLAN
LINCOLN, NEBRASKA

SOUTH DOWNTOWN (SODO) COMMUNITY ADVISORY COMMITTEE

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ARTS, CULTURE, & EDUCATION
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OPPORTUNITY, INNOVATION, & PROSPERITY
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GOVERNANCE, MANAGEMENT, & FUNDING

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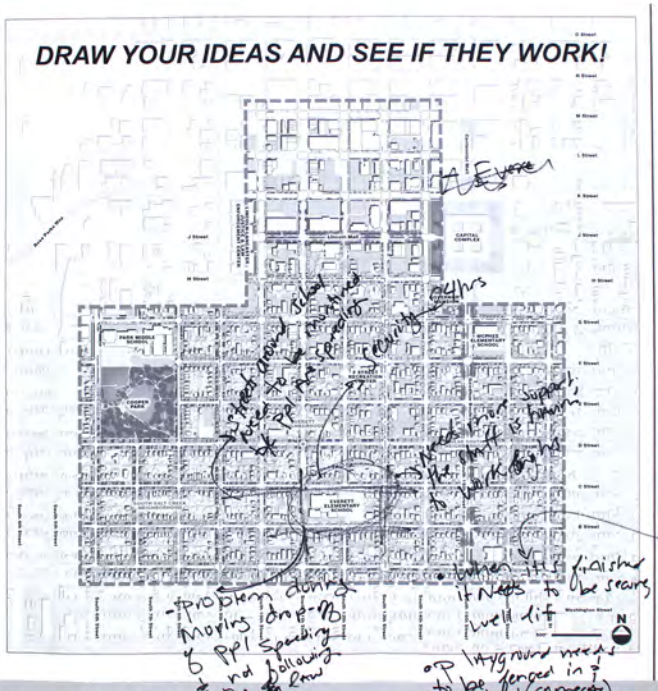

NEIGHBORHOOD IDEAS
To make SoDo more livable you would include the following...?
- Bigger grocery store; super market
- more grocery store; only one
- Better public safety:
  - > lights, police patrol, community watch
- more recreational places (parks)
- more medical facilities
- Parking (FREE)
- Adult recreational center
  - > education classes
  - > Job skills (comp, GED
  - >
- Outdoor places for kids to play
- get the playground finished
- Need Afterschool programs
- so that kids have a
- supervised place to play

NEIGHBORHOOD ASSETS & IDEAS: DRAFT

HG STUDIO PROJECT TEAM

PREPARED BY HG STUDIO

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LINCOLN, NEBRASKA

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GOVERNANCE, MANAGEMENT, & FUNDING

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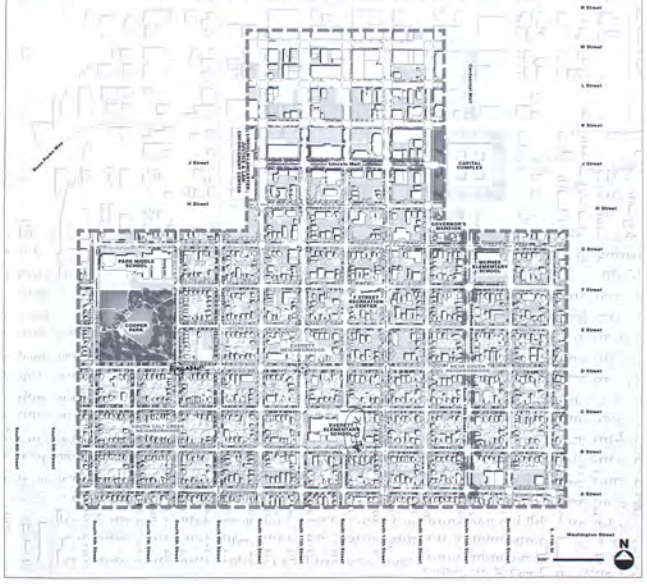
DRAW YOUR IDEAS AND SEE IF THEY WORK!



NEIGHBORHOOD IDEAS
To make SoDo more livable you would include the following...?

NEIGHBORHOOD ASSETS & IDEAS: DRAFT

SOUTH DOWNTOWN REVITALIZATION PLAN
LINCOLN, NEBRASKA
SOUTH DOWNTOWN (SODO) COMMUNITY ADVISORY COMMITTEE
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NEIGHBORHOOD ASSETS & IDEAS: DRAFT

SOUTH DOWNTOWN REVITALIZATION PLAN
LINCOLN, NEBRASKA

SOUTH DOWNTOWN (SODO) COMMUNITY ADVISORY COMMITTEE

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OPPORTUNITY, INNOVATION, & PROSPERITY
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GOVERNANCE, MANAGEMENT, & FUNDING

OTHER

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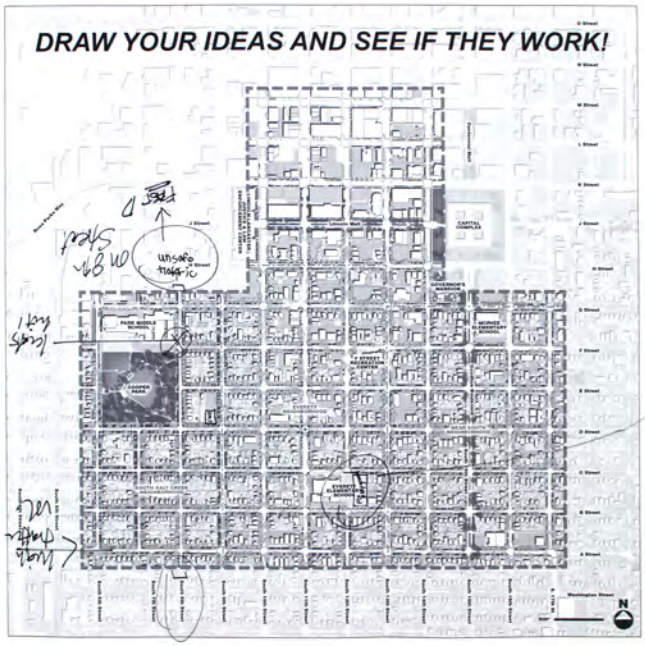

NEIGHBORHOOD IDEAS
To make SoDo more livable you would include the following...?
- Gravel or surface the alleys

NEIGHBORHOOD ASSETS & IDEAS: DRAFT

KS STUDIO PROJECT TEAM

PREPARED BY

SOUTH DOWNTOWN REVITALIZATION PLAN
LINCOLN, NEBRASKA
SOUTH DOWNTOWN (SODO) COMMUNITY ADVISORY COMMITTEE
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GOVERNANCE, MANAGEMENT, & FUNDING
OTHER
DRAW YOUR IDEAS AND SEE IF THEY WORK!
NEIGHBORHOOD IDEAS
To make SoDo more livable you would include the following...?
NEIGHBORHOOD ASSETS & IDEAS: DRAFT
KS STUDIO PROJECT TEAM
PREPARED BY

SOUTH DOWNTOWN REVITALIZATION PLAN
LINCOLN, NEBRASKA

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COMMUNITY SERVICES, AMENITIES, & HEALTH
- The F-Street Recreation Center (and a partnership with Lincoln Parks & Recreation).
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- Rec'd maintaining Cooper Park
- Grocery Store

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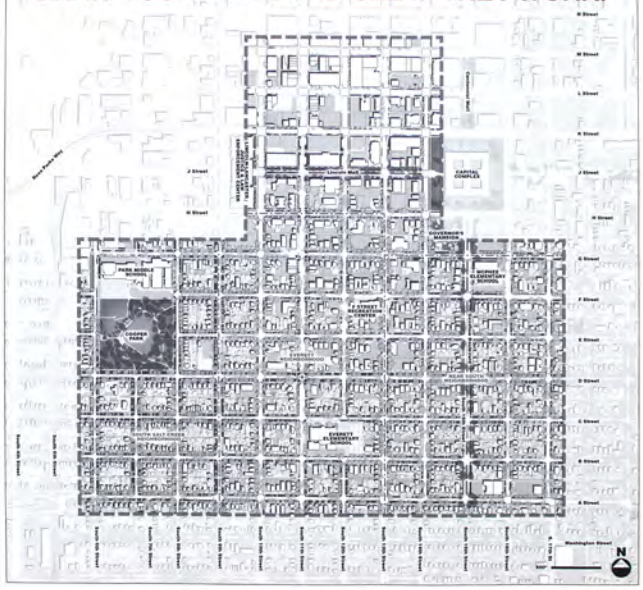
OPPORTUNITY, INNOVATION, & PROSPERITY
- Nebraska Workforce Development Program.

GOVERNANCE, MANAGEMENT, & FUNDING
- Tax credit for transition/rehabilitation

OTHER

DRAW YOUR IDEAS AND SEE IF THEY WORK!



NEIGHBORHOOD IDEAS

To make SoDo more livable you would include the following...?
- No More Traffic!
- Enforcing Speed Limits
- Bring back the streetcar
- New Neighborhood Ass. for SoDo
- Ban Boombox Cars
- Demo Slip-ins

NEIGHBORHOOD ASSETS & IDEAS: DRAFT

SOUTH DOWNTOWN REVITALIZATION PLAN
LINCOLN, NEBRASKA

SOUTH DOWNTOWN (SODO) COMMUNITY ADVISORY COMMITTEE

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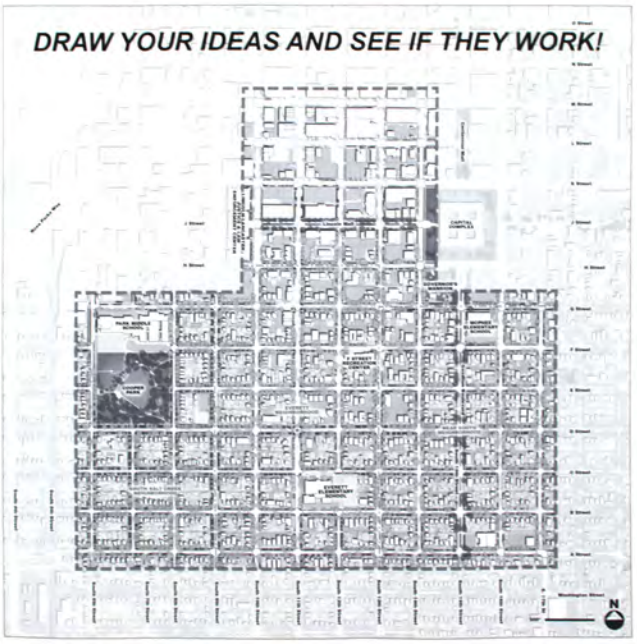


NEIGHBORHOOD IDEAS

To make SoDo more livable you would include the following...?

- Access to social services? How do we address some of the crime in the neighborhood? Why is drug substance abuse?
- Education / Books Packet for Diverse population & English language learners. So dialogue at centers & landlords & know where communities are.

NEIGHBORHOOD ASSETS & IDEAS: DRAFT

SOUTH DOWNTOWN REVITALIZATION PLAN
LINCOLN, NEBRASKA

SOUTH DOWNTOWN (SODO) COMMUNITY ADVISORY COMMITTE

ADD & SUBTRACT ISSUES!

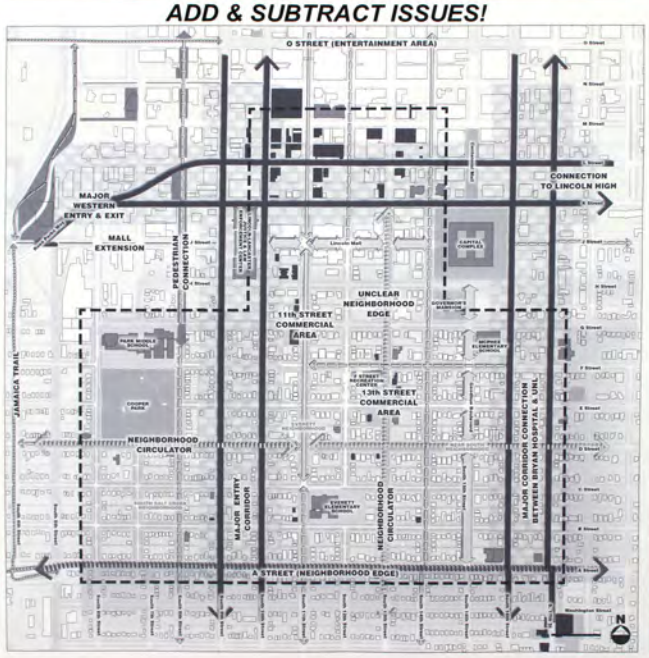
CONTEXT: CITY & DOWNTOWN
- Lack of amenities in the SoDo and Lincoln's urban core to attract more residents.
- Lack of wide range quality housing to enhance marketability of SoDo.
- Lack of availability of new jobs to attract potential residents to Downtown.

NEIGHBORHOOD STRUCTURE, CHARACTER, & ECOLOGY
- Historic districts and neighborhoods are not aligned.
- Lack of clarity of SoDo's boundaries and adjacent neighborhoods.
- Lack of clear edge between neighborhood and downtown.
- Lack of investment in the streets, alleys, and parks.
- Poor quality lighting on streets, alleys, and parks.
- Poor pedestrian experience and safety due to wide, high traffic streets.
- Lack of usable parks distributed throughout the neighborhood.

ACCESS, CIRCULATION, & PARKING
- High traffic volume on 9th and 10th Streets.
- Medium traffic volume on 16th and 17th Streets.
- 9th, 10th, 16th, and 17th Streets act as barriers.
- Low traffic volume on 13th and A Streets.
- Limited access to efficient & effective public transportation.
- A shortage of structured & on-street parking north of H Street.

BUILDING TYPES & OWNERSHIP
- Lack of new residential development in the neighborhood.
- High rentership and non-owner occupied housing.
- Large residential buildings subdivided into rentals.
- Slip-in apartments and low-quality rentals detract from the character.
- Absentee landlords unresponsive to neighborhood concerns.
- Many buildings in poor physical condition with deferred maintenance.
- Lack of restoration of historic homes.

LIVABILITY, WELL-BEING, & SAFETY
- Generally, area perceived as unsafe.
- Problem properties, deteriorating conditions, and lack of building upkeep.
- Petty crime and illegal activities.
- Families with domestic violence and substance abuse problems.
- Poor quality of light at night contributes to an unsafe feeling.
- High rate of poverty with a median income of less than half that of the city.
- A high "transient" population and homelessness in Cooper Park.
- ★ High percentage of non-English speakers (this is inappropriate - should not be on list)
- Lack of incentive for people at different stages of life within neighborhood.
- Lack of amenities and housing for multigenerational living.



COMMUNITY SERVICES, AMENITIES, & HEALTH
- ~~Insufficient medical services in the neighborhood.~~
- Insufficient access to health insurance.
- Low food security and lack access to quality food.
- Lack of recreational and entertainment amenities.
- Lack of neighborhood services and retailing.
- Low-quality, second tier convenience retailing.
- Lack of awareness and access to regional social services.

ARTS, CULTURE, & EDUCATION
- Disproportionate number of residents without a college degree.
- Lack of a skilled workforce with minimal educational attainment.
- Educationally accessible jobs to SoDo residents are physically less accessible.

OPPORTUNITY, INNOVATION, & PROSPERITY
- Difficult job accessibility for SoDo residents.
- Few SoDo residents both live and work within the neighborhood.
- Insufficient amount of white collar jobs available.
- Connect the graduating student population with local job opportunities.
- Concentration of lower property values than the city as a whole.
- Low home values create the challenge of stabilizing property values.
- Low housing values compared to other Lincoln neighborhoods.
- Lack of subsidized and affordable housing.
- ★ High costs for repair and rehab of older historic properties. Funding needed
- Support for small business development

GOVERNANCE, MANAGEMENT, & FUNDING
- Lack of a true Community Development Corporation.
- Lack of sufficient community organizations.
- Lack of investment.
- Lack of City-wide awareness / vision

OTHER
- Remove several unnecessary choices
  Health Insurance ??

NEIGHBORHOOD ISSUES: DRAFT

HD STUDIO PROJECT TEAM

PREPARED BY

SOUTH DOWNTOWN REVITALIZATION PLAN
LINCOLN, NEBRASKA

SOUTH DOWNTOWN (SODO) COMMUNITY ADVISORY COMMITTEE

ADD & SUBTRACT ISSUES!

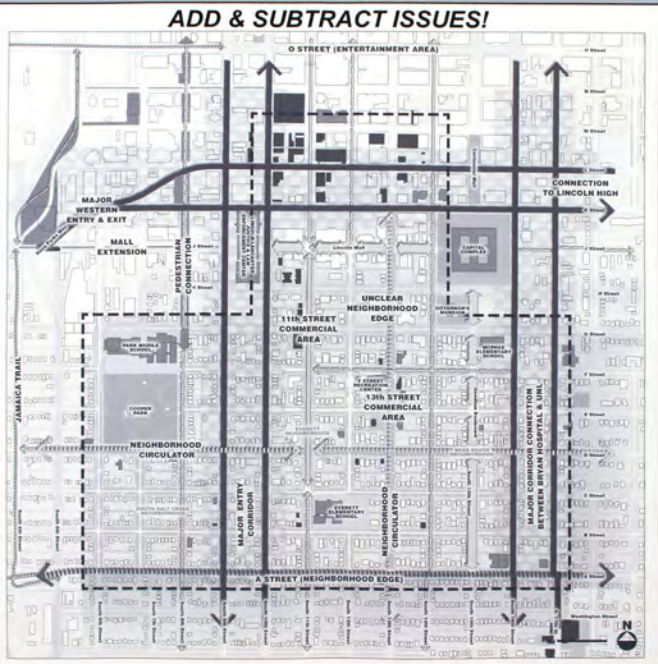
CONTEXT: CITY & DOWNTOWN
- Lack of amenities in the SoDo and Lincoln's urban core to attract more residents.
- Lack of wide range quality housing to enhance marketability of SoDo.
- Lack of availability of new jobs to attract potential residents to Downtown.

NEIGHBORHOOD STRUCTURE, CHARACTER, & ECOLOGY
- Historic districts and neighborhoods are not aligned.
- Lack of clarity of SoDo's boundaries and adjacent neighborhoods.
- Lack of clear edge between neighborhood and downtown.
- Lack of investment in the streets, alleys, and parks.
- Poor quality lighting on streets, alleys, and parks.
- Poor pedestrian experience and safety due to wide, high traffic streets.
- Lack of usable parks distributed throughout the neighborhood.
- benches for bus stops
- preserve green space

ACCESS, CIRCULATION, & PARKING
- High traffic volume on 9th and 10th Streets.
- Medium traffic volume on 16th and 17th Streets.
- 9th, 10th, 16th, and 17th Streets act as barriers.
- Low traffic volume on 13th and A Streets. !!!
- Limited access to efficient & effective public transportation.
- A shortage of structured & on-street parking north of H Street.
- Football Saturday street/new parking

BUILDING TYPES & OWNERSHIP
- Lack of new residential development in the neighborhood.
- High rentership and non-owner occupied housing.
- Large residential buildings subdivided into rentals.
- Slip-in apartments and low-quality rentals detract from the character.
- Absentee landlords unresponsive to neighborhood concerns.
- Many buildings in poor physical condition with deferred maintenance.
- Lack of restoration of historic homes.

LIVABILITY, WELL-BEING, & SAFETY
- Generally, area perceived as unsafe.
- Problem properties, deteriorating conditions, and lack of building upkeep.
- Petty crime and illegal activities.
- Families with domestic violence and substance abuse problems.
- Poor quality of light at night contributes to an unsafe feeling.
- High rate of poverty with a median income of less than half that of the city.
- A high "transient" population and homelessness in Cooper Park.
- High percentage of non-English speakers.
- Lack of incentive for people at different stages of life within neighborhood.
- Lack of amenities and housing for multigenerational living.
- Stop of light/utility pole blocks



COMMUNITY SERVICES, AMENITIES, & HEALTH
- Insufficient medical services in the neighborhood.
- Insufficient access to health insurance.
- Low food security and lack access to quality food.
- Lack of recreational and entertainment amenities.
- Lack of neighborhood services and retailing.
- Low-quality, second tier convenience retailing.
- Lack of awareness and access to regional social services.

ARTS, CULTURE, & EDUCATION
- Disproportionate number of residents without a college degree.
- Lack of a skilled workforce with minimal educational attainment.
- Educationally accessible jobs to SoDo residents are physically less accessible.

OPPORTUNITY, INNOVATION, & PROSPERITY
- Difficult job accessibility for SoDo residents.
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GOVERNANCE, MANAGEMENT, & FUNDING
- Lack of a true Community Development Corporation.
- Lack of sufficient community organizations.
- Lack of investment.
- Resources for financing the credits/banks/loan programs
  ineffective loan programs for renovation

OTHER
- Pot Holes and sidewalks are cracking
- Abandoned units general needs

NEIGHBORHOOD ISSUES: DRAFT

HD STUDIO PROJECT TEAM

PREPARED BY

SOUTH DOWNTOWN REVITALIZATION PLAN
LINCOLN, NEBRASKA

- MORE RETAIL
- CONCERNS ABOUT WHERE THE DISPLACED PEOPLE WILL GO AFTER THE NEIGHBORHOOD
- HUGE PORTION OF UNEMPLOYABLE
- PARKING IS A MAJOR ISSUE IN AREA
- IMPROVE ALLEYS
- WHAT WILL HAPPEN WHEN STUDENTS MOVE TOWARD NEWER STUDENT HOUSING IN DOWNTOWN
- HIGH RENTERSHIP JUST A PROBLEM
- PARK STREET
- SENSE OF COMMUNITY
- HIGHER ACCOUNTABILITY FOR YARD MAINTENANCE

ADVISORY COMMITTEE

ADD & SUBTRACT ISSUES!

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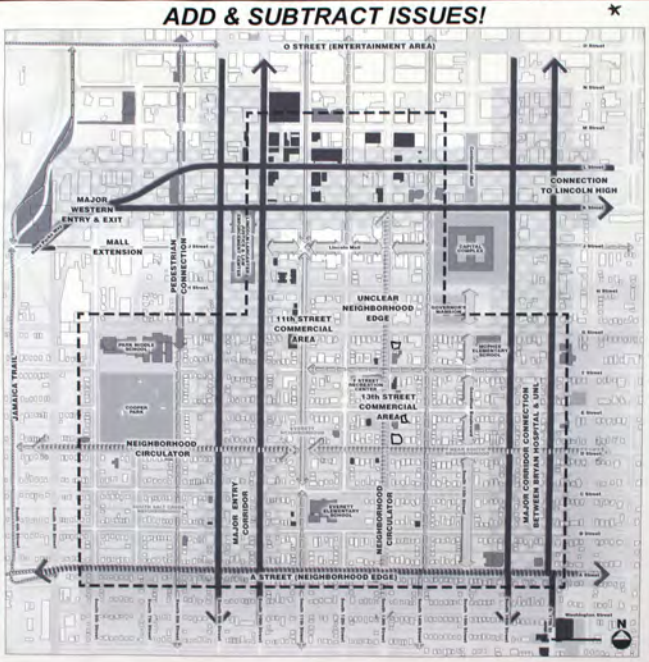

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- High costs for repair and rehab of older historic properties. [illegible]

GOVERNANCE, MANAGEMENT, & FUNDING
- Lack of a true Community Development Corporation.
- Lack of sufficient community organizations.
- Lack of investment.

OTHER
- [illegible] – [illegible] & a [illegible] perspective [illegible]

- MORE THINGS TO ATTRACT OUTSIDE PEOPLE
- IMPROVE PARK SPACE
- IMPROVE LOW-INCOME ENTERTAINMENT OPTIONS
- COMMUNITY GARDENS
- FOOD DESERT
- PACKET PARKS
- LONGER-TERM TENANTS
- VANDALISM

NEIGHBORHOOD ISSUES: DRAFT

MASTERPLAN PROJECT TEAM

SOUTH DOWNTOWN REVITALIZATION PLAN
LINCOLN, NEBRASKA

SOUTH DOWNTOWN (SODO) COMMUNITY ADVISORY COMMITTEE

ADD & SUBTRACT ISSUES!

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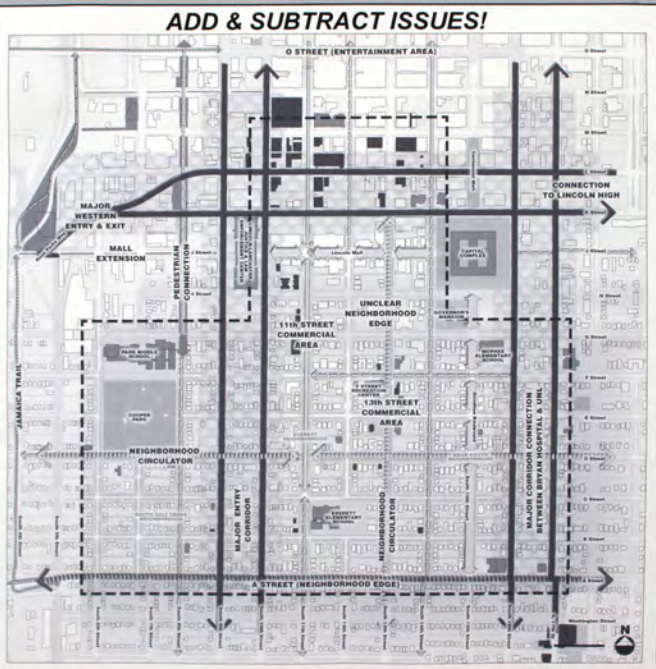

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GOVERNANCE, MANAGEMENT, & FUNDING
- Lack of a true Community Development Corporation.
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- Lack of investment.

OTHER
- Decrease Population Density (Decrease Number of Units
- Street [illegible]
- Residential Parking
- Sand Emergency Parking
- Off-[illegible]

NEIGHBORHOOD ISSUES: DRAFT

MASTERPLAN PROJECT TEAM

SOUTH DOWNTOWN REVITALIZATION PLAN
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(*) pub. trans. doesn't run late enough

More parking lots

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(*) Language Barrier

(*)

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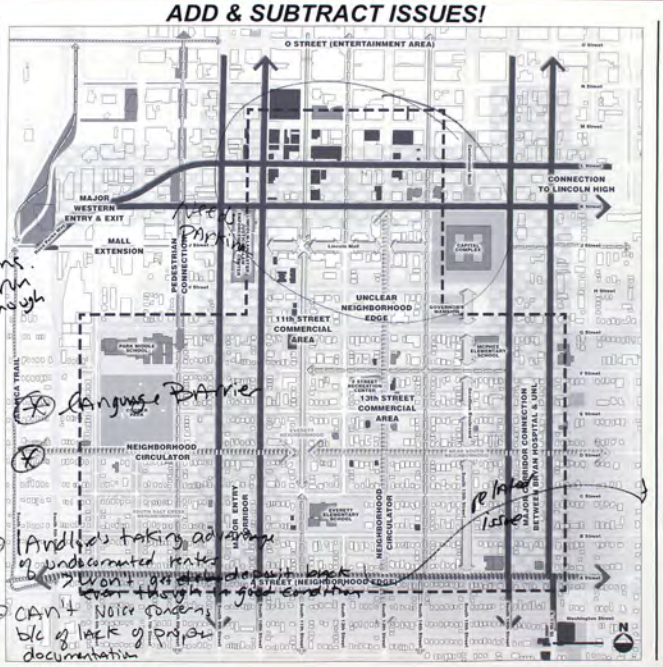
(*) Needs more security in the parks (visibility)

(*) Landlords taking advantage of undocumented renters
> won't get their deposit back even though it's good condition

(*) CAN't Voice concerns b/c of lack of proper documentation

lack of safety around mexican bakery b/c of getting ppl doing questionable behaviors

- Being able to voice concerns to landlord w/o repercussions



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GOVERNANCE, MANAGEMENT, & FUNDING
- Lack of a true Community Development Corporation.
- Lack of sufficient community organizations.
- Lack of investment.

No guidelines/regulations for parking; Not enforced

OTHER
> Landlords don't enforce
> Are charged; effecting kids health

NEIGHBORHOOD ISSUES: DRAFT

HOBTUD PROJECT TEAM

SOUTH DOWNTOWN REVITALIZATION PLAN
LINCOLN, NEBRASKA

SOUTH DOWNTOWN (SODO) COMMUNITY ADVISORY COMMITTEE

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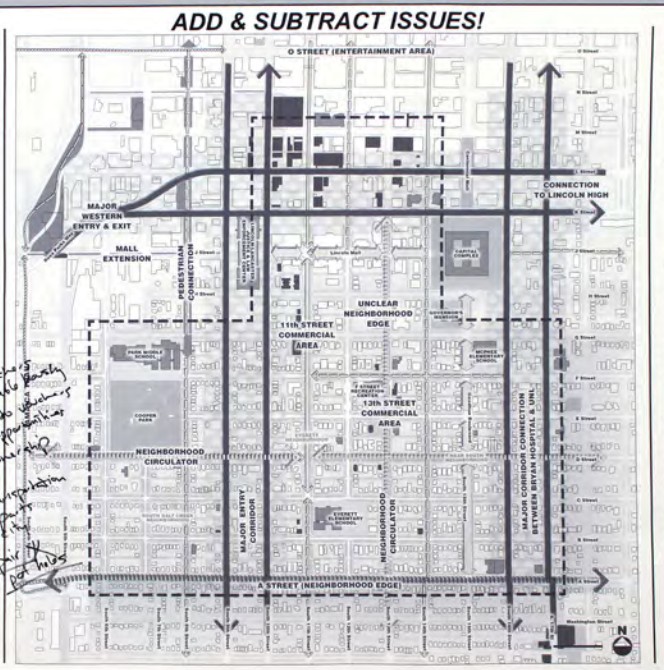
- Lack of incentive for people at different stages of life within neighborhood.
- Lack of amenities and housing for multigenerational living.

Now
- Section 8 vouchers
- More affordable housing
- More access to volunteering
- Larger opportunities
- increase ownership

- Better transportation to other parts of the city
- Road repair of potholes
- Security



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- Lack of awareness and access to regional social services.

- More community resources for immigrants

ARTS, CULTURE, & EDUCATION
- Disproportionate number of residents without a college degree.
- Lack of a skilled workforce with minimal educational attainment.
- Educationally accessible jobs to SoDo residents are physically less accessible.

Entertainment that stakeholders

English learning centers

Labor for many

workforce development

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- Lack of a true Community Development Corporation.
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OTHER
lighting at night

NEIGHBORHOOD ISSUES: DRAFT

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- Absentee landlords unresponsive to neighborhood concerns.
- Many buildings in poor physical condition with deferred maintenance.
- Lack of restoration of historic homes.
- Need methods/tools to hold absentee owners accountable

LIVABILITY, WELL-BEING, & SAFETY
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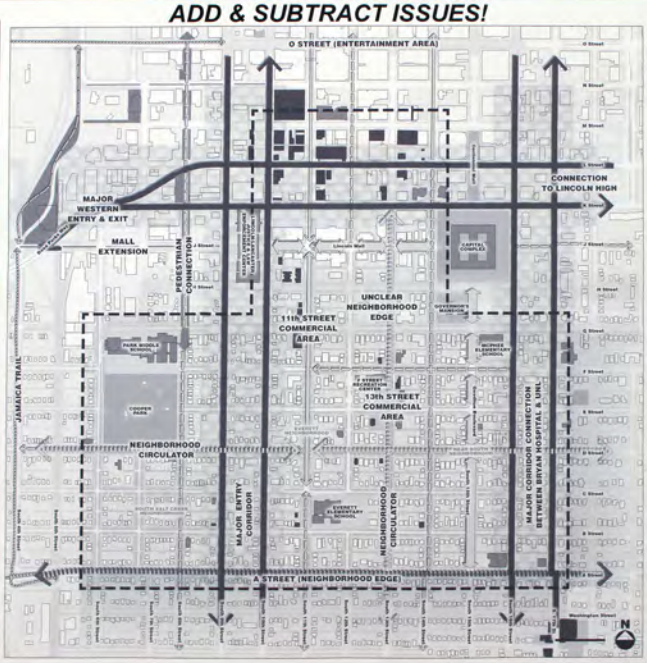
- Community Policing
- Trash Receptacles



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- Lack of a true Community Development Corporation.
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OTHER

more support for schools in this area

more restaurants SO I CAN GO DOWNTOWN WITH FRIENDS

NEIGHBORHOOD ISSUES: DRAFT

RG STUDIO PROJECT TEAM

PREPARED BY RG STUDIO

SOUTH DOWNTOWN REVITALIZATION PLAN
LINCOLN, NEBRASKA

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- No developing businesses in the residential area.
- Too

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- Less Surface parking, build more green space in the residential areas

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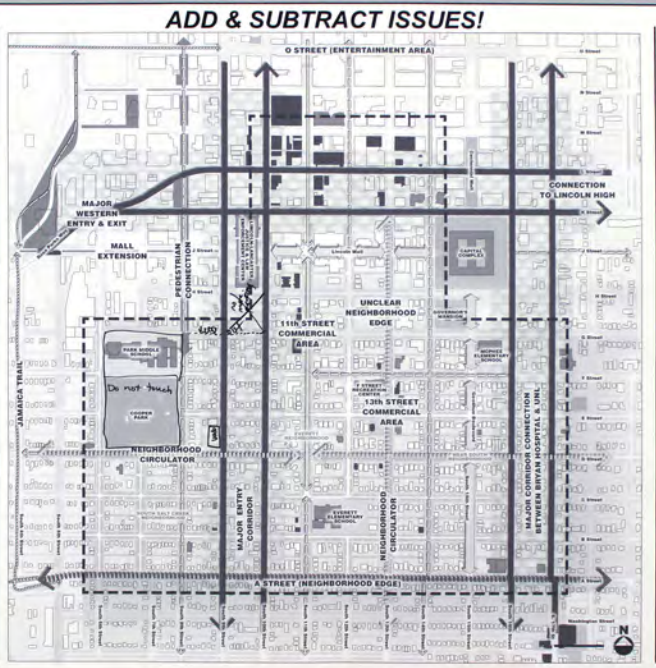
- ~~A high "transient" population and homelessness in Cooper Park.~~
- ~~High percentage of non-English speakers.~~
- Lack of incentive for people at different stages of life within neighborhood.
- Lack of amenities and housing for multigenerational living.

Encourage use of bike paths (cars are not too fast)

Enhance & improve Cooper Park



COMMUNITY SERVICES, AMENITIES, & HEALTH
- Insufficient medical services in the neighborhood.
- Insufficient access to health insurance.
- Low food security and lack access to quality food.
- Lack of recreational and entertainment amenities.
- Lack of neighborhood services and retailing.
- Low-quality, second tier convenience retailing.
- Lack of awareness and access to regional social services.

ARTS, CULTURE, & EDUCATION
- Disproportionate number of residents without a college degree.
- Lack of a skilled workforce with minimal educational attainment.
- Educationally accessible jobs to SoDo residents are physically less accessible.

- Use the existing greenspace for culturally varied ideas and interests in Jazz in June & Cooper Park

OPPORTUNITY, INNOVATION, & PROSPERITY
- Difficult job accessibility for SoDo residents.
- Few SoDo residents both live and work within the neighborhood.
- Insufficient amount of white collar jobs available.
- Connect the graduating student population with local job opportunities.
- Concentration of lower property values than the city as a whole.
- Low home values create the challenge of stabilizing property values.
- Low housing values compared to other Lincoln neighborhoods.
- Lack of subsidized and affordable housing.
- High costs for repair and rehab of older historic properties.

GOVERNANCE, MANAGEMENT, & FUNDING
- Lack of a true Community Development Corporation?
- Lack of sufficent community organizations.
- Lack of investment.

What is this?

OTHER
- Sick of frat parties in our back yards!

NEIGHBORHOOD ISSUES: DRAFT

RG STUDIO PROJECT TEAM

PREPARED BY RG STUDIO

SOUTH DOWNTOWN REVITALIZATION PLAN
LINCOLN, NEBRASKA

SOUTH DOWNTOWN (SODO) COMMUNITY ADVISORY COMMITTEE

ADD & SUBTRACT ISSUES!

CONTEXT: CITY & DOWNTOWN
- Lack of amenities in the SoDo and Lincoln's urban core to attract more residents.
- Lack of wide range quality housing to enhance marketability of SoDo.
- Lack of availability of new jobs to attract potential residents to Downtown.

NEIGHBORHOOD STRUCTURE, CHARACTER, & ECOLOGY
- Historic districts and neighborhoods are not aligned.
- Lack of clarity of SoDo's boundaries and adjacent neighborhoods.
- Lack of clear edge between neighborhood and downtown.
- Lack of investment in the streets, alleys, and parks.
- Poor quality lighting on streets, alleys, and parks.
- Poor pedestrian experience and safety due to wide, high traffic streets.
- Lack of usable parks distributed throughout the neighborhood.
- Non flexible zoning categories

ACCESS, CIRCULATION, & PARKING
- High traffic volume on 9th and 10th Streets.
- Medium traffic volume on 16th and 17th Streets.
- 9th, 10th, 16th, and 17th Streets act as barriers.
- Low traffic volume on 13th and A Streets.
- Limited access to efficient & effective public transportation.
- A shortage of structured & on-street parking north of H Street.
- Parking for the Capitol is negatively viewed / parking
- Bike Tabor-Haskell is disproportionally needed

BUILDING TYPES & OWNERSHIP
- Lack of new residential development in the neighborhood.
- High rentership and non-owner occupied housing.
- Large residential buildings subdivided into rentals.
- Slip-in apartments and low-quality rentals detract from the character.
- Absentee landlords unresponsive to neighborhood concerns.
- Many buildings in poor physical condition with deferred maintenance.
- Lack of restoration of historic homes.
- Encourage Alternative
- Shared Housing
- Property tax relief for owners!!! not renters!

LIVABILITY, WELL-BEING, & SAFETY
- Generally, area perceived as unsafe.
- Problem properties, deteriorating conditions, and lack of building upkeep.
- Petty crime and illegal activities.
- Families with domestic violence and substance abuse problems.
- Poor quality of light at night contributes to an unsafe feeling.
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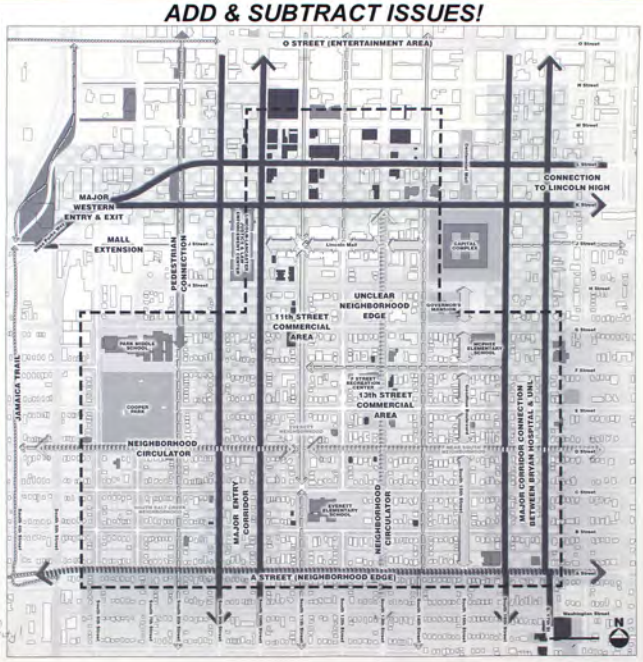
- Lack of social services for low income
- job training, counseling, mental, childcare
- basic needs for the lower income people.



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- Low-quality, second tier convenience retailing.
- Lack of awareness and access to regional social services.
- Real Grocery Store

ARTS, CULTURE, & EDUCATION
- Disproportionate number of residents without a college degree.
- Lack of a skilled workforce with minimal educational attainment.
- Educationally accessible jobs to SoDo residents are physically less accessible.
- Lack of high-quality afterschool childcare
- Lower Wages, Benefits Increase

OPPORTUNITY, INNOVATION, & PROSPERITY
- Difficult job accessibility for SoDo residents.
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- Incentivize to change rental split homes back to single family homes

GOVERNANCE, MANAGEMENT, & FUNDING
- Lack of a true Community Development Corporation.
- Lack of sufficient community organizations.
- Lack of investment.

OTHER
- More programs like neighborworks to increase home ownership.
- More programs like Habitat for Humanity
- Longer hours for Lincoln Transportation (bus lines)
- Increase bus routes

NEIGHBORHOOD ISSUES: DRAFT

KO STUDIO PROJECT TEAM

PREPARED BY KO

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LINCOLN, NEBRASKA

SOUTH DOWNTOWN (SODO) COMMUNITY ADVISORY COMMITTEE

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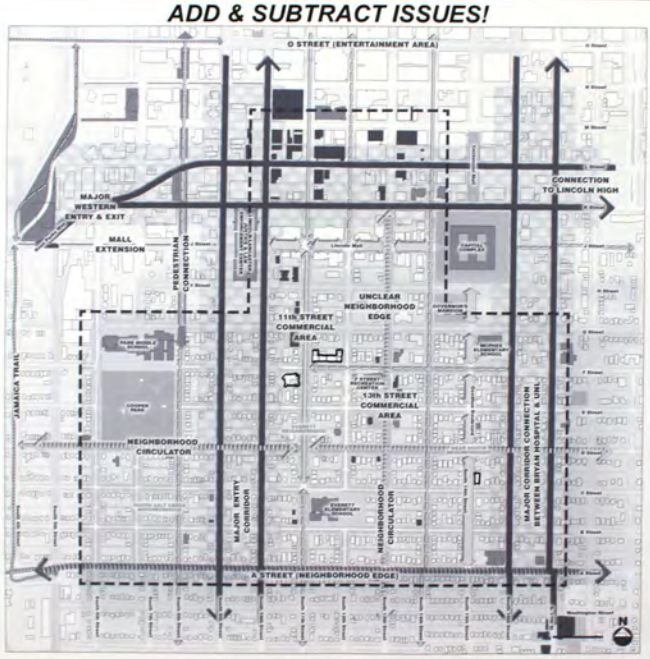

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GOVERNANCE, MANAGEMENT, & FUNDING
- Lack of a true Community Development Corporation.
- Lack of sufficient community organizations.
- Lack of investment.

OTHER
- Improve Street Bound safety + routes
- Used Destinations
- Similar scale, Imaginative + Basic Amenities.
- Adjustable Zoning
- Consistent Design Standards
- Human centered not car centered.
- Increase density in key strategic areas.
- Multi-generational housing
- Healthy Landlords
- Not Gentrification
- Provide housing for all income levels

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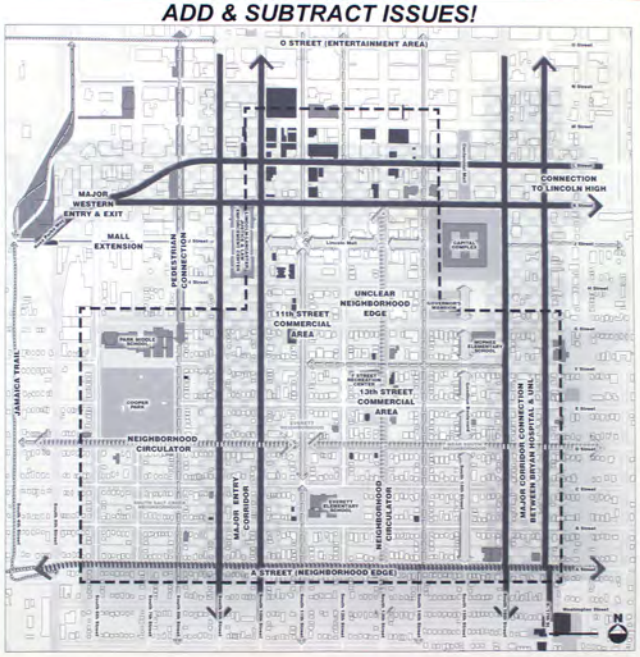

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GOVERNANCE, MANAGEMENT, & FUNDING
- Lack of a true Community Development Corporation.
- Lack of sufficient community organizations.
- Lack of investment.

Stronger Neighborhood leadership
Enforcement of Clean property

OTHER
* Street lighting on 13th 14th (16th 27th 17)
* Lighting around the Park
- Prevent Gentrification - affordable and [illegible]
- Spread out B Bethel D ABD F - Concern in Diane in Meeting at Bethel
- More Support given by Police

NEIGHBORHOOD ISSUES: DRAFT

HG STUDIO PROJECT TEAM

PREPARED BY

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LINCOLN, NEBRASKA

SOUTH DOWNTOWN (SODO) COMMUNITY ADVISORY COMMITTEE

ADD & SUBTRACT ISSUES!

CONTEXT: CITY & DOWNTOWN
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Lack of family friendly attractions

NEIGHBORHOOD STRUCTURE, CHARACTER, & ECOLOGY
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- Lack of usable parks distributed throughout the neighborhood.

need financial incentives for rehabbed properties - lower taxes!

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- Lack of restoration of historic homes.

New Developments must not turn into the "slip-in" of the future.
Low Purchase price attracts buyers who don't [illegible] to maintain these 100 year old homes.

LIVABILITY, WELL-BEING, & SAFETY
- Generally, area perceived as unsafe.
- Problem properties, deteriorating conditions, and lack of building upkeep.
- Petty crime and illegal activities.
- Families with domestic violence and substance abuse problems.
- Poor quality of light at night contributes to an unsafe feeling. Yes!
- High rate of poverty with a median income of less than half that of the city.
- A high "transient" population and homelessness in Cooper Park.
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- Lack of incentive for people at different stages of life within neighborhood.
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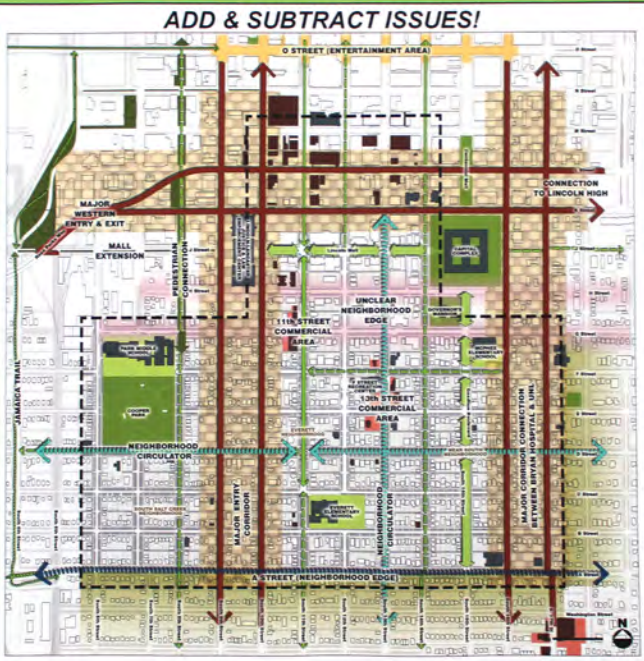
Continually not clear



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Natural Grocery in Gretna, or with efficiency in [illegible]

ARTS, CULTURE, & EDUCATION
- Disproportionate number of residents without a college degree.
- Lack of a skilled workforce with minimal educational attainment.
- Educationally accessible jobs to SoDo residents are physically less accessible.

Sculpture placement (e.g. light poles)

OPPORTUNITY, INNOVATION, & PROSPERITY
- Difficult job accessibility for SoDo residents.
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inner neighborhood communication as private business

GOVERNANCE, MANAGEMENT, & FUNDING
- Lack of a true Community Development Corporation.
- Lack of ~~sufficient community organizations~~ [illegible]
- Lack of investment.

Property taxes may be high for deteriorated neighborhood
Lack of incentive to invest in neighborhood

OTHER
Separate Neighborhoods overlapping not an issue.
main services for the homeless!
Do we need more people?
If crime is more dense in high density areas, then how will increasing density reduce crime?
Low Building Density is good not bad

NEIGHBORHOOD ISSUES: DRAFT

HG STUDIO PROJECT TEAM

PREPARED BY

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Summary of top issues from each section from Kickoff Meeting Boards for Steering Committee Meeting 05.08.2015 Presentation

Board Consensus Issues

Kickoff Meeting

01|Context: City and Downtown

- Lack of entrepreneurial opportunities for young people
- Lack of family friendly attractions
- Lack of grocery stores

02| Neighborhood Structure, Character, and Ecology

- No financial incentives for restored property; taxes too high
- No man's land between DT and neighborhood
- Lack of consistent design standards
- Need more flexible zoning categories

03| Access, Circulation, and Parking

- Biking is perceived as unsafe
- Too much surface parking

04|Building Types and Ownership

- Low purchase price who affords buyers that can't afford to maintain 100 year home
- No resources to hold absentee owners accountable
- Lack of high quality affordable housing
- Lack of resources to demolish long-term vacant homes

05| Livability, Well-Being, and Safety

- Not enough commercial activity
- Poor people are stigmatized
- Lack of social services

06| Community Services, Amenities, and Health

- Lack of opportunity for community to provide services to itself
- Lack of appreciation for people of all skills

Summary of top issues from each section from Kickoff Meeting Boards for Steering Committee Meeting 05.08.2015 Presentation

- Lack of community services for immigrants
- Lack of recreational facilities for young kids

07| Arts, Culture, and Education

- Lack of art/performance venues
- Lack of quality, affordable childcare
- Lack of live/work art spaces

08| Opportunity, Innovation, and Prosperity

- Lack of inner neighborhood communication
- Lack of support for small business development

09| Governance, Management, and Funding

- Property taxes too high
- No incentive to invest in neighborhood
- Lack of strong neighborhood leadership
- No enforcement against nuisance properties
- Lack of a community-wide vision

10| Other

Consensus Issues, Assets & Ideas

Kickoff Meeting: Transcribed Boards

Neighborhood Issue

01 CONTEXT: CITY & DOWNTOWN

- Board # 2
  - More things to attract outside people
- Board #6
  - Grocery store
- Board #12
  - Lack of opportunity of young people to cheaply create jobs in their neighborhood

02 NEIGHBORHOOD STRUCTURE, CHARACTER, & ECOLOGY

- Board # 2
  - Improve park space
  - Pocket parks
  - Park street
- Board #7
  - "~~Lack of clear edge between neighborhood and downtown~~"
  - Poor pedestrian experience and safety due to wide, high traffic streets, especially 11th St. bike path (curbs are out too far)
  - No developing businesses in the residential area
  - Do not touch Cooper Park and Park Middle School
  - No Parking between G & 10th St.
- Board #8
  - More flexible Zoning Categories
- Board #10
  - Benches for bus stops
  - Preserve green space
- Board #12
  - Need financial incentive for restored properties- lower taxes!
  - too much boarder between downtown and our neighborhood

03 ACCESS, CIRCULATION, & PARKING

- Board # 2
  - Parking is a major issue in area
  - Improve alleys

- Board # 3
  - Slow traffic- better signage, parks
- Board # 4
  - More parking lots
  - Public transportation does not run late enough
  - Needs Parking
- Board # 5
  - Better transportation to other points of the city
  - Road repair, pot holes
  - Security
- Board #7
  - Less surface parking, build more green space in the residential areas
- Board #8
  - Parking for the capitol is congesting residential parking
  - Bike infrastructure is desperately needed
- Board #10
  - Football Saturday overflow parking
  - Lack of family friendly attractions
- Board #12
  - "~~Low traffic volume on 13th and A Street~~." Low is fine, I agree!
  - Cars go too fast for pedestrians and bikes

04 BUILDING TYPES & OWNERSHIP

- Board # 2
  - Longer term tenants
  - What will happen when students move toward newer student housing in downtown
  - High renter-ship not a problem

- Board # 3
  - No more large developments- rental
  - Increase investment in all housing
  - Demolish long-term vacant houses
- Board # 5
  - More Section B vouchers
  - More affordable vouchers
  - More access to vouchers, more opportunities
  - Increase ownership
- Board #6
  - Needs methods/tools to build absentee owners accountable
- Board #7

- Ticket absentee landlords unresponsive to neighborhood concerns

➢ Board #8
- Incentivizing Restoration
- Smart Housing
- Property tax incentive for restoration!!! and redevelopment

➢ Board #12
- Lack of opportunity for young entrepreneurs to won home or business property
- New Development must not turn into the "slip in" of the future
- Low purchase price attracts buyers who can't afford to maintain their 100 year old house.

05 LIVABILITY, WELL-BEING, & SAFETY

➢ Board # 1
- High percentage of non-English speakers. (This is inappropriate, should no be on list!)

➢ Board # 2
- Vandalism
- Sense of community
- Higher accountability for yard maintenance

➢ NAI Board #3
- Problem during morning drop-off; people speeding not following the cars

➢ Board # 4
- Needs more security in the area (visually)
- Lack of safety around Mexican Bakery due to gathering of people doing questionable behaviors
- Being able to voice concerns to landlord w/o represent

➢ Board #6
- Really important: Generally, area perceived as unsafe
- Community policing
- Trash receptacles

➢ Board #7
- "~~A high 'transient' population and homelessness in Cooper Park~~"
- "~~High percentage of non-English speakers~~"
- One transit M Cooper Ramp ?

➢ Board #8
- People are afraid to call the police when they see illegal activity!
- Lack of social services for low income
- Job training, counseling, housing, childcare, basic needs for the low income people

➢ Board #10
- Stop stigmatizing poor people

➢ Board #12

- Mow your grass!
- Not enough commercial activity spread out around the community; Too residential
- Crosswalks not clear

06 COMMUNITY SERVICES, AMENITIES, & HEALTH

- Board # 1
  - "~~Insufficient medical services in the neighborhood~~"
- Board # 2
  - Community gardens 6
  - Food desert 6
  - More retail

- Board # 5
  - More comments receives
  - For immigrants
  - Entertainment, more shops/ ?
- Board #8
  - 2nd Grocery Store
- Board #12
  - Decline "Low food security"
  - Afford, accessibility to stores, too much reliance on soup kitchens
  - Lack of opportunity or power for community to provide services to itself

07 ARTS, CULTURE, & EDUCATION

- Board # 2
  - Improve low-income entertainment options

- Board # 7
  - Use the existing green space for culturally artist ideas and festivals. ie. Jazz in June at Cooper Park
- Board #8
  - Lack of high-quality affordable childcare
  - Live, work, art spaces increase
- Board #9
  - Promote art performance/ venues in neighborhood
- Board #12
  - Sculpture placement (e.g. light bulbs)
  - Lack of appreciation of people of all skills (including those without degrees)

08 OPPORTUNITY, INNOVATION, & PROSPERITY

- Board # 1
  - Funding needed for high costs for repair and rehab of order historic properties.
  - Support for small business development
- Board # 2
  - High costs for repair and rehab of older historic properties. Unable to maintain value
  - Concerns about where the displaced people will go after the neighborhood 8
  - Huge population of unemployable 8
- Board # 5
  - There area some English learning centers, but they are far away
  - Workforce development
- Board #8
  - Reinvestment to change muti-rental split homes back to single family homes
- Board #12
  - Inner-neighborhood communication to promote businesses
  - Difficult for people in community to create their own opportunities for themselves and their community

09 GOVERNANCE, MANAGEMENT, & FUNDING

- Board # 1
  - Lack of City-wide awareness &vision
- Board # 4
  - No guidelines/ regulations for smoking laws, landlords do not enforce
  - Some residents are careless about smoking indoors and it is beginning to affect kids health
- Board # 7
  - What is "Lack of a true Community Development Corporation"?
- Board #10
  - Resources for financing (tax credits, banks, loan programs)
  - Ineffective loan programs for renovation
- Board #11
  - Stronger neighborhood leadership
  - Enforcement of clean property
- Board #12
  - Property taxes way too high for deteriorate neighborhood
  - Lack of incentive to invest in neighborhood
  - Lack of power (for sense of power) of residents to identify and solve their own problems.

10 OTHER

- Board # 1
  - Remove several unnecessary choices, health insurance??

- Board # 2
  - Allow new construction
  - Grant money to improve properties. Higher property taxes in SODO
- Board # 3
  - Decrease Population Density (Decrease Number of Units)
  - Slow Traffic
  - Residential Parking
  - Snow Emergency Parking
  - More mixed use- commercial/ office on main story & residential
  - Park- Green Space at Everett Elementary
- Board # 5
  - Lighting at night
- Board # 6
  - More support for schools in this area
  - More restaurants so I can walk from downtown
- Board # 7
  - Sick of frat parties in our back yards!
- Board #8
  - More programs like neighborworks to increase home ownership
  - More funds for first time home buyers
  - Longer hours for buses transportation (bus lines)
  - Increase bus routes
- Board #9
  - Improve street biking safety + routes
  - Need destinations
  - Grocery store imperative & Basic amenities
  - Assisted living
  - Consistent design standards
  - Human centered not car centered
  - Increase density in residential, strategic areas
  - Multi-generational housing
  - Healthy landlords
  - Not gentrification
  - Provide housing for all income levels
- Board #10
  - Pot Holes and sidewalks are priority
  - Affordable non-niche general goods
- Board #11
  - Street lighting on 13th, 17th (like 27th St.)
  - Lighting around the Park
  - Property evaluations ? and incomprehensible
  - Speeding on 8 between D and F- Children in danger 10/crossing at playground
  - More supervision by police
- Board #12

- Separate Neighborhoods Overlaying SoDo Not an issue
- More services for the homeless
- Do we need more people?
- If crime is more dense in high density areas, then how will increasing density reduce crime?
- Low building density is good not bad

Neighborhood Assets

01 CONTEXT: CITY & DOWNTOWN

- Board # 7
  - UNL
  - Government Institutions– DHS Capitol etc.
- Board # 10
  - Haymarket
- Board # 12
  - Established Neighborhood Associations

02 NEIGHBORHOOD STRUCTURE, CHARACTER, & ECOLOGY

- Board # 7
  - Love the diversity- Ethnic, income
- Board # 10
  - Trees/ Greencover

03 ACCESS, CIRCULATION, & PARKING

- Board #5
  - Repair my crappy alley
- Board # 7
  - Shady Beautiful Streets

04 BUILDING TYPES & OWNERSHIP

- Board #1
  - Programming available for ownership in area, like Neighborworks, Neighbor Inc.
  - 93% of renters are “scary”, want others to take care of properties
- Board # 7
  - More well maintained historic buildings that serve the public needs, ex: 1650 late street needs to be utilized; preserved for the community
- Board # 12

- Blend in new buildings w/ historic bldgs.
- Yards/ green space/ Not too dense
- Rent to own housing opportunities

05 LIVABILITY, WELL-BEING, & SAFETY

- Board #1
  - Lighting is important
  - Walking police officers
- Board # 10
  - Yes! Great officers
- Board # 12
  - Traffic has gotten lighter on a St.
  - More commercial activities on the streets of the neighborhood
  - Russ's Market

06 COMMUNITY SERVICES, AMENITIES, & HEALTH

- Board # 7
  - The F-Street Recreation Center is great but we need more places for youth & family
- Board # 8
  - Keep maintaining Cooper Park
  - Grocery store
- Board # 10
  - Great neighbors/residents/community
- Board # 12
  - Family recreation (Parks, Gyms, etc.)
  - The bus. But it needs longer hours

07 ARTS, CULTURE, & EDUCATION

- Board # 7
  - Great restaurant live EI Chapparo! More diverse foods- culture
  - Art Gallery, places for bands to play
- Board # 10
  - Good Schools/ Great teachers
- Board # 12
  - More opportunities for artists and artisans to own things in their neighborhood. Think Paducah

08 OPPORTUNITY, INNOVATION, & PROSPERITY

- Board # 10

- Don't know about Nebraska Workforce Development Program, not effective
- Board # 12
  - Neighborhood retail and services for neighborhood residents

09 GOVERNANCE, MANAGEMENT, & FUNDING

- Board #1
  - Funding for new developments, town homes!! (Like once on 15th between C + D)
- Board # 8
  - Tax credit for renovation/ Rehabilitation
- Board # 10
  - Dept. of Health & Human Seniors
- Board # 10
  - Less is more
- Board # 12
  - Incentivize investments & private investors
  - Subsidiarity

10 OTHER

- Board #1
  - Make sure residents in community can stay in community when finished!!
  - No gentrification!
- Board # 10
  - Need university support
  - Great hospitals (17th and South)
  - Too much drink downtown
- Board # 12
  - Increase positive messaging (marketing)
  -

Neighborhood Ideas

- Board #1
  - Create a community hubs
  - Increase locally owned small businesses
  - Build on neighborhood diversity as an asset – age ethnicity, etc.
  - No gentrification
  - Increasing home ownership of current residents
  - Where was childcare?
- Board #2
  - Incentivize landlords to improve property
  - Clean allies
  - Take down problem properties
- Board #3
  - Bigger grocery store and supermarket
  - More grocery store, only one recently closed
  - Better public safety
    - Lights, police patrol, community watch
  - More recreation places (indoor)
  - More affordable medical facilities
  - Parking (free!)
  - needs more support, the staff is having to work long hours
  - Adult recreational center
    - Education classes
    - Job skill/computers, GED
  - Outdoor places for kids to play, get the playground finished, when it's finished, it needs to be secure and well lit
  - Playground needs to be better monitored (cameras)
  - Need afterschool program so that kids have a safe place to play
  - Enforce traffic signs around school property
  - Security 24hrs
- Board #4
  - large. grocery store for downtown + SoDo residents
  - Demo vacant/dilapidated properties, city needs to be willing to "take a hit" for the short term
  - Funds for all housing for rehab/ investments reenergize
  - Decrease disincentives for investment – fees, permits, waives, codes
  - Incentivize – investment
  - More live/ work conversions
  - More flexibility w/
- Board #5
  - Community garden on grass areas
  - New central library

- Build some habitats for humanity homes
- New facades, pub
- Different retail
- Rent to own structures
- Renovation loans
- More grocery store

➢ Board #6
- Gravel on surface of the alleys
- New playground
- High traffic volume
- Better traffic enforcement at F and 8th street to prevent kids from getting hit
- Slow fast and unsafe traffic on 8th Street

➢ Board # 8
- No more traffic!
- Enforcing speed limits
- Bring back the streetcar
- New Neighborhood Association for SoDo
- Ban Boombox cars
- Demo Slip-INS

➢ Board # 9
- Access to services?
- How do we address some of the crime in the neighborhood?
- Why is their substance abuse? +Jobs
- Education/ Renters Packets for diverse population & English language learners so dialogue between renters and landlords to know where amenities are.

➢ Board # 10
- Needs centration
- Needs playground
- Ball fields
- Library
- More educational ??
- More games

➢ Board # 11
- Better Lighting – more police supervision
- Property maintenance
- How interest financing for homeowners
- to repair/ maintain property
- Have park, school allow more community activities

➢ Board # 12
- More opportunities for people who want to stay, to stay
- Open access to the huge streets we have for food trucks and any other commercial venders
- Affordable neighborhood events to bring people together.

- Safe night walking
- Easing of building codes- or at least giving time span to update that is over 10 years
- Help with roof repair/ Replacement, like grants, lowest loans
- Standards for Porch Repairs
- Low income is partly owe to UNL student population. I think students are good for the neighborhood + they need affordable housing. Grand students are great renters.
- Former Grocery closed from disuse. Time to bring back?
- " Soup Kitchen" challenges to market social structure; better managed for neighborhood values.
- Drug treatment
- Fix the alleys (example "hole" here)
- Former Trinity UMC. Can this be a cultural center? eg. community center, art gallery, child care. Needs money, good use of taxes

SODO IN THE FUTURE

SODO TODAY

Potential
Old
Unappreciated
Scary Bad
Dilapidated
Fragile
Hurting
Underappreciated
Deteriorating
Dirty
Cool
Diverse
Exploring
Lacking
Unstable
Historic
Dense
Eclectic
Stagnant
Misrepresented
Fun
Mess
Rentalfied
Preserved
Transition
Transient
Rotten
Broken

1. Do you live within the project area?

Do you work within the project area?

- 9 responses

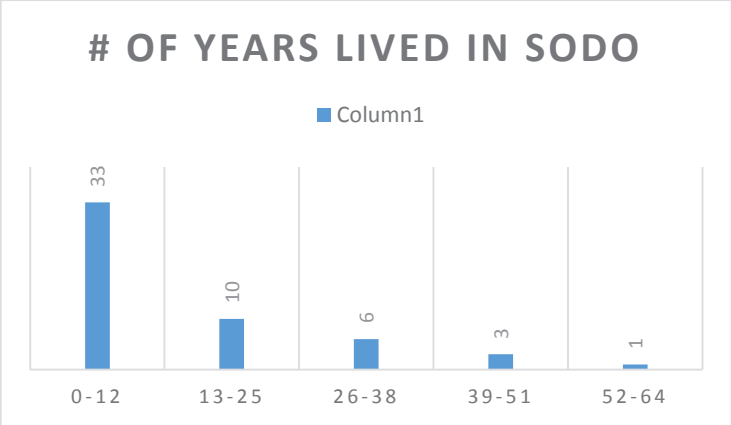
Do you live within the project area?

- 30 responses

Both live and work?

- 12 responses

If so, for how long?



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Neither work nor live?

- 4 responses

Own property within the project boundary?

- 1 responses

2. What are your most and least favorite things about the South Downtown Neighborhood?

Most

- [13] Proximity to Downtown
- [13] Diversity
- [8] Trees
- [7] Schools are close
- [6] Central location
- [6] Historic Homes/Buildings
- [4] Walkable

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- [3] Historic charm
- [2] Close to UNL
- One of the most promising areas in the city for the young and creative
- Proximity
- None
- Access to buses
- Easily accessible to everywhere else
- Ethnicity
- Culture
- Family friendly
- Restaurants/Bars
- History
- Character
- Survey
- Quaint
- Houses

Least

- [23] Crime/Perception of Crime/High Crime Rate
- [6] Nuisance Properties
- [5] Property maintenance
- [4] Slip-ins
- [3] Absentee landlords
- [2] Drugs
- [2] Rentals
- [2] Run-down properties
- [3] Poverty
- [2] Zoning is either useless or outdated
- [2] Lack of communal feeling

DRAFT

- Vandalism
- Substandard structures
- lighting south to downtown
- Noisy parties
- Bike theft
- Safety
- Traffic
- Density
- Attitude by others in the city
- Access to availability grocery store
- Low property values
- Unstable
- Lack of income diversity
- Sadly—mean, rude, scary people
- lack of pride of ownership
- Duplexes/Triplexes
- Drive-thru disrespect for residents
- Sex-offenders
- Reputation
- Alley conditions (gravel)

3. What do you think should be done to improve the South Downtown Neighborhood?

- [9] Housing rehab/Improve Housing Stock
- [7] United and work together
- [4] More/Better lighting (*made so 27th north of O street is nice, do it on 13th, 9th, 10th, and 17th)
- [4] Better maintained homes
- [4] Tax reductions for improvements/Incentive to fix up
- [3] Build a grocery store

DRAFT

Kickoff Meeting_2015-05-07_Exit Survey Summary

- [2] Alleys patrolled
- [2] More cops/Reduce Crime
- [2] Promote home ownership
- [2] Parks/Increase greenspace
- [4] Access to Community/Social Services
- Allow residents to improve it in their own way. It will require opportunities to own what they create.
- Use redevelopment money to increase owners
- Reasonable tax assessment on property
- No SoDo
- Create renters protection
- Section into different neighborhood
- Establish association to take care of neighborhoods
- More bike lanes
- Build new central library
- Invest more in schools
- New construction for business
- A plan to eliminate bad properties and replace with architecturally interesting stock
- Do more than talk for a change
- Better streets
- Recreation improved
- Go back and listen to people for 30 years
- Deal with long term vacant properties/problem properties
- Bulldoze unsightly homes/apartments
- Access to childcare
- Make it more desirable for a destination or to live
- Improvement of rentals
- Parking space/free

DRAFT

- Reputation
- We should do more to help vulnerable people who are already living here, whether they are renters struggling slumlords or low-income homeowners who may not be able to afford repairs to the older homes here.
- Gentrify the boulevards
- Increase awareness within the neighborhood and empower the community
- More owners
- More affordable efficiency rentals
- Property grants for home owners to switch back to single family home properties
- Provide Social Services to help refugee population that resides here
- Hold landlords accountable to be ethical and take care of their properties
- Get investors to upgrade retail
- More businesses
- Eliminate the slip-in
- Truly helpful financing
- Take ideas to heart
- Renovate/upkeep historic buildings
- Work to improve living conditions

4. What are you most concerned about in the South Downtown Neighborhood?

- [9] Crime/Safety
- [7] Safety and lack of quality of life
- [3] Deteriorations
- [3] Gentrification
- [2] Slip-ins
- [2] Busy streets without traffic lights
- [2] Lack of care for properties
- [2] Absentee landlords and management companies/Slum lords
- [2] Infrastructure (sewer, water, road conditions)

DRAFT

Kickoff Meeting_2015-05-07_Exit Survey Summary

- [3] Lack of property maintenance
- Externally motivated development
- City
- Substandard properties
- Government
- Lack of opportunity
- Institutional inertia—we have been talking about this stuff for decades.
- Quality childcare
- Building on its strengths
- Housing
- Loss of single family housing
- revenue
- Safer pedestrian paths and cyclist paths
- Hardly no home owners
- Attitude is everything, needs to be positive
- A slow decline into a bad neighborhood no one wants to live in
- Losing greenspace
- Drug activity
- Lack of social support services for those who need them
- People struggling with poverty
- Lack of gas stations, convenience stores
- 93% rental
- Diversity
- Maintaining quality of historic housing stock
- No more traffic
- Lack of streets lighting

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5. What is your vision for the future of the South Downtown Neighborhood?

- [7] revitalized, restored, safe, no crime rate with a quality of life
- [5] Building a community
- [3] Diverse
- [3] Walkable
- [2] Playground or outdoor space for kids
- [2] Trees
- [2] Safe and Fun
- Desirable place to live.
- Keeping old homes
- space
- Small businesses within walking distance
- Gentrified
- The future of this neighborhood will be written by its residents.
- Not good without money
- More home ownership
- Urban gentrification * extend to South Street
- Fun
- Getting worse
- Stability
- Have more owner occupied homes on each block.
- Community committee to oversee enforcement of laws and regulations.
- Financial stability
- vibrant art culture
- Would love to have it redeveloped and invested in
- Retail
- Goodhue should be and destination residential address

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Kickoff Meeting_2015-05-07_Exit Survey Summary

- Clean, less dense, renovated, housing stock
- Quality place for families
- Prosper, grow, families, opportunity
- Beautification
- Increase the quality of life for residents become a go-to destination for commerce and arts.
- Safe and beautiful community to compliment Haymarket
- Brighten
- Decreased population density
- Historic
- Lovely, vibrant
- More history
- I hope it is a nice place to live and work
- Variety of housing and business options that are easily accessible by foot, bike, bus
- Being able to enjoy the neighborhood without worrying
- Revitalization
- no crime
- more mixed income, mixed ownership
- I would like to see housing remain affordable for students and low income families. I don't want the neighborhood gentrified to appoint where vulnerable people are pushed out.
- Fun, eclectic, vibrant, biking, lots of activity
- Cleaned up and add retail
- Improvement
- Improve housing
- Improve the sense of belonging
- Positive spin on how others perceive our neighborhood
- Exciting
- Better mix of housing and retail with improved maintenance
- Eclectic

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- More new quality townhomes and apartment projects
- Less traffic
- No slip-ins
- Tax credits for renovation (old & new)
- Communal place where there are secular things to do for singles and people without kids
- Make it someplace safe to be anytime day or night
- Walking distance from downtown is great but not safe

6. Which street do you live one?

- A Street
- 9th and A Street
- Work Corner 13th and A
- 1301 A Street
- [5] B Street
- 1929 C Street
- D Street
- E Street
- F Street
- 1329 F Street
- G street
- K Street
- Harwood Street
- 16th and B
- 15th and C
- 14th and C
- [4] C Street
- 17th and A Street
- 11th and D Street
- N. 80th

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Kickoff Meeting_2015-05-07_Exit Survey Summary

- S. 13th
- 16th and A street
- 15th and A Street
- 16th and C Street
- S. 8Th Street
- 14th between E and F Street
- [2] 8th Street
- 8th and E Street
- 9th Street
- 17th and E Street
- Washington
- 11th and C street
- B and 11th Street
- B Street and 14th
- D and 11th Street
- Washington Street between 11th and 12th street
- [2] 11th street
- 16th and B Street
- Goodhue Blvd.
- 17th and C Street
- 14th and E Street
- 16th and G Street
- 16th and F Street
- Singles

DRAFT

KEYPAD POLLING EXERCISE

DRAFT CONSENSUS ISSUES
S2: NEIGHBORHOOD STRUCTURE, CHARACTER, & ECOLOGY

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04 Steering Committee Meeting #1
April 8, 2015

Meeting Agenda

Presentation

Boards

Notes

Photos

Schedule

April 7, 2015: Meeting Notes

Day 1: April 7, 2015 (All meetings at the F-Street Rec Center; except mayor)

1:00 pm	Wendy Birdsall	Lincoln Chamber of Commerce
	Pat Haverty	Lincoln Partnership for Economic Development
2:00 pm	Dave Landis	City of Lincoln Urban Development Department
3:30 pm	Chris Beutler	Mayor of the City of Lincoln
	Jon Carlson	Aide for Neighborhood Projects
5:00 pm	Clay Smith	Speedway Motors **NOTE: this meeting is at the Mayor's Office*

Meeting Agenda

- Introduction, Process & Products
- Planning Documents
- Existing Conditions
- Draft Issues & Ideas
- Discussion & Next Steps!

SOUTH DOWNTOWN REVITALIZATION PLAN

STEERING COMMITTEE MEETING #1

For the Lincoln Community Foundation
& the South Downtown Investment Fund

H3 STUDIO : DEVELOPMENT STRATEGIES : SINCLAIR | HILLE ARCHITECTS

urbanism::architecture::landscape::sustainability::codes

H3 STUDIO : DEVELOPMENT STRATEGIES : SINCLAIR | HILLE ARCHITECTS

SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

WELCOME!

BARBARA BARTLE

H3 STUDIO : DEVELOPMENT STRATEGIES : SINCLAIR | HILLE ARCHITECTS

SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

AGENDA

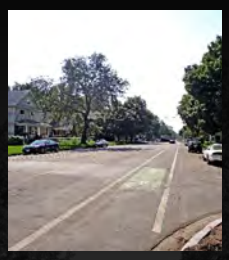
INTRODUCTION, PROCESS & PRODUCTS

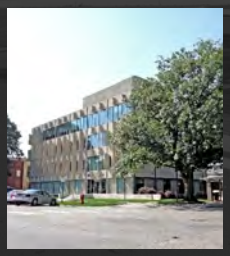
PLANNING CONTEXT

EXISTING CONDITIONS

DRAFT ISSUES & IDEAS

DISCUSSION & NEXT STEPS...





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SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

INTRODUCTION, PROCESS & PRODUCTS

H3 STUDIO : DEVELOPMENT STRATEGIES : SINCLAIR | HILLE ARCHITECTS

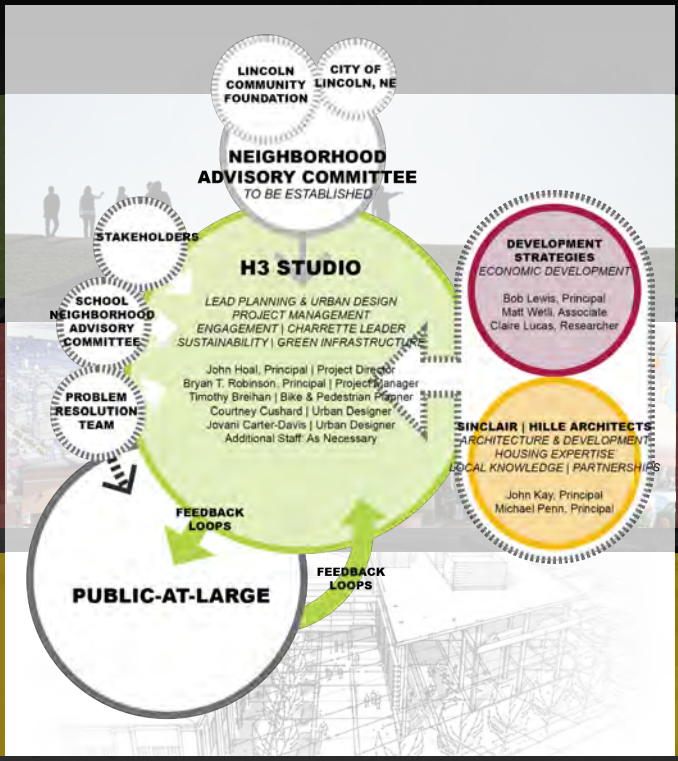
SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

INTRODUCTION
CONSULTANT TEAM: FIRMS

H3 Studio
PRIME CONSULTANT
- LEAD PLANNING & URBAN DESIGN
- PUBLIC ENGAGEMENT | CHARRETTE LEADER
- SUSTAINABILITY | GREEN INFRASTRUCTURE
- PUBLIC SPACE, PARK & STREETSCAPE
- PROJECT MANAGEMENT

Development Strategies
SUB-CONSULTANT
- MARKET | ECONOMIC RESEARCH
- ECONOMIC PROGRAMS & INCENTIVES
- DEVELOPMENT PROGRAM
- IMPLEMENTATION STRATEGY

Sinclair | Hille Architects
SUB-CONSULTANT
- ARCHITECTURE | DEVELOPMENT
- HOUSING EXPERTISE | CIVIC BUILDINGS
- LOCAL KNOWLEDGE | PARTNERSHIPS



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SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

WHO IS ON OUR PROJECT TEAM?
CONSULTANT TEAM: IN THE ROOM

H3 Studio
PRIME CONSULTANT

- JOHN HOAL | PROJECT DIRECTOR
- BRYAN ROBINSON | PROJECT MANAGER
- JOVANNI CARTER-DAVIS |PRODUCTION

Development Strategies
SUB-CONSULTANT

- BRIAN LICARI | ECONOMIST

Sinclair | Hille Architects
SUB-CONSULTANT

- JOHN KAY | LOCAL EXPERTISE

H3 STUDIO : DEVELOPMENT STRATEGIES : SINCLAIR | HILLE ARCHITECTS

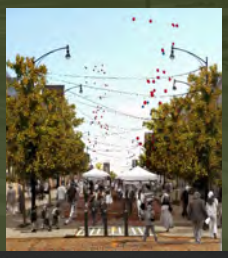
SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

INTRODUCTION
CONSULTANT TEAM: LEAD

H3 Studio
PRIME CONSULTANT
- **LEAD PLANNING & URBAN DESIGN**
- **PUBLIC ENGAGEMENT | CHARRETTE LEADER**
- **SUSTAINABILITY | GREEN INFRASTRUCTURE**
- **PUBLIC SPACE, PARK & STREETSCAPE**
- **PROJECT MANAGEMENT**

SPECIFIC EXPERTISE:

- **Public Engagement | Interviews**
- **Historic Downtown Plans**
- **Downtown Redevelopment Plans**
- **Streetscape Planning & Design**
- **Squares & Public Space Design**
- **Greenway Planning & Design**
- **Bicycle & Pedestrian Plans**
- **Neighborhood Revitalization Plans**
- **Form-Based Codes & Standards**
- **Charrettes | Charrette Management**



H3 STUDIO : DEVELOPMENT STRATEGIES : SINCLAIR | HILLE ARCHITECTS

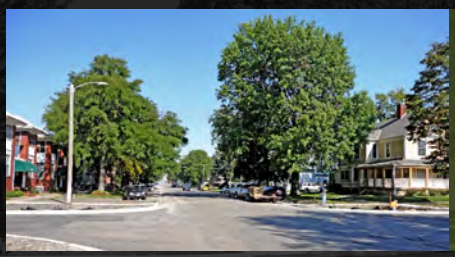
SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

PLANNING PROCESS
MAJOR SCOPE ELEMENTS…

SCOPE OF WORK

We are proposing a three (3) phased work plan centered around an on-site five (5) day community charrette!

1.0 Pre-charrette
2.0 Charrette
3.0 Post-charrette



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SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

PLANNING PROCESS
ENGAGEMENT SCHEDULE

On-Site Field Surveys (Feb 2-6)

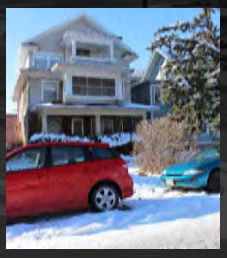
On-Site Stakeholder Interviews: Initial (Feb 4-5)

On-Site Follow-Up Interviews & Steering Committee Meeting #1 (TODAY!)

On-Site Two (2) Day Kick-Off Event (May 7-8)
- Neighborhood Tour
- Steering Committee Meeting #2
- Community | Public Work-Session #1

On-Site Two (5) Day Community Charrette (T.B.D.)
- Community | Public Work-Session #2
- Municipal | Stakeholder Interviews
- Steering Committee Meeting #3
- Community | Public Work-Session #3

On-Site Two (5) Day Community Charrette (T.B.D.)
- Final Community or Committee Work-Session



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SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

PLANNING PROCESS
SUMMARY OF PLANNING PROCESS

01 PRE-CHARRETTE TASKS:
4-5 Months

ASSESSMENTS...
Review Documents | On-Site Surveys

EXISTING ...
Market & economics | Project Area Analysis

ISSUES & IDEAS...
Stakeholder Interviews

KICK-OFF EVENT...
Conduct On-site Public Events | Walking Tour

ALTERNATES...
Establish Alternate Solutions

H3 STUDIO : DEVELOPMENT STRATEGIES : SINCLAIR | HILLE ARCHITECTS

SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

PLANNING PROCESS
SUMMARY OF PLANNING PROCESS

02 CHARRETTE TASKS:
1 Month (inc. preparation)
Week Long | Five (5) Day Event

We will work hand-in-hand and side-by-side with the public during this week long open design studio.

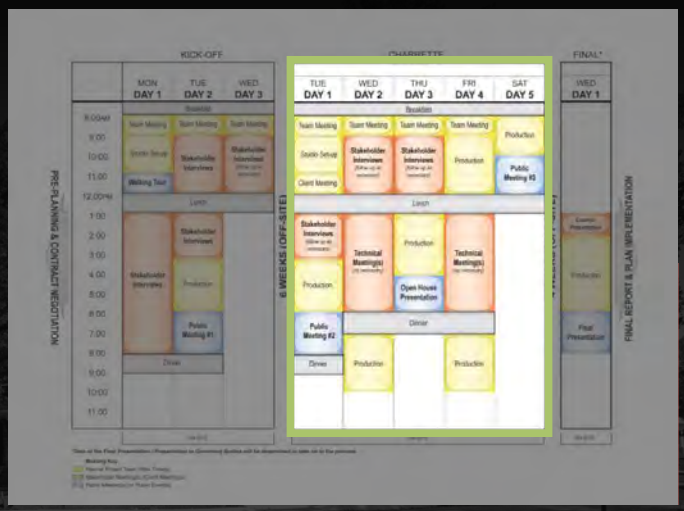
H3 STUDIO : DEVELOPMENT STRATEGIES : SINCLAIR | HILLE ARCHITECTS

SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

PLANNING PROCESS
SUMMARY OF PLANNING PROCESS

CHARRETTE...
THE EVENT...5 DAYS LONG

- ***Project team spends five (5) days on-site***
- ***Project team locates in a publicly accessible building within the study area***
- ***Project team conducts two (2) public meetings; One at the beginning with alternate scenarios; and the other at the end with the preferred direction***
- ***Project team conducts one (1) master plan steering committee meeting***
- ***Project team conducts on-site audits as necessary to support the preferred plan***



H3 STUDIO : DEVELOPMENT STRATEGIES : SINCLAIR | HILLE ARCHITECTS

SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

PLANNING PROCESS
SUMMARY OF PLANNING PROCESS

H3 STUDIO : DEVELOPMENT STRATEGIES : SINCLAIR | HILLE ARCHITECTS

SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

PLANNING PROCESS
SUMMARY OF PLANNING PROCESS

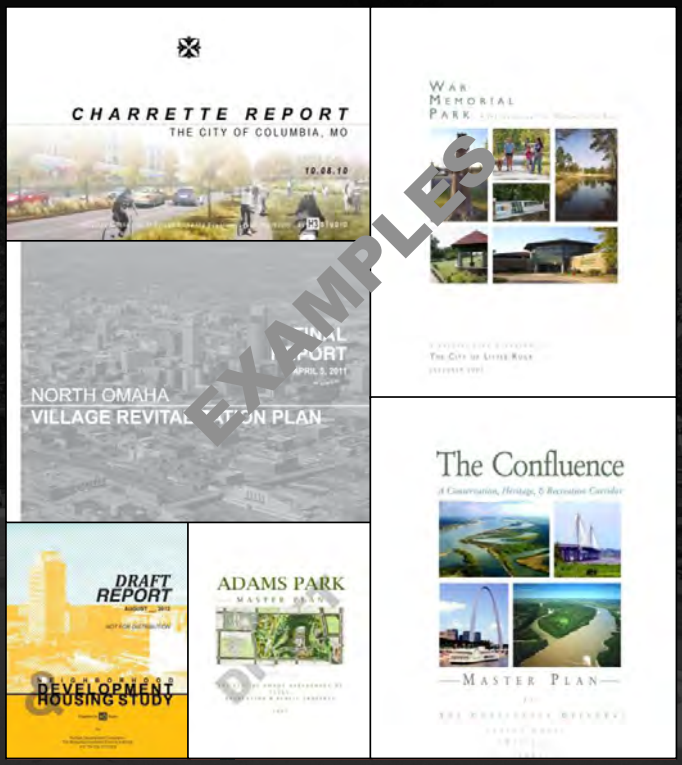
03 POST-CHARRETTE TASKS:
3-4 Months

DRAFT...
Prepare a Draft of the Revitalization Plan

RECOMMEND...
Prepare Draft of all recommendations

STRATEGY...
Develop an Implementation Strategy

DELIVER...
Finalize Plans & Prepare Final Deliverables



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SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

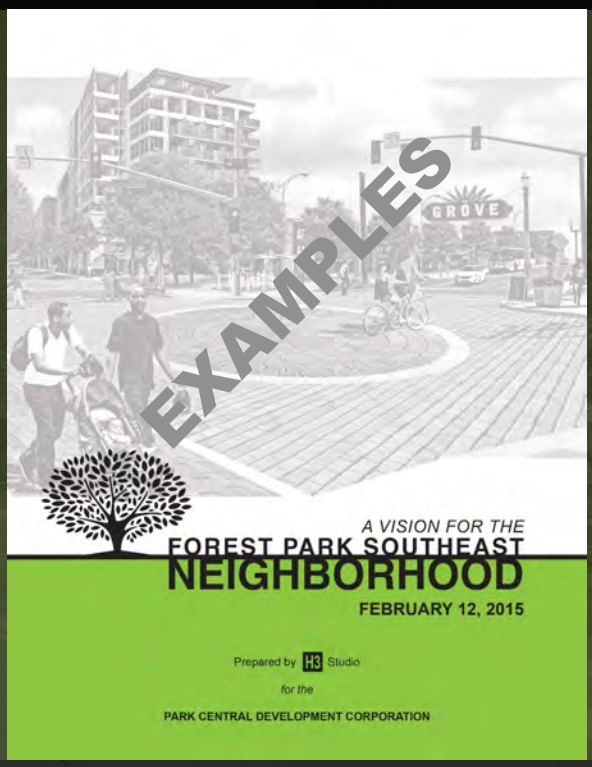
PLANNING PROCESS
DELIVERABLES

DRAFT & FINAL

SOUTH DOWNTOWN REVITALIZATION PLAN

The South Downtown Revitalization will consist of a 100-125 Color, 8.5 X 11 plan document summarizing the results and all recommendations for the project, including:

- *Executive Summary Document*
- *Full Plan Document*
- *Market & Economic Study Summary*
- *Summary Record of Public Engagement*
- *Economic Enhancement Strategy*
- *Appendices, as necessary*



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SOUTH DOWNTOWN REVITALIZATION PLAN
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PLANNING CONTEXT

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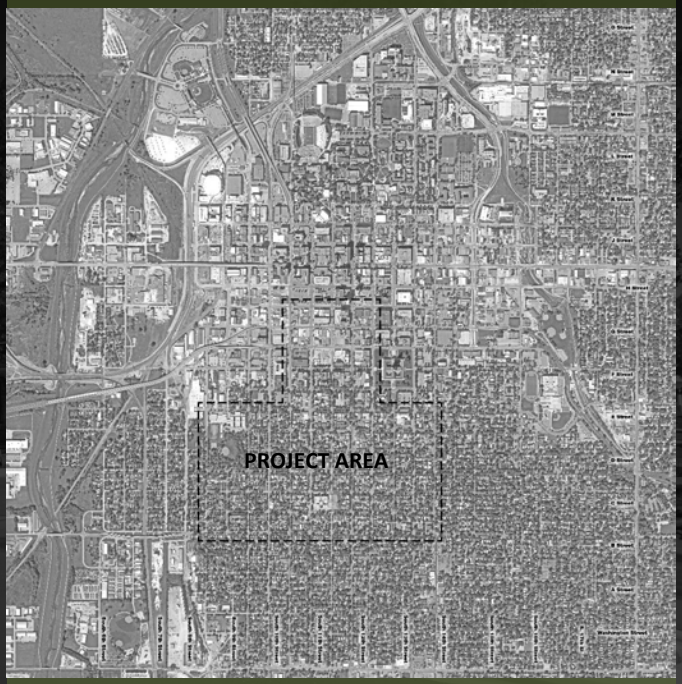
SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

PLANNING CONTEXT
APPLICABLE TO THIS PROCESS

CONTEXTUAL PLANNING AREA

PLANNING DOCUMENTS & REPORTS

REDEVELOPMENT PLANS & AREAS



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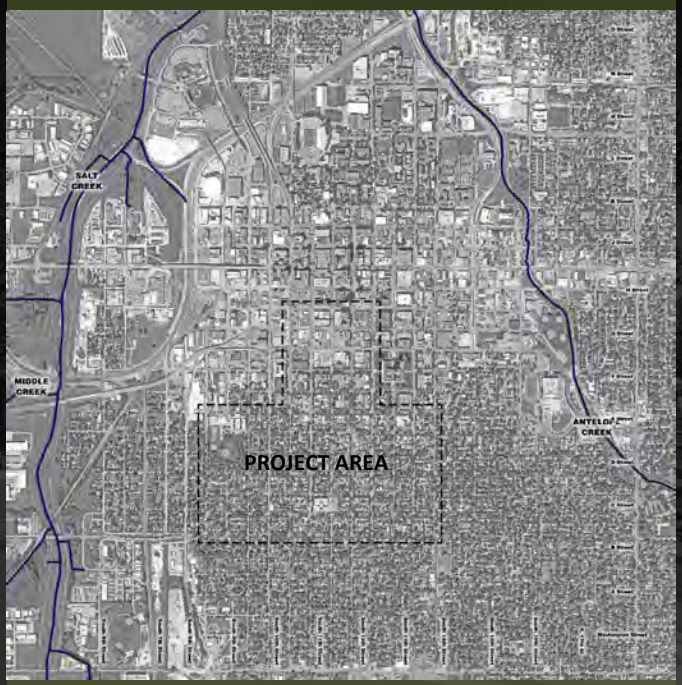
SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

PLANNING CONTEXT
APPLICABLE TO THIS PROCESS

CREEKS

- Middle Creek (west)
- Salt Creek (west)
- Antelope Creek (east)



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SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

PLANNING CONTEXT
APPLICABLE TO THIS PROCESS

CREEKS
FLOODPLAINS

- **100 Year Floodplain (1%)**

H3 STUDIO : DEVELOPMENT STRATEGIES : SINCLAIR | HILLE ARCHITECTS

SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

PLANNING CONTEXT
APPLICABLE TO THIS PROCESS

CREEKS
FLOODPLAINS

- **100 Year Floodplain (1%)**
- **500 Year Floodplain (2%)**

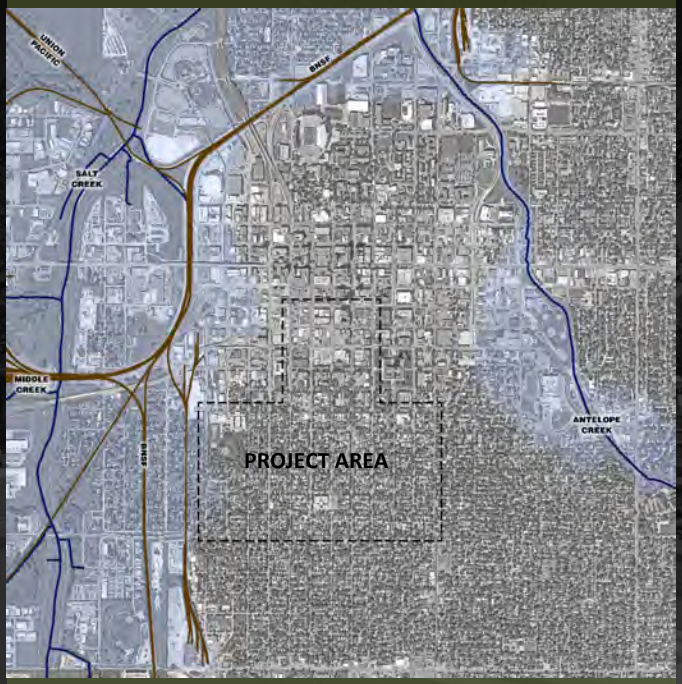
H3 STUDIO : DEVELOPMENT STRATEGIES : SINCLAIR | HILLE ARCHITECTS

SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

PLANNING CONTEXT
APPLICABLE TO THIS PROCESS

CREEKS
FLOODPLAINS
RAILROADS

- **BNSF**
- **Union Pacific**



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SOUTH DOWNTOWN REVITALIZATION PLAN
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PLANNING CONTEXT
APPLICABLE TO THIS PROCESS

CREEKS
FLOODPLAINS
RAILROADS
STREET NETWORK

- **East | West**
  - **O Street**
  - **L & K Street *Coupler***
  - **Rosa Parks**
  - **A Street**
- **North | South**
  - **9th & 10th Street *Coupler***
  - **13th Street**
  - **16th & 17th Street *Coupler***

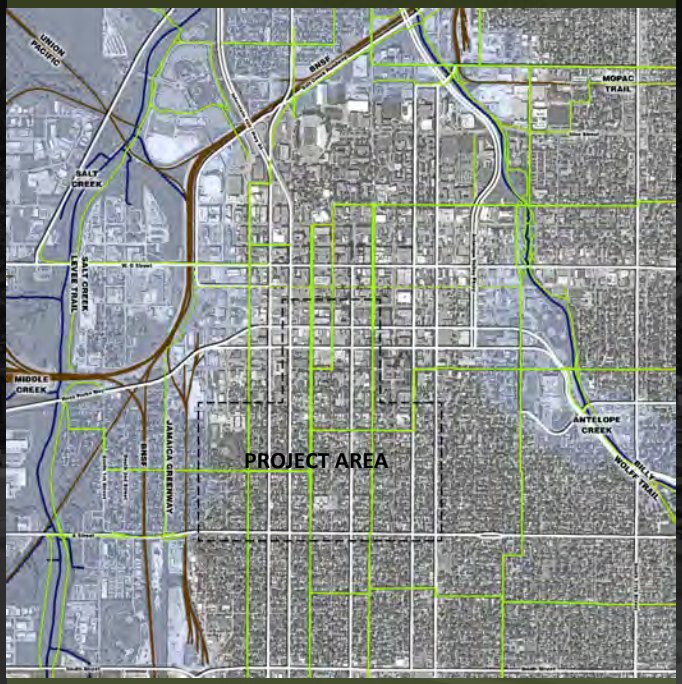
H3 STUDIO : DEVELOPMENT STRATEGIES : SINCLAIR | HILLE ARCHITECTS

SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

PLANNING CONTEXT
APPLICABLE TO THIS PROCESS

CREEKS
FLOODPLAINS
RAILROADS
STREET NETWORK
TRAIL NETWORK

- Many on-street facilities
- Bike Lanes (on 11th & 14th Streets)
- Jamaica Greenway
- MoPac Trail
- Billy Wolff Trail
- Salt Creek Levee Trail



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SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

PLANNING CONTEXT
APPLICABLE TO THIS PROCESS

CREEKS
FLOODPLAINS
RAILROADS
STREET NETWORK
TRAIL NETWORK
PARKS & OPEN SPACE

- Cooper Park
- Breta Park
- Sawyer Snell Park
- Schwartzkopf Park
- Haymarket Park
- Vine Street Fields
- Trago Park
- Union Plaza Park
- Antelope North Park

H3 STUDIO : DEVELOPMENT STRATEGIES : SINCLAIR | HILLE ARCHITECTS

SOUTH DOWNTOWN REVITALIZATION PLAN
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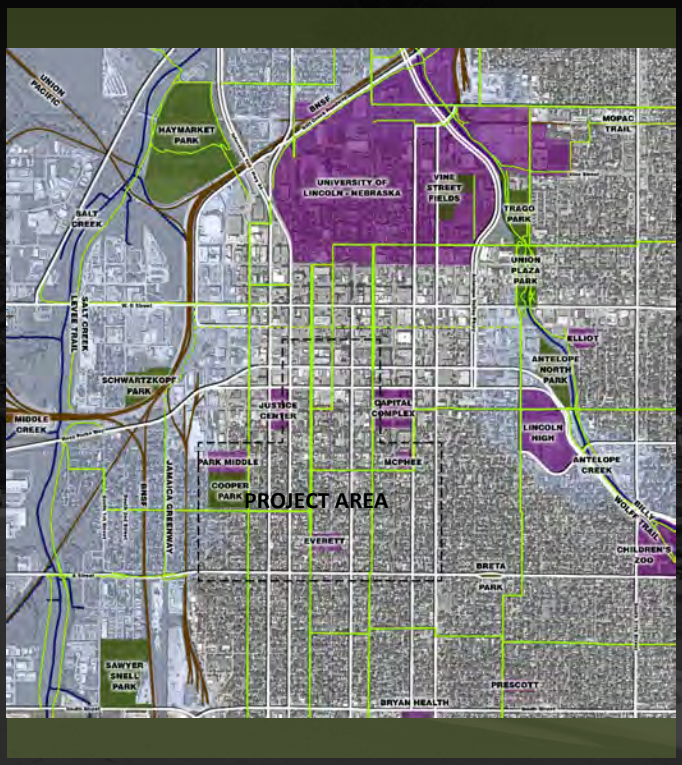
PLANNING CONTEXT
APPLICABLE TO THIS PROCESS

CREEKS
FLOODPLAINS
RAILROADS
STREET NETWORK
TRAIL NETWORK
PARKS & OPEN SPACE
SCHOOLS & INSTITUTIONS

- University of Nebraska – Lincoln
- Park Middle School
- Everett Elementary School
- McPhee Elementary School
- Elliot Elementary School
- Prescott Elementary School
- Lincoln High School
- The Children's Zoon
- The Capitol Complex
- The Justice Center



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SOUTH DOWNTOWN REVITALIZATION PLAN
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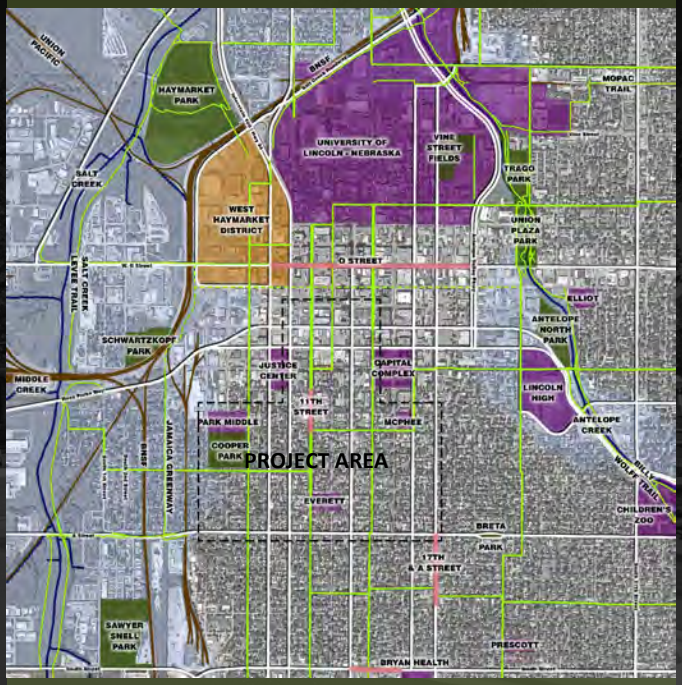
PLANNING CONTEXT
APPLICABLE TO THIS PROCESS

CREEKS
FLOODPLAINS
RAILROADS
STREET NETWORK
TRAIL NETWORK
PARKS & OPEN SPACE
SCHOOLS & INSTITUTIONS
COMMERCIAL DISTRICTS

- O Street
- West Haymarket District
- 11th Street
- 17th & A Street
- South Street



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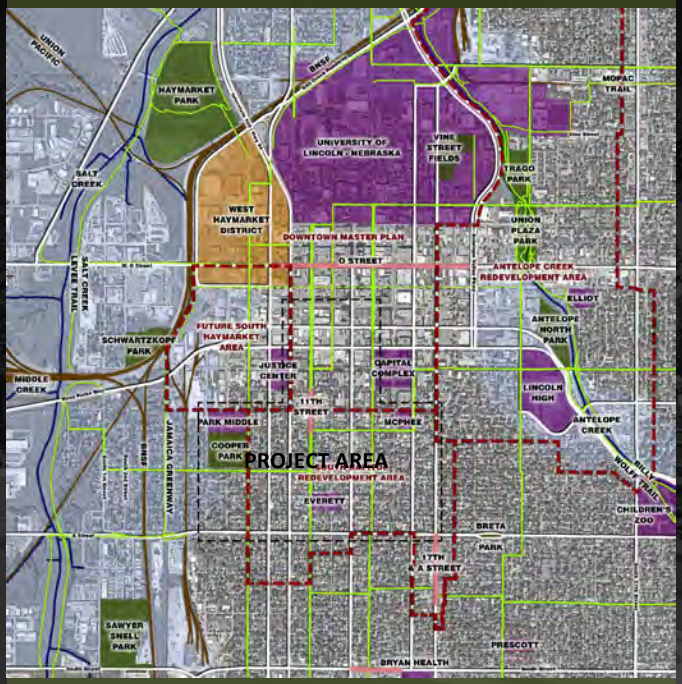
CREEKS
FLOODPLAINS
RAILROADS
STREET NETWORK
TRAIL NETWORK
PARKS & OPEN SPACE
SCHOOLS & INSTITUTIONS
COMMERCIAL DISTRICTS
MAJOR PLANS

- South Haymarket Development Study
- Lincoln Downtown Master Plan
- South Capitol Redevelopment Area
- Antelope Valley Redevelopment Plan



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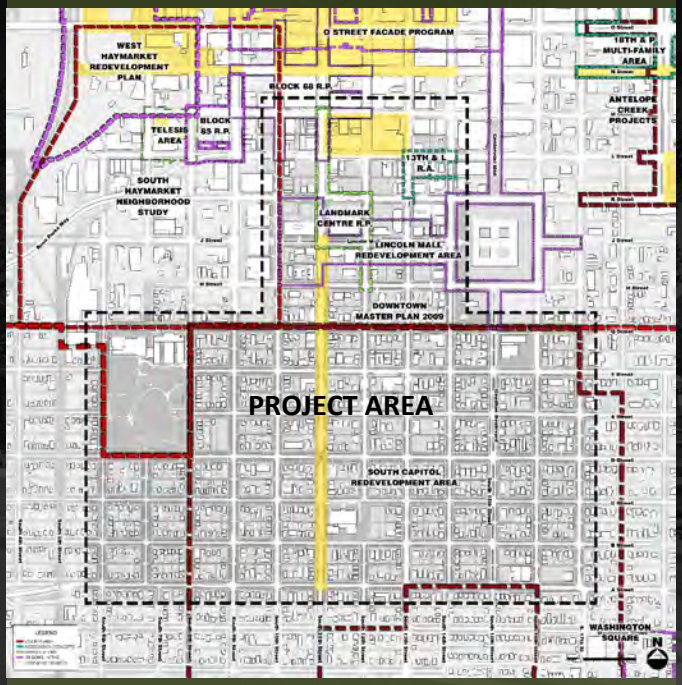

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FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

PLANNING CONTEXT
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PLANNING DOCUMENTS & REPORTS

- 2014 Lincoln Vital Signs Report
- 2014 Business Conditions & Indicators Report
- 2014 Downtown Lincoln Annual Report
- 2014 Public Bldg Commission Facilities Report
- 2014 The Rise of Innovation Districts
- 2014 CIP FY 2014/15 to 2019/20
- 2014 Annual Action Plan: FY 2014
- 2013 PlanBIG (UNL) Master Plan
- 2013 Lincoln Economic Dashboard
- 2013 Complete Streets Annual Report
- 2013 South Haymarket Development Study
- 2012 Lincoln Downtown MP Update
- 2011 LPlan 2040 Comprehensive Plan
- 2009 Downtown Lincoln Parking Study
- 2009 Blight & Sub-Standard Area Study
- 2008 South Capitol Redevelopment Area
- 2007 Bike Lanes Study (11th & 14th St.)
- 2005 Downtown Lincoln Master Plan
- 2004 Antelope Valley Redevelopment Plan
- 1997 Focus Area Action Plans

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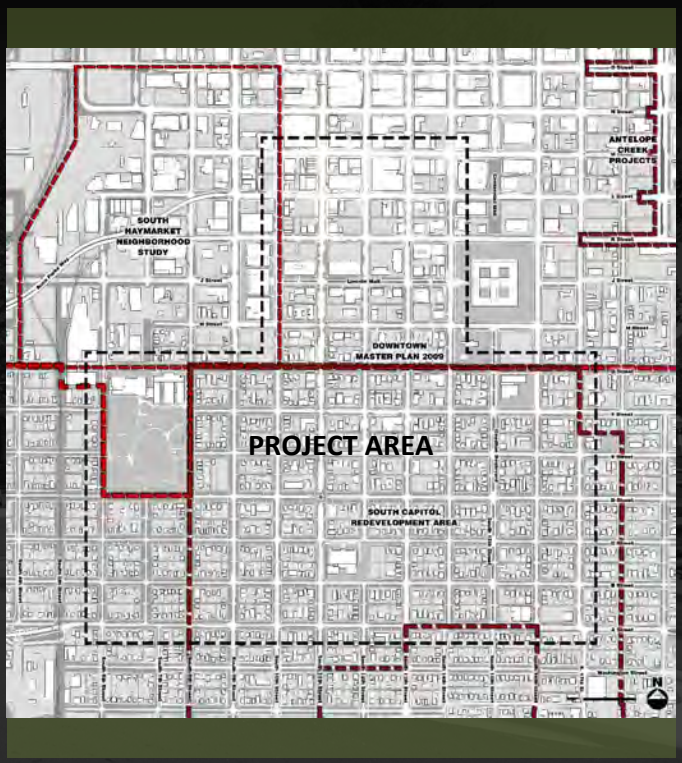

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SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

PLANNING CONTEXT
APPLICABLE TO THIS PROCESS

2013 SOUTH HAYMARKET DEVELOPMENT STUDY

Completed by the Lincoln | Lancaster County Planning Department in 2013, this study was an engagement process with the public to identify the opportunities and constraints for the area south of Haymarket and West Haymarket in Downtown Lincoln.

This process resulted in a series of preliminary findings which suggest that **"South Haymarket could be a mixed-use district with an emphasis on urban infill housing in support of Greater Downtown"** and that **"it's proximity to Haymarket and other Downtown attractions make it a desirable place to live".**

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SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

PLANNING CONTEXT
APPLICABLE TO THIS PROCESS

The plan further resulted in a series of concepts that were intended to spur discussion. Some of the concepts are shorter-term and some may occur over the next 20 to 25 years. These concepts include:

- **Residential Concept**
- **Public Right-Of-Way Concept**
- **Public Properties Concept**
- **Industrial Areas Concept**
- **Open Space Network Concept**
- **Parking Strategy Concept**

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SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

PLANNING CONTEXT
APPLICABLE TO THIS PROCESS

Key recommendations include:

1. Repurposed buildings & new construction: **1000 – 2000 units**
2. **Mixed-use areas** along 8th, 9th, 10th, O, N, M, and L Streets.
3. Consolidation, relocation & reuse of some Government Offices
4. Relocation of some industrial uses & expansion of others
5. Street | sidewalk improvements & the **addition of Arena Drive**
6. **Trail connection** from Jamaica North Trail to West Haymarket
7. **Parkway along 8th Street**
8. Tree-lined J Street residential blvd
9. Landscaping buffers along 9th
10. Public plaza | open space at the terminus of Canopy Street
11. Landscaping screen for parking

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SOUTH DOWNTOWN REVITALIZATION PLAN
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PLANNING CONTEXT
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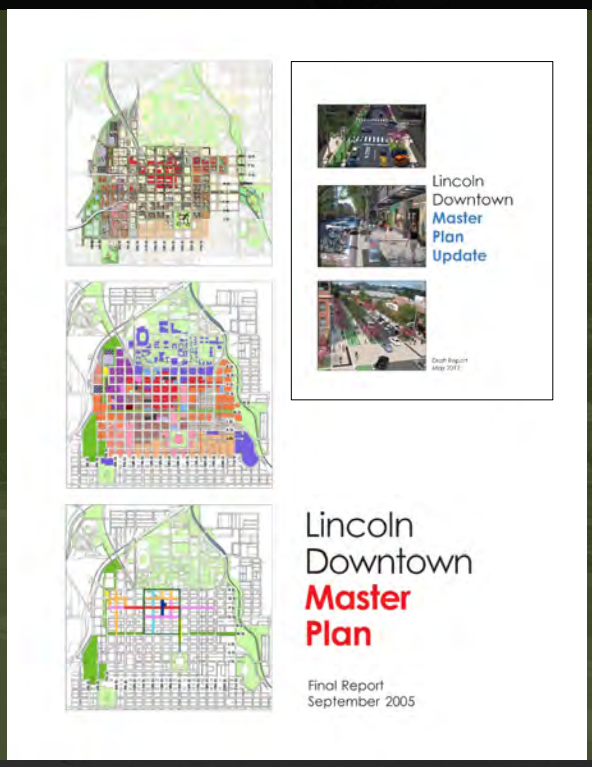
DOWNTOWN MASTER PLAN

2005 Downtown Lincoln Master Plan
This master plan offers a bold vision for Downtown Lincoln's future – a vision based on the ideas, values, and dreams of a diverse community. The 2005 master plan charts Downtown's course for the next 20 to 30 years.

- *Downtown Action Team Meetings*
- *Public Outreach & Public Meetings*

2012 Master Plan Update
Since completion of the 2005 plan, a number of projects have been built and more were currently underway that have changed the Downtown context and affected three (3) main components of the public realm framework.



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SOUTH DOWNTOWN REVITALIZATION PLAN
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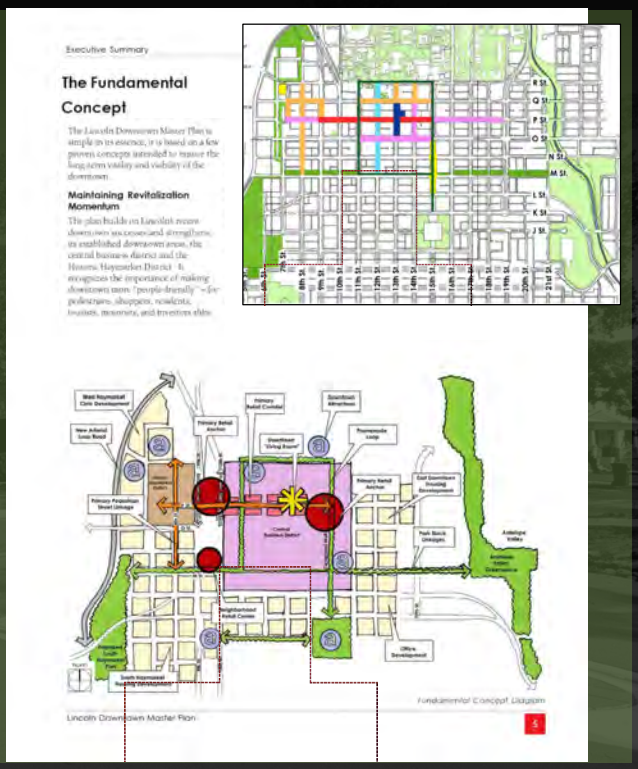
PLANNING CONTEXT
APPLICABLE TO THIS PROCESS

PLAN CONCEPT
The key concept is to create a clear "retail corridor" – a pedestrian oriented street on which anchor retail and attractor uses are strategically located at each end. This retail corridor **links to a local network of equally pedestrian-friendly streets, greenways and open spaces leading to and providing amenities for adjacent districts and neighborhood**.

GUIDING PRINCIPLES

- **Enhance retail**
- **Improve bicycle system**
- **Provide additional open space**
- **Provide additional housing**
- **Enhance aesthetics**
- **Improve parking**
- **Address traffic**
- **Provide new shuttle services**
- **Improve transit usage**
- **Enhance pedestrian safety**



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SOUTH DOWNTOWN REVITALIZATION PLAN
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PLANNING CONTEXT
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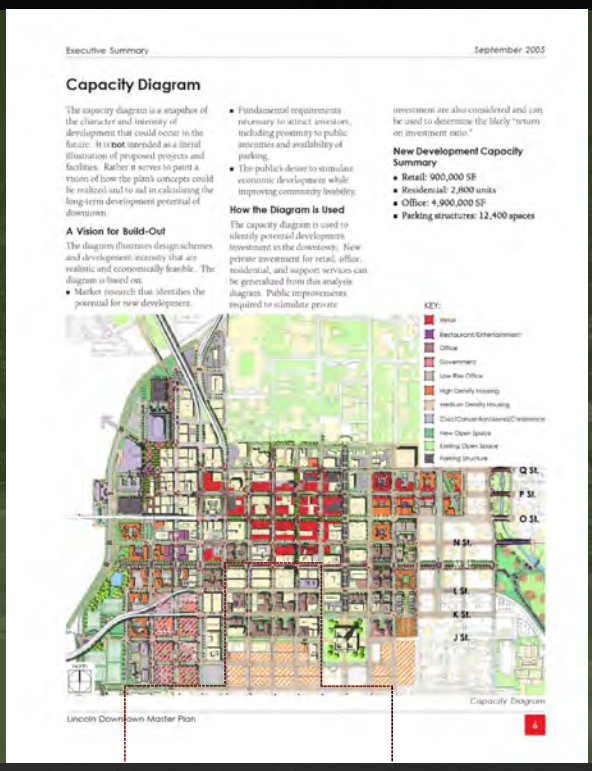
CAPACITY DIAGRAM

The capacity diagram is a snapshot of the character and intensity of development that could occur in the future. **It is not intended as a literal illustration of proposed projects and facilities.** Rather it serves to paint a version of how the plan's concepts could be realized and to aid in calculating the long-term development potential of downtown.

New Development Capacity Summary

- **Retail: 900,000 SF**
- Restaurant | Entertainment: N/A
- **Residential: 2,800 Units**
  - Inc. High Density & Med-Density
- **Office: 4,900,000 SF**
  - Inc. Low Rise Office
- Government: N/A
- Civic | Convention | Arena | Conference
- **Parking Structures: 12,400 Spaces**
- New Open Spaces: N/A



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SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

PLANNING CONTEXT
APPLICABLE TO THIS PROCESS

LAND USE FRAMEWORK

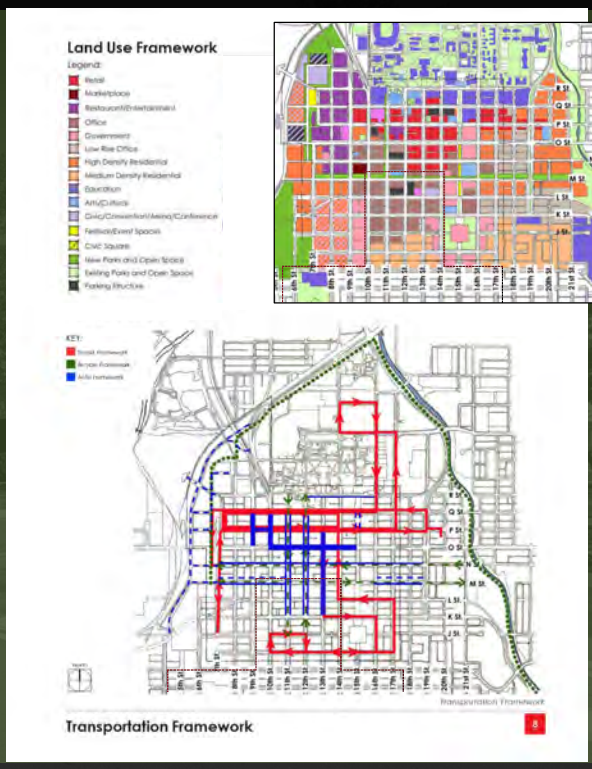
Applicable to the northern portion of the study area, north of G Street.

- **Medium Density Residential** (south of Lincoln Mall, along H Street)
- **Office** (Along Lincoln Mall)
- **Government** (Adjacent to Capitol)
- **Civic | Convention | Arena | Conference** (Limited to one site along L Street)
- **Parking Structure** (Limited to L Street)

TRANSPORTATION FRAMEWORK

Recommendations to improve Auto, Transit and Bicycle Transportation in the area.

- **Auto** (11th, 12th & 13th – north of K Street)
- **Transit** (See Map – Lincoln Mall Loop)
- **Bicycle** (11th & 12th – north of Lincoln Mall)



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SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

PLANNING CONTEXT
APPLICABLE TO THIS PROCESS

2012 MASTER PLAN UPDATE

Since adoption, a number of projects have been built and more are currently underway. These projects have changed the downtown context and **affect three main components of the public realm framework** identified in 2005.

Modifications

- Includes **adjustments to the Public Realm Framework** in the 2005 Master Plan
- Includes the **Complete Streets strategy** put forth in the LPlan 2040
- Includes an **emphasized, revised and simplified Streetcar Framework**
- Includes **recommended priorities and phasing** of the modifications

H3 STUDIO : DEVELOPMENT STRATEGIES : SINCLAIR | HILLE ARCHITECTS

SOUTH DOWNTOWN REVITALIZATION PLAN
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PLANNING CONTEXT
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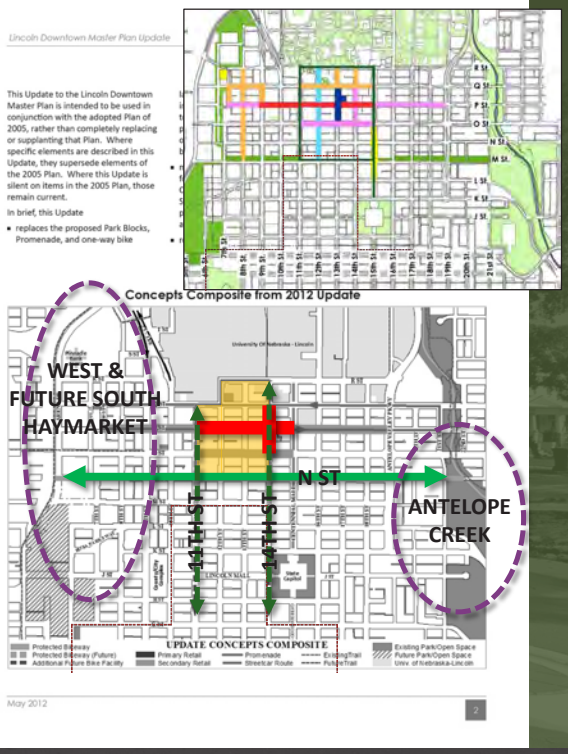
CONCEPT UPDATE

- Replaces the proposed Park Blocks, Promenade, and one-way bike lane concept on M St with **improvements to N St, from 7th to 21st St, including a two-way protected bicycling facility** in place of one vehicular lane and one-way bike lane;
- Modifies **the Promenade concept to focus on N (not M) St, 14th (not Centennial Mall), R S and 11th St,** including proposed **two-way protected bicycling facilities on 14th and 11th** Streets; and
- Refines the **Primary Retail Corridor to focus on P St from 11th St to Centennial Mall,** and to encompass N. 14th St from O to Q Streets.



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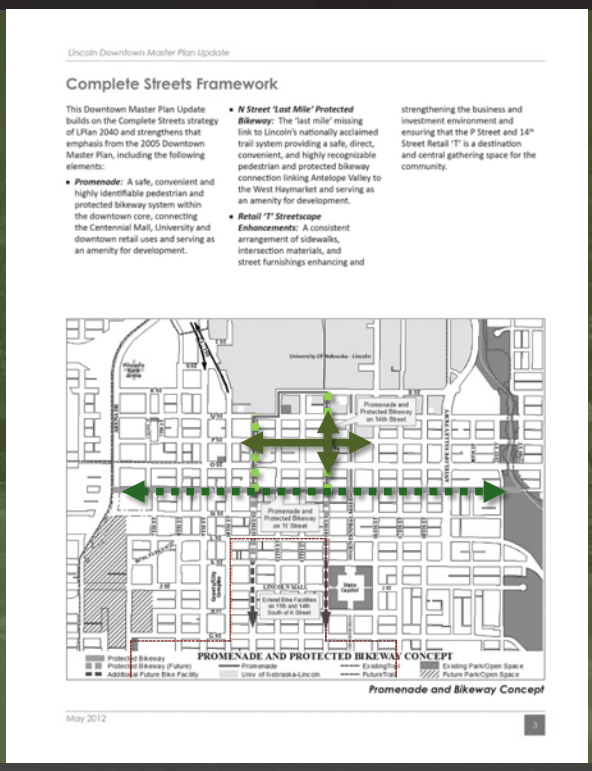
SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

PLANNING CONTEXT
APPLICABLE TO THIS PROCESS

COMPLETE STREETS

- Promenade: A safe, convenient and highly identifiable pedestrian and protected bikeway system… **connecting the Centennial Mall, University and downtown retail uses** and serving as an amenity for development.
- N St "Last Mile" …Link providing safe, direct, convenient, and highly recognizable… **connection linking Antelope Valley to the West Haymarket** and serving as an amenity for development.
- Retail "T" Streetscape Enhancements: A consistent arrangement of sidewalks, intersection materials, and street furnishings… **ensuring that the P Street and 14th Street Retail "T" is the destination and central gathering space** for the Community.


Lincoln Downtown Master Plan Update

Complete Streets Framework

This Downtown Master Plan Update builds on the Complete Streets strategy of LPlan 2040 and strengthens that emphasis from the 2005 Downtown Master Plan, including the following elements:

- ***Promenade:*** A safe, convenient and highly identifiable pedestrian and protected bikeway system within the downtown core, connecting the Centennial Mall, University and downtown retail uses and serving as an amenity for development.
- ***N Street 'Last Mile' Protected Bikeway:*** The 'last mile' missing link to Lincoln's nationally acclaimed trail system providing a safe, direct, convenient, and highly recognizable pedestrian and protected bikeway connection linking Antelope Valley to the West Haymarket and serving as an amenity for development.
- ***Retail 'T' Streetscape Enhancements:*** A consistent arrangement of sidewalks, intersection materials, and street furnishings enhancing and strengthening the business and investment environment and ensuring that the P Street and 14th Street Retail 'T' is a destination and central gathering space for the community.

PROMENADE AND PROTECTED BIKEWAY CONCEPT

Promenade and Bikeway Concept

May 2012 3

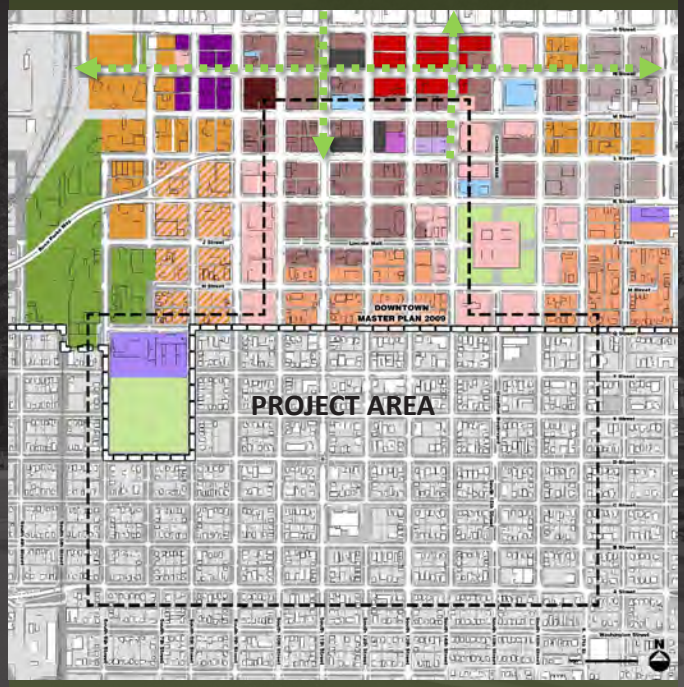
H3 STUDIO : DEVELOPMENT STRATEGIES : SINCLAIR | HILLE ARCHITECTS

SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

PLANNING CONTEXT
APPLICABLE TO THIS PROCESS

DOWNTOWN MASTER PLAN
SUMMARY TAKE-AWAYS

- Adopted & Approved land use strategy for the northern portion of the Project Area for discussion…
- Focus on east-west bicycle connection on N Street from West Haymarket to Antelope Valley…
- Focus on the improvements to 11th Street & 14th Street for pedestrians & bicycles…



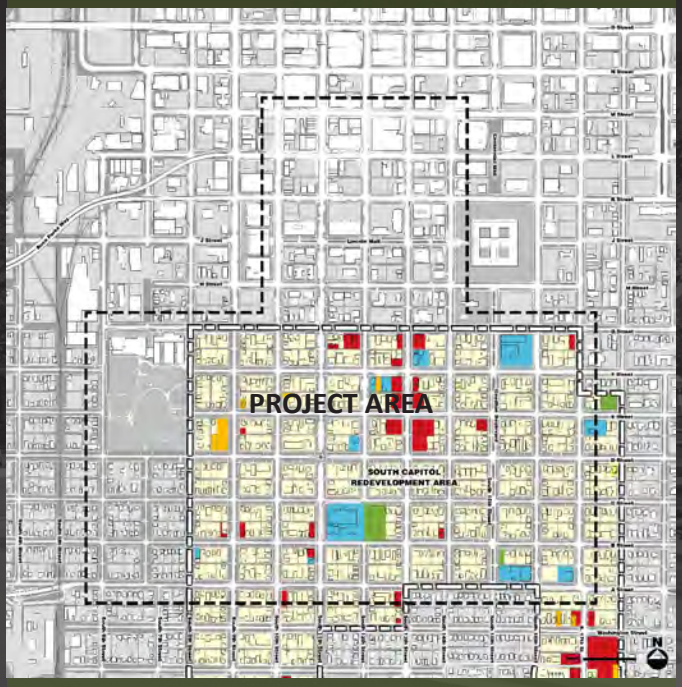
H3 STUDIO : DEVELOPMENT STRATEGIES : SINCLAIR | HILLE ARCHITECTS

SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

PLANNING CONTEXT
APPLICABLE TO THIS PROCESS

2008 SOUTH CAPITOL REDEVELOPMENT AREA

We do not have much information on the original 2008 South Capitol Redevelopment Area. Provided by the Client, it contains an assessment of existing land uses throughout the South Downtown area, as shown.



H3 STUDIO : DEVELOPMENT STRATEGIES : SINCLAIR | HILLE ARCHITECTS

SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

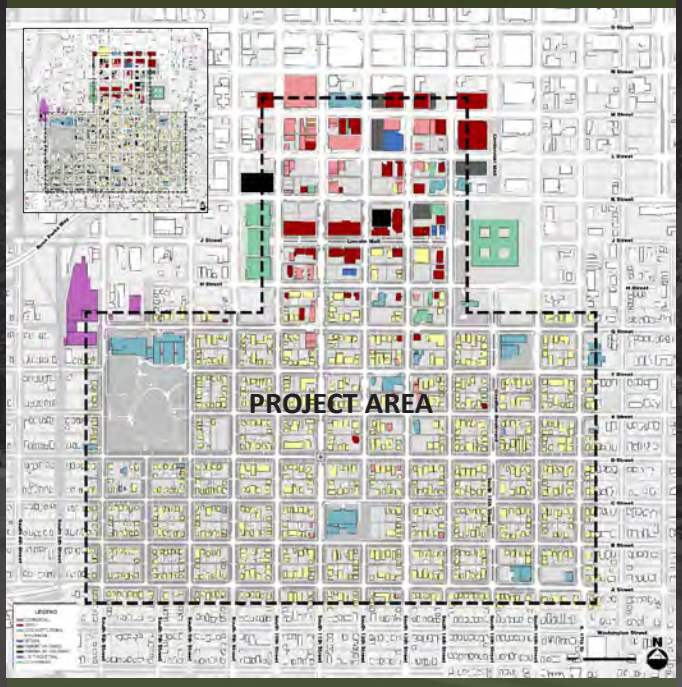
PLANNING CONTEXT
APPLICABLE TO THIS PROCESS

2008 SOUTH CAPITOL REDEVELOPMENT AREA

We do not have much information on the original 2008 South Capitol Redevelopment Area. Provided by the Client, it contains an assessment of existing land uses throughout the South Downtown area, as shown.

WHICH, WE UPDATED DURING OUR SURVEYS IN FEBRUARY...

- GROUND FLOOR USES
- UPPER FLOOR USES

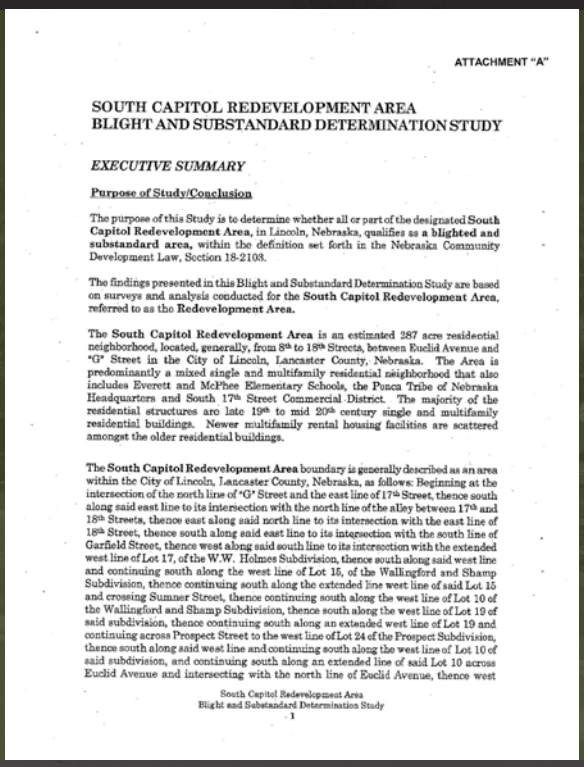


PLANNING CONTEXT
APPLICABLE TO THIS PROCESS

2008 SOUTH CAPITOL REDEVELOPMENT AREA & 2009 BLIGHT & SUBSTANDARD DETERMINATION STUDY

Initiated by the Urban Development Department, the purpose of this study was to determine whether all or part of the designated **South Capitol Redevelopment Area**, in Lincoln, Nebraska, qualifies as **a blighted and substandard area**, within the definition set for in the Nebraska Community Development Law, Section 18-2103.

The area meets the req. of the NCD law for designation as a "blighted and substandard area"



ATTACHMENT "A"

SOUTH CAPITOL REDEVELOPMENT AREA
BLIGHT AND SUBSTANDARD DETERMINATION STUDY

EXECUTIVE SUMMARY

Purpose of Study/Conclusion

The purpose of this Study is to determine whether all or part of the designated **South Capitol Redevelopment Area**, in Lincoln, Nebraska, qualifies as **a blighted and substandard area**, within the definition set forth in the Nebraska Community Development Law, Section 18-2103.

The findings presented in this Blight and Substandard Determination Study are based on surveys and analysis conducted for the **South Capitol Redevelopment Area**, referred to as the **Redevelopment Area.**

The **South Capitol Redevelopment Area** is an estimated 287 acre residential neighborhood, located, generally, from 8th to 18th Streets, between Euclid Avenue and "G" Street in the City of Lincoln, Lancaster County, Nebraska. The Area is predominantly a mixed single and multifamily residential neighborhood that also includes Everett and McPhee Elementary Schools, the Ponca Tribe of Nebraska Headquarters and South 17th Street Commercial District. The majority of the residential structures are late 19th to mid 20th century single and multifamily residential buildings. Newer multifamily rental housing facilities are scattered amongst the older residential buildings.

The **South Capitol Redevelopment Area** boundary is generally described as an area within the City of Lincoln, Lancaster County, Nebraska, as follows: Beginning at the intersection of the north line of "G" Street and the east line of 17th Street, thence south along said east line to its intersection with the north line of the alley between 17th and 18th Streets, thence east along said north line to its intersection with the east line of 18th Street, thence south along said east line to its intersection with the south line of Garfield Street, thence west along said south line to its intersection with the extended west line of Lot 17, of the W.W. Holmes Subdivision, thence south along said west line and continuing south along the west line of Lot 15, of the Wallingford and Shamp Subdivision, thence continuing south along the extended line west line of said Lot 15 and crossing Sumner Street, thence continuing south along the west line of Lot 10 of the Wallingford and Shamp Subdivision, thence south along the west line of Lot 19 of said subdivision, thence continuing south along an extended west line of Lot 19 and continuing across Prospect Street to the west line of Lot 24 of the Prospect Subdivision, thence south along said west line and continuing south along the west line of Lot 10 of said subdivision, and continuing south along an extended line of said Lot 10 across Euclid Avenue and intersecting with the north line of Euclid Avenue, thence west

South Capitol Redevelopment Area
Blight and Substandard Determination Study
1

H3 STUDIO : DEVELOPMENT STRATEGIES : SINCLAIR | HILLE ARCHITECTS

SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

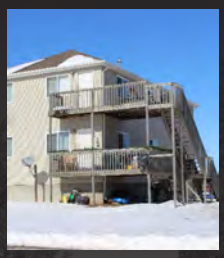
PLANNING CONTEXT
APPLICABLE TO THIS PROCESS

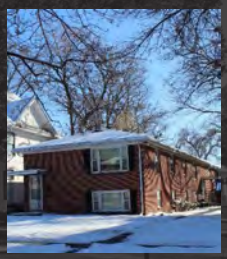
SUBSTANDARD FACTORS

- Dilapidated / deterioration
- Age or obsolescence
- Inadequate provision for ventilation, light, air, sanitation or open spaces
- Existence of conditions which endanger life or property by fie and other causes

BLIGHTED FACTORS

- A substantial number of deteriorated or deteriorating structures
- Existence of defective or inadequate street layout
- Faulty lot layout in relation to size, adequacy, accessibility, or usefulness
- Insanitary or unsafe conditions
- Deterioration of site or other improvements
- Improper subdivision or obsolete platting
- The existence of conditions which endanger life or property by fire or other causes
- Other environmental and blighting factors
- On of the other five conditions





H3 STUDIO : DEVELOPMENT STRATEGIES : SINCLAIR | HILLE ARCHITECTS

SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

PLANNING CONTEXT
APPLICABLE TO THIS PROCESS

2004 ANTELOPE VALLEY REDEVELOPMENT PLAN

To address the problems in Antelope Valley Area and to help spur redevelopment activities, three governmental agencies joined forces – the City of Lincoln, the University of Nebraska-Lincoln, and Lower Platte South Natural Resources District. Together, they developed and approved the Antelope Valley Projects, which address three Community redevelopment purposes:

- **Flood Control**
- **Transportation Improvements**
- **Community Revitalization**

Lincoln, Nebraska November, 2004

ANTELOPE VALLEY REDEVELOPMENT PLAN
An Executive Summary

Why was this plan prepared?

To learn more about Antelope Valley Projects or the Redevelopment Plan, go to: www.lincoln.ne.gov and select "Antelope Valley Project"

H3 STUDIO : DEVELOPMENT STRATEGIES : SINCLAIR | HILLE ARCHITECTS

SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

PLANNING CONTEXT
APPLICABLE TO THIS PROCESS

The estimated cost for the Antelope Valley Projects is **$225 million** (2002 dollars). An economic report estimates that this large investment will produce public benefits worth over **$745 million**. Another economist has projected that for every Antelope Valley dollar expended, the private sector will respond with at least three dollars of investment. **Specific applicable projects include:**

- **2011 On-Street Trail Connections (on G Street and 8th Street)**
- **2011 North South Road from K Street to P Street**
- **2010 K Street from 17th Street to 22nd Street**

H3 STUDIO : DEVELOPMENT STRATEGIES : SINCLAIR | HILLE ARCHITECTS

SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

PLANNING CONTEXT
APPLICABLE TO THIS PROCESS

The Joint Antelope Valley Authority (JAVA) to implement the Antelope Valley Projects. Over the next 10-20 years, JAVA will coordinate final design, property acquisition, tenant and property owner relocation and construction efforts on these projects.

- 336 relocated Commercial and industrial structures...
- 961 relocated residential structures...
- 50 acres of UNL property will be removed from the floodplain...
- Safer railroad crossings, more effective street alignments, new open space, and an expanded trails network...

H3 STUDIO : DEVELOPMENT STRATEGIES : SINCLAIR | HILLE ARCHITECTS

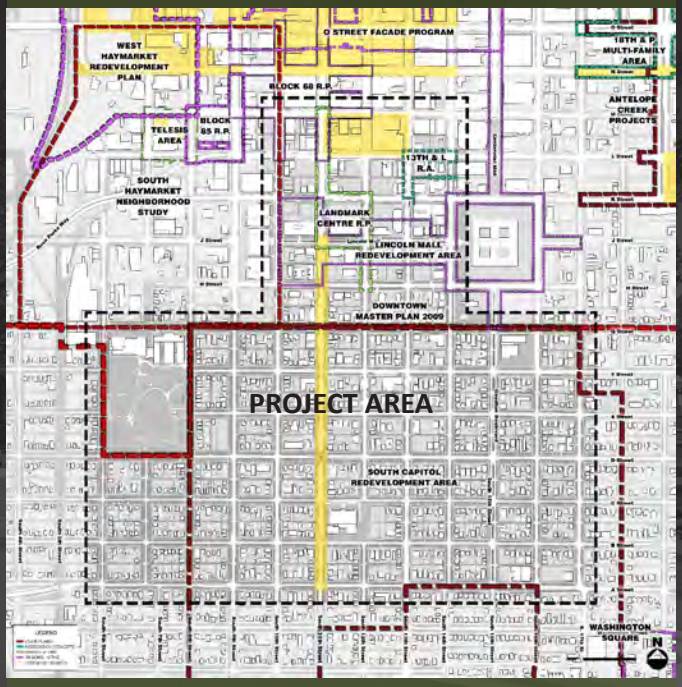
SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

PLANNING CONTEXT
APPLICABLE TO THIS PROCESS

CONTEXTUAL PLANNING AREA

PLANNING DOCUMENTS & REPORTS

REDEVELOPMENT PLANS & AREAS



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SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

PLANNING CONTEXT
APPLICABLE TO THIS PROCESS

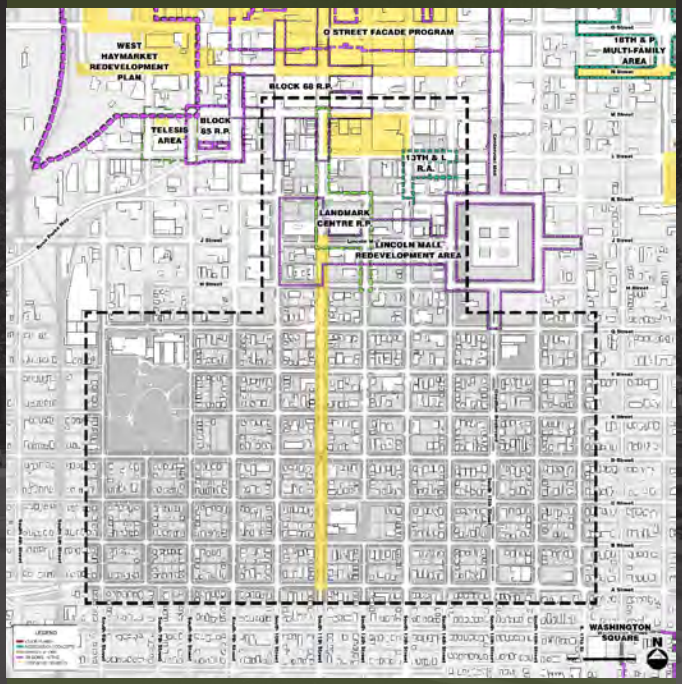
REDEVELOPMENT PLANS & AREAS

COMPLETED
- Various Projects in Downtown Lincoln
- 11th Street Streetscape Project
- Cornhusker Square Redevelopment Project
- Lincoln Star Buildings Redevelopment Project

ACTIVE
- Lincoln Mall Redevelopment Project
- West Haymarket Redevelopment Project
- Block 85 Redevelopment Project
- Block 68 Redevelopment Project
- O Street Façade Program

IN-NEGOTIATIONS
- Telesis (Meadowgold) Redevelopment Project
- Landmark Centre Redevelopment Project

IN-DISCUSSION
- 13th & L Redevelopment Project Area
- 13th & P Multi-Family Area



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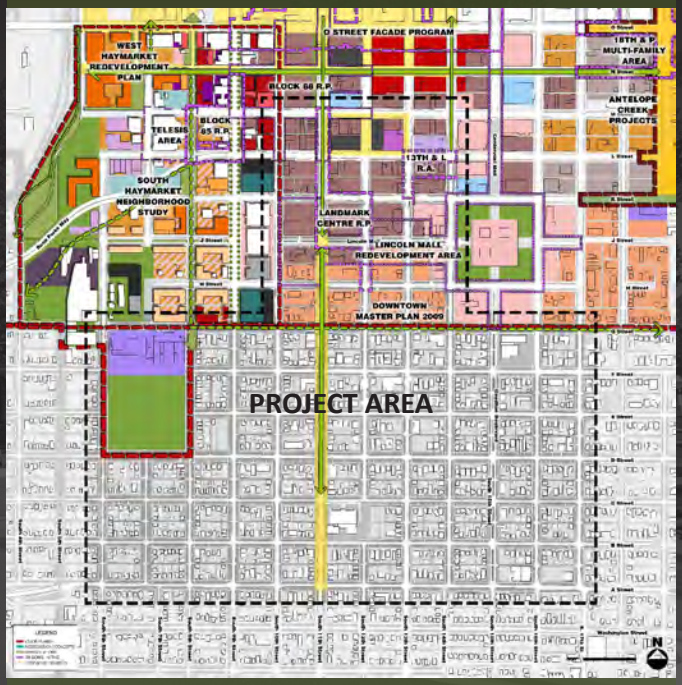
SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

PLANNING CONTEXT
APPLICABLE TO THIS PROCESS

KEY TAKE-AWAYS...

- **A number of redevelopment projects north of G St in Downtown Lincoln**
- **Land use strategy for areas north of G Street along Lincoln Mall**
- **Key Pedestrian walking connections from SoDo to South Haymarket**
- **East | West Bike Connection along M Street from South HM to Antelope**
- **Importance of 11th & 14th Street North | South Connections**

ARE WE MISSING ANYTHING?



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SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

EXISTING CONDITIONS

H3 STUDIO : DEVELOPMENT STRATEGIES : SINCLAIR | HILLE ARCHITECTS

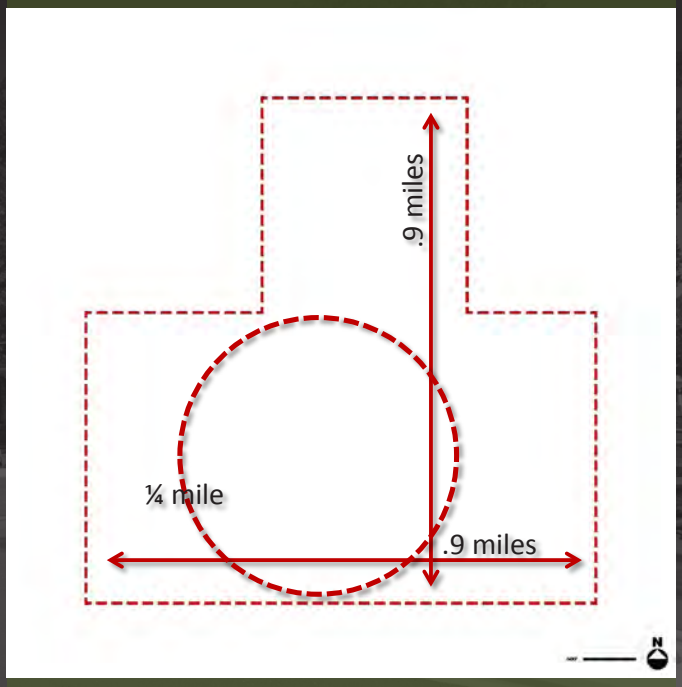
SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

EXISTING CONDITIONS
BASICS OF THE STUDY AREA

PROJECT AREA

390.3 *Ac*

86+ Blocks
.9 Mile East | West
.9 Mile North | South



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SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

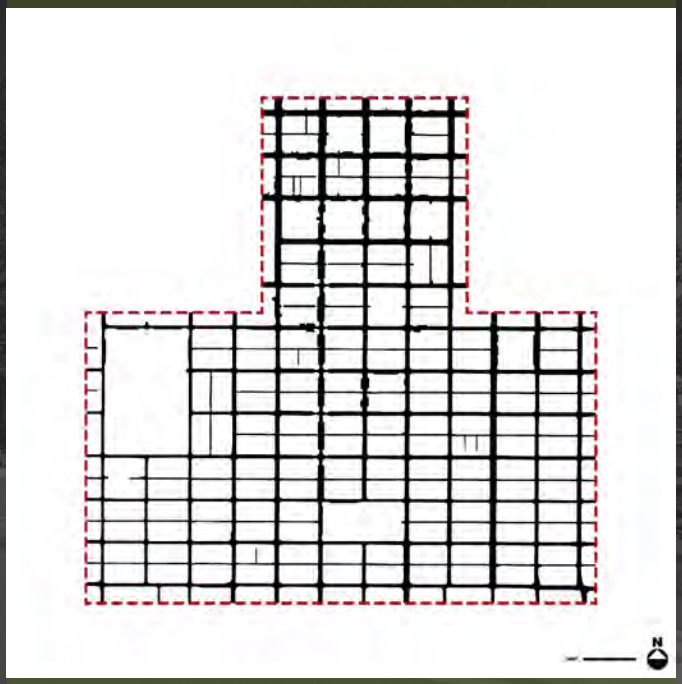
EXISTING CONDITIONS
BASICS OF THE STUDY AREA

PROJECT AREA
STREET NETWORK

76.2 *Ac*

19.5% of the study area...

8.2 Acres of Alleys
68 Acres of Roadway



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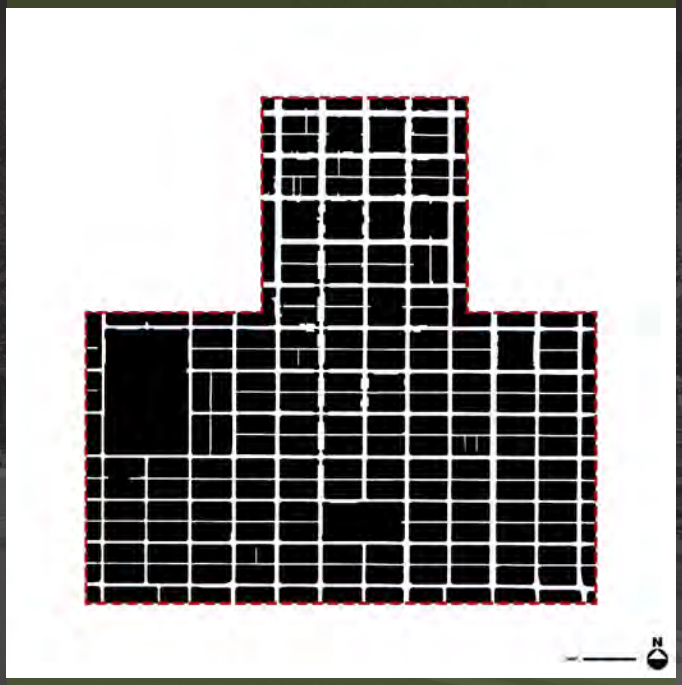
SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

EXISTING CONDITIONS
BASICS OF THE STUDY AREA

PROJECT AREA
STREET NETWORK
BLOCK STRUCTURE

305.9 *Ac*

78.4% of the study area..



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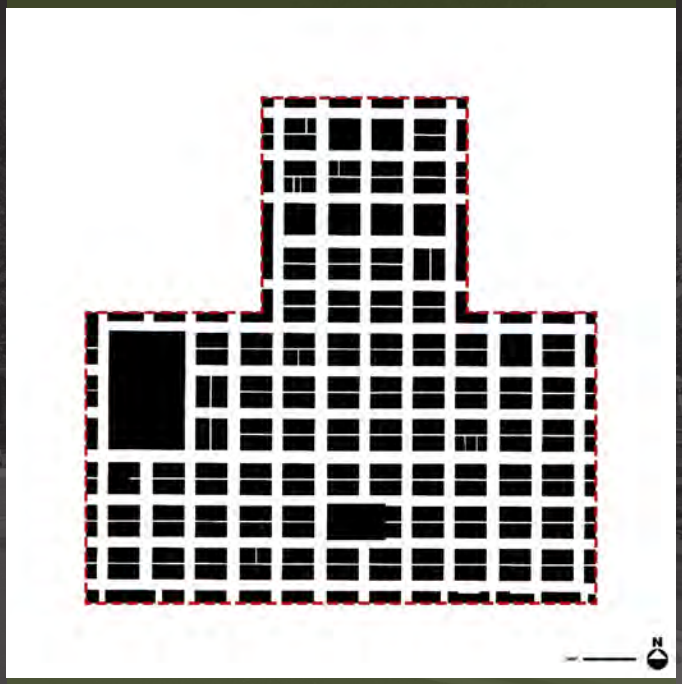
SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

EXISTING CONDITIONS
BASICS OF THE STUDY AREA

PROJECT AREA
STREET NETWORK
BLOCK STRUCTURE
LAND PARCELS

211.2 *Ac*

54.1% of the study area..



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SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

EXISTING CONDITIONS
BASICS OF THE STUDY AREA

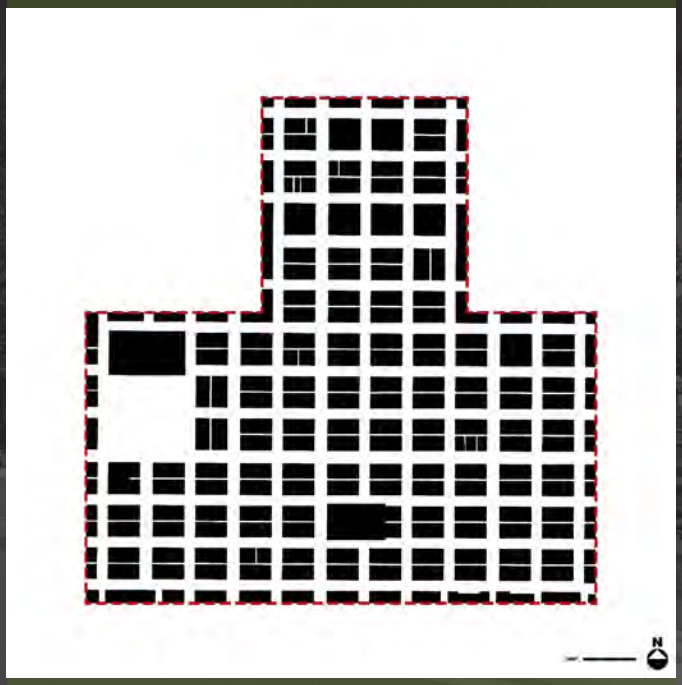
PROJECT AREA
STREET NETWORK
BLOCK STRUCTURE
LAND PARCELS
DEVELOPMENT PARCELS

199.6 *Ac*

51.1% of the study area..

PUBLIC PARKS & OPEN SPACES

COOPER PARK = 11.6 *Ac*



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SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

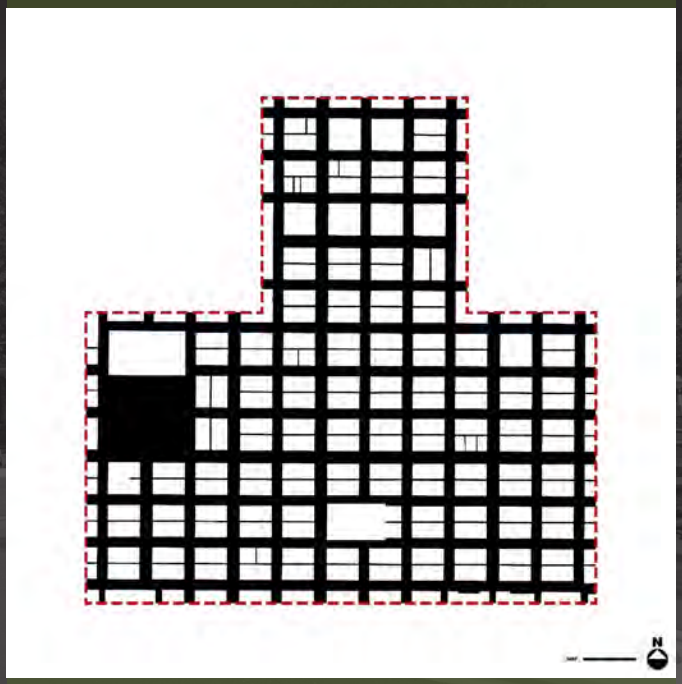
EXISTING CONDITIONS
BASICS OF THE STUDY AREA

PROJECT AREA
STREET NETWORK
BLOCK STRUCTURE
LAND PARCELS
DEVELOPMENT PARCELS
PUBLIC SPACE

190.7 *Ac*

48.9% of the study area..

ALMOST 50% OF THE STUDY AREA IS PUBLIC SPACE!



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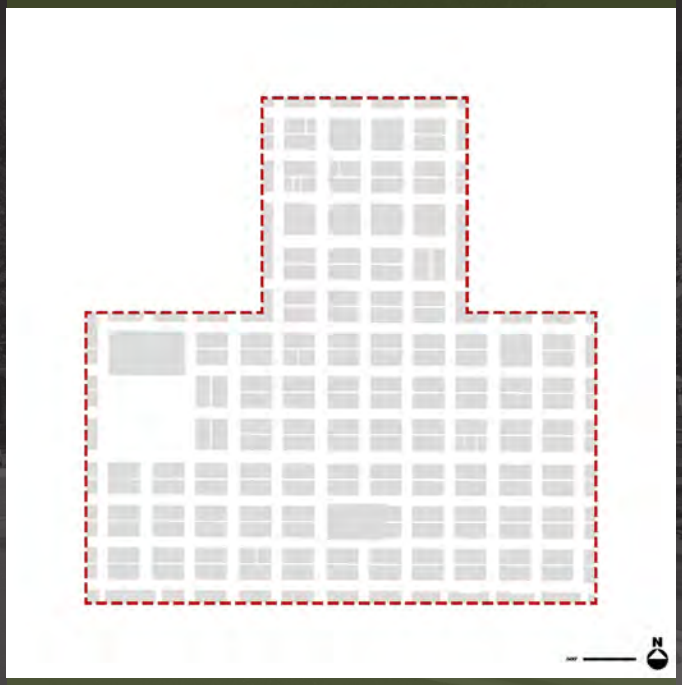
SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

EXISTING CONDITIONS
BASICS OF THE STUDY AREA

LAND PARCELS

199.6 *Ac*

51.1% of the study area..



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SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

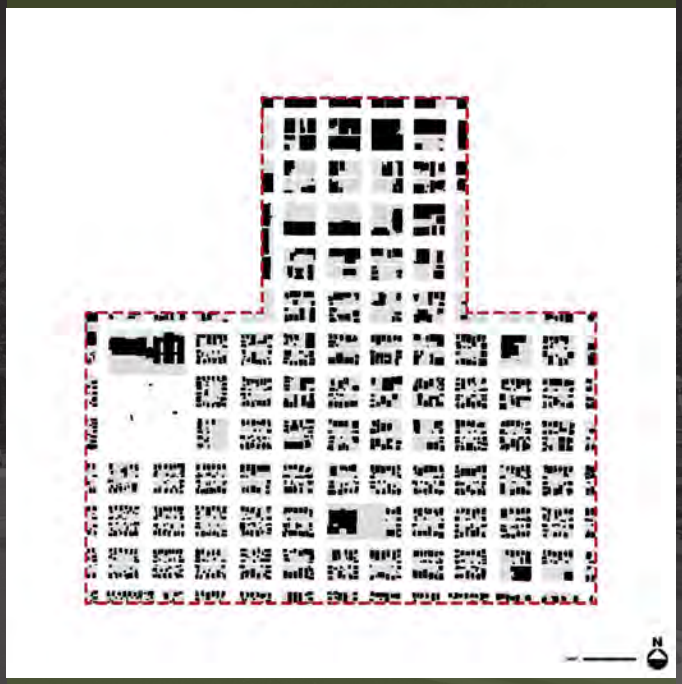
EXISTING CONDITIONS
BASICS OF THE STUDY AREA

LAND PARCELS
BUILDING FOOTPRINT

75.03 *Ac*

37.7 % of the Development parcels..

OVER 60% OF LAND IS DEDICATED TO SURFACE PARKING, GRASS, ETC!



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SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

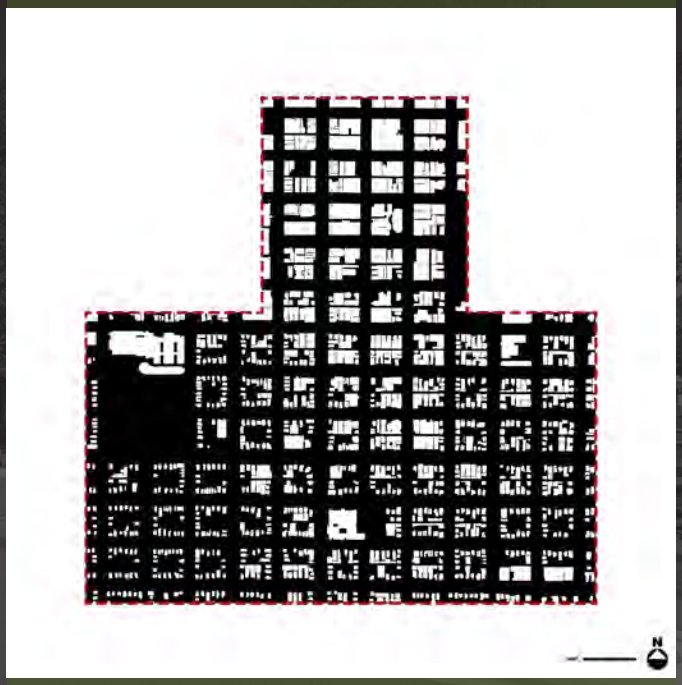
EXISTING CONDITIONS
BASICS OF THE STUDY AREA

LAND PARCELS
BUILDING FOOTPRINT

315.3 *Ac*

80.8 % of the study area..

OVER 80% OF THE STUDY AREA IS PUBLIC SPACE OR OPEN AREA (SUCH AS PARKING, ETC)



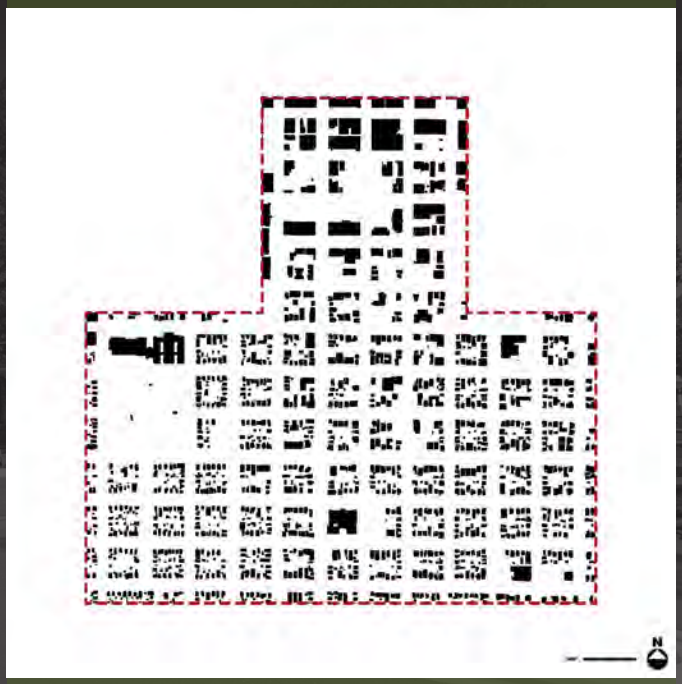
H3 STUDIO : DEVELOPMENT STRATEGIES : SINCLAIR | HILLE ARCHITECTS

SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

EXISTING CONDITIONS
GIS DATA & INFORMATION

LAND PARCELS
BUILDING FOOTPRINT

DURING FEBRUARY, WE CONDUCTED FIELD SURVEYS TO COLLECT INFORMATION ON ALL THE EXISTING BUILDINGS...



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SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

EXISTING CONDITIONS
FIELD SURVEYS & OBSERVATION

CONDITIONS

- **Good Condition (Green)**
- **Fair Condition (Yellow)**
- **Poor Condition (Red)**

264 Poor Condition Buildings

1158 (+/-) Total Buildings

Almost ¼ Quarter of Buildings in the neighborhood are in poor or deteriorated conditions...

H3 STUDIO : DEVELOPMENT STRATEGIES : SINCLAIR | HILLE ARCHITECTS

SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

EXISTING CONDITIONS
FIELD SURVEYS & OBSERVATION

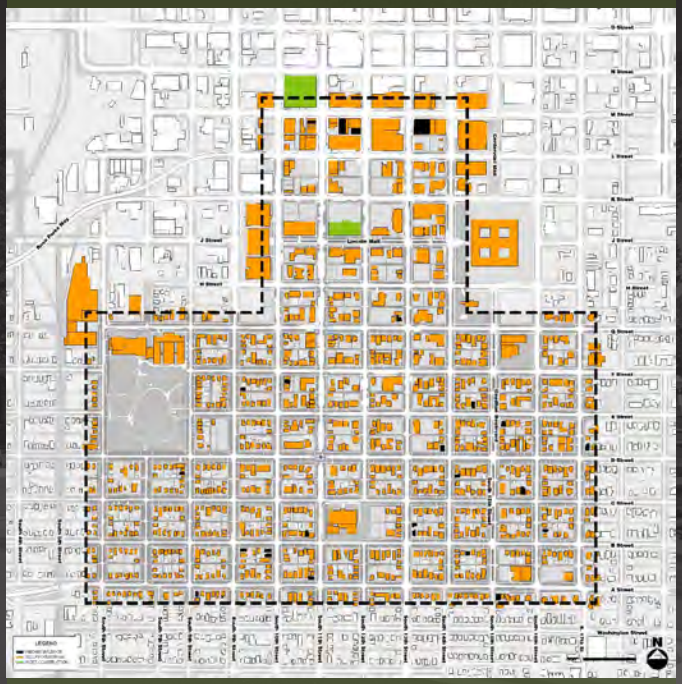
CONDITIONS
OCCUPANCY

- Occupied Buildings (Orange)
- Vacant Buildings (Black
- Under Construction (Green)

27 Vacant Buildings

1158 (+/-) Total Buildings

More vacant buildings (23) are in the neighborhood, south of G Street.



H3 STUDIO : DEVELOPMENT STRATEGIES : SINCLAIR | HILLE ARCHITECTS

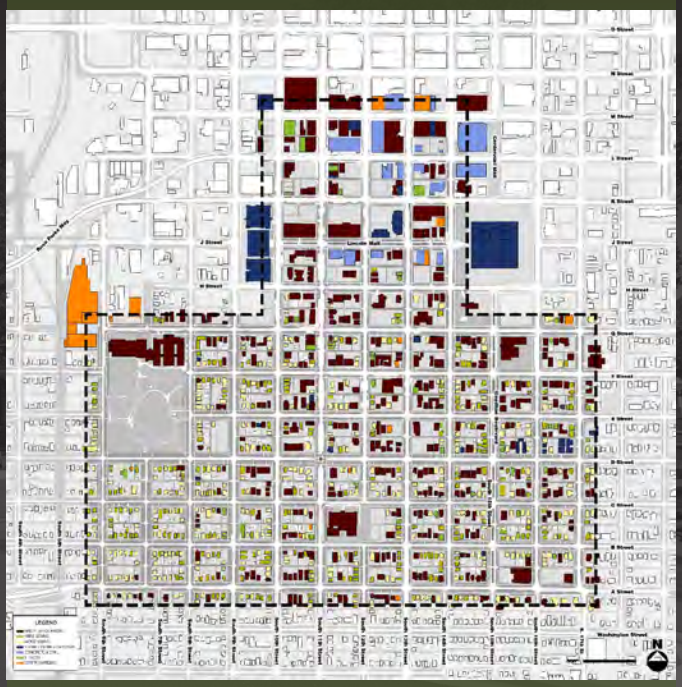
SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

EXISTING CONDITIONS
FIELD SURVEYS & OBSERVATION

CONDITIONS
OCCUPANCY
MATERIALITY

- Brick (Dark Red)
- Vinyl Siding (Dark Yellow)
- Wood Siding (Light Yellow)
- Stone (Dark Blue)
- Concrete (Light Blue)
- Stucco (Light Green)
- Other (Orange)

35% of the neighborhood is brick; 33% is wood siding; and 22% is vinyl siding....a full mixture.



H3 STUDIO : DEVELOPMENT STRATEGIES : SINCLAIR | HILLE ARCHITECTS

SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

EXISTING CONDITIONS
FIELD SURVEYS & OBSERVATION

CONDITIONS
OCCUPANCY
MATERIALITY
TYPOLOGIES

- Mixed-Use Buildings (Orange)
- Commercial Buildings (Pink)
- Office Buildings (Dark Red)
- Flex | Industrial Buildings (Purple)
- Structured Parking (Grey)
- Civic | Institutional Buildings (Light Blue)
- Multi-Family | Apartments Buildings (Brown)
- Multi-Plexes (Dark Yellow)
- Duplexes (Yellow)
- Single-Family Homes (Light Yellow)

50% are Single Family Residence; and almost 25% are Multi-Plexes

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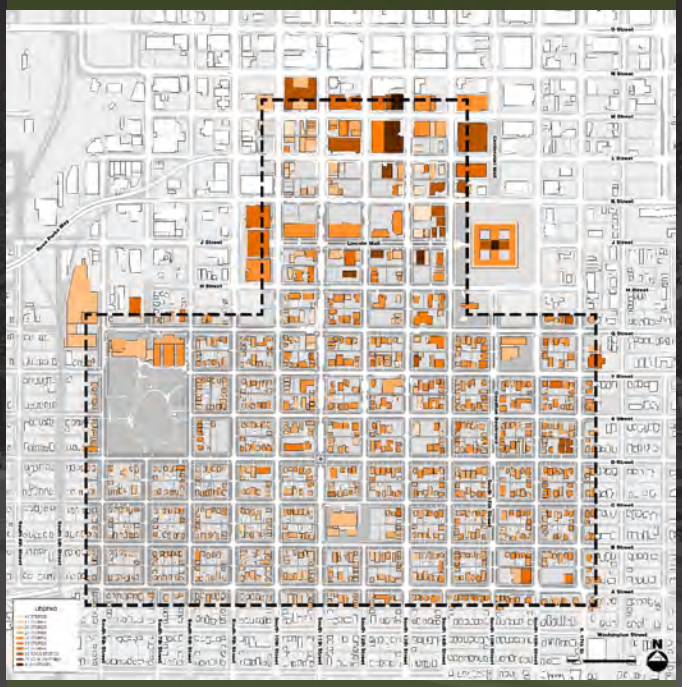
SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

EXISTING CONDITIONS
FIELD SURVEYS & OBSERVATION

CONDITIONS
OCCUPANCY
MATERIALITY
TYPOLOGIES
HEIGHT

- 1.0 Stories (Lightest Orange)
- 1.5 Stories
- 2.0 Stories
- 2.5 Stories
- 3.0 Stories
- 3.5 Stories
- 4.0 Stories
- 5.0 To 6.5 Stories
- 7.0 To 10.0 Stories
- 10.0+ Stories (Darkest Orange)

50% of the neighborhood is less than two stories; 90% is less than 3 Stories; only 25 are taller that 5.



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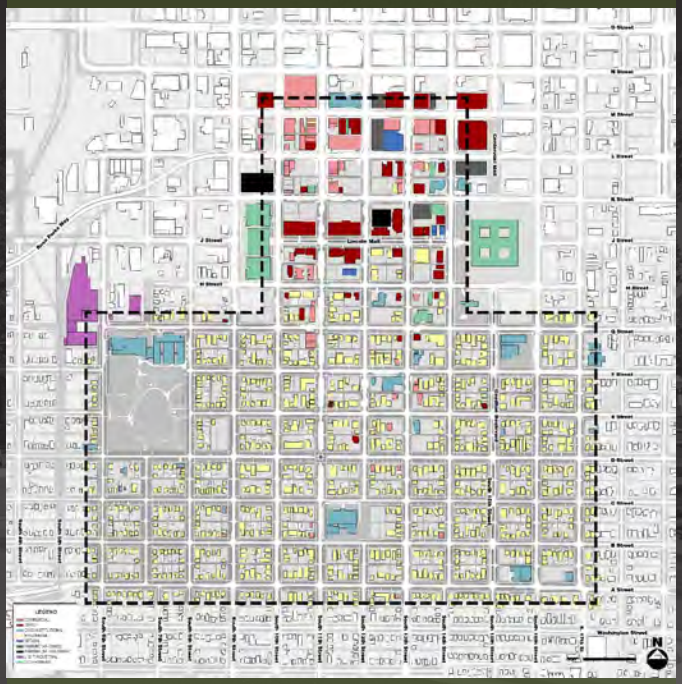
SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

EXISTING CONDITIONS
FIELD SURVEYS & OBSERVATION

CONDITIONS
OCCUPANCY
MATERIALITY
TYPOLOGIES
HEIGHT
GROUND FLOOR USE

- Commercial Uses (Pink)
- Office Uses (Dark Red)
- Civic | Institutional Uses (Light Blue)
- Government Uses (Teal)
- Residential Uses (Light Yellow)
- Special Uses (Dark Blue)
- Below-Grade Parking Uses (Black)
- Above-Grade Parking Uses (Grey)

85% of the structures in this area are residential ground floor uses; but only 30% north of G Street



H3 STUDIO : DEVELOPMENT STRATEGIES : SINCLAIR | HILLE ARCHITECTS

SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

EXISTING CONDITIONS
FIELD SURVEYS & OBSERVATION

CONDITIONS
OCCUPANCY
MATERIALITY
TYPOLOGIES
HEIGHT
GROUND FLOOR USE
UPPER FLOOR USES

- Commercial Uses (Pink)
- Office Uses (Dark Red)
- Civic | Institutional Uses (Light Blue)
- Government Uses (Teal)
- Residential Uses (Light Yellow)
- Special Uses (Dark Blue)
- No Upper Floors (Black)
- Parking Uses (Grey)

Only about 25 buildings (2%) have a mix of uses; only 1 south of G St

H3 STUDIO : DEVELOPMENT STRATEGIES : SINCLAIR | HILLE ARCHITECTS

SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

EXISTING CONDITIONS
FIELD SURVEYS & OBSERVATION

CONDITIONS
OCCUPANCY
MATERIALITY
TYPOLOGIES
HEIGHT
GROUND FLOOR USE
UPPER FLOOR USES

SUMMARY BUILDING CHALLENGES

- **POOR CONDITIONS BLDGS**
- **SLIP-IN APARTMENT BLDGS**
- **SUBDIVIDED BUILDINGS**
- **LOW BUILDING DENSITY**

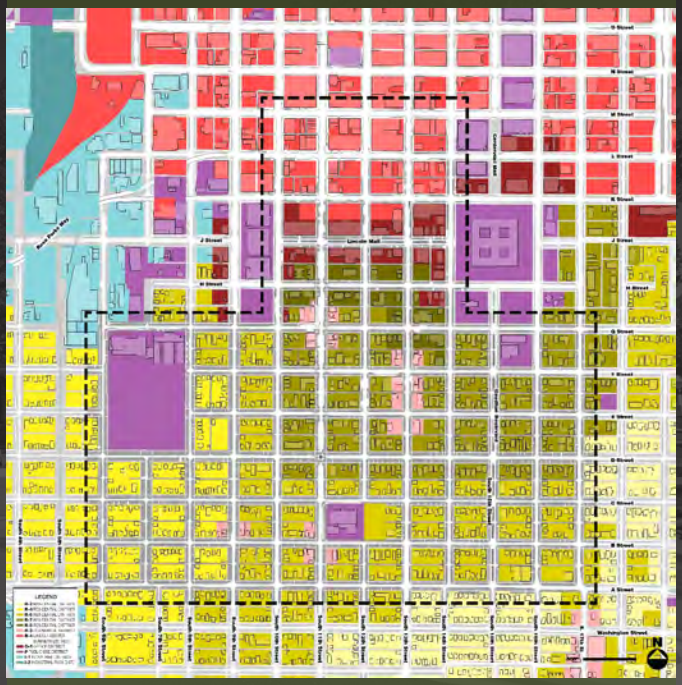
H3 STUDIO : DEVELOPMENT STRATEGIES : SINCLAIR | HILLE ARCHITECTS

SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

EXISTING CONDITIONS
GIS DATA & INFORMATION

ZONING DISTRICTS

- **R-2 Residential (Lightest Yellow)**
- **R-4 Residential (Medium Yellow)**
- **R-6 Residential (Darkest Yellow)**
- **R-7 Residential (Light Brown)**
- **R-8 Residential (Dark Brown)**
- **B-3 Business (Pink)**
- **B-4 Business (Red)**
- **O-1 Office (Dark Red)**
- **P Public (Purple)**
- **I-1 Industrial (Light Blue)**
- **I-2 Industrial (Medium Blue)**



H3 STUDIO : DEVELOPMENT STRATEGIES : SINCLAIR | HILLE ARCHITECTS

SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

EXISTING CONDITIONS
GIS DATA & INFORMATION

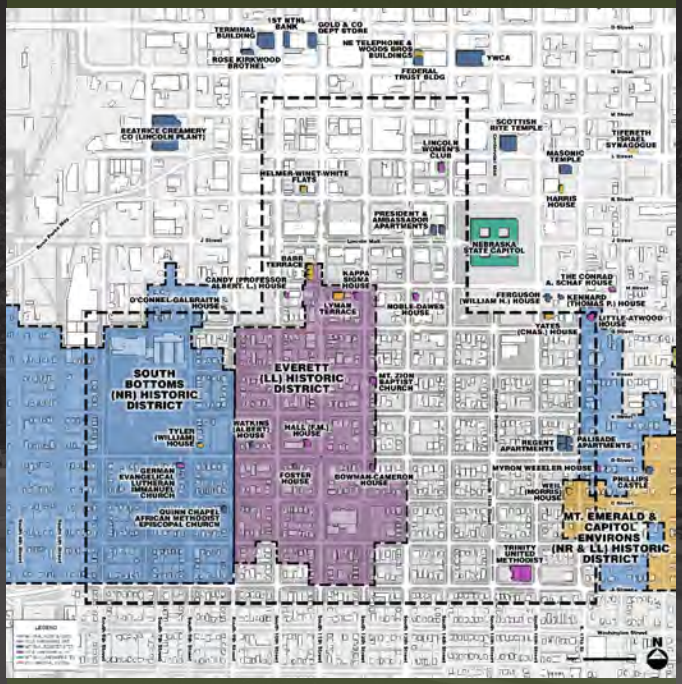
ZONING DISTRICTS
HISTORIC ASSETS

Historic Districts

- **National Historic Districts (Blue)**
- **Local Landmark Districts (Dark Purple)**
- **Both NH & LL (Dark Orange)**

Historic Buildings & Structures

- **National Register Sites (Dark Blue)**
- **Local Landmark Sites (Light Purple)**
- **National Landmark Sites (Teal)**
- **Both NL & LL (Light Orange)**



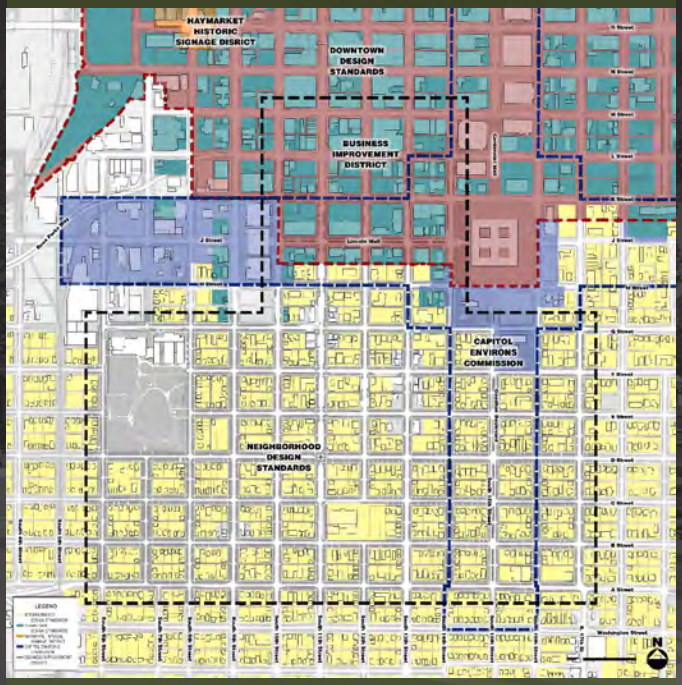
H3 STUDIO : DEVELOPMENT STRATEGIES : SINCLAIR | HILLE ARCHITECTS

SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

EXISTING CONDITIONS
GIS DATA & INFORMATION

ZONING DISTRICTS
HISTORIC ASSETS
SPECIAL DISTRICTS

- **Downtown Design Standards (Teal)**
- **Neighborhood Design Standards (Light Yellow)**
- **Capitol Environs Commission (Dark Blue)**
- **Business Improvement District (Red)**
- **Haymarket Historic Signage District (Orange)**



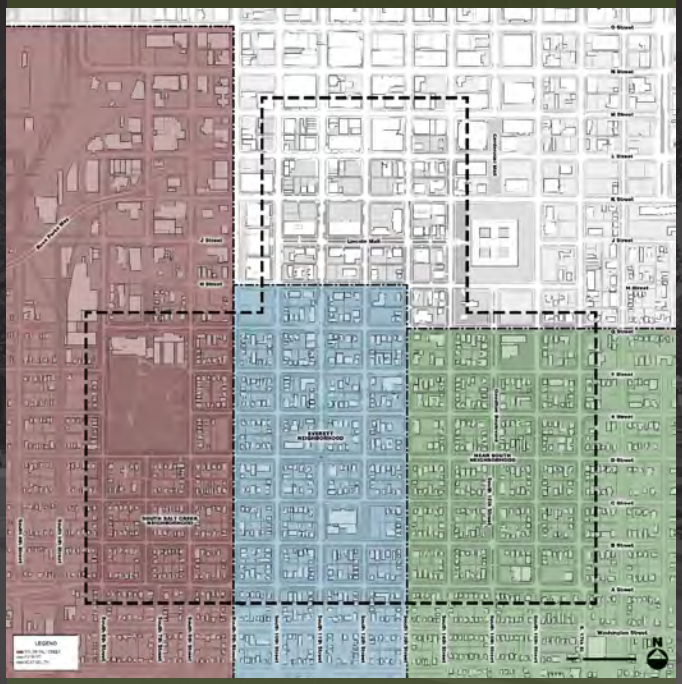
H3 STUDIO : DEVELOPMENT STRATEGIES : SINCLAIR | HILLE ARCHITECTS

SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

EXISTING CONDITIONS
GIS DATA & INFORMATION

ZONING DISTRICTS
HISTORIC ASSETS
SPECIAL DISTRICTS
NEIGHBORHOOD ASSOC.

- **South Salt Creek Neighborhood Association (Red)**
- **Everett Neighborhood Association (Blue)**
- **Near South Neighborhood Association (Green)**



H3 STUDIO : DEVELOPMENT STRATEGIES : SINCLAIR | HILLE ARCHITECTS

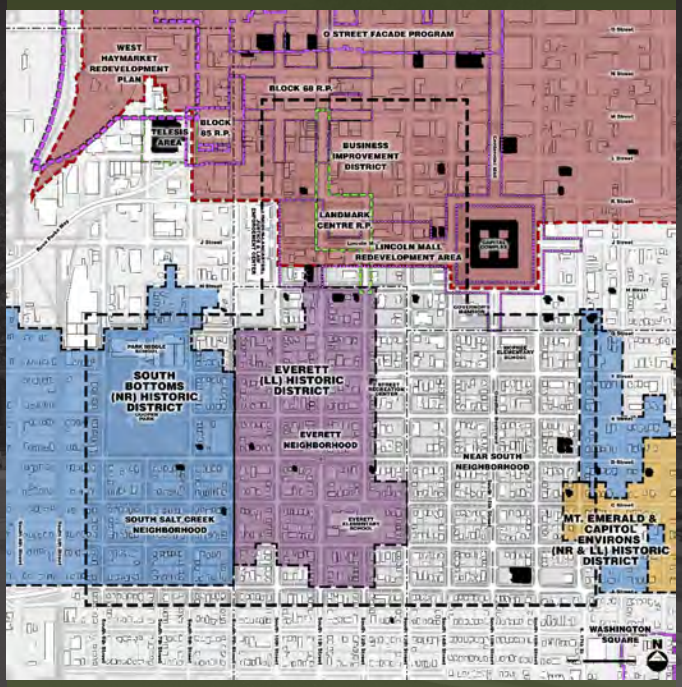
SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

EXISTING CONDITIONS
GIS DATA & INFORMATION

ZONING DISTRICTS
HISTORIC ASSETS
SPECIAL DISTRICTS
NEIGHBORHOOD ASSOC.

SUMMARY ORGANIZATION & REGULATORY CHALLENGES

- **OVERLAPPING REGULATIONS & SPECIAL DISTRICTS**
- **HISTORIC RESOURCES DISTRIBUTED THROUGHOUT**
- **MAJOR ADJACENT REDEVELOPMENT AREAS**



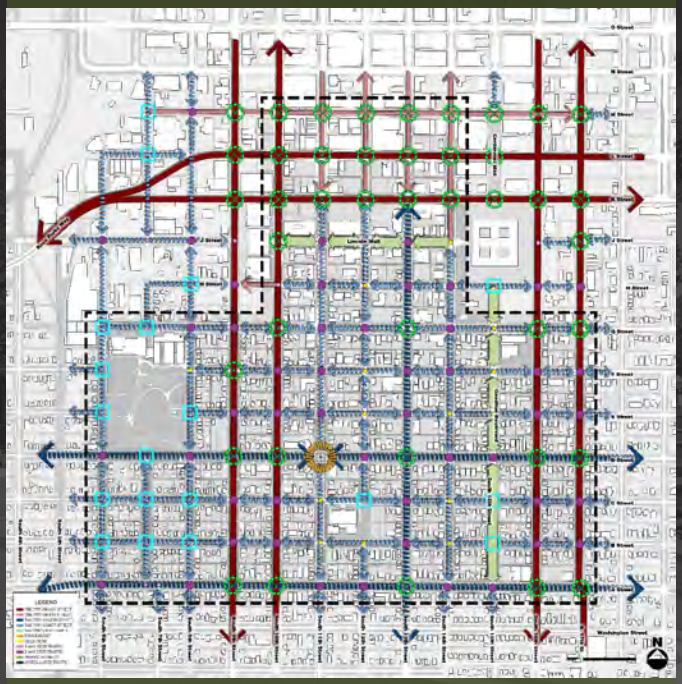
H3 STUDIO : DEVELOPMENT STRATEGIES : SINCLAIR | HILLE ARCHITECTS

SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

EXISTING CONDITIONS
GIS DATA & INFORMATION

TRAFFIC CIRCULATION

- Major One-Way Street (Dark Red)
- Minor One-Way Streets (Pink)
- Major Two-Way Streets (Dark Blue)
- Minor Two-Way Streets (Medium Blue)
- Two-Way Boulevards (Light Green)
- Traffic Circle | Roundabout (Orange)
- Traffic Signals (Bright Green)
- 1 Way Stop Traffic (Light Purple)
- 2 Way Stop Traffic (Purple)
- Yield Signage (Yellow)
- Uncontrolled (Bright Light Blue)



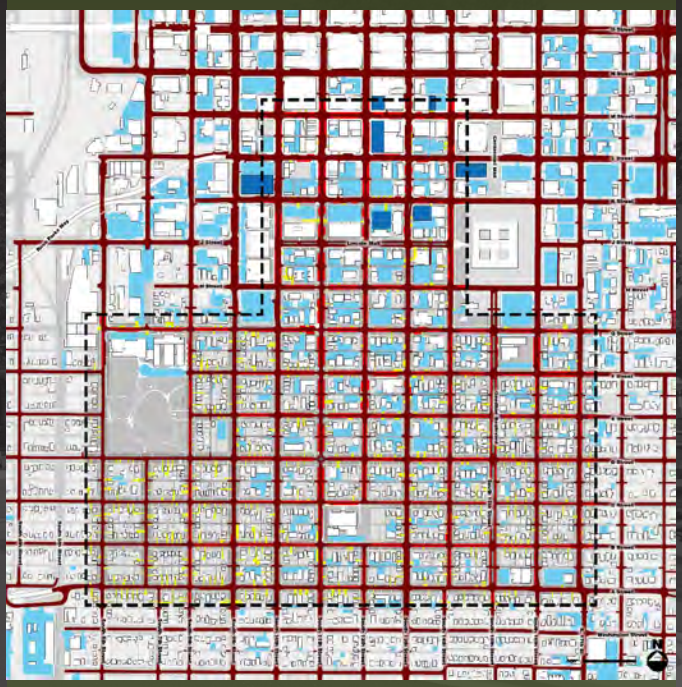
H3 STUDIO : DEVELOPMENT STRATEGIES : SINCLAIR | HILLE ARCHITECTS

SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

EXISTING CONDITIONS
GIS DATA & INFORMATION

TRAFFIC CIRCULATION ACCESS & PARKING

- Roadway (Dark Red)
- Surface Parking (Light Blue)
- Structured Parking (Dark Blue)
- On-Street Parking (Light Red)
- Vehicular Driveways (Yellow)



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SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

EXISTING CONDITIONS
GIS DATA & INFORMATION

TRAFFIC CIRCULATION
ACCESS & PARKING
PUBLIC TRANSPORTATION

StarTran Bus System

- Transfer Stations (Black)
- 51 | 52 (Pink)
- 47 | 48 (Dark Blue)
- 45 | 46 (Dark Green)
- 53 (Brown)
- 59 | 50 (Purple)
- 55 (Light Green)
- 42 | 43 (Red)
- 54 (Grey)
- 44 (Yellow)
- 40 | 41 (Orange)

H3 STUDIO : DEVELOPMENT STRATEGIES : SINCLAIR | HILLE ARCHITECTS

SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

EXISTING CONDITIONS
GIS DATA & INFORMATION

TRAFFIC CIRCULATION
ACCESS & PARKING
PUBLIC TRANSPORTATION
BICYCLE FACILITIES

- On-Street (Share-the-Road) Facilities (Light Green)
- Dedicated Bike Lanes (Orange)
- Separated Trails (Dark Blue)

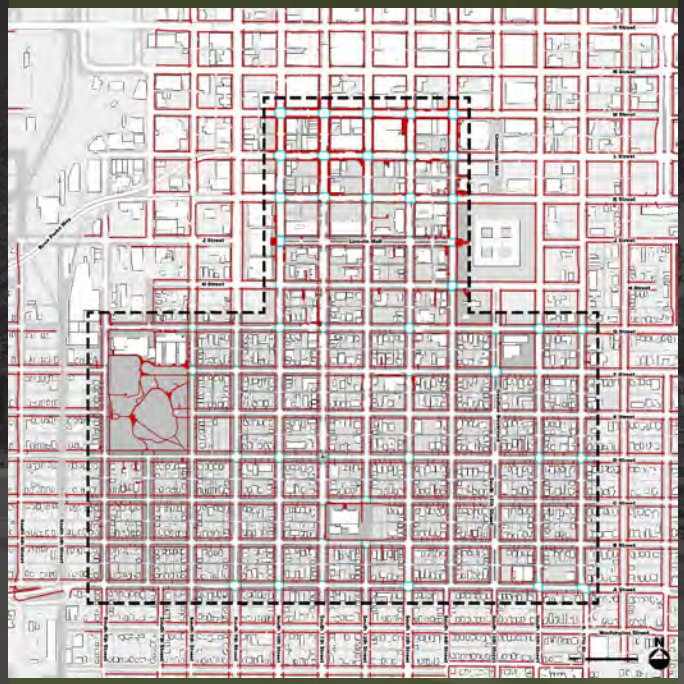
H3 STUDIO : DEVELOPMENT STRATEGIES : SINCLAIR | HILLE ARCHITECTS

SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

EXISTING CONDITIONS
GIS DATA & INFORMATION

TRAFFIC CIRCULATION
ACCESS & PARKING
PUBLIC TRANSPORTATION
BICYCLE FACILITIES
PEDESTRIAN FACILITIES

- **Sidewalks (Red)**
- **Crosswalks (Light Blue)**



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SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

EXISTING CONDITIONS
GIS DATA & INFORMATION

TRAFFIC CIRCULATION
ACCESS & PARKING
PUBLIC TRANSPORTATION
BICYCLE FACILITIES
PEDESTRIAN FACILITIES
PUBLIC SPACES

- **Public Parks (Dark Green)**
- **Informal Public Space & Boulevards | Malls (Light Green)**
- **Public Squares (Light Brown)**

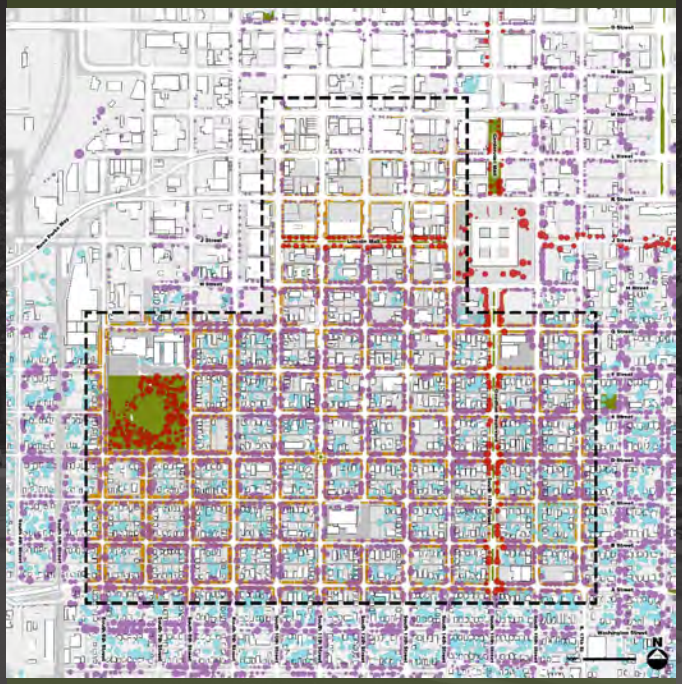
H3 STUDIO : DEVELOPMENT STRATEGIES : SINCLAIR | HILLE ARCHITECTS

SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

EXISTING CONDITIONS
GIS DATA & INFORMATION

TRAFFIC CIRCULATION
ACCESS & PARKING
PUBLIC TRANSPORTATION
BICYCLE FACILITIES
PEDESTRIAN FACILITIES
PUBLIC SPACES
VEGETATION & CANOPY

- **Open Spaces (Dark Green)**
- **Tree Lawn (Dark Orange)**
- **Street Trees (Purple)**
- **Parks & Mall Trees (Red)**
- **Other Trees (Light Blue)**



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SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

EXISTING CONDITIONS
GIS DATA & INFORMATION

TRAFFIC CIRCULATION
ACCESS & PARKING
PUBLIC TRANSPORTATION
BICYCLE FACILITIES
PEDESTRIAN FACILITIES
PUBLIC SPACES
VEGETATION & CANOPY

SUMMARY DISTRICT CHALLENGES

- **HEAVY VOLUMES OF TRAFFIC**
- **MAJOR DIVIDING ROADWAYS**
- **SCATTERED COMMERCIAL AREAS**
- **UNCLEAR DISTRICT BOUNDARIES**

H3 STUDIO : DEVELOPMENT STRATEGIES : SINCLAIR | HILLE ARCHITECTS

SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

EXISTING CONDITIONS

ECONOMIC & MARKET CHALLENGES

Key Metrics for Local Economic Development Strategy

NATIONAL DEMOGRAPHIC TRENDS

LOCAL DEMOGRAPHICS

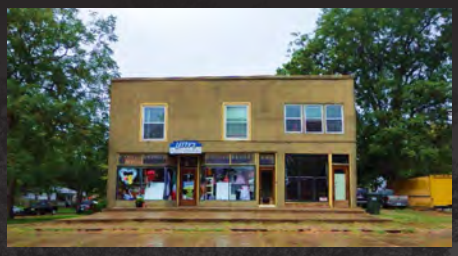
LOCAL ECONOMY

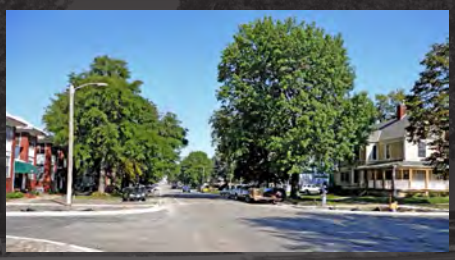
CONSUMER PREFERENCES

TARGET MARKETS (aka TAPESTRY SEGMENTATION)

REAL ESTATE ANALYSIS

RETAIL SUPPLY AND DEMAND ANALYSIS





H3 STUDIO : DEVELOPMENT STRATEGIES : SINCLAIR | HILLE ARCHITECTS

SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

EXISTING CONDITIONS

ECONOMIC & MARKET CHALLENGES

SoDo Strengths

1. ***Proximity and accessibility to Downtown, State Capitol Building, and University of Nebraska***
2. ***There is a growing segment of demand, locally and nationally, seeking more urban and walkable living environments.***
3. ***Strong regional employment and population growth projections will increase demand for residential and commercial real estate.***
4. ***SoDo has an attractive and marketable historic building stock***
5. ***Nebraska Innovation Campus makes Lincoln more competitive in fostering innovation and entrepreneurship.***
6. ***Revitalization of the Downtown as a whole, especially in the Haymarket.***
7. ***University of Nebraska's enrollment is expected to reach 30,000 by 2020 (increasing by approximately 5,000 students), which will increase demand for student housing.***
8. ***SoDo captures a large segment of higher-income young professional renter households (aka Metro Renters) and college students***
9. ***The region is projected to add approximately 9,000 jobs by 2020. Downtown and SoDo could capture a share of this growth.***

H3 STUDIO : DEVELOPMENT STRATEGIES : SINCLAIR | HILLE ARCHITECTS

SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

EXISTING CONDITIONS
ECONOMIC & MARKET CHALLENGES

SoDo Weaknesses

1. *Much of the historic identity of the neighborhood is overshadowed by lower-quality, multi-family buildings that are becoming obsolete and have little aesthetic value.*
2. *Approximately 93 percent of occupied housing units consist of renter households as well as a vacancy rate of over 15 percent.*
3. *Very limited foot traffic and retail activity south of O Street*
4. *The median household income in SoDo ($20,951) is less than half of the median household income for the city of Lincoln ($49,159).*
5. *Since 2010, home values have increased in the city of Lincoln by 4.6 percent, while home values in Near South (SoDo's primary neighborhood) have decreased by 3.0 percent.*
6. *Based on current income levels, sales prices, and asking rents in SoDo, new construction would not be feasible without subsidy.*
7. *The crime index is slightly higher than the city average, although it is not as high as other parts of the city; on the other hand, perceptions of crime in SoDo hinder its overall marketability.*
8. *Limited accessibility to employment job centers via public transportation*

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SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

EXISTING CONDITIONS
ECONOMIC & MARKET CHALLENGES

Study Areas

SoDo Study Area

Downtown Lincoln

Secondary Market Area

City of Lincoln

Lincoln Metro Area

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SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

EXISTING CONDITIONS
ECONOMIC & MARKET CHALLENGES

National Trends

DEMOGRAPHIC

- Decreasing household size
- Increasing number of older adults
- Large "Millennial" generation
- Decrease in homeownership

CONSUMER PREFERENCE

- Preference for neighborhoods with sense of place
- Willingness to trade living space for walkability, vibrancy, and nearby destinations
- Preferences for healthy living

Average Number of Persons per Household

	United States	Lincoln
1970	3.1	3.8
2014	2.6	2.4

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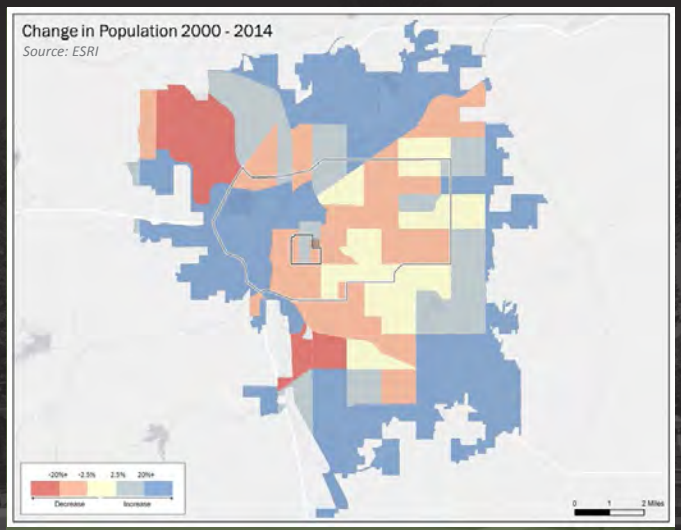
SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

EXISTING CONDITIONS
ECONOMIC & MARKET CHALLENGES

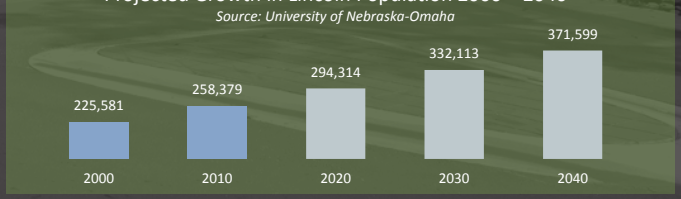
Demographics

POPULATION GROWTH

- Strong regional population growth projections through 2040
- Since 2000, most population growth has been occurring outside of the urban core
- SoDo is one of the few areas in the urban core that increased its population from 2000 to 2014
- From 2015 to 2040, the city of Lincoln is expected to add an estimated 39,000 households, which will require an expansion of its existing housing stock of over 40 percent



Projected Growth in Lincoln Population 2000 – 2040
Source: University of Nebraska-Omaha



H3 STUDIO : DEVELOPMENT STRATEGIES : SINCLAIR | HILLE ARCHITECTS

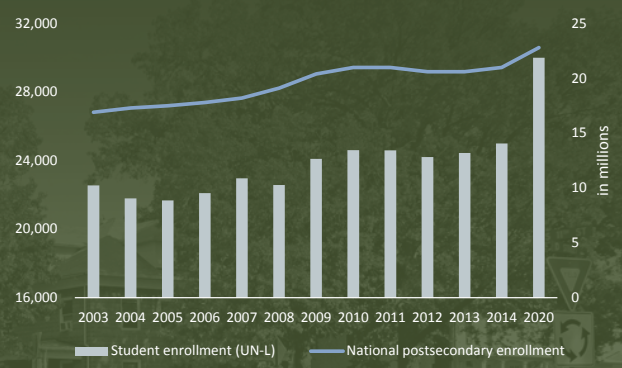
SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

EXISTING CONDITIONS
ECONOMIC & MARKET CHALLENGES

Demographics

INCREASING STUDENT POPULATION

- Increasing student enrollment is increasing demand for student housing
- UN-L is expected to increase enrollment by roughly 5,000 students by 2020
- Private market continues to accommodate growing student housing demand
- By Fall 2015, four new student properties will have added almost 1,500 beds to the market



Property	Year Built	Total Units	Total Beds	Rent per Bed
The 50/50	2014	124	475	$620-$715
Parkhaus	2012	52	192	$595-$745
The Latitude	2015	212	576	$674-$1,199
Canopy Lofts	2013	71	250 (est.)	$625-$900

H3 STUDIO : DEVELOPMENT STRATEGIES : SINCLAIR | HILLE ARCHITECTS

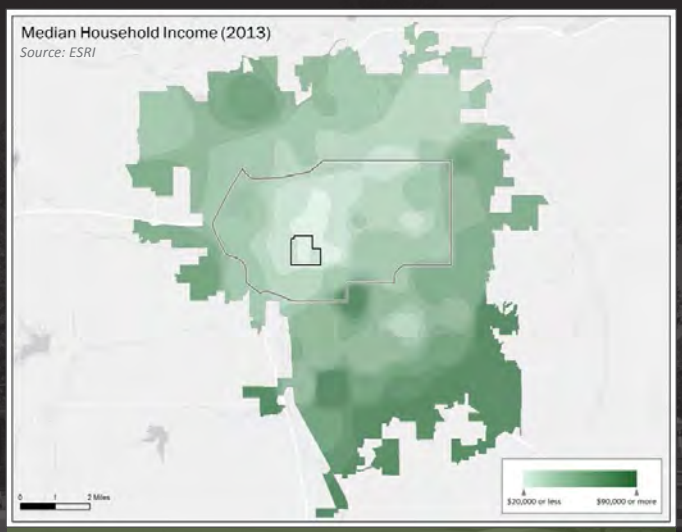
SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

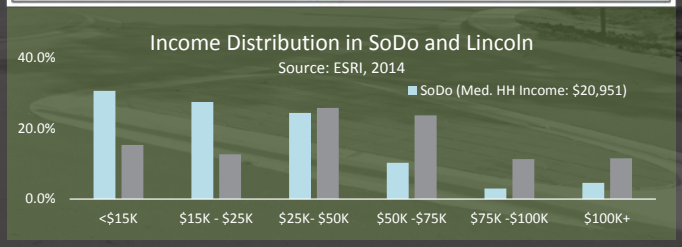
EXISTING CONDITIONS
ECONOMIC & MARKET CHALLENGES

Demographics

HOUSEHOLD INCOME

- Median household income is lower in the urban core.
- Median household income in SoDo is $20,951, less than half of the median household income for the city of Lincoln ($49,159).
- Over 30 percent of households in SoDo earn less than $15,000 per year (around 15 percent of households in Lincoln earn less than $15,000).
- Higher income households tend to favor a newer housing stock, which is in short supply in the urban core.





H3 STUDIO : DEVELOPMENT STRATEGIES : SINCLAIR | HILLE ARCHITECTS

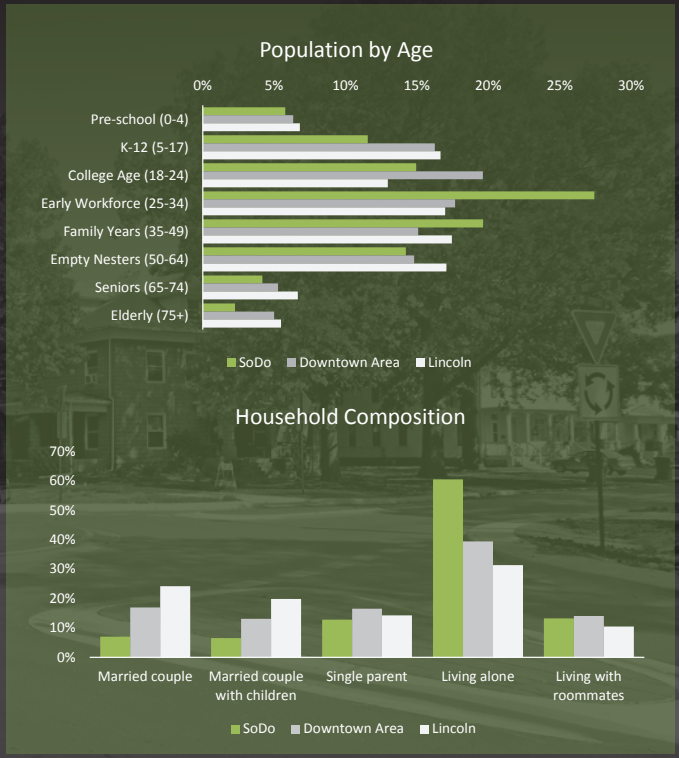
SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

EXISTING CONDITIONS
ECONOMIC & MARKET CHALLENGES

Demographics

HOUSEHOLD COMPOSITION

- The average household size in SoDo is 1.71, compared to 2.22 in Lincoln.
- SoDo is home to a smaller proportion of children (ages 18 and under) and older adults (ages 50 and older) and a larger proportion of adults ages 25 to 49 than Lincoln as a whole.
- In the surrounding downtown area, college students account for 1 in 5 residents.
- SoDo is home to a much higher proportion of residents living alone compared to the city as a whole.



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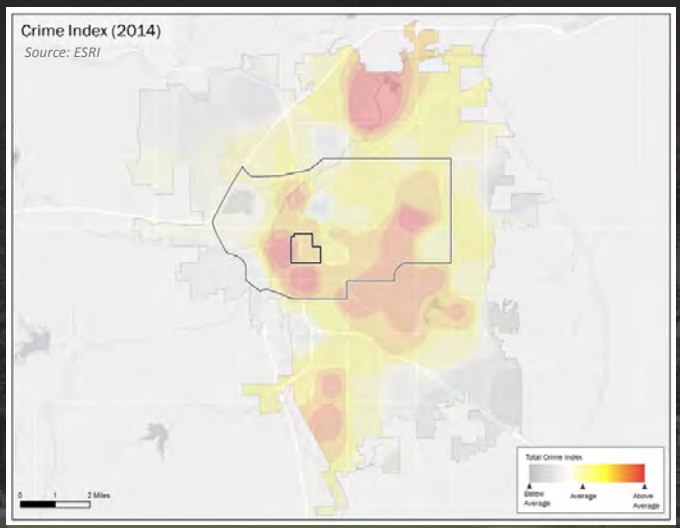
SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

EXISTING CONDITIONS
ECONOMIC & MARKET CHALLENGES

Demographics

CRIME

- Crime, whether perceived or actual, can be very detrimental to the overall marketability of a neighborhood.
- Based on crime index data from ESRI, SoDo has levels of crime slightly above the regional average, but still lower than other parts of the region.



Crime Index Value

United States	Lincoln	SoDo
100	110	165

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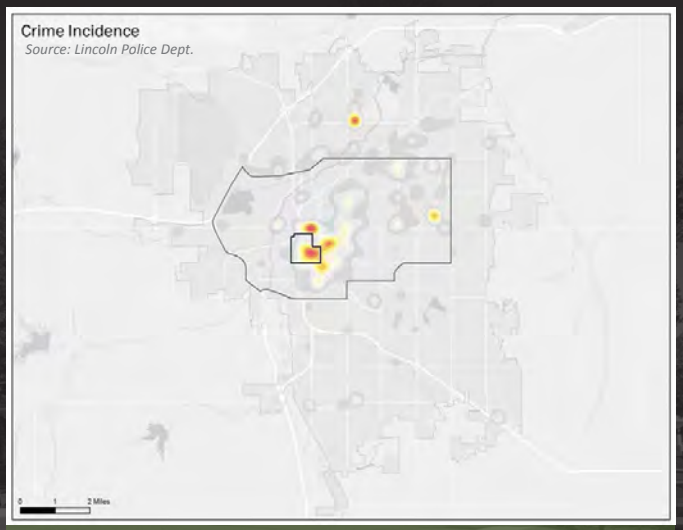
Demographics

CRIME

- Crime data from the City of Lincoln Police Department from 2013 and 2014 shows that crime in SoDo is still a concern.
- On the other hand, the two largest crime hot spots appear in the two areas of greatest population and employment density in the city.



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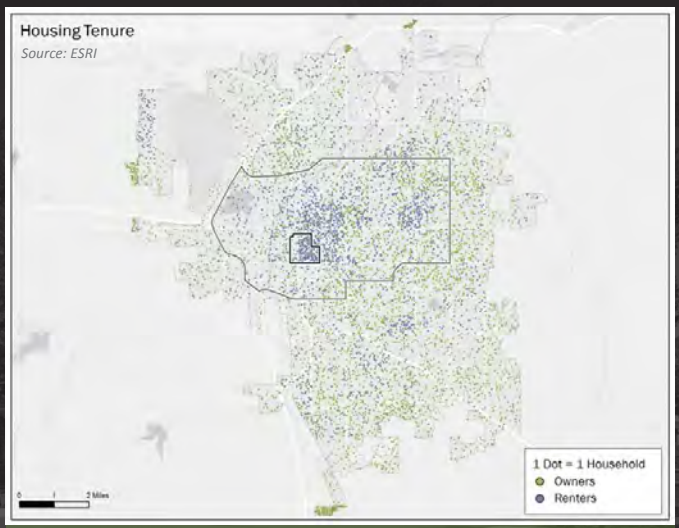
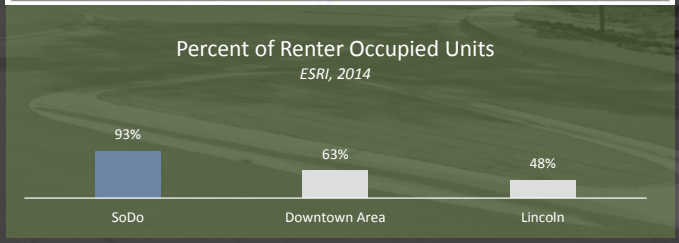
Housing

OCCUPANCY STATUS

- The vast majority of residents in SoDo are renters (9 out of 10 occupied units in SoDo consist of renter households).
- Over 15 percent of housing units are vacant (6.3 percent vacancy for the city of Lincoln) indicating that a large proportion of the housing stock is obsolete or undesirable.
- Given the number of students and lower-income households in SoDo, tenant turnover is high, which also contributes to a higher vacant rate.





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EXISTING CONDITIONS
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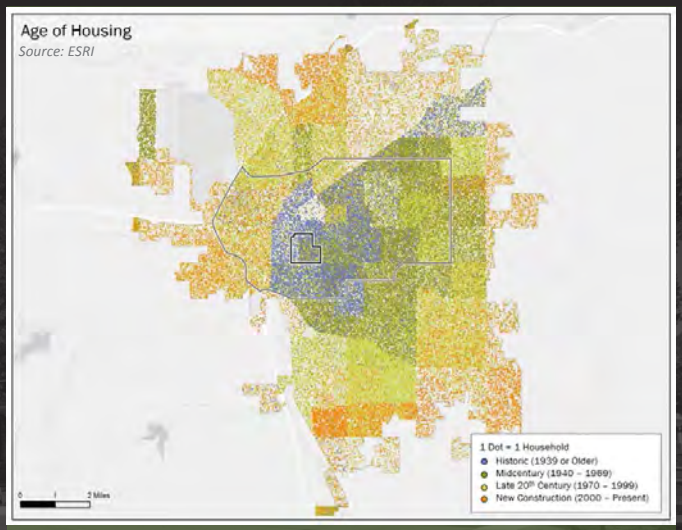
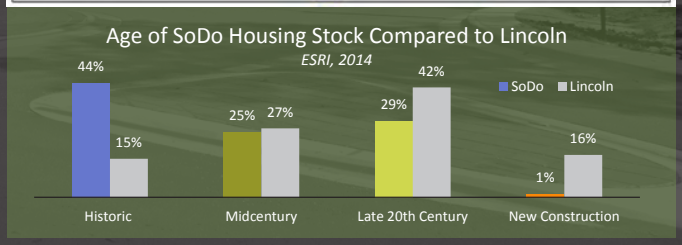
Housing

HOUSING AGE AND QUALITY

- The housing stock tends to be older closer to the city center
- Generally, the marketability of homes built prior to 1940 is far greater than those built between 1940 and 1970
- 44 percent of the housing stock in SoDo was built prior to 1940
- There has been very little new construction in SoDo since 2000 (1 percent)





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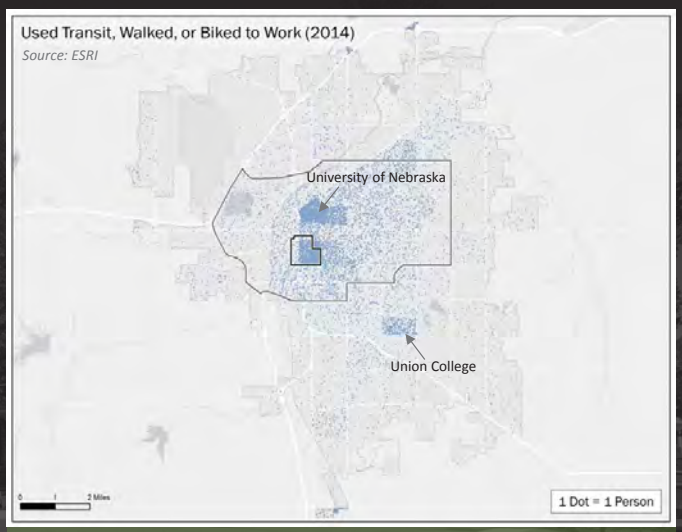
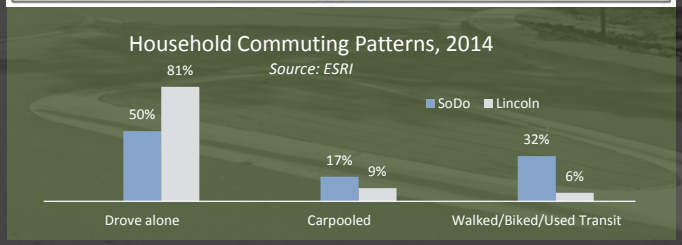
EXISTING CONDITIONS
ECONOMIC & MARKET CHALLENGES

Economy

COMMUTING PATTERNS

- A much higher proportion of SoDo residents walk, bike, or use transit for their commute (32 percent) compared to residents of the city as a whole (6 percent).
- Few residents who live in SoDo also work in SoDo-
  - 114 people both live and work in SoDo
  - 2,071 SoDo residents leave each day to work outside of SoDo
  - 6,950 residents of other neighborhoods commute to SoDo for work





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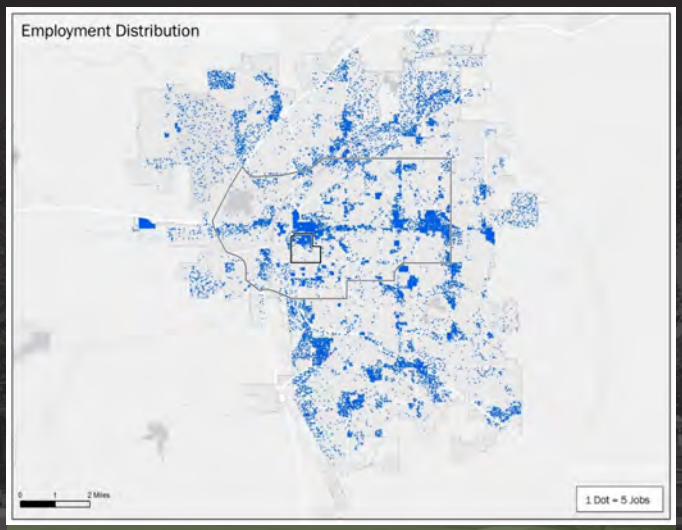
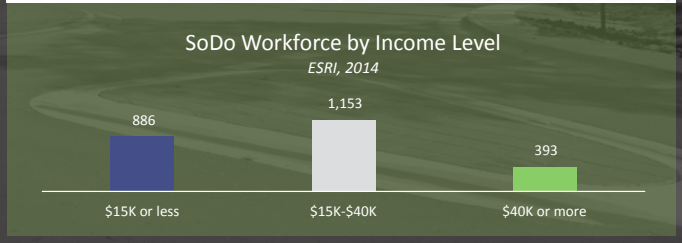
Economy

EMPLOYMENT

- Throughout central Lincoln, high- and low-wage jobs tend to be clustered in the same areas.
- People living in SoDo were more likely than average to hold jobs in low-payment service sectors such as accommodation, food service, and administrative support.
- Conversely, SoDo residents were less likely than average to hold jobs in higher-paying sectors such as finance, insurance, professional and technical services, and health care.





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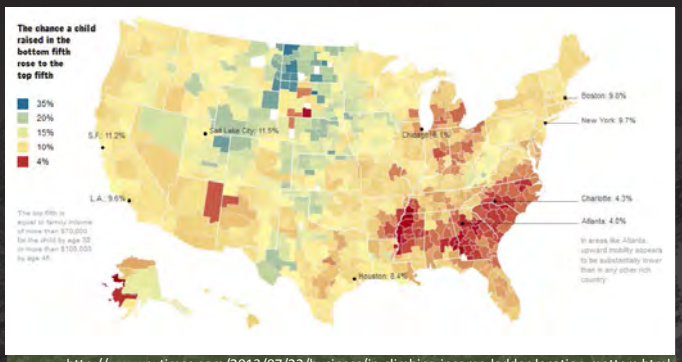
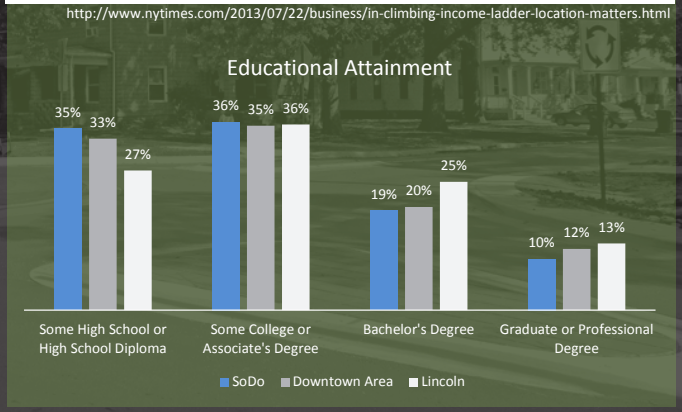
Economy

UPWARD MOBILITY

- From the Equality of Opportunity Project: "Areas with greater mobility tend to have five characteristics: less segregation, less income inequality, better schools, greater social capital, and more stable families."
- Percent chance a child raised in the bottom income quintile will rise to the upper quintile in adulthood:
  - Des Moines 11.1%
  - **Lincoln 10.3%**
  - Omaha 8.6%
  - Wichita 7.0%
  - Kansas City 6.9%
  - St. Louis 5.6% (Bottom 10 percent)



http://www.nytimes.com/2013/07/22/business/in-climbing-income-ladder-location-matters.html



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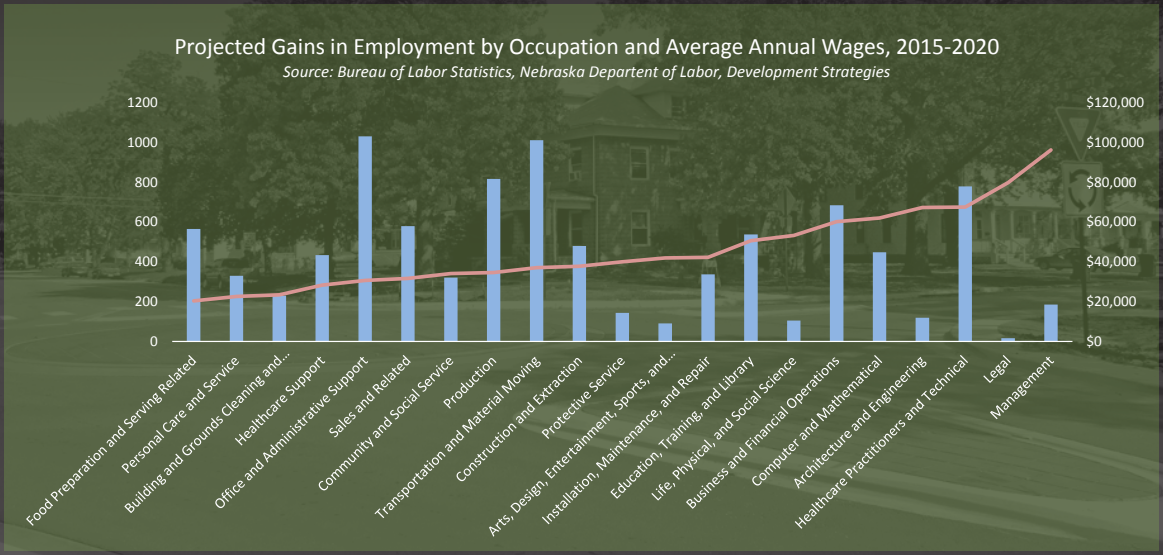
EMPLOYMENT GROWTH

The future commercial and residential development potential of Downtown and SoDo is dependent on employment growth in downtown-oriented occupations such as *computer and mathematical, business and financial, legal, architectural and engineering,* occupations.



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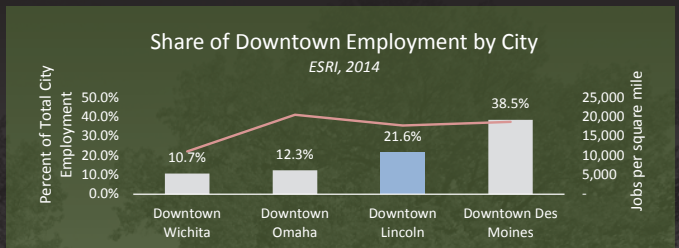
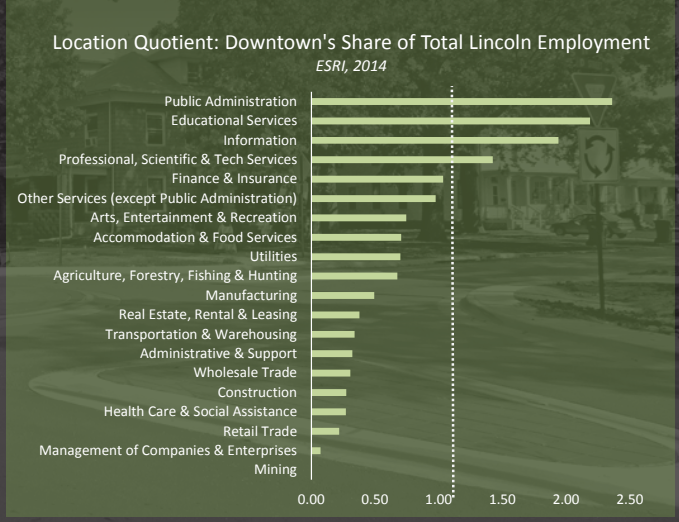
Economy

DOWNTOWN EMPLOYMENT

- Downtown captures roughly 22 percent of the city's total employment with an employment density. This is generally comparable to Downtown Des Moines and Omaha
- Downtown captures a larger share of public administration, educational services, information, professional/scientific, and finance and insurance jobs compared to Lincoln as a whole.





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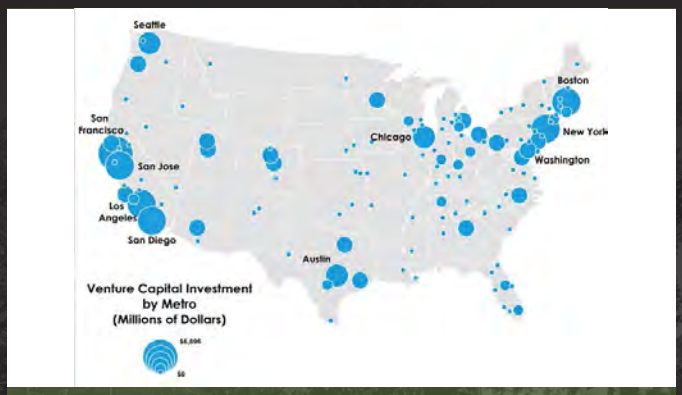
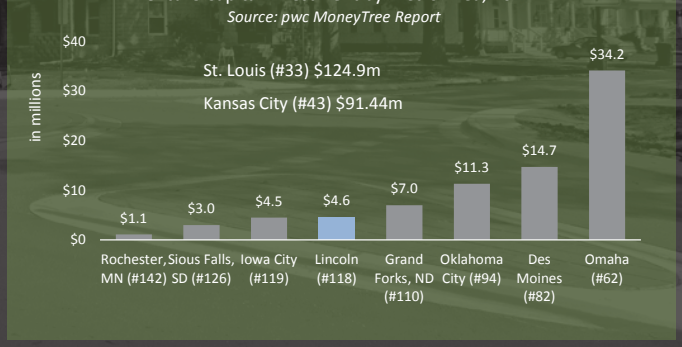
THE INNOVATION ECONOMY

- In order to remain competitive in a global marketplace, metro areas must continue supporting innovation and entrepreneurship.
- One of the key measures of the success/magnitude of a metro area's innovation economy is through venture capital investment.
- Silicon Valley and East Coast continue to capture the largest share of venture capital investment in the country, but there are a number of growing innovation hubs in the Prairie States, including Omaha, Des Moines, and Oklahoma City.



Venture Capital Investment by Metro Area, 2014
Source: pwc MoneyTree Report



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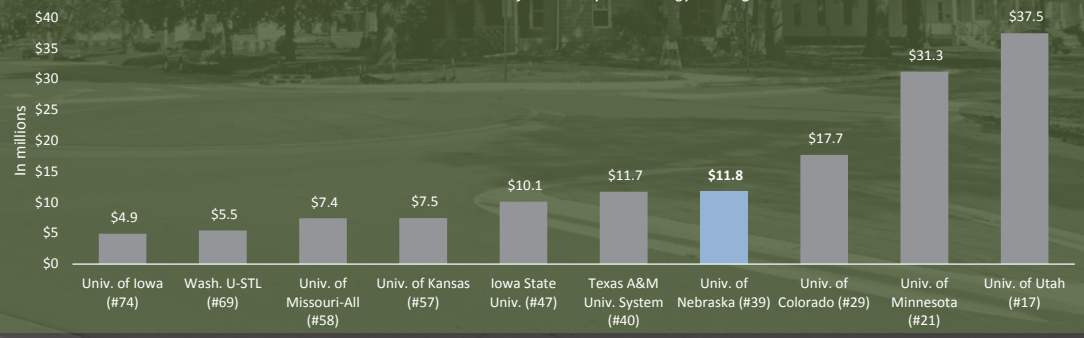
Economy

TECHNOLOGY COMMERCIALIZATION

Technology commercialization and start-ups formed from university research can be a significant contributor to a local economy.

From 2011 to 2013, the University of Nebraska averaged $385.9 million in research expenditures, which contributed to $11.8 million in licensing revenue for the university putting it ahead of many of its peer universities including the Texas A&M system ($11.7 million), Iowa State University ($10.1 million), and University of Kansas ($7.5 million). During this time UN-L launched 27 start-ups for 21st in North America.

Average Annual Licensing Revenue by Institution, 2011-2013
Source: Association of University Technology Managers



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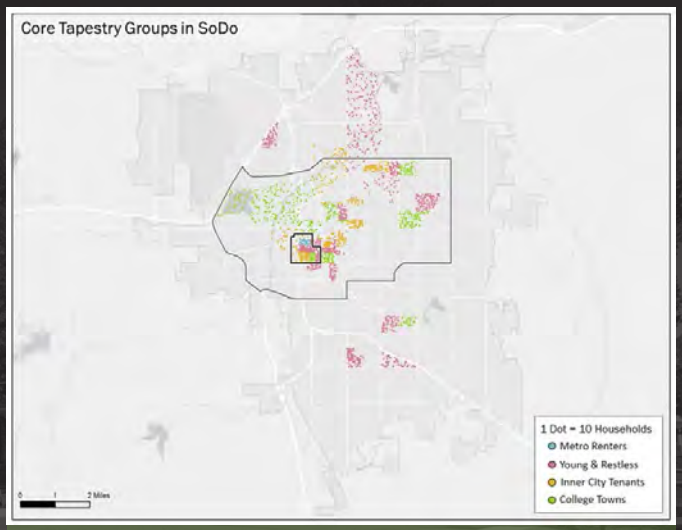
Market Analysis

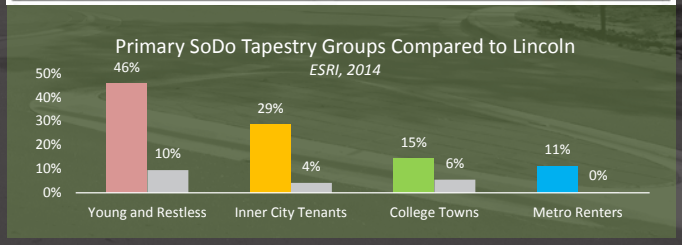
TAPESTRY SEGMENTS

Existing SoDo Tapestry Groups:

A large proportion of young renters and lower-wage households.

- *Young and Restless*
- *Inner City Tenants*
- *College Towns*
- *Metro Renters*





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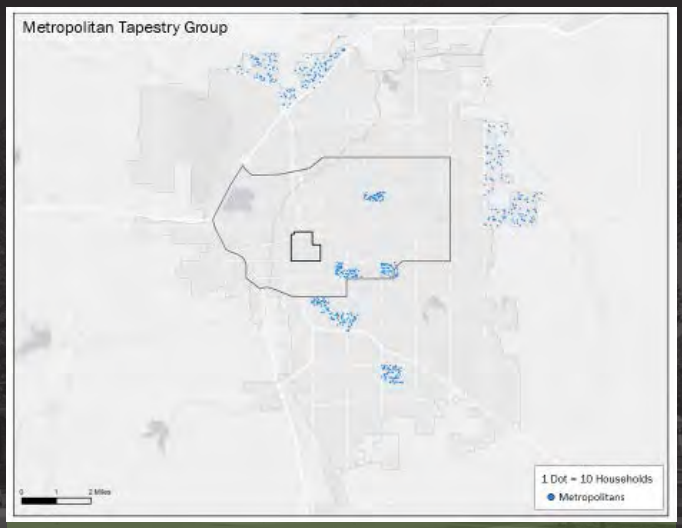
Market Analysis

TAPESTRY SEGMENTS

SoDo could be attractive to the ***Metropolitans*** group, who tend to comprise of smaller, young professional households who prefer to live in older city neighborhoods. This group comprises of 5.5 percent of the total households in Lincoln.



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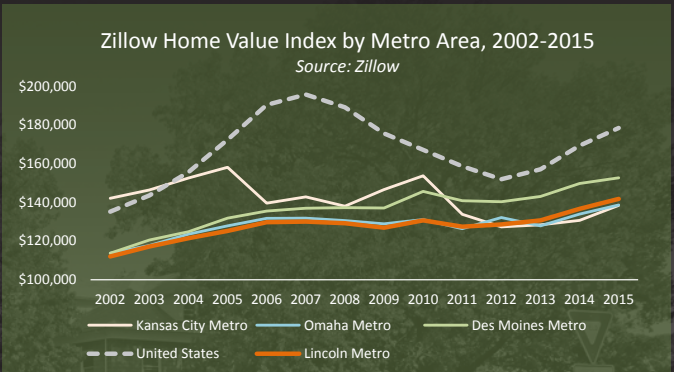
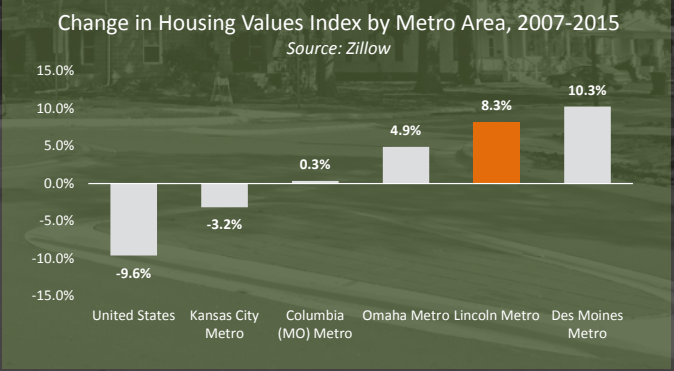
Housing

OVERALL HOUSING VALUE

- According to Zillow's Housing Value Index (Zhvi), housing in the Lincoln Metro is valued lower than the nation as a whole, but the market did not experience a bubble or burst during the Great Recession
- Since 2007, home values have increased by 8.3 percent in Lincoln, while home values nationwide are still below 2007 levels.





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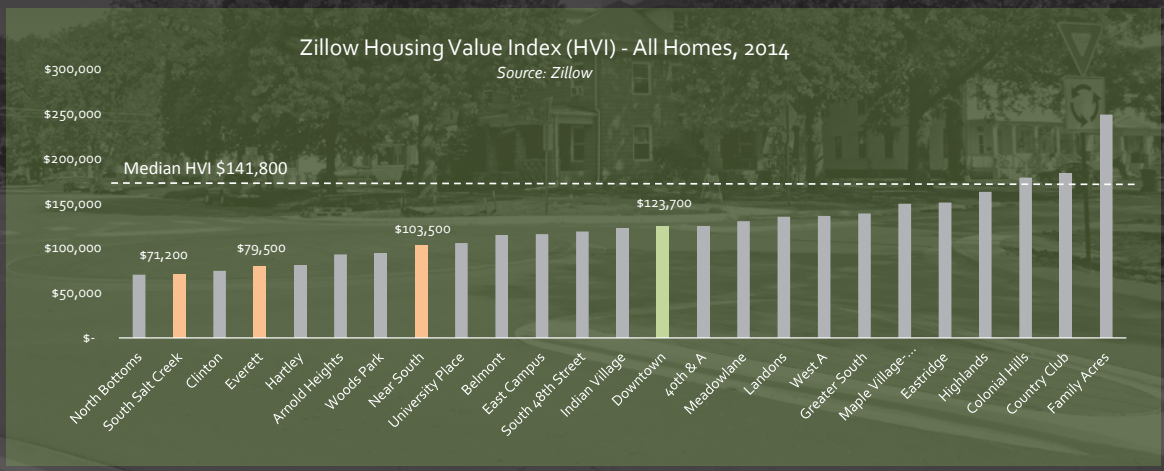
Housing

HOUSING VALUE BY NEIGHBORHOOD

According to Zillow's housing value index (Zhvi), housing values in SoDo, which is primarily represented by the Everett, Near South, and South Salt Creek neighborhoods, is significantly below the regional average of $141,600. Since 2010, average home values have increased in the city of Lincoln by 4.6 percent, but decreased in Near South by 3.0 percent.



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Housing

FOR-SALE HOUSING STOCK

Single-Family: Historic Bungalow
Year Built: 1900-1930
Price per Square Foot: $50 to $65

Single-Family: Post-WWII
Year Built: late-1940s to 1960s
Price per Square Foot: $75 to $100

Condominium:
Year Built: generally 1980s to present
Price per Square foot: $125 to $200+

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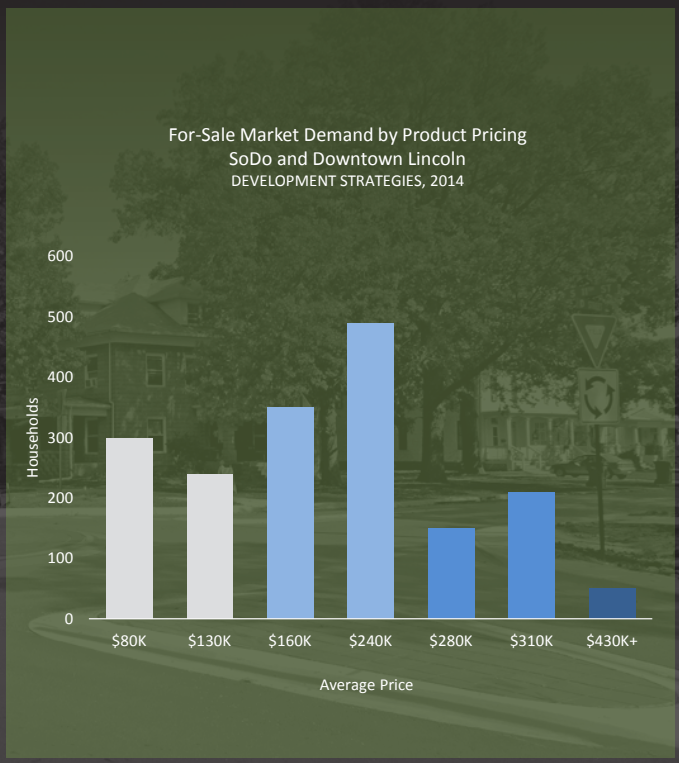
Housing

FOR-SALE DEMAND PRICING

Based on the current income levels in the SoDo and Downtown, and standard affordability measures by income (proportion of income towards housing costs):

- Roughly 29 percent of owner households can only afford a home priced lower than $150,000. This does not include the nearly 2,400 households earning less than $15,000 that are assumed to be renters.
- There is a small market for homes priced at or above $150,000, but any larger scale developments would likely need to attract higher-income residents to the neighborhood or require subsidy



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Housing

RENTAL HOUSING SUPPLY

Smaller Multi-family
Year Built: 1950-1970
Rent per Square Foot: $0.65 to $1.00

Mid-rise apartments/lofts
Year Built: varies
Rent per Square Foot: $1.00 to $1.50

Student Housing:
Year Built: 2012-present
Rent per Square foot: $0.55 to $1.15 per bed, and $1.75 to $2.75 per unit

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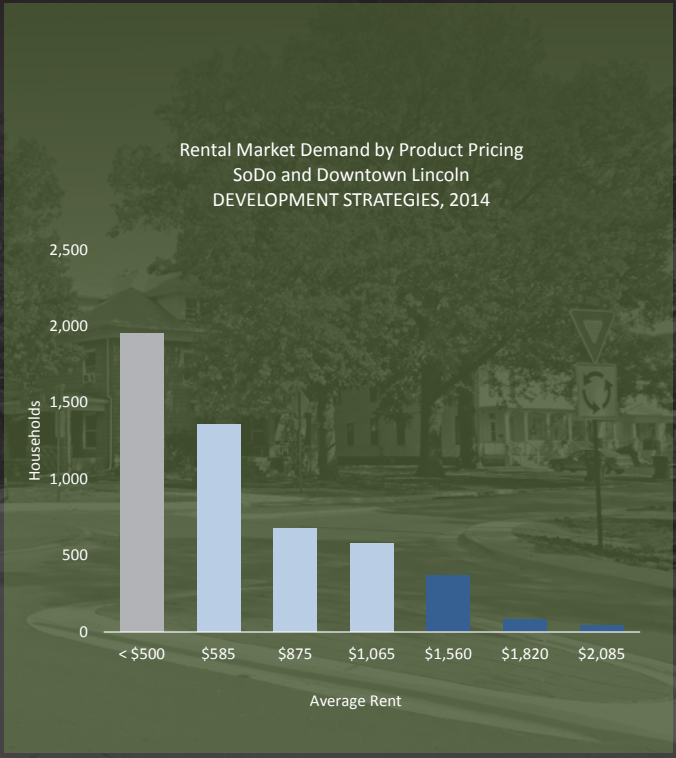
Housing

RENTAL DEMAND PRICING

- Roughly 65 percent of renter households earn less than $25,000 and can only afford rents of about $600 per month or less.
- About 20 to 25 percent of renters can afford rents of $1,000 or more per month.
- Similar to the for-sale housing demand pricing, higher-quality (and priced) rental units would likely need to attract higher-income residents to the neighborhood or require subsidy.



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EXISTING CONDITIONS
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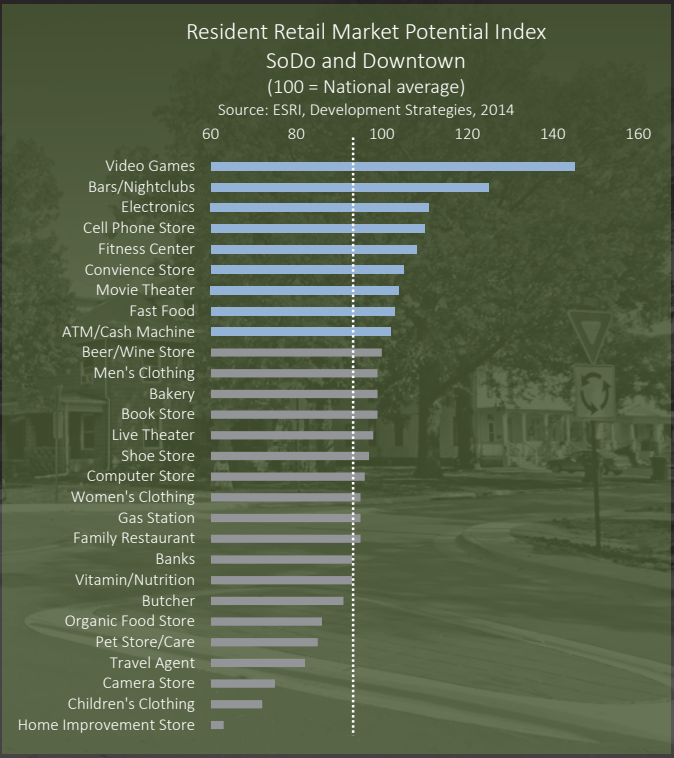
Retail Market

RETAIL MARKET DEMAND

Based on the consumer preferences of households currently living in SoDo and Downtown, there is strong market demand for:

- video game stores
- bars/nightclubs
- electronics stores
- cell phone stores
- fitness centers
- convenience stores
- movie theaters
- fast food restaurants



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Retail Market

RETAIL LEAKAGE

- Based on the existing supply of retail stores and demand from residents of SoDo and Downtown, the market could support a **grocery store** and **general merchandise store**.
- The *oversupply* of retail implies that a large proportion of the customer-base for these uses live outside of SoDo and Downtown

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ECONOMIC & MARKET CHALLENGES

What is the future direction of SoDo?

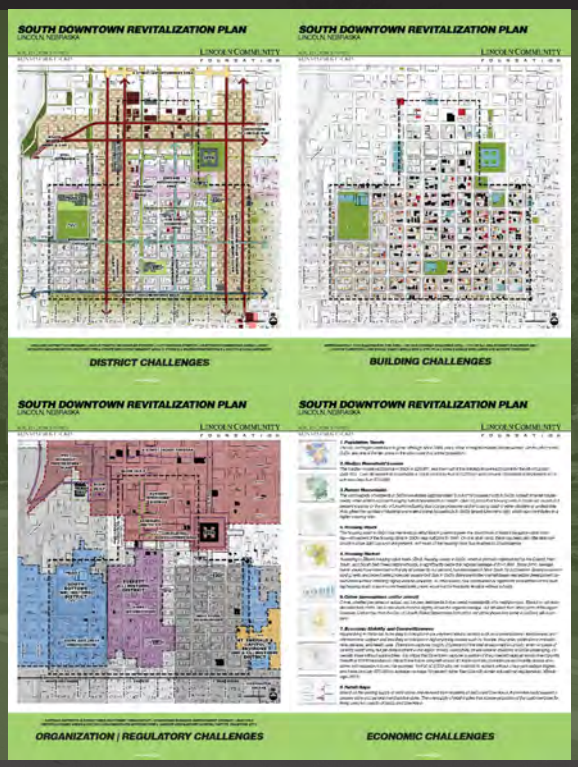
1. **Real Estate Development:** Market-based or with subsidy?
2. **Community:** Attract new residents or retain existing?
3. **Housing Stock:** Rehabilitation or replacement? Rental or for-sale?
4. **Economy:** High-income job growth or upward mobility?
5. **University of Nebraska:** Active or passive participant?
6. **Retail:** Destination or serves local community?

H3 STUDIO : DEVELOPMENT STRATEGIES : SINCLAIR | HILLE ARCHITECTS

SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

EXISTING CONDITIONS

SUMMARY OF CHALLENGES...



H3 STUDIO : DEVELOPMENT STRATEGIES : SINCLAIR | HILLE ARCHITECTS

SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

DRAFT ISSUES & IDEAS

H3 STUDIO : DEVELOPMENT STRATEGIES : SINCLAIR | HILLE ARCHITECTS

SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

DRAFT ISSUES & IDEAS
ENGAGEMENT SCHEDULE

ENGAGEMENT AUDIT: 2014
GRASSROOTS SOLUTIONS

STAKEHOLDER INTERVIEWS
TARGETED ROUND #1 (FEBRUARY 4 – 5)

STAKEHOLDER INTERVIEWS
TARGETED ROUND #2 (APRIL 7 – 8)

PUBLIC MEETING #1
GENERAL PUBLIC (MAY 7 – 8)

H3 STUDIO : DEVELOPMENT STRATEGIES : SINCLAIR | HILLE ARCHITECTS

SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

DRAFT ISSUES & IDEAS
ENGAGEMENT AUDIT

GRASSROOTS SOLUTIONS

STARTING POINT!

H3 STUDIO : DEVELOPMENT STRATEGIES : SINCLAIR | HILLE ARCHITECTS

SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

DRAFT ISSUES & IDEAS
ENGAGEMENT AUDIT: *2014*

TOP INSIGHTS...

Interest & Trepidation
There is excitement around infusing more attention to and resources in the South of Downtown area of Lincoln. At the same time, there is considerable fear, cynicism, and planning fatigue. This calls for a deliberate approach to engagement, focused on a select number of engagement opportunities that aim to foster a positive experience.

Ongoing Feedback Loop
Interest & Past planning efforts in Lincoln have felt episodic and/or opaque to participants. Interviewees recommended a transparent process with regular updates, as well as clarity about how community input is being considered or incorporated into the plan.

More Than Meetings
Due to the demographics in the SoDo area—high poverty rates, language barriers, and a fairly transient population—many residents may be unable or unwilling to attend a meeting. In addition to this, it is important to incorporate other ways to reach a wide range of SoDo stakeholders.

Existing Relationships & Activities
Effective community engagement is already occurring in the SoDo area through neighborhood, faith, and community organizations that are active in the area. Maximizing these existing relationships and community hubs in the SoDo planning effort will help ensure success

Grass Tops Strategy
In addition to engaging those who live and work in SoDo, it is important to engage key influencers and decision makers who invest in the area or have authority within their networks.

H3 STUDIO : DEVELOPMENT STRATEGIES : SINCLAIR | HILLE ARCHITECTS

SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

DRAFT ISSUES & IDEAS
***ENGAGEMENT AUDIT:** 2014*

TOP INSIGHTS...

Interest & Trepidation KICK-OFF | CHARRETTE WEEK!
There is excitement around infusing more attention to and resources in the South of Downtown area of Lincoln. At the same time, there is considerable fear, cynicism, and planning fatigue. This calls for a deliberate approach to engagement, focused on a select number of engagement opportunities that aim to foster a positive experience.

Ongoing Feedback Loop OPEN, DESIGN STUDIO!
Interest & Past planning efforts in Lincoln have felt episodic and/or opaque to participants. Interviewees recommended a transparent process with regular updates, as well as clarity about how community input is being considered or incorporated into the plan.

More Than Meetings ADDITIONAL OUTREACH! (BY GRASSROOTS)
Due to the demographics in the SoDo area—high poverty rates, language barriers, and a fairly transient population—many residents may be unable or unwilling to attend a meeting. In addition to this, it is important to incorporate other ways to reach a wide range of SoDo stakeholders.

Existing Relationships & Activities MEETINGS IN THE COMMUNITY!
Effective community engagement is already occurring in the SoDo area through neighborhood, faith, and community organizations that are active in the area. Maximizing these existing relationships and community hubs in the SoDo planning effort will help ensure success

Grass Tops Strategy TARGETED STAKEHOLDER INTERVIEWS!
In addition to engaging those who live and work in SoDo, it is important to engage key influencers and decision makers who invest in the area or have authority within their networks.

H3 STUDIO : DEVELOPMENT STRATEGIES : SINCLAIR | HILLE ARCHITECTS

SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

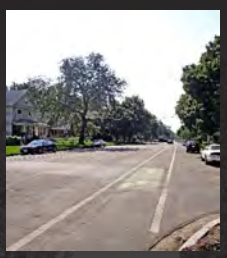
DRAFT ISSUES & IDEAS
STAKEHOLDER INTERVIEWS

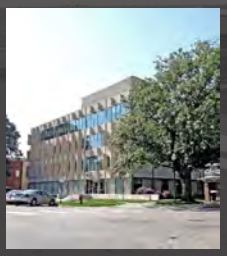
ROUND #1: FEB 4 – 5

- **Tom Smith | Smith Hayes Financial**
- **Michelle Suarez | Everett Elementary**
- **Dorothy Skorupa | F-Street Rec. Center**
- **Elaine Simpson | McPhee Elementary**
- **Pam Voorman | Trinity Lutheran**
- **Cathy Beecham | FUSE Co-Working**
- **Matt Schaefer | Everett Neighborhood**
- **Joanna Clay | Col. Muster Theater Co.**
- **Nancy Shank | UNL Public Policy**
- **Michon Morrow | Lincoln Police Dept.**
- **Mike Woolman | Lincoln Police Dept.**
- **Mark Watt | Near South Neighborhood**

ROUND #2: APR 7 – 8

- **Wendy Birdsall | Chamber of Commerce**
- **Pat Haverty | Partnership for Econ. Dev.**
- **Dave Landis | Urban Development**
- **Clay Smith | Speedway Motors**
- **Mark Walz | Farmer's Mutual**





H3 STUDIO : DEVELOPMENT STRATEGIES : SINCLAIR | HILLE ARCHITECTS

SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

DRAFT ISSUES & IDEAS
STAKEHOLDER INTERVIEWS

ISSUES

- Major issues related to the **"unsafe" perception** of the area.
- A **high rate of poverty** and perceptions of homelessness.
- **Low-quality, second tier convenience retailing** (such as Casey's).
- Very **high rentership** and non-owner occupied housing (around 94% rental).
- **Absentee proprietors** leasing units and unresponsive to neighborhood concerns.
- High percentage of non-English speakers, which results in **challenges to communication**.
- A **less skilled workforce** with low educational attainment.
- Poorly lit and **unsafe feeling of streets** for walking at night (for instance on 11th Street).
- A **high "transient" population** and homelessness in Cooper Park.
- Some **petty crime, unsavory activities** and problem properties.
- **Insufficient access to health insurance & mental health** (trauma, depression, etc) services.
- Some families have **low food security and lack access** to quality food.
- Some families with **domestic violence and substance abuse** problems.

H3 STUDIO : DEVELOPMENT STRATEGIES : SINCLAIR | HILLE ARCHITECTS

SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

DRAFT ISSUES & IDEAS
STAKEHOLDER INTERVIEWS

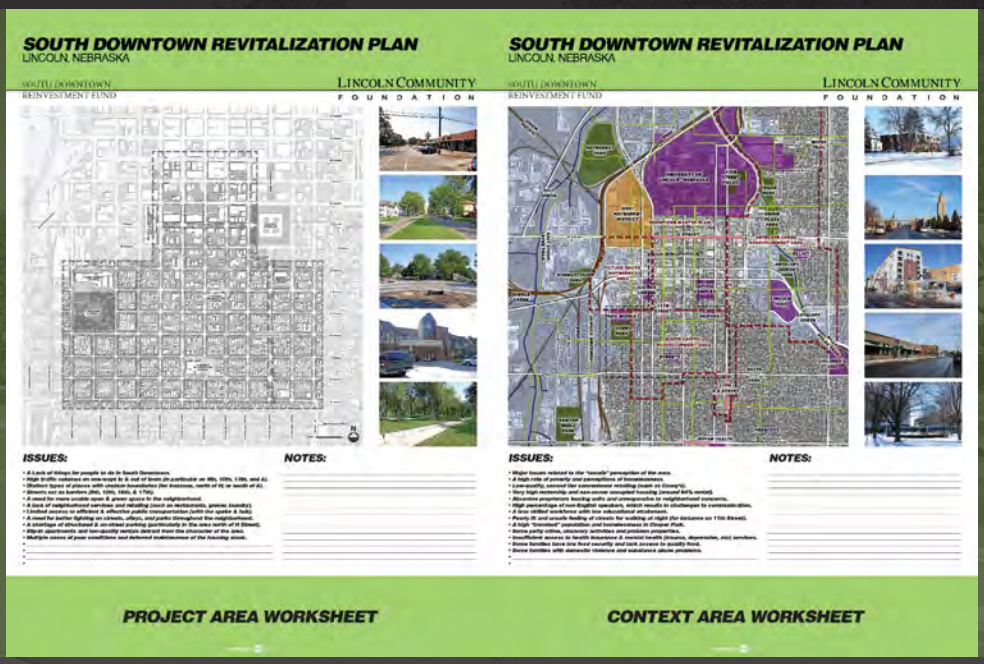
ISSUES CONTINUED...

- A **Lack of things for people to do** in South Downtown.
- High **traffic volumes on one-ways** in & out of town (in particular on 9th, 10th, 13th, and A).
- Distinct types of **places with unclear boundaries** (for instance, north of H; or south of A).
- **Streets act as barriers** (9th, 10th, 16th, & 17th).
- A **need for more usable open & green space** in the neighborhood.
- A **lack of neighborhood services and retailing** (such as restaurants, grocer, laundry).
- **Limited access to efficient & effective public transportation** (with the spoke & hub).
- A **need for better lighting** on streets, alleys, and parks throughout the neighborhood.
- A **shortage of structured & on-street parking** (particularly in the area north of H Street).
- **Slip-in apartments and low-quality rentals** detract from the character of the area.
- Multiple cases of **poor conditions and deferred maintenance** of the housing stock.

H3 STUDIO : DEVELOPMENT STRATEGIES : SINCLAIR | HILLE ARCHITECTS

SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

DRAFT ISSUES & IDEAS
WORK-BOARDS



NEXT MEETINGS: KICK-OFF EVENT!

MAY 7: Neighborhood Tour & Public Meeting #1
MAY 8: Steering Committee Meeting #2

DISCUSSION
& NEXT STEPS...
30 MINUTES & REPORT BACK

Steering Committee Meeting

April 8, 2015|Meeting Minutes

April 8, 2015|F-Street Rec Center

Process Questions

- Q: How to address the people who aren't necessarily in the neighborhood but want to invest?
    - A: That is a major reason of why there are so many different sections of the community and different industries present at this meeting today. You are here because of your commitment to the neighborhood but also because of your connections, use them to get the word out about what is trying to be done here.
- Cathy Beechman wanted to make sure that as we go through this process, to keep in mind the historic nature of this area; we need to incorporate the historic value of the neighborhood into consideration
- Q: What does the planning team look like? What are their particular skill set, expertise, and personalities?
    - A: [JTH] there is a range in our team and with our subs

Economic Questions

- What do you see as a projection for this area? If we're sat 93% now, do you have a number in mind for what it should be?
    - A: [Brian] No, it depends on what we decide should be here
- What is the value for people wanting close accessibility to healthcare? Is it usually of high value to people?
- [Raul] You have to take into consideration that the people that are living here are doing so because they have to, not necessarily because they want to; due to the very low cost of living.
- Form a sense of community even with so many different languages and cultures
    - It's diversity is its major strength

Vision Planning Underway in South Downtown

New Initiative to Continue Downtown Lincoln Growth

Community leaders announced a new initiative to continue the progress occurring in Lincoln's downtown. Focused on the South Downtown district (SoDo), the new initiative blends community involvement and planning to develop the next chapter in the exciting story unfolding in and around Lincoln's downtown.

SoDo is located generally between A and M streets and from 9th to 17th streets. The new effort is attracting a wide variety of stakeholder interest.

An initial steering committee of more than 20 stakeholders from the SoDo area has been formed including neighborhood leaders, business owners, the faith and education community, city and philanthropic leaders. SoDo planning is expected to occur over the next six months and be a broad-reaching process of gathering community ideas from those who live, work, attend school, and otherwise connect with the district. The SoDo steering committee and planning team anticipate a wide range of ways for community stakeholders to give input, both in-person and on-line.

This collaboration of neighborhood, business, philanthropic, and city leaders is exploring ways to provide more opportunities for people wanting to live and work in downtown Lincoln. The planning process will ask for people's ideas about economic opportunity, housing, and quality of life in the area. As the process moves forward, we'll be equally excited to translate those ideas into action.

Contact: Robin McDannel
Community Engagement Coordinator
robinm@lcf.org 402-474-2345

Upcoming Events:

May 7 4:30 to 5:30 p.m.
Neighborhood Walk
5:30 to 7:00 p.m.
Public Meeting and Work Session

May 12 7:30 a.m. to 9:00 a.m.
Lincoln Vital Signs/Prosper Lincoln
Community Breakfast
Pinnacle Bank Arena

SODO Steering Committee

Name	Organization
Robin Ambroz	NIFA
Brian Ardinger	NMotion
Barbara Bartle	Lincoln Community Fdn
Cathy Beecham	FUSE Co-Working
Jon Carlson	Lincoln Mayor's Office
Pablo Cervantes	Property Owner
Carl Eskridge	Lincoln City Council
Jim Friedman	Near South Nbrhd Assn
Sharon Grossman	Cultiva Coffee owner
Raul Guerra	Property Owner
Topher Hansen	CenterPointe
Kile Johnson	Property Owner
Scott Lawson	Lincoln Community Fdn
Greg McCown	HOME Realty
Michon Morrow	Lincoln Police Dept
Mike Renken	Neighborworks
Matt Schaefer	Everett Nbrhd Assn
Dave Schmidt	Concorde Mgmt
Elaine Simpson	McPhee Principal
Dorothy Skorupa	F St Community Ctr
Tom Smith	Smith Hayes
Michelle Suarez	Everett Elem. Principal
Terry Uland	Downtown Lincoln Assn
Pam Voorman	Trinity Lutheran Church
Bill Wood	Property Owner

General SoDo boundaries

Bill Wood
Sharon Grossman

Food of the Month
OrganWise Guys
Club Rules

04

SUBCONSULTANTS

TASK 1.3 EXISTING CONDITIONS: MARKET & ECONOMIC STUDY
DELIVERABLE: DRAFT MARKET & ECONOMIC STUDY AND SUMMARY PRESENTATION

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Subconsultants

Development Strategies

Sinclair Hille Architects

South of Downtown (SoDo) Revitalization Market Analysis

Lincoln, Nebraska

Prepared for
Lincoln Community Foundation
in support of a SoDo Revitalization Plan

May 2015

DRAFT

DEVELOPMENT STRATEGIES®

Marketability Analysis: Weaknesses

SoDo faces several challenges including a concentration of low-income renter households, deteriorating building conditions, and higher levels of crime. Also, the residential building stock is fragmented with mix of historic single-family homes and lower-quality mid-century apartment buildings, which limits the overall neighborhood identity.

Crime: Whether perceived or actual, crime can be very detrimental to the overall marketability of a neighborhood. The police department has been proactive in reducing crime, but SoDo still has more incidents of crime compared to other parts of the city. Nearly 10 percent of the total personal crime in Lincoln occurred in SoDo, while SoDo only represents 2.1 percent of the city's population.

Renter Households: Over 90 percent of households in SoDo are renters compared to 48 percent in the city as a whole. This can be attributed to the large number of students and lower-income households seeking affordable rental units within close proximity of Downtown and the University. High rates of turnover rate puts added wear and tear on rental properties and hinders long-term community planning efforts since residents are not vested in the neighborhood.

Household Income: The median household income in SoDo ($20,826) is less than half of the median household income for the city of Lincoln ($49,159). Also, over 30 percent of households in SoDo earn less than $15,000 per year (double the percent of households in all of Lincoln and state as a whole).

Building Conditions: Only one percent of housing stock in SoDo have been built since 2000 and 44 percent of the housing stock was built before 1940. The historic character of SoDo is one of its primary assets, but given the low achievable rents, many building owners are unable or unwilling to renovate/maintain their properties. Though building vacancy or abandonment is not an apparent issue, many properties appear to need significant repair.

Building Design and Compatibility: The housing stock in SoDo primarily consists of historic single-family homes and smaller, "slip-in" multi-family properties built since 1960 with very little aesthetic value or marketable rehab potential. The neighborhood also does not have a coherent /cohesive identity given the wide range of housing/building types.

Housing Market: Housing values in SoDo are some of the lowest in the region, and based on current income levels, sales prices, and asking rents, new construction would not be feasible without some form of subsidy. Also, despite ongoing efforts to revitalize Downtown, the market potential for newly constructed rental housing is unprecedented other than student housing.

Fragmentation/Accessibility: Despite its central location and close proximity to Downtown, South 9th and 10th streets create significant east-west accessibility issues, especially during rush hour since these streets carry very large volumes of traffic providing direct vehicular access to I-180 at the north and Nebraska Highway to the south. This limits pedestrian access to one of SoDo's primary assets, Cooper Park.

Employment Accessibility: There are no community focused workforce development programs serving SoDo residents. A very high proportion of SoDo residents walk or take transit to work; therefore, if employment opportunities are located outside of Downtown, accessibility could be an issue, especially for those who do not own an automobile.

Limited Neighborhood Retail: SoDo is primarily a residential neighborhood, but there is limited complimentary retail serving the community. There are a few retail uses along 11th and 13th streets, but there are gaps in goods and services provided.

Marketability Analysis: Opportunities

SoDo is one of very few neighborhoods in Lincoln that offers immediate access to the vast amenities of Downtown, State Capitol Building, Haymarket, and University of Lincoln main campus in a charming neighborhood setting. SoDo stands to benefit from increasing demand for walkable, mixed-use environments.

Increased Homeownership: Increasing the homeownership rate in SoDo (currently around seven percent) would reduce neighborhood turnover and encourage long-term commitment and investment by residents, which would further stabilize the neighborhood. Given the relatively low housing prices, there are "starter home" opportunities for lower-income residents or recent college graduates.

Public Space Enhancement: Public space frequently improves property values, in addition to enhancing quality of life. The enhancement of existing parks, such as Cooper Park or the areas surrounding the F Street Recreation Center, as well as the development of pocket parks, will likely boost the desirability of the neighborhood (provided they are safe and secure).

Building Repair and Maintenance: By increasing homeownership, enhancing public space, and adding neighborhood amenities, achievable rents and sale prices should improve, making repairs and maintenance of existing properties more economically sustainable.

Neighborhood Commercial Node: There is an opportunity to further developer retail in the neighborhood by leveraging the existing commercial pockets on 11th and 13th streets. There is a benefit to providing retail that directly serves the community as well as destination retail to attract more foot traffic.

Neighborhood Services: A synergy exists between neighborhood services and housing. If more such services (i.e., urban grocery store, neighborhood cafés, pharmacy) are located in or near SoDo, new housing will be more marketable.

Historic Preservation: With 44 percent of the housing stock in buildings built before 1940, maintaining these historic structures will restore the unique character of the neighborhood and increase its marketability.

Placemaking: The effects of placemaking—the act of creating an inviting public realm to which people have a psychological connection—is good policy and good economics. Though SoDo is primarily a residential neighborhood, there are opportunities to invest in the public realm, such as Cooper Park and in its retail areas on 11th and 13th streets.

Affordable Housing Development: The Low-Income Housing Tax Credit Program (LIHTC) not only provides quality, affordable housing for working individuals and families, but also represents a significant investment and commitment to a neighborhood via public-private partnership. Well-designed properties can seamlessly blend into an existing committee with newly constructed or rehabbed single-family homes, townhomes, or apartments.

Marketability Analysis: Threats

The greatest threats to the neighborhood are that existing buildings and infrastructure deteriorate, neighborhood character erodes, and perceptions of crime render it unmarketable to a large segment of the population. Targeted investment could set the neighborhood on a more economically sustainable path.

Deteriorating Neighborhood Conditions: Given the aging building stock and concentration of low-income renter households, without a comprehensive revitalization strategy, conditions of SoDo could continue to deteriorate and further hindering its marketability and development potential.

Increasing Crime Rates: Though great strides have been made to reduce crime in SoDo, there are still higher incidents of crime compared to other parts of the city, which limits marketability. Crime, whether actual or perceived, is one of the primary deterrents to future neighborhood investment.

Decreasing Homeownership: Though there is not an "ideal" rate of ownership for a neighborhood like SoDo, owner-occupied housing creates stability and long-term commitment in a neighborhood and incentivizes property maintenance and reinvestment. Urban neighborhoods like SoDo should have a healthy balance of owner– and renter-occupied housing, but with high tenant turnover and low achievable rents, there is less incentive for owners to invest in their properties.

Student Housing Dynamics: For decades, SoDo has been a primary neighborhood serving UN-L students given its availability and affordability of rental housing. Student housing properties tend to endure more wear and tear than typical renter households, and with very high annual turnover, there are few households that have made a long-term commitment to the area. On the other hand, accommodating the housing needs of students cannot be ignored given the projected increase in enrollment at UN-L by roughly 20 percent through 2030.

Perceptions of Subsidized Affordable Housing: The use of Low-Income Housing Tax Credits (LIHTC) is an effective way to stabilize neighborhoods through new development or renovation of existing properties, but many associate this program with concentrated poverty and crime. Well-designed and implemented LIHTC housing is often indistinguishable from new market rate housing and provides quality rental units for working families.

Upward Mobility: Devising strategies to help bring individuals and families out of poverty is a common challenge that many communities face throughout this country. The future of SoDo hinges on the ability of its lower-income residents to access quality education at all levels and the resources and networks necessary to secure equality employment with wage and career growth opportunities.

Demand for Higher-Density Residential: Despite the success of the West Haymarket development, demand for higher-density residential such as for-sale townhomes or condominiums or newly constructed apartments is still undermined in the Downtown Lincoln market beyond student housing. Based on national trends, there is likely a growing segment of demand that would be interested in this housing type, although there have been no "pioneering" developments Downtown of a large scale.

Employment Growth Downtown: Though Downtown is the region's primary employment hub, employment is still dispersed throughout the region limiting demand for centrally-located neighborhoods. Attracting more urban professionals to live Downtown would increase the marketability of SoDo, but demand for more residential somewhat hinges on job growth Downtown.

Competition from other Development: The success of the West Haymarket development has pushed development pressure to the South Haymarket area and areas of Downtown just north of the study area. Despite these positive developments for the city, the large-scale development/redevelopment potential of SoDo, at least in the near term, is somewhat hindered because of this nearby competition.

3. Trends in Housing Preferences

National Trends: Household Composition

Though single-family housing development is still the primary housing choice for many households in Lincoln, demographic trends suggest the need to provide more housing choices for smaller households, which tend to demand less living space and more rental options.

Household size is declining: Throughout the United States, average household size has been undergoing a steady decrease, from 3.1 persons per household in 1970 to 2.6 persons per household in 2014. These same trends have been occurring in Lincoln. Reasons include a greater number of single-person households, individuals marrying at a later age, families having fewer children, and fewer intergenerational households.

Household composition is shifting: In 1970, married couples with children made up 40 percent of all households, a percentage that is twice as high as it is today. They also spend more years in households without children–the average age of women having their first child increased nearly four years between 1970 and 2006. Also, young adults today spend more years living alone, with roommates, or with an unmarried partner.

Increase in renting: The recent housing and economic crises in the last 2000s have impacted current and future homeownership rates, and are driving demand for rental units. Since 2004, the national share of renters has increased from 31 percent in 2004 to 35 percent in 2013. In Lincoln, renters have increased from 36.5 percent in 2000 to 38.1 percent in 2014, an increase of 17,023 people. For young adults, factors may include a need for greater mobility early in their career, lingering effects of the economic crisis, delayed marriage and children, and the movement towards a model where "access" is more important than "ownership." For households on a tight budget, the fixed monthly costs of rental housing are more appealing than the uncertain costs of homeownership.

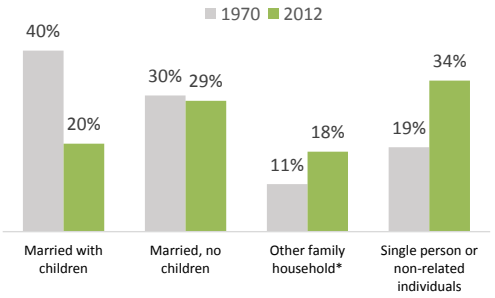
Average Number of People per Household

US Census, American Community Survey

	United States	Lincoln
1970	3.1	3.8
2014	2.6	2.4

Proportion of U.S. Household Types, 1970 and 2012

US Census, American Community Survey



*Non-married relatives; includes single-parent households (9% of total households in 2012).

Subconsultants | 504

National Trends: Generational Cohorts

The two largest age cohorts in the United States, Millennials and Baby Boomers, are influencing the housing market with their needs and preferences.

Mirroring the demographics of the nation as a whole, two large generational cohorts—the Millennials and the Baby Boomers—are prominent in Lincoln. Different kinds of housing and neighborhoods appeal to each group.

The "Millennial" generation continues to come of age: Millennials, the generation born between about 1980 and the mid-2000s, make up roughly a third of the population of the United States. Millennials are a large, diverse, and well-educated generation who are establishing careers, families, and home life at slightly later ages than previous generations.

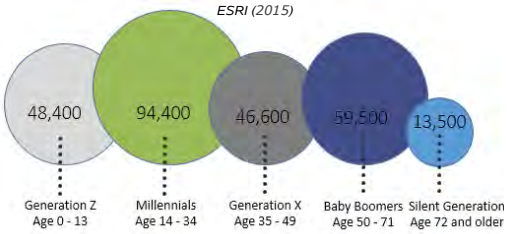
Young adults today spend more years living alone, with roommates, or with an unmarried partner, and the median age of first marriage has risen by nearly six years since 1970 and married couples also spend more years in households without children. This delay in "settling down" means that many Millennials are more likely to prefer the flexibility of renting.

Increasing number of older adults: Another major trend that is affecting communities throughout the United States is the "graying of America," caused by the aging of the large Baby Boomer generation. There are currently over 46 million households whose householders are between 45 and 64 years old.

Many Baby Boomers choose to downsize, moving to smaller homes once their children have left home, often within the same geographical region. It is expected that these residents will look for housing to accommodate a changing set of needs and preferences, namely, lower maintenance both inside and outside of the home, fewer steps or stairs, and other fall-prevention measures that can help residents to "age in place" comfortably near their community of origin.

Population by Generation in Lincoln

ESRI (2015)



National Trends: Housing Preferences

Surveys indicate a shift in the type of homes and communities that many households prefer. Specifically, there is greater recognition of the tradeoffs to owning a big home – many have expressed a willingness to exchange some space in order to reduce commute times and live in a walkable, mixed-use area.

The presence of the University of Nebraska, like many universities nationwide, has led to the development of student-friendly neighborhoods where a number of destinations can be accessed without a car. Within Lincoln and nationally, there is increased demand for walkable, lively urban places.

Preference for vibrant neighborhoods with a sense of place: A recent survey found that interest in traditional, auto-dependent suburban living has been decreasing across demographic groups. Respondents preferred neighborhoods with a greater range of transportation options, especially those where they can reach key destinations, such as schools, parks, and retail, on foot.

This preference is especially pronounced for Millennials, who have been moving into central cities at an increasing rate and who prioritize amenities such as high quality transit and vibrant public places.

Preference for environments that support health: Planning and public health experts are increasingly finding evidence that the built environment has a profound impact on health and wellness. Residents of neighborhoods that are safe, walkable, and provide access to recreational facilities have higher average levels of physical activity, which translates into better overall health and lower risk of chronic disease.

A survey found that sixty percent of American adults prefer a neighborhood where they can walk to nearby shopping and businesses, and 52 percent would be willing to live in a house with a smaller lot if the neighborhood was walkable. Despite this preference, 42 percent feel there are "too few" shops or restaurants within an easy walk of their house, suggesting that demand for these types of places exceeds supply.

Walkability vs. Lot Size Preference

2013 Community Preference Survey, National Association of Realtors

National Trends: Placemaking

The effects of placemaking – the act of creating an inviting public realm to which people have a psychological connection – is good policy and good economics. A growing amount of data indicates that the right mix of walkability, public space, a mix of uses (such as housing and retail) and, often, density create value.

The effects of placemaking can be profound on real estate values. A DS survey of home sales in select walkable, historic communities with attractive main street environments showed residents pay a substantial premium to live in such environments, relative to surrounding (and more conventionally) suburban areas. For instance, homes in the walkable portion of Hudson, Ohio, sell for 36 percent more (psf) than homes in the broader community. ***insert endnote***

Though SoDo is primarily a residential neighborhood, there are opportunities to invest in the public realm, such as Cooper Park and in its retail areas on 11th and 13th streets. The streetscape improvements on 11th Street is a very positive step in the right direct as concentrating investment in one area can create a strong sense of place that can then be leveraged to create value for nearby real estate.

Anchors are particularly important for retailers, so developing those elements that draw people in—a grocery store, destination restaurant or café, meaningful public space, and other leisure attractions—is essential.

Sales Data for Historic, Walkable Communities

Zillow, Development Strategies

National Trend: Conclusions

SoDo is well-positioned to benefit from changing demographics and housing preferences. Households are getting smaller and there is a growing preference for centrally-located, walkable environments; therefore, it is critical that SoDo take the necessary steps to enhance its marketability so it can capture a portion of this growing demand.

National Trends Summary

- Households are getting smaller, thus requiring less living space. This trend has occurred nationwide and in Lincoln.
- Baby Boomers are entering retirement and many are seeking smaller living spaces in less automobile dependent areas.
- Millennials tend to prioritize lifestyle, experience, and flexibility and often gravitate towards mixed-use, walkable/bikable urban environments as opposed to single-family suburban areas.
- There is a growing preference for housing in centrally-located areas and many households have expressed a willingness to trade living space for more convenient access to employment, recreational amenities, and retail.
- Investments in the built environment that promote *placemaking* can have a positive impact on property values and marketability

Implications for SoDo

SoDo has many of the components that a growing segment of households prefer including a close proximity to employment, entertainment, and educational opportunities, sidewalks and bike lanes that enhance the pedestrian experience, some smaller-scale street-level retail, proximity to Cooper Park and Antelope Valley, and a large proportion of rental options that are preferred by smaller households. Despite these advantages, deteriorating neighborhood conditions has limited its overall marketability. It is critical that SoDo leverage its assets to improve marketability and encourage new investment

4. Demographic Overview

Project Introduction and Scope

Though not without challenges, the area South of Downtown ("SoDo") in Lincoln, Nebraska is generally a stable community, capable of evolving, and possessing considerable upside. This market study analyzes the economic patterns and trends that lead to suggestions regarding the needs of existing and future residents and evaluates strategies for community and real estate development and redevelopment projects to jumpstart future economic activity.

The city of Lincoln is the state capitol and second largest city in the state of Nebraska. It is also home to the University of Nebraska-Lincoln with enrollment of around 25,000, which is a major source of employment, identity, and pride for the community. The region has one of the lowest unemployment rates in the country and is projected to experience considerable economic growth in the next decade. However, some of its close-in, urban neighborhoods have not experienced the same levels of economic prosperity as other parts of the city.

This study considers the residential and commercial real estate market and economic opportunities that exist for the SoDo study area, which generally comprises of the area south of Downtown from M Street to A Street. The study area encompasses portions of the Everett, South Bottoms, and Near South neighborhoods.

SoDo's most prominent assets are its close proximity to the region's primary employment, entertainment, and educational hub of Downtown, the University of Nebraska-Lincoln main campus, and the State Capitol Building as well as is its historic, bungalow-style housing stock.

Yet the community has challenges with a very high proportion of renter-occupied households, low median household income, deteriorating building conditions, an abundance of "slip-in" multi-family properties with little aesthetic value, many of which are negatively impacting the community's sense of place, and higher levels of crime compared to other parts of the city. The housing market in SoDo is relatively weak with housing values well-below the city average; on the other hand, the relative affordability of SoDo's housing stock and availability of rental units also provides much needed housing for students, foreign immigrants, and lower-income households. Therefore, understanding the current and future economic challenges of SoDo and its context within the greater Lincoln economy is one of the primary goals of this analysis.

This study was commissioned by the Lincoln Community Foundation to better understand the market potential for future housing and investment in SoDo as well as the community's needs for greater economic prosperity. This study considers site context, marketability, opportunities and constraints, socio-economic trends and characteristics, competitive supply, and demand and market segmentations, from which form the baseline that will be used to elicit community and stakeholder feedback in support of a subsequent community revitalization plan.

The present study is subdivided into six sections:

1. **Summary of Key Findings:** Based on the analysis presented in sections two through five of this report, there are a number of key actions that are critical to the future economic prosperity of SoDo.
2. **Marketability Analysis:** Outlining the underlying strengths, weaknesses, opportunities, and threats (SWOT) in the context of marketability helps build the framework for the revitalization plan.
3. **National Trends:** Understanding national demographic shifts in terms of age and changes to housing preferences can give some insights as to growing demand for certain types of housing and neighborhoods.
4. **Demographic Overview:** Analyzing the demographics housing, can reveal unique characteristics that add to market attraction.
5. **Economic Opportunity:** Understanding the socio-economic conditions of SoDo and its context within the greater Lincoln economy outlines the challenges associated with upward mobility for SoDo residents.
6. **Real Estate Market Analysis:** Understanding the underlying real estate market and financial feasibility of future development is critical to devising a long-term revitalization strategy.

Background: A Growing City

Lincoln's projected population and employment growth offer opportunities for shaping future development throughout the city, although large portions of the urban core have actually lost population since 2000.

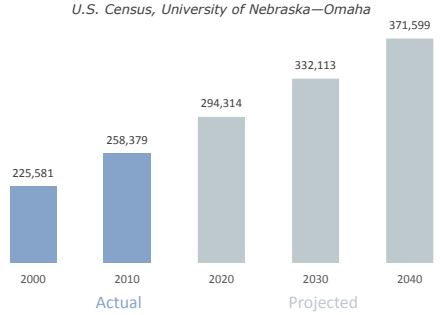
Founded as the village of Lancaster in 1856 on the salt flats of the Nebraska plains, the City of Lincoln was renamed and designated the state capital in 1867. Early planners platted the city envisioning government buildings, schools, churches, homes, and businesses surrounded by wide streets and ample public parks. The first railroads arrived in Lincoln in the 1870s, hastening the city's growth and bolstering its economy.

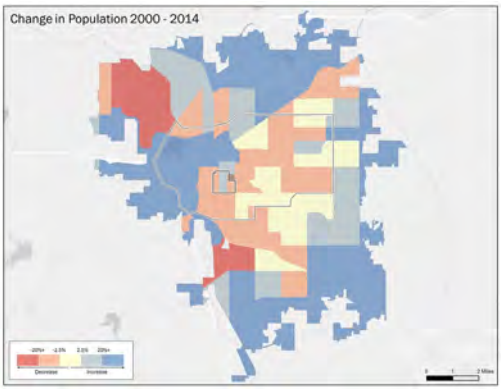
Throughout the 20th century, the city grew steadily, adding population and land area through immigration and annexation. While the early economy of the city was based on the movement of agricultural products, especially grain, and the repair of railroad equipment, the University of Nebraska and state government anchored the local economy as it grew and diversified. Today, the city is home to approximately 267,000 residents employed in diverse economic sectors, including service, manufacturing, finance, healthcare and education.

Lincoln is expected to continue growing in upcoming years as a result of its healthy economy and quality of life. If growth occurs according to projections, Lincoln will need to add an estimated 39,000 housing units by 2040 to accommodate its new residents. Decisions about where and how to place new housing will shape the city in decades to come. As seen on the right, recent population growth has concentrated along the city's periphery, while the central neighborhoods have remained stable or lost population. Nonetheless, some areas of SoDo and the downtown core have increased in population.

Population Growth in Lincoln 2000 to 2040

U.S. Census, University of Nebraska—Omaha





A Growing University

Increasing college enrollment locally and nationwide will result in growing demand for housing for students and staff.

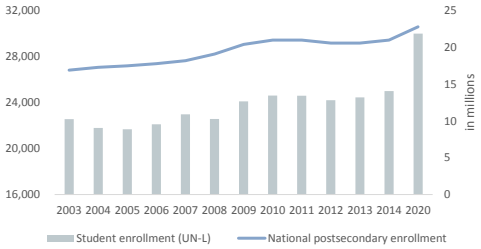
Located just north of Downtown, the University of Nebraska—Lincoln (UN-L) is Nebraska's oldest and largest university. The university consists of eight colleges with over 100 buildings. A recent expansion, the Nebraska Innovation Campus, brought the number of university campuses to three. The university plays a large role in anchoring the city's economy and attracting new residents from throughout the state and country.

Mirroring national trends, tin the last decade, the university has seen an annual increase in its enrollment with a significant jump due to the Great Recession from 2007 to 2011. Nationwide, the number of college students has increase by 37 percent since 2000, while enrollment at UN-L has increased by eleven percent since 2003. In 2014, the number of enrolled students numbered 25,006, the largest fall enrollment since 1982. By 2020, the university has a goal to increase enrollment by a further 20 percent, for a total of 30,000 students. This increase in students translates into increase demand for student-friendly housing that is affordable, safe, and convenient. Historically, SoDo has been characterized by its large student population and increasing enrollment could present more opportunities for student housing in the neighborhood.

As university enrollment increases, the number of faculty and staff needed to support sits students will also increase. Since 2004, faculty and staff employment has increase by 10 percent. The expansion of the university will lead to the creation of new jobs across the economic spectrum, from high-paying teaching and research jobs to lower-paid administrative and service jobs. It is expected that new university employees will also increase demand for housing across a wide range of housing products., which could have strong implications for future housing development/redevelopment in SoDo given its close proximity to UN-L.

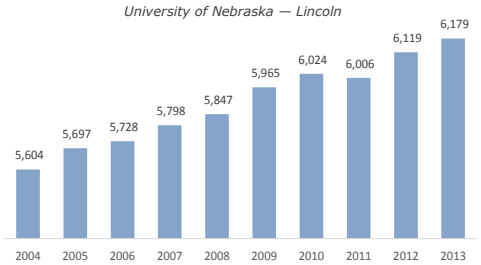
Student Enrollment: UN-L and Nationally 2003 to 2020

University of Nebraska — Lincoln, National Center for Education Statistics



UN-L Faculty & Staff Employment 2004 to 2013

University of Nebraska — Lincoln



Market Areas

Two designated market areas form the basis of demographic, economic, and real estate analysis.

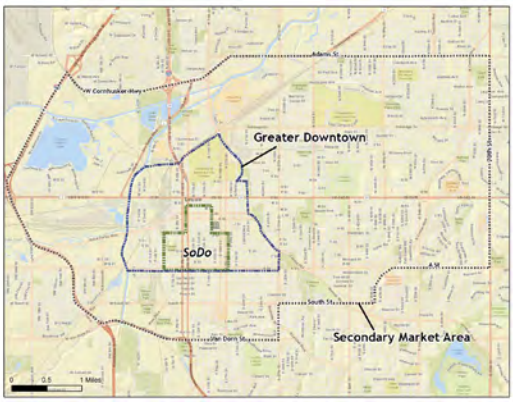
Real estate analysis is based on the concept of "market areas"—smaller geographic areas with their own unique demographic, economic, and housing characteristics. Looking at each of these indicators gives a fuller profile of the people and housing market within the market areas, laying the groundwork for planning and growth.

Two market areas were delineated for this analysis. The first, SoDo, is the principal area of interest. Bounded by S. 6th Street, G Street, M Street, S. 17th Street, and A Street, SoDo encompasses 0.59 square miles that includes parts of the southern edge of Downtown Lincoln and the dense residential areas to the south. Though SoDo makes up less than one percent of Lincoln's total land area, 2.1 percent of Lincoln's population lives within its boundaries, giving it a relatively high population density of 9,777 people per square mile, slightly less dense than Washington, D.C. Overall, 5,534 people call SoDo home.

The secondary market area, or SMA, is a larger area of central Lincoln that includes Downtown, the University of Nebraska, the Haymarket District, and many of Lincoln's older neighborhoods. Bounded by Cornhusker Highway/Adams Street, W. 70th Street, Van Dorn Street/South Street/A Street, and US 77, the SMA spans 22 square miles (24% of the city's land area) and is home to 86,186 people, or nearly one third of Lincoln's population. At 3,918 people per square mile, population density is similar to the state of Montana, though denser than the city as a whole. Just under 55,000 people commute to the SMA daily.

We also identified a lager Greater Downtown that includes SoDo, Haymarket, and U-NL campus. This area was identified to evaluate retail demand.

The following section presents data for SoDo, the SMA, and the City of Lincoln to understand the underlying socio-economic and demographic characteristics of each area.



SoDo

0.6% of Lincoln's land area

2.1% of Lincoln's population

9,380 people per square mile

Secondary Market Area

24% of Lincoln's land area

32.2% of Lincoln's population

3,918 people per square mile

Household Composition

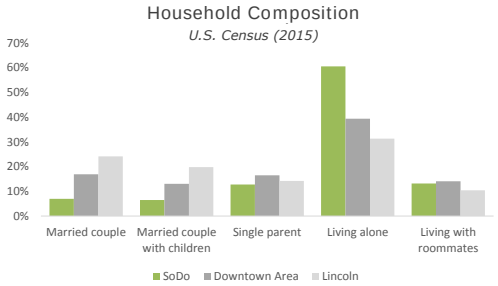
SoDo is home to a larger proportion of residents who live alone compared to the city as a whole and many of these households consist of young adults and college students.

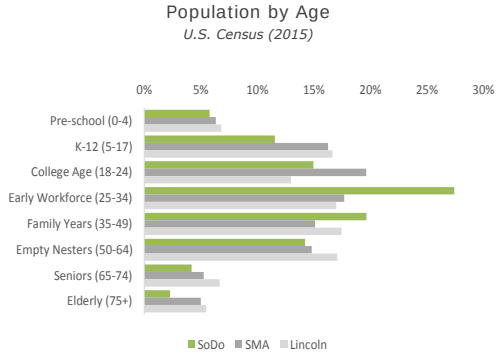
Looking at the composition of households in SoDo, there is a much higher proportion of residents living alone in SoDo (61 percent) than in other parts of the city (31 percent). Similarly, average household size in SoDo is 1.62 residents, much less than the average across Lincoln (2.22 residents). SoDo is home to a notably lower proportion of married couples (14 percent) when compared to the city (44 percent).

SoDo also has a dramatically higher percentage of residents in the 25-34 age range than the city (27 percent compared to 17 percent), and a slightly higher percentage of residents ages 35 to 49. However, children under 18 and older adults are underrepresented in SoDo compared to in other areas. Children under 18 make up 18 percent of SoDo's population, compared to 24 percent in the city as a whole, while the proportion of adults over 65 (6 percent) is half that of the city as a whole.

In the SMA, college age residents make up a large percentage of the population, accounting for 20 percent of residents, compared to 13 percent in the city. In fact, the proportion of residents enrolled in college (including graduate school) is the highest in the SMA, representing nearly 23 percent of the population. The second-greatest proportion of college student residents is found in SoDo, where nearly 15 percent of the residents are enrolled in college.

The city has the highest proportion of children under 18 and adults over the age of 50 of the three areas, suggesting that these two groups are more likely to be found outside of the center city. The city has the greatest proportion of younger students (pre-kindergarten to 12th grade), who make up 16 percent of the population, compared to 8 percent in SoDo and 13 percent in the SMA.





Housing Characteristics

Over 90 percent of households in SoDo are renters, which is significantly higher than the city as a whole. The built environment is characterized by historic structures, which were predominately built before 1940.

By virtue of its location near the historic center of Lincoln, the SoDo neighborhood has a much higher proportion of historic housing than the city as a whole. In SoDo, 44 percent of the housing units were built before 1940, compared to 15 percent in the city. This concentration of historic housing stock has led to the designation of three historic districts partially or wholly within SoDo boundaries.

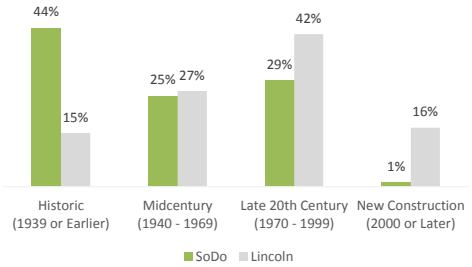
From 1940 to 1969, the proportion of new units in SoDo mirrored the proportion in the city as a whole. By the 1970s, development slowed in the neighborhood as it reached its build-out. In the last 15 years almost no new development has occurred, whereas 16 percent of Lincoln's housing units have been built since 2000. Much of this can be attributed to weak market characteristics and the lack of vacant land in SoDo.

Though many of the historic homes of SoDo were originally built as single-family residences, increasing demand for rental housing and smaller unit sizes has led to the conversion of many of the larger homes into multi-unit rentals allowing owners to increase profitability. Today, a very high number of SoDo housing units—93 percent—are occupied by renters. In the SMA, 63 percent of housing units are occupied by renters, and in the city, slightly less than half (48 percent) of units are occupied by renters.

Fifteen percent of SoDo units are vacant, compared to six percent in Lincoln and eight percent in the SMA indicating hat the market for housing in SoDo is not as robust as other areas in the city, but also that many units are likely in poor condition or have reached their obsolescence.

Housing Characteristics: Age

U.S. Census (2015)



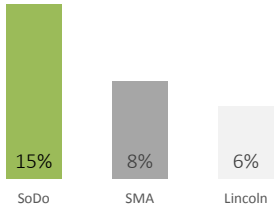
Percentage of Renter-Occupied Units

U.S. Census (2015)

SoDo	93%
SMA	63%
Lincoln	48%

Housing Unit Vacancy

ESRI (2015)



Crime and Property Values

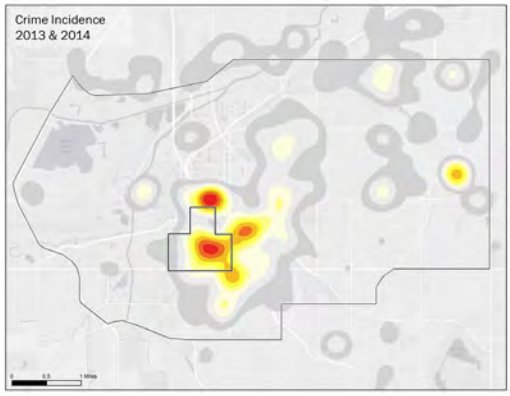
Crime risk is an important component of how a particular neighborhood is perceived and valued and studies have shown that a decrease in crime tends to increase property values.

Personal (particularly violent personal) crime has been demonstrated to affect property values. A Chicago crime case study (Rizzo, 1979) found that a 10 percent decrease in crime rate tends to increase property values by two to four percent. In a well-known 1978 study, researcher Richard Thaler attributed a one standard-deviation increase in crime to a per acre land price reduction of $3,847.

Overall, crime in Lincoln is relatively low. ESRI's total crime index indicates that the incidence of crime in the city is only ten percent higher than that of the nation as a whole, which is low compared to other Midwestern cities. However, crime incidence in SoDo is slightly higher—65 percent more than the national average.

Crime data provided by the City of Lincoln Police Department shows that crime in Lincoln tends to concentrate in areas near downtown, which is likely due to the greater density of people who live, work, and go to school in these areas. A map of index crimes, which includes property and personal crimes, shows that SoDo has one of Lincoln's largest "hot spots" of crime. Though great strides have been made to reduce crime in SoDo, there are still higher incidents of crime compared to other parts of the city, which limits marketability. Crime, whether actual or perceived, is one of the primary deterrents to future neighborhood investment.

Perceptions of crime are also greatly influenced by the physical conditions of a neighborhood as well as the general design and style of the built environment. Many multi-family structures in SoDo have unit entries from side alleys/entryways, which can offer an unsettling experience for pedestrian.



Crime and Property Values (cont.)

A disproportionate number of crimes occur in SoDo compared to the city as a whole, although the total number of incidents decreased from 2013 to 2014.

An analysis of crime data provided by the Lincoln Police Department shows that a disproportionate number of crimes occur in SoDo. Though 2.1 percent of Lincoln's population lives in SoDo, the area accounted for 9.4 percent of personal crimes (assault, homicide, robbery, and rape), 4.4 percent of property crimes (arson, burglary, larceny, and auto theft), and 5.8 percent of other crimes (drugs, weapons, vandalism, fraud, etc.) in Lincoln in 2014. The disproportionally high rate of personal crime is the most concerning because violent crime has the most pronounced effect on neighborhood property values. Of the crimes studied, rates of burglary, larceny, and robbery were particularly high. However, efforts from the Lincoln Police Department to address crime within SoDo show evidence of success—all types of crime decreased from 2013 to 2014.

Mapping the location of crimes shows addresses and locations where the most incidents have occurred in the past two years. The highest number of incidents, 86, occurred at the Heather Ridge Apartments, a 52-unit building at the eastern edge of SoDo. The second highest number of incidents, 48, occurred at Park Middle School. The crime map shows a cluster of crimes in an area roughly bounded by G Street, S. 11th Street, D Street, and S. 14th Street. Though some of the high-crime addresses are larger buildings, others are "problem properties" with a high number of crimes relative to their number of residents. Further analysis regarding the factors that lead to a greater incidence of crime at these locations can be used to develop strategies for reducing crime without redirecting it into other Lincoln neighborhoods.

Incident	*Number of Incidents*		*Percent Change from 2014*	*Percent of All Lincoln Incidents*	
	2013	*2014*		*2013*	*2014*
Personal Crime *(Assault, Homicide, Robbery, etc.)*	471	445	-6.7%	8.5%	9.4%
Property Crime *(Arson, Burglary, Larceny, etc.)*	411	405	-1.5%	4.4%	4.4%
Other Crimes *(Drugs, Weapons, Vandalism, etc.)*	707	702	-0.7%	5.7%	5.8%

Demographics: Conclusions

Lincoln is a growing city and significant housing development will be needed in the coming decades to accommodate this growth. Based on current demographics and household characteristics, SoDo has a very large proportion of renters that could be detrimental to the area' long-term stability.

Demographics Summary

- Lincoln is projected to add over 100,000 new residents by 2040, and based on current household sizes, it will need to accommodate 39,000 new households.
- Since 2000, most of the population growth in Lincoln has occurred in the outer areas and many areas in the urban core closer to Downtown actually lost population.
- The University of Nebraska is has a goal to increase enrollment by 5,000 students by 2020, which will also increase employment opportunities at the University and throughout Lincoln.
- Population density is significantly higher in SoDo compared to the city as a whole.
- SoDo is home to a larger proportion of young adults and college students compared to the city as a whole
- 44 percent of SoDo's housing stock was built before 1940.
- 15 percent of the housing units in SoDo are vacant.
- Over 90 percent of housing units in SoDo are renter--occupied
- Crime is higher in SoDo compared to the city as a whole

Implications for SoDo

Despite steady population growth since 2000, most of the close-in neighborhoods in Lincoln have not fared very well and many areas in the urban core have actually lost population. SoDo's population has remained stable primarily from steady demand from college students. Given the population projections for the city and region, if SoDo enhances its marketability and takes the necessary steps to invest in the built environment and provides higher-quality housing, it could capture a portion of this growth. Crime can be a major deterrent to revitalization efforts and thus it is critical that the Lincoln Police Department and the community itself continue working together to reduce crime. SoDo is headed in the right direction as crime has decreased in the last two years.

The historic housing stock in SoDo is one of its primary assists, although it is also a challenge as wear and tear and lack of investment by property owners has led to deteriorating conditions throughout the neighborhood. SoDo is attractive to students and lower-income households given its relative affordability and availability of rental units in close proximity to Downtown and the University, but over 90 percent of its housing is renter-occupied, significantly higher than the city as a whole (48 percent). Though there is not an *ideal* homeownership rate, urban neighborhoods like SoDo should have a healthy balance of owner– and renter-occupied housing. Owner-occupied housing creates stability and long-term commitment in a neighborhood and incentivizes property maintenance and reinvestment. In the case of SoDo, given high tenant turnover and low achievable rents, many owners/landlords do not have the incentive or financial means to adequately maintain or invest in their properties. This may be one of the reasons why the vacancy rate is so high (15 percent).

5. Economic Opportunity

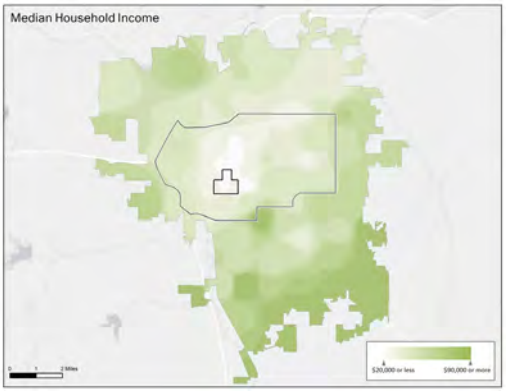
Income and Immigration

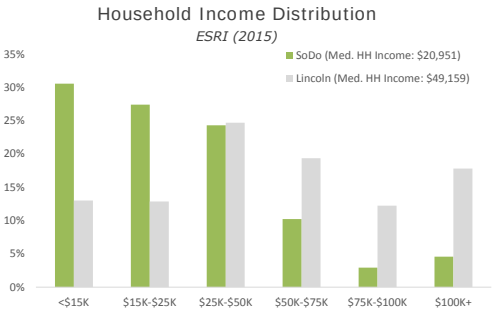
SoDo is home to a much higher proportion of low income residents and foreign immigrants than the city as a whole.

Not unlike many cities in the United States, median household income in Lincoln is lower in the urban core compared to the city as a whole. In SoDo, the median household income of $20,826 is less than half that of the city as a whole ($49,159). Median household income in the SMA is higher at $35,002, but still below the city. Moreover, income growth has been stagnant for SoDo residents since 2010, and projected annual growth rates of 1.5 percent over the next five years fall behind rates projected for the SMA (2.6 percent) and Lincoln (3.2 percent), suggesting that the income gap for SoDo residents will continue grow without addressing workforce, employment, education, and other upward mobility issues.

The income distribution shows that SoDo is home to residents from a wide range of income levels, some of whom earn wages above the city median. However, compared to other areas, income is much more concentrated at the lower end of the distribution. Over 58 percent of households in SoDo earn less than $25,000 per year, over twice the percentage of households in the city as a whole.

One distinguishing feature of SoDo is the high percentage of foreign immigrants. Foreign imigrants make up 7.6 percent of the population of Lincoln, but account for nearly one in five SoDo residents (19.8 percent). For some immigrants, the language barrier can pose a problem. According to the U.S. Census, in SoDo, 14 percent of residents do not speak English "very well," compared to 4.7 percent in Lincoln as a whole. This language barrier can serve as an impediment to higher -paying work.

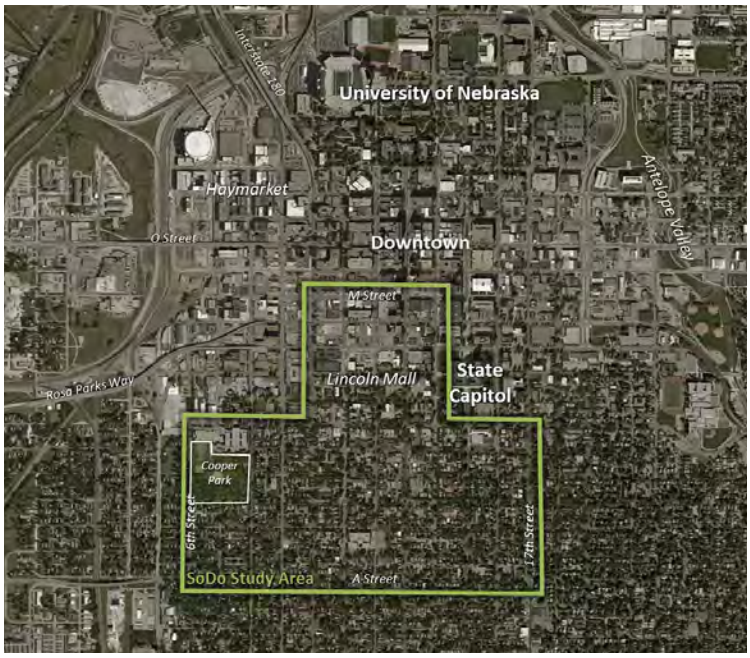




Subconsultants | 512

South of Downtown Study Area

The South of Downtown study area ("SoDo") is immediately south of Downtown and consists of an area generally bound by A Street to the south, 6th Street to the west, M Street to the north, and 17th Street to the east, not including the State Capitol Building.



SoDo at a Glance

Population

SoDo		Lincoln
5,439	(2010)	258,379
5,534	(2014)	267,487

Households

SoDo		Lincoln
3,155	(2010)	103,546
3,234	(2014)	107,541

Average household size

SoDo	Lincoln
1.62	2.22

Median HH income

SoDo	Lincoln
$20,826	$49,159

Median housing value

SoDo	Lincoln
$117,708	$170,190

% renter-occ. units

SoDo	Lincoln
93%	48%

% vacant units

SoDo	Lincoln
15%	6%

Education and Employment Accessibility

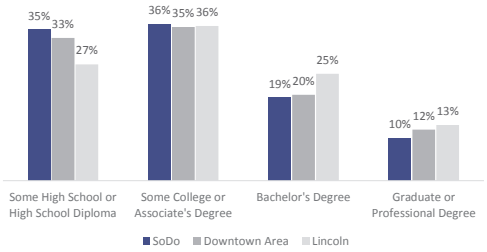
Given the close proximity of Downtown, State Capitol, and University of Nebraska main campus, many SoDo residents can walk or take transit to work. Lower educational levels for SoDo residents is a barrier for employability in higher-paying professions.

Low household income is influenced by many factors, some of which are related to stage of life or preference, such as being a student or living alone, while others are deeper and more structural, such as low educational attainment. Though SoDo, the SMA, and Lincoln have an equal proportion of residents with some college (35 to 36 percent), SoDo is home to a lower proportion of residents who have earned a college degree (29 percent compared to 39 percent throughout the city). However, the population with some college education is comparable.

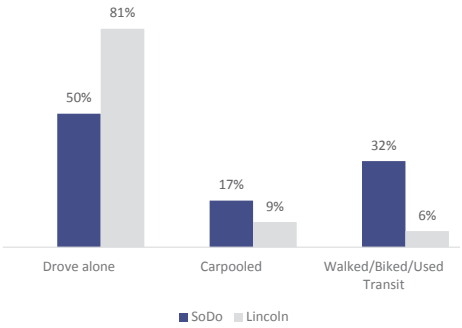
As a consequence of lower educational attainment, residents of SoDo are more likely than average to hold jobs in low-paying service sectors such as accommodation, food service, and administrative support and less likely to hold jobs in higher-paying sectors such as finance, insurance, professional and technical services, and health care than are residents of Lincoln as a whole

A very small fraction of SoDo residents both live and work within SoDo, although this would be expected since SoDo primarily represents residential neighborhoods. Of the 7,064 people who work in SoDo each day, only 114 live in SoDo. Of residents living in SoDo, 2,071 leave SoDo each day to work elsewhere in the city. However, a large proportion of these commuters (over 80%) work within 10 miles of their home, with a large proportion working in nearby Downtown locations. SoDo's location relative to job centers facilitates sustainable and environmentally-friendly commuting modes. One unique feature of SoDo is the very high percentage of residents who commute by carpool, on foot, by bike, or by public transportation—49 percent, compared to only 15 percent in the city.

Educational Attainment
U.S Census (2015)



Commute Method
U.S. Census (2015)



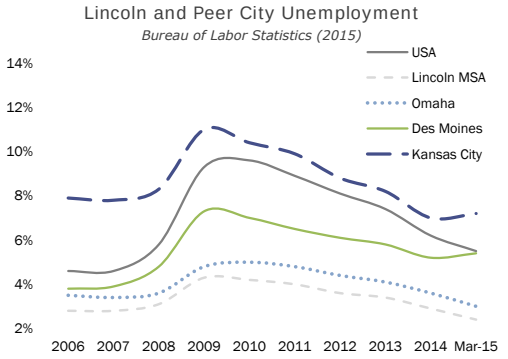
Unemployment

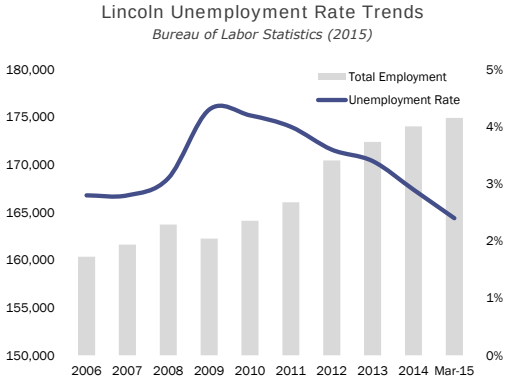
As of March 2015, Lincoln had the lowest unemployment rate of any metropolitan area in the country at 2.4 percent and the region continues to experience strong employment growth since 2009.

The Lincoln MSA experienced a slight increase in unemployment in 2009 at 4.2 percent, but was still no where near national unemployment levels of almost 10 percent. Much of this can be attributed to a healthy local economy that is resilient in the face of national and global economic trends. However, such a low unemployment rate also suggests that there is a very small number of individuals seeking employment and that those seeking work are not drawn to the region (or leave to seek employment elsewhere).

The low unemployment rate also has not had a significant impact on income levels and prosperity of households living in SoDo. Publically available unemployment data is not available at the neighborhood level, but based on median household income data, it is assumed that the rate is higher in SoDo than the region as a whole.

There appears to be a disconnect between SoDo residents and the availability and accessibility of quality employment opportunities—there are *physical barriers* (access to transportation, especially for those without automobiles), *educational barriers* (workforce and skill development), and *social barriers* (knowledge of job postings and opportunities).





Employment Distribution

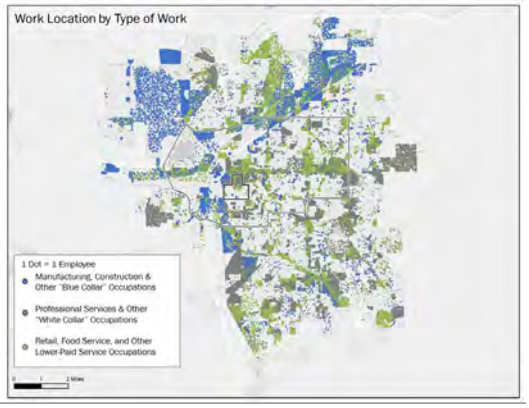
Downtown is the primary employment hub in the region, although employment is generally disbursed throughout, which has a direct impact on where households choose to live.

Throughout central Lincoln, high- and low-wage jobs tend to be clustered in the same areas. Given the presence of the University of Nebraska campus and Haymarket, there is a mix of higher-paying jobs requiring college and other advanced degrees as well as minimum wage service sector jobs.

People living in SoDo are more likely than average to hold jobs in low-payment service sectors such as accommodation, food service, and administrative support and less likely than average to hold jobs in higher-paying sectors such as finance, insurance, professional and technical services, and health care.

In fact, over 58 percent of households in SoDo earn less than $25,000 a year and likely hold minimum wage or part-time jobs. Many of these households may include college students, which skews the numbers a bit. On the other hand, only 15 percent of the residents in SoDo are enrolled in college.

Most of the professional "white collar" occupations and lower-paid service occupations are located Downtown, along the O Street Corridor, and around Gateway Mall. The "blue collar" employment opportunities, likely not requiring a four-year college degree, are generally located in the northern parts of the city and less accessible via public transportation. In other words, the jobs that would be the most accessible to residents of SoDo from an education level are less accessible physically.

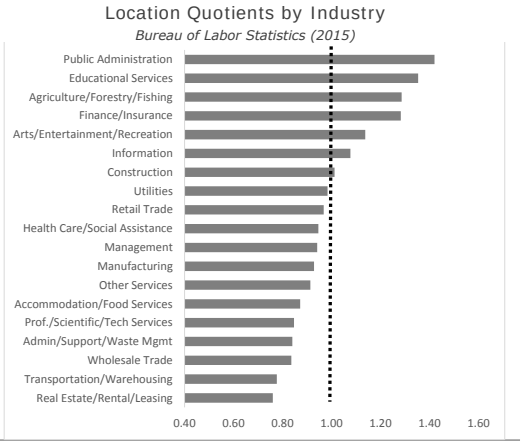


Occupational Summary

Lincoln's economy is driven by the state government and the universities, but there is growth potential for other sectors.

For decades, the state government and universities have anchored Lincoln's economy. The importance of these two industries are reflected in the graph at the right, which shows employment by occupation. Of Lincoln's 166,000 employees, over one-fifth work in office and administrative support. The graph below, showing location quotient by industry, shows this trend more clearly. A location quotient greater than 1 indicates a greater concentration of a particular industry than the national average. According to the location quotients of various industries in the Lincoln metropolitan area, there is a far greater concentration of public administration and educational services jobs in the region. Though the government is not expected to expand significantly in upcoming years, expansion plans for the university signal that educational services will continue to be an important component of the local economy.

Analyzing location quotients can give insight into potential economic growth strategies. One potential strategy is to continue to reinforce industries where the region has a clear advantage. Apart from government and education, other significant regional industries include agriculture, finance and insurance, arts and entertainment, and information. Strengthening Lincoln's competitive advantage in these sectors can lead to further economy growth. Another strategy is to focus on diversifying the economy by supporting industries with less regional presence. In Lincoln, these industries include professional, scientific, and technical services, manufacturing, wholesale trade, and transportation. Important considerations include the overall number of residents employed by each sector, as well as wage and growth potential, so that growth in sectors and positions leads to greater regional prosperity and stability.



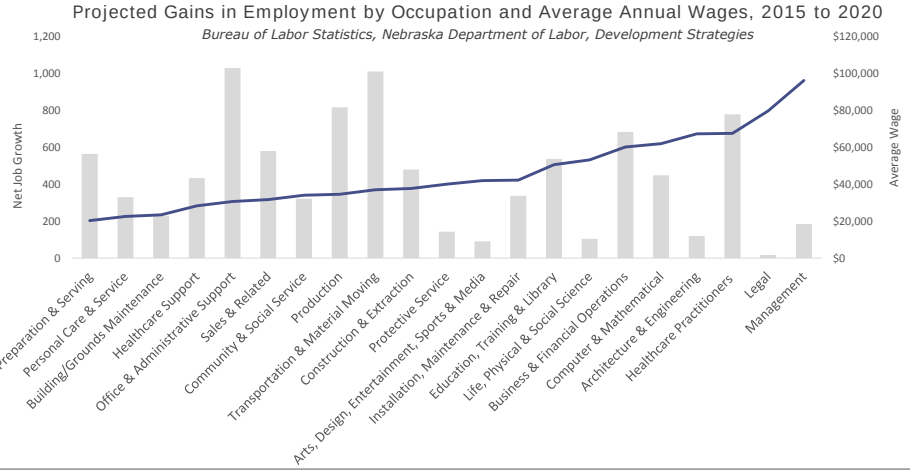
Employment Growth

Lincoln is expected to add over 9,000 jobs in the next five years. These jobs should help retain young talent in the region and provide opportunities for lower-income residents in SoDo.

Lincoln is projected to have significant gains in the following fields: Office and Administrative Support, Production, Transportation, Business and Financial Operations, and Healthcare.

Understanding the potential impacts to Downtown and SoDo are twofold. Strong growth in higher-skilled, downtown-centric industries such as business, finance, technology will retain talent from UN-L and increase the overall marketability of SoDo for urban professionals seeking walkable, mixed-use environments in close proximity to Downtown. Job growth in industries requiring less than a college degree, yet have wages that promote upward mobility, such as production and transportation stands to benefit the residents of SoDo; however, since these jobs tend to be located in industrial areas outside of the city center, job accessibility for SoDo residents—both in terms of job training/education and location— will be critical.

The future of Lincoln's economy is also somewhat dependent on its ability to support innovation and entrepreneurship and create industries that can compete in a global marketplace. Increasing employment in technology-related fields has a tremendous impact on a local economy at all income levels. For example, according to a Brookings study, *advanced industry* wages are higher across all skill-levels and a large proportion of the jobs do not require a college degree, which would have a huge impact on the upward mobility of lower-income households.



Economic Opportunity: Conclusions

Lincoln has a strong local economy with one of the lowest unemployment rates in the country, but the residents of SoDo have not shared in this prosperity and accessing employment opportunities that promote upward mobility should be a long-term goal.

Economics Summary

- The median household income in SoDo ($20,951) is less than half that of the city as a whole ($49,159).
- Over 58 percent of households in SoDo earn less than $25,000 per year, over twice the percentage of households in the city as a whole.
- Foreign migrants make up 7.6 percent of the population of Lincoln, but account for nearly one in five SoDo residents (19.8 percent). Language barriers can be a impediment to higher-paying jobs
- SoDo is home to a lower proportion of residents who have earned a college degree (29 percent compared to 39 percent throughout the city).
- SoDo are more likely to hold jobs in low-paying service sectors such as accommodation, food service, and administrative support and less likely to hold jobs in higher-paying sectors such as finance, insurance, professional and technical services, and health care.
- A much larger proportion of SoDo residents walk, bike or take transit to work (32 percent) compared to the city as a whole (6 percent).
- Lincoln has one of the lowest unemployment rates in the country.
- Places of employment are generaly distributed throughout the city, although there is a higher proportion of "white collar" jobs ans "service sector" jobs Downtown. Most "blue collar" jobs are located outside of Downtown.
- Lincoln is expected to add over 9,000 jobs in the next five years. These jobs should help retain young talent in the region and provide opportunities for lower-income residents in SoDo.

Implications for SoDo

Addressing urban poverty is not an uncommon challenge across this country. Wages, educational attainment, and employment accessibility are all part of an interconnected system, which then has a direct impact on housing values, quality of life, and crime. Increasing economic opportunities that promote upward mobility is thus intrinsically linked to the revitalization of SoDo. Given the positive economic indicators for the city of Lincoln, there appears to be a disconnect between SoDo residents and the availability and accessibility of quality employment opportunities—there are *physical barriers* (access to transportation, especially for those without automobiles), *educational barriers* (workforce and skill development), and *social barriers* (knowledge of job postings and opportunities).

It is also important to recognize that SoDo stands to benefit from increasing economic opportunities at all skill– and income-levels. Strong growth in higher-skilled, downtown-centric industries such as business, finance, technology will retain talent from UN-L and increase the overall marketability of SoDo for urban professionals seeking walkable, mixed-use environments in close proximity to Downtown. Job growth in industries requiring less than a college degree, yet have wages that promote upward mobility, such as production and transportation stands to benefit the residents of SoDo.

INTERNAL DRAFT – Not for Distribution – 5.4.2015 SoDo Revitalization Market Analysis

6. Real Estate Market Analysis

Market Analysis: A Brief Process Overview

While demand for close-in housing is great, competition, economic realities, and site constraints typically reduce the total amount of development that is supportable at a given site. Demand, supply, and site opportunities are therefore interrelated variables in any development that are evaluated separately and then reconciled to arrive at an economically sustainable program. This process is equal parts art and science, relying on qualitative understanding of human behavior as well as market metrics.

Determining market support for housing at a given site, particularly one as rich and diverse as the SoDo neighborhood, requires analysis of many interdependent variables—specifically, those relating to demand, competitive supply, and site opportunities and constraints.

Typically, demand for housing at desirable urban infill sites exceeds supply—both present and potential future supply. This is often because available sites for development are minimal, or because the cost of acquisition is so high that only upscale housing or high-density housing are economically viable (because they generate greater returns). As a result, many middle income families that desire modestly-priced single family housing are "priced out" and move to more remote locations.

Competition plays a large role in "whittling down" demand that would otherwise be available at a particular site by luring or "capturing" prospective residents to other locations. Of course, competitive supply also provides invaluable information on the types of products that need to be provided to appeal to different consumer groups.

Last (but not least), site analysis is an essential, but often overlooked, element of market analysis. Some sites lend themselves to high-rise, multi-family condos, for example, because they offer the convenience, address and name recognition, image, and views associated with a major thoroughfare, mixed-use district, or prominent public space, while other sites lend themselves to low-density townhomes on tree-lined streets.

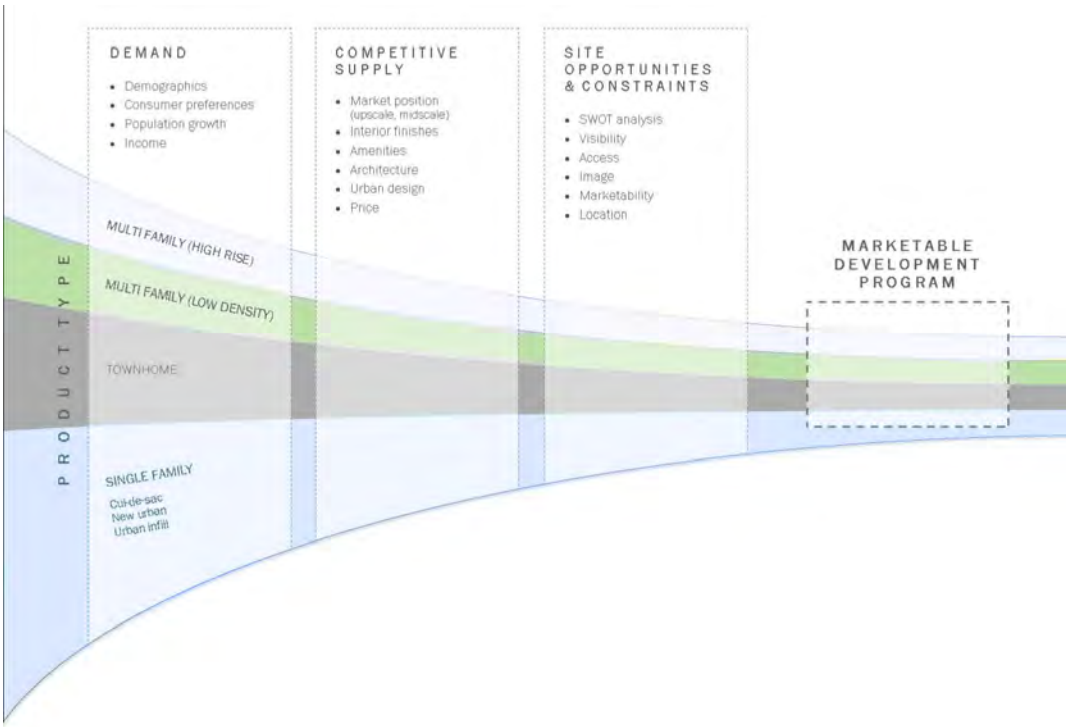
Market opportunities are very dependent on site conditions—which are the sum of amenities, assets, and linkages, as well as barriers, constraints, and incompatibilities—and are shaped and informed by competition (or lack thereof). Therefore, while demand analysis sometimes yields a high volume of support, this demand is necessarily passed through the "filters" of competition and site analysis, leading to a lower number of supportable or marketable units for a site.

This process of market analysis is equal parts art and science, and is as much dependent on a market analyst's experience, vision, and knowledge of the more qualitative influences on consumer behavior, such as psychology, as it is on quantitative metrics such as absorption, occupancy, and lease rates. In this study, demand, supply, and site opportunities and constraints are evaluated separately before being reconciled to conclude a likely development/redevelopment program for SoDo.

The following analysis serves as a baseline for the subsequent SoDo Revitalization Plan.

INTERNAL DRAFT – Not for Distribution – 5.4.2015 SoDo Revitalization Market Analysis

Market Analysis: A Brief Process Overview



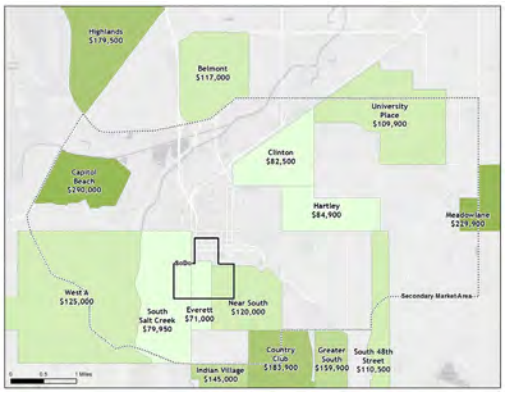
For-Sale Housing Supply: Single-Family

Housing values in SoDo are some of the lowest in Lincoln, which is somewhat indicative of the area's challenges related to deteriorating conditions and concentration of lower-income households.

The SoDo study area includes portions of the South Salt Creek, Everett, and Near South neighborhoods. Given the prevalence of historic structures throughout the area, SoDo also encompasses portions of three historic districts (Everett, which is a locally-designated landmark district, and South Bottoms and Capitol Addition, which are on the National Register of historic districts). In fact, parts of the SoDo date back to the Original Plat laid out upon the city's foundation in 1867.

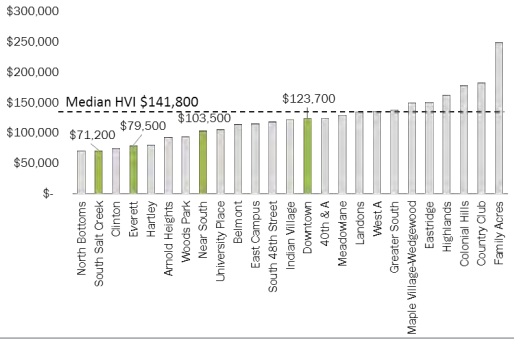
The single-family housing stock in SoDo primarily consists of homes between 1 and 2.5 stories in height built between the 1880s and 1920s. Architectural styles are fairly varied throughout the study area—towards the east, brick and frame homes were built in a number of architectural styles by prominent residents, while towards the west, smaller frame homes in vernacular styles housed immigrants and working class residents. A number of large single-family houses were converted into multi-family residences throughout the 20th century, some of which are now being "de-converted" back into single-family homes. However, single family detached housing still accounts for only 13 percent of the housing units in SoDo.

Data obtained from Zillow gives a snapshot of median listing price in November 2014. Echoing data from the U.S. Census referenced in the Housing Characteristics section, the values of homes in the neighborhoods that make up SoDo are lower than neighborhoods situated further from the city center. Two neighborhoods, Everett and South Salt Creek, had some of the lowest housing values compared to all of the Lincoln neighborhoods studied by Zillow. The Near South neighborhood had the highest home values in SoDo at $103,500, but still lower than the city as a whole.



Zillow Housing Value Index (HVI) - All Homes, 2014

Zillow



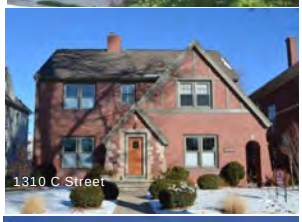
For-Sale Housing Supply: Single Family

The historic housing stock of SoDo spans a range of sizes and conditions with sales prices between roughly $50 to $75 per square foot.

Recent sales data from Zillow shows that there is a market for housing ranging from small one– and two-bedroom homes under 1,000 square feet to the larger homes with four or more bedrooms. Similarly, conditions varied across recent sales. The majority of homes offered original historic features, such as original woodwork and stained glass.

While some were newly-renovated with updated features throughout, others required some work, ranging from cosmetic to the replacement of major systems. Overall, housing in SoDo is relatively affordable compared to other neighborhoods in Lincoln with recent sales prices in the $35 to $99 per square foot range. Much of this can be attributed to poor marketability and deteriorating neighborhood conditions.

Though low home values are affordable to a broader range of household income levels, they also challenge efforts to stabilize property values throughout the neighborhood. Though historic buildings are often one of a SoDo's principal physical assets, the costs of repair and rehab of older properties can be especially burdensome for lower-income property owners. Deferred maintenance can, in turn, lower the value of adjacent properties, creating a negative cycle of deterioration and disinvestment—though one that can be reversed with programs and policies designed to support rehabilitation in low-resource settings.



Single Family Recent Sales

Property	*Description*	*Year Built*	*Unit Type*	*Sale Date*	*Size*	*Sales Price*	*Price/SF*
810 S 9th Street	Recently-renovated small frame bungalow	1905	3-BR/1-Ba	3/23/2015	961 SF	$52,000	$54
1536 B Street	Recently-renovated two story frame house	1910	4-BR/2-Ba	3/19/2015	1,780 SF	$132,000	$74
1310 C Street	Well-preserved brick home	1934	4-BR/2.5-Ba	3/9/2015	2,170 SF	$215,000	$99
1035 S 12th Street	Well-preserved frame Victorian	1900	6-BR/4-Ba	12/31/2014	2,130 SF	$112,000	$53
911 S 9th Street	Updated former rental with original woodwork	1912	4-BR/2-Ba	12/30/2014	1,244 SF	$80,000	$64
826 B Street	Small frame home in need of some work	1920	2-BR/1-Ba	12/23/2014	868 SF	$37,000	$43
846 A Street	Small frame home in need of some work	1915	1-BR/1.5-Ba	9/4/2014	793 SF	$59,000	$74
1029 S 14th Street	Two-story frame house in need of some work	1900	2-BR/1-Ba	8/21/2014	1,088 SF	$38,000	$35
1029 E Street	Two-story Victorian converted duplex	1874	3-BR/2.5-Ba	11/26/2013	1,610 SF	$70,000	$43

For-Sale Housing Supply: Condominiums

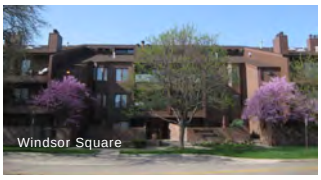
There is a limited number of condominiums in the SoDo study area and most are located Downtown and in the Haymarket. With some recent sales reaching $257 per square foot, this indicates some potential for future condominium development both Downtown and in SoDo.

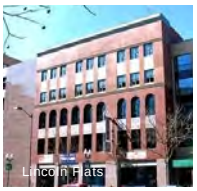
Condominiums often provide a "middle option" between home ownership and apartment living and allow households the ability to gain equity, while enjoying fewer maintenance requirements than owning a single-family home. Despite the relatively affordability of single-family homes throughout Lincoln, many elected officials, other professionals with rigorous travel schedules, or single-person households prefer condominiums since they the require less day-to-day maintenance.

At present, there are very few condos in SoDo. One example is Windsor Square, which was built in 1983 and is made up of one-, two-, and three-bedroom units. Sales prices of between $90 and $99 were recorded for recent sales at this property, one to two and a half times lower than condo prices in nearby neighborhoods.

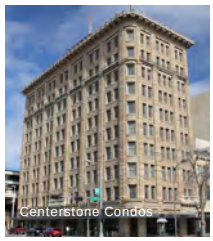
A large percentage of Lincoln's condo supply is located north and northwest of SoDo in Downtown and Haymarket. Many of Lincoln's condos are located in renovated historic buildings along O Street that house retail at street level and residential on upper levels, such as the Centerstone Condos (built in 1900 and renovated in the 1980s) and the Lincoln Flats (built in the 1880s and renovated in 2011). Recent sales at these two properties were priced at between $142 and $257 per square foot.

In the Haymarket, the 14-unit Option Building provides a local example of new, infill, small-scale townhome construction. Built in 2006 at the site of a mattress factory, the Option was the first new residential building downtown in 40 years when it was built. The most recent sale at The Option was priced at $235 per square foot.


Windsor Square


Lincoln Flats

The Option Building


Centerstone Condos

Condo Recent Sales

Property	Location	Unit Type	Sale Date	Size	Sales Price	Sales Price/SF
Windsor Square Unit 104W	SoDo	2-BR/2-Ba	1/16/2015	1,485 SF	$147,444	$99
Windsor Square Unit 101W	SoDo	1-BR/1-Ba	10/7/2014	853 SF	$77,000	$90
Lincoln Flats Unit 401	Downtown	2-BR/1.5-Ba	12/14/2014	1,390 SF	$357,500	$257
Lincoln Flats Unit 502	Downtown	2-BR/2-Ba	8/15/2013	1,563 SF	$349,000	$223
Centerstone Condos Unit 306	Downtown	1-BR/1-Ba	1/7/2015	580 SF	$112,000	$193
Centerstone Condos Unit 702	Downtown	2-BR/2-Ba	12/30/2014	1,160 SF	$165,000	$142
The Option Building Unit 5	Haymarket	2-BR/2.5-Ba	7/31/2013	2,196 SF	$517,000	$235

Rental Supply: Single Family & Duplex

There are five main types of rental housing in SoDo including single-family homes, subdivided single-family homes, duplexes, historic apartments, and "slip-in" apartments.

SoDo's very high proportion of renter-occupied units (93 percent) is due in part to the large range of rental options at very affordable prices. Given the low housing values, many owners have opted to subdivide their homes into smaller multi-unit properties as a source of income. Median rents in SoDo are among the lowest in Lincoln at $409 per month, while median rents citywide are $595 per month. In the neighborhoods surrounding downtown Lincoln, comparably-priced apartments are available, though prices tend to trend higher, especially near O Street in Downtown.

Subdivided Single-Family: Many historic single-family homes of substantial size continue to be subdivided into smaller apartments units. These apartments tend to be smaller, yet more affordable compared to other rental options in the area. Though the rent of these smaller apartments is low on a per-unit basis, the price per square foot is somewhat higher than other units.

Duplexes: In SoDo and the surrounding neighborhoods, there are many duplexes for rent, ranging from two-bedroom units under 1,000 square feet to large, two-story frame units with up to five bedrooms and three bathrooms. Listings for larger duplexes are often targeted to students and monthly rent per bedroom is often in the $250 to $350 range.

Single-Family: Though much less common than duplexes, single-family homes are also offered for rent in the neighborhood. Like duplexes, these homes also tend to be spacious, with listings for larger homes targeted at students or young people living with roommates, although rental homes are also desired by lower-income families who need the extra space, but do not have the financial means to own their own homes.

Subdivided Single Family

Duplex

Single Family Rental

Houses & Duplexes for Rent

Property	Type	Unit Type	Size	Rent	Price/SF
1519 F Street	Subdivided single family	1-BR/1-Ba	470 SF	$495	$1.05
821 Goodhue Blvd	Subdivided single family	1-BR/1-Ba	460 SF	$425	$0.92
826 F Street	Duplex	4-BR/2-Ba	2,904 SF	$1,200	$0.41
1409 E Street	Duplex	5-BR/2-Ba	2,500 SF	$1,250	$0.50
1343 F Street	Duplex	3-BR/2-Ba	1,377 SF	$990	$0.72
835 S 12th Street	Single family	5-BR/2.5-Ba	1,486 SF	$995	$0.67
917 S 9th Street	Single family	5-BR/3-Ba	1,528 SF	$1,325	$0.87

Rental Supply: Apartment Buildings

There are generally two varieties of multi-family buildings in SoDo: historic mid-rise apartments built before 1940 and smaller "slip-in" apartments built primarily in the 1950s and 1960s.

Almost half of the residential buildings in SoDo are apartments as data from the U.S. Census indicates that 47 percent of residential buildings in SoDo have between 5 and 19 units. The apartment buildings vary in condition and their units tend to be smaller than those in duplexes and single-family homes, although the price per square foot is comparable in some cases.

Historic apartments: There are a number of historic, mid-rise masonry apartment buildings dating from the apartment "boom" in the 1920s and 1930s. Examples include the William Penn Building, the Palisade, the Regent, and the Mariposa. Depending on the quality of finishes inside the building, units in these buildings can rent at a higher price per square foot than units built later in the 20th century.

"Slip-Ins": Apartments built in between the 1940s and 1980s, termed "slip-ins," were built as infill as single-family homes were demolished throughout the 20th century. SoDo's mid-century apartments are typically two to three stories tall. The greatest concentration of these apartments are found closer to downtown in the north and east sections of the study area. Though these apartments generally command lower rent per square foot than historic apartments, amounts are comparable to single family homes and duplexes.

The Palisade & Regent Apartments (1929)

William Penn Building (1929)

The Mariposa (1929)

1212 D Street (1975)

1432 B Street (1977)

Apartments for Rent

Property	Type	Unit Type	Size	Rent	Price/SF
The Palisade & Regent	Historic	1-BR/1-Ba	749 SF	$375	$0.50
William Penn	Historic	1-BR/1-Ba	621 SF	$525	$0.85
The Mariposa	Historic	1-BR/1-Ba	460 SF	$535	$1.16
1212 D Street	Slip-In	2-BR/1-Ba	725 SF	$544	$0.75
1419 B Street	Slip-In	1-BR/1-Ba	625 SF	$449	$0.72
1432 B Street	Slip-In	2-BR/1.5-Ba	980 SF	$560	$0.57
1020 H Street	Slip-In	1-BR/1-Ba	570 SF	$449	$0.79
810 H Street	Slip-In	2-BR/1-Ba	725 SF	$535	$0.74

Rental Housing Supply: Student Housing

Increasing student enrollment at the University of Nebraska has put a strain on its existing on-campus housing supply and the private market continues to accommodate growing off-campus housing demand with four large scale student housing properties that have been developed since 2012.

Historically, SoDo has attracted students given its large supply of relatively affordable rental housing and close proximity to the U-NL main campus; however, growing demand for high-quality student apartment properties with extensive community amenities such as swimming pools, fitness centers, and study rooms has encouraged new student apartment development Downtown.

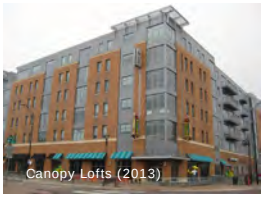
Three new buildings, The 50/50, Parkhaus, The Latitude, and Canopy Lofts have added over 1,300 units restricted to students that offer modern design, amenities, and floorplans/leasing arrangements designed to appeal to the preferences of students (and their parents).

Compared to housing within SoDo, prices per bedroom and per square foot are much higher—in some cases two to three times more expensive—making these apartments less affordable for many students. Although these new properties can accommodate a segment of growing student housing demand, they still cannot supply enough housing for the projected increase of 5,000 students by 2030. Additionally, SoDo still offers the most affordable rental options for students and will continue being a primary housing options; on the other hand, deteriorating neighborhood conditions would likely steer potential renters away.

The 50/50 (2014)

Parkhaus (2012)

The Latitude (2015)


Canopy Lofts (2013)

Student Apartments

Property	Year Built	Number of	Unit Types	Size	Rent	Rent/Bed	Rent/SF
The 50/50	2014	475	2-, 3-, & 4-BR	624 SF - 1,138 SF	$1,430 - $2,620	$620 - $715	$1.93 - $2.36
Parkhaus	2012	192	2- & 4-BR	684 SF - 1,600 SF	$1,380 - $2,600	$595 - $745	$1.63 - $2.19
The Latitude	2015	576	Studio, 1-, 2-, 3-, & 4-BR	460 SF - 1,200 SF	$974 - $3,196	$674 - $1,199	$1.89 - $2.66
Canopy Lofts	2013	71	1-, 2-, 3- & 4-BR	510 SF - 1,510 SF	$900 - $2,800	$625 - $900	$1.79 - $2.34

Rental Housing Supply: Affordable

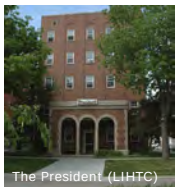
SoDo is home to two subsidized apartment communities with several nearby in the greater Downtown area.

Within the boundaries of SoDo, there is only one subsidized affordable housing community, the twin President and Ambassador buildings, which have recently received Low-Income Housing Tax Credits (LIHTC) for their renovation. Combined, the buildings provide a total of 71 units with a mix of efficiency and one-bedroom units. Affordable housing for families is provided by the Lincoln Housing Authority at homes and duplexes throughout Lincoln, including within the study area. Rents at these units are limited to 27 percent of a family's gross income.

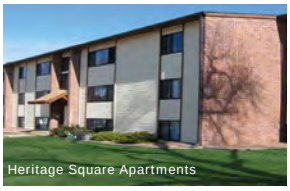
Outside of the study area, four buildings provide affordable housing for Lincoln seniors: the 60-unit Hardy Building, an income-restricted (LIHTC) property, and three Section 8 properties, Capitol View Tower Apartments, Crossroads Apartments, and St. Charles Senior Apartments. Combined, these properties provide 201 units of housing for low-income seniors.

Two buildings outside of the study area, Northwood Terrace and Heritage Square, offer units with one, two, or three bedrooms within walking distance of the university. Both properties accept housing choice vouchers, and Northwood Terrace is limited to households earning 80 percent or less of area median income (AMI). Closer to the study area, the YWCA apartments offer two-bedroom units to households earning 50 percent or less AMI.

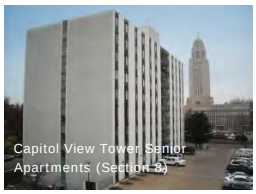
Though rents in SoDo are considered affordable on a price per square foot basis, the quality and condition of the units vary greatly. Housing development using LIHTC is an effective way to increase the overall quality of an area's housing stock through new development or renovation. LIHTC properties are privately developed and managed with strict reporting and compliance standards, which incentivizes proper maintenance and management.

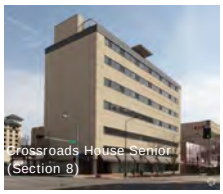

The President (LIHTC)

The Hardy Building (LIHTC)


Heritage Square Apartments

Northwood Terrace Apartments


Capitol View Tower Senior Apartments (Section 8)


Crossroads House Senior (Section 8)

St. Charles Senior Housing (Section 8)

YWCA Apartments (LIHTC)

Housing Demand Pricing

Understanding affordability levels of existing SoDo and Downtown residents offers insights as to the type of rental or for-sale housing the market can support and the financial feasibility of new development.

According to ESRI, there were 7,303 households in Downtown and SoDo in 2014, which represents just under 8 percent of the total households in the city of Lincoln. Of these households, over 55 percent earn less than $25,000 per year and, on average, these households pay 35% or less of their salary towards housing. Therefore, a household that earns $20,000 per year should be expected to pay around $580 per month on rent.

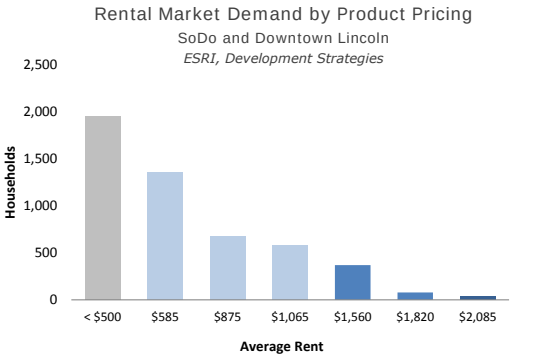
By identifying the number of households by income bracket and making some estimates of percentage of income paid toward housing and proportion of homeowners to renters by income bracket, the cost of housing in SoDo and Downtown can be estimated. Though some replacement or rehabilitated housing products could attract new residents to the area, in all likelihood, new housing products are more likely to be bought or rented by existing SoDo or Downtown residents, at least in the near term.

For-sale Market: Roughly 29 percent of owner households can only afford a home priced lower than $150,000. This does not include the nearly 2,400 households earning less than $15,000 that are assumed to be renters. There is a small market for homes priced at or above $150,000, but any larger scale developments would likely need to attract higher-income residents to the neighborhood or require subsidy

Rental Market: Roughly 65 percent of renter households earn less than $25,000 and can only afford rents of about $600 per month or less. About 20 to 25 percent of renters can afford rents of $1,000 or more per month. Similar to the for-sale housing demand pricing, higher-quality (and priced) rental units would likely need to attract higher-income residents to the neighborhood or require subsidy.

Legend: Market Position

Subsidized | Affordable | Midscale | Upscale | Luxury



521 | Subconsultants

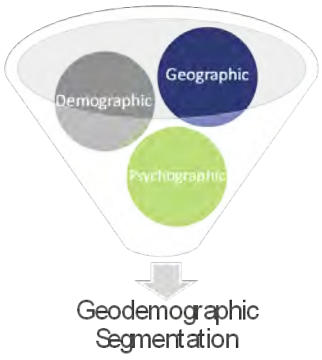
Consumer Segments

Target market analysis is used to determine demand based not only on geography and demographic traits, but also on consumer preferences. This analysis can be used to identify particular household types that would be interested in denser housing options in St. Charles County and where they are currently living in the region.

Just as market segmentation and target marketing are used to determine tendencies to buy different types of consumer products—including products as diverse as cars, computers, and dish soap—Development Strategies analyzes market segmentation data to identify demand for different types of housing products at a particular location. Market segmentation analysis provides a clearer understanding of how many households might be attracted to a project (or community), who those households will consist of, and where they will come from. Ultimately, this guides the type, pricing, and market position of housing product to be offered at a given site.

The methodology makes use of ESRI's Community Tapestry™ data, which uses algorithms to link demographic, geographic, and psychographic data to create 65 unique geodemographic segments. In other words, these "segments" are essentially 65 household groupings, each with their own unique combination of demographic (income, age…), geographic (where they live), and psychographic (values, culture…) characteristics (see diagrams at right).

Unlike conventional demand methodologies, which focus on absorption of nearby projects or subdivisions—and demographic data such as age and income within a market area—target market analysis allows us to focus on geographic preferences, and attitudes and cultural norms. This is particularly useful when no nearby comparables exist, a number of housing products are being pondered, or a large percentage of the market may come from well beyond traditional market boundaries. Our target market analysis enables us to find potential homebuyers and renters for SoDo that are located throughout the Lincoln region.



Psychographic	Demographic	Geographic
• Attitudes	• Age	• Market Areas
• Values	• Gender	• Cities
• Culture	• Income	• Counties
• Buying Patterns	• Home Value	• MSA's
	• Ethnicity	• Neighborhoods
	• Family Type	• Census Tracts
	• Education	

Demand: Target Markets

Four tapestry groups call SoDo home: Metro Renters, Young & Restless, Inner City Tenants, and College Towns.

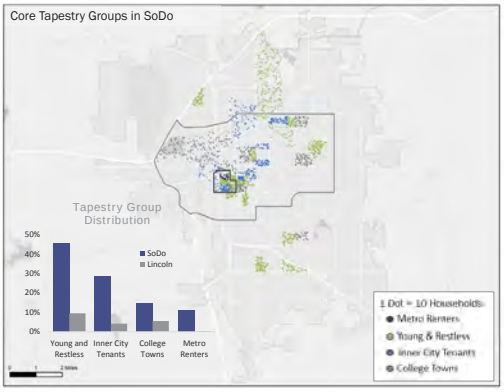
Tapestry segmentation is a method of classifying residential neighborhoods based on household characteristics, such as income and family type, to demographic traits such as age, education, employment, and housing choice. The results of tapestry analysis can be used to understand the real estate preferences of the people who live in a place—or to understand the characteristics of competing neighborhoods.

At present, four tapestry groups live within the boundaries of the SoDo study area.

Metro Renters: Metro Renter neighborhoods are found in the largest metropolitan centers across the United States. Residents of these neighborhoods are often young, educated, single residents living alone or with roommates. These neighborhoods tend to be diverse with ample options for rental housing. SoDo is the primary area for Metro Renters in Lincoln.

Young & Restless: Young & Restless neighborhoods are found in the metropolitan areas of the South, West, and Midwest. Compared to Metro Renters neighborhoods, Young & Restless neighborhoods have younger and more diverse residents, and this group comprises of 46 percent of the households in SoDo. Median educational attainment is slightly lower and residents have less disposable income. About one in five residents of Young & Restless neighborhoods have children, and over half of housing units are shared with a roommate or significant other. Young & Restless neighborhoods are found throughout Lincoln, with clusters found in and around Downtown, as well as those within a roughly 10 minutes drive to the city center.

Inner City Tenants: Inner City Tenant neighborhoods are often described as a "stepping stone for recent immigrants." These neighborhoods are often characterized by a high turnover of residents and population growth. These residents are younger than average, living in mixed household types alone, with roommates, with spouses, and/or with children. Many are in the process of earning college degrees, while working part– or full-time. Median household income is low, and many residents live in apartments built between the 1960s and the 1980s. Car ownership is lower in this group than in the other three groups. This group comprises of 29 percent of households in SoDo.



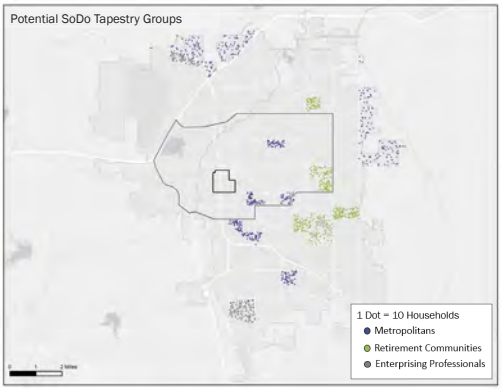
College Towns: College Towns neighborhoods are found near colleges and universities where housing is affordable. College Towns residents are very young (their median age is 24) and live with roommates, partners, or alone. Nearly 60 percent are enrolled in school, while others are recent graduates. Part-time employment is high and median income is low. Single-family housing is often interspersed with student-friendly housing and is home to older families.

Tapestry Segment Maps

One way of developing a market strategy is to look at tapestry groups living outside of SoDo and identify those households who would potentially be interested in moving to SoDo.

Metropolitans: Metropolitan communities are located in older city neighborhoods and contain a mixture of singles living alone and married couples. Metropolitan communities have are typically middle-aged adults with high educational attainment and high employment. The housing stock consists of historic single-family homes and multi-unit buildings. Residents of Metropolitan neighborhoods are often active in civic affairs and participate in recreational activities outside of the home such as travel and outdoor sports. Given the historic nature of SoDo's housing stock, the vibrancy of the neighborhood, and its proximity to urban amenities, SoDo seems poised to attract residents from Metropolitan neighborhoods who are currently living in other areas of Lincoln.

Retirement Communities: Retirement Communities neighborhoods are neighborhoods located in cities that appeal to seniors living alone as well as married couples without children living at home. Many residents are retired from white collar occupations and, though median household incomes are slightly lower than the US median, households have passive income through investments, retirement savings, or rental properties which sustain them. Housing in retirement communities tends to data from the 1960s onward and residents live in a mix of owner-occupied single-family housing and multi-family units. Retirement Communities residents are also active in civic activities and enjoy a mix of social and recreational activities both inside and outside of the home. As the number of seniors increases in Lincoln, SoDo could attract older adults from Retirement Communities neighborhoods who want to live on a budget in a city setting.



Enterprising Professionals: Enterprising Professionals neighborhoods are characterized by upwardly mobile young professionals with high levels of educational and employment. Enterprising Professional neighborhood residents move frequently to find career opportunities within the economies offered by medium and larger cities. These residents prefer to both own and rent, and are an ideal market for new townhome or condo units. SoDo would be able to attract residents of Enterprising Professionals neighborhoods by providing attractive, new infill housing, especially closer to Downtown and Haymarket.

SoDo Marketability: Attracting these types of households will be dependent on SoDo's ability to offer housing products that are attractive to these groups, especially higher-density for-sale products such as townhomes or well-maintained historic homes. These groups also desire attractive walkable communities therefore, placemaking efforts are also critical.

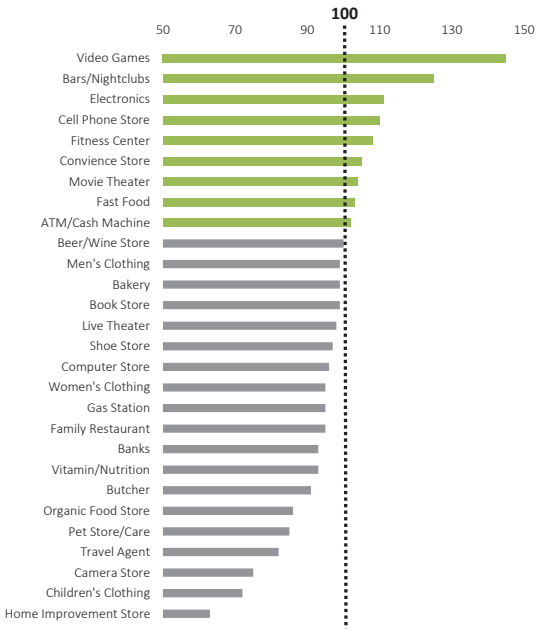
Retail Market Potential

SoDo is primarily a residential neighborhood, but there is still a need for smaller-scale, complimentary retail uses to serve the local community. At the same time, it is critical to understand the retail market potential of the greater Downtown area as a whole, since there may be opportunities to generate more foot traffic in and around SoDo.

ESRI provides *Retail Market Potential* data for any selected area, which considers the types of products and consumer behavior based on underlying demographic and socio-economic characteristics. Much of this data is derived from *Doublebase 2013* data from GfK MRI, a leading consumer research firm and considers the expected number of customers and local demand for certain products or services.

The Retail Market Potential Index represents the ratio of local demand compared to national demand with the national average at 100; therefore, in the SoDo and greater Downtown area, if the index is above 100, demand is greater than the national average. This index does not factor existing supply of retail, or demand from workers or visitors, just the typical demand from local households.

The Retail Market Potential Index for SoDo and Downtown indicates preferences for video game stores (145), bars/nightclubs (125), electronics stores (111), cell phone stores (110), and fitness centers (108). These results are likely steered by the large student population and younger households living in the area.



Main Library Vision and Concept Study

LINCOLN CITY LIBRARIES

July 17, 2012

SINCLAIR hille architects MSR S.R. KENT LLC

SINCLAIR hille architects MSR S.R. KENT LLC

6. ADULT AREA

Qualities

Houses adult collections in low (66" max height) shelving ranges.
Very visible and easily accessed from the Marketplace.
Open, light filled, inviting.
Variety of seating and study areas.
Fiction (active) and Non-Fiction (more quiet) areas separated.

Elements

6.1 Customer Service Point
Small, flexible, function and very visible service point for inquiries for help.

6.2 Public Access Computers
For longer term computer use. 50 public access computers.

6.3 Collection
Adult Non-Fiction
Adult Fiction
Adult Large Print
Biography
Reference
Books on CD
Literacy
World Language Collection
Newspapers
Magazines
Other (Information and Programs, Nebraska Newsletters, Local Government Information)

6.4 Seating
Lounge seating (20)
Study seating at two person tables (2 two person tables)
Study seating at four person tables (8 four person tables)

6.5 Study Rooms
Study Rooms for small group work in very visible area of the library.
Two person study rooms (4)
Four person study rooms (4)
Ten person study rooms (2)

6.6 English Language Learning Room
Study seating for four.

Notes: Plan for a twenty percent reduction in the size of the Adult Fiction and Non-Fiction collections and a fifty percent reduction in the size of the Adult Reference Collection (as compared to existing collection).

Shelving to be 66 inches high, maximum.

7. CHILDREN'S AREA

Qualities

Houses children's collections in a variety of appropriate storage and shelving types.
Very visible and easily accessed from the Marketplace.
Open, light filled, inviting.
Variety of activity, seating and study areas.
Preschool and youth areas separated.
Interactive learning space and development play area to be a visually significant element of the Children's Area.
Library will conduct Storytime activities in the Public Meeting Rooms (Section 1). Provide ability to move furnishings in Children's area to create open area for activities for up to 100 children.
Children's collection planned for no growth.

Elements

7.1 Customer Service Point
Small, flexible, function and very visible service point for inquiries for help.

7.2 Public Access Computers
For longer term computer use. 12 public access computers.

7.3 Collection
Youth Services Non-Fiction
Youth Services Fiction
Youth Services New Materials
Youth Services DVDs
Games, Playaways
Spoken Word and Picture Books on CD
Juvenile Picture Books
Juvenile Chapter Books
Juvenile First Readers
Display
Paperbacks
Board Books
Magazines

7.4 Seating
Lounge seating (6)
Study seating at two person tables (2 two person tables)
Study seating at four person tables (6 four person tables)
Study seating at six person tables (1 six person tables)

7.5 Interactive Learning Space
Developmental play area.

7.6 Family Restroom and Children's Restroom

7.7 Open Small Group Area
Open small and flexible area for various group activities for up to 30 people.

7.8 Youth Services Storage Room
Plan for no print collection growth.

8. TEEN AREA

Qualities

Destination for area teens.
Houses teen collections and activity areas.
Very visible and easily accessed from the Marketplace.
Open, light filled, inviting.
Variety of activity, seating and study areas.
Visually distinct from and physically separated from children's areas.
Acoustically separated from other library areas.
Allow for flexible space for teen programs.

Elements

8.1 Customer Service Point
Small, flexible, function and very visible service point. Teen Service Point designed to be easily moveable.

8.2 Public Access Computers
For longer term computer use. 10 public access computers.

8.3 Collection
Books
Graphic Novels
Magazines
Games

8.4 Seating
Lounge seating (4)
Study seating at four person tables (6 four person tables)
Other informal seating (booths, etc.) (15 seats)

8.5 Learning, gaming and interactive area and equipment
Include a series of large monitors for a variety of activities.

8.6 Success Center
Space for teens to learn about jobs and careers and to receive homework help.

8.7 Media Studio
Adjacent to Polley Music Collection. Creative space, technology and equipment.

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9. SPECIAL COLLECTIONS

Qualities

Visible within the public area of the library.
Spaces with separate and distinct identities to house two different special collections.
Provide small furnishing or kiosk type customer service points in each collection area.
Design the Polley Music Library and the Jane Pope Geske Heritage Room of Nebraska Authors to allow for shared components within the two collections and with the adult services collection—and locate adjacent to the adult services collection. The Printed Word Exhibit Space should be located near and visible from the building entry.

Elements

9.1 Polley Music Library
Allow for appropraite amount of continued growth of the collection adjacent to Teen Media Studio.

9.2 Jane Pope Geske Heritage Room of Nebraska Authors
Allow for space for seating for lectures and other presentations with seating for 20.

9.3 History of Books and Reading Exhibit Space
Display and reading space for collections and exhibits documenting and exhibiting the history of the printed word and the book. Provide security and environmental controls suitable to host valuable and sensitive traveling exhibits. Design and locate display/exhibit area so that it can be closed off visually from the remainder of the library between exhibits.

10. STAFF

Qualities

Staff spaces consolidated to one or two primary staff areas.
Staff spaces open for collaboration and flexibility.
Administration Offices, Collection Development and Technical Services and Virtual Services may be relocated to another Library facility if it proves advantageous to do so.
Staff areas to accommodate the current number of staff FTE. Expanded library assumes no increase in staff.

Elements

10.1 Administration Offices (Total Staff: 7)

10.2 Collection Development and Technical Services (Total Staff: 12)

10.3 Virtual Services (Total Staff: 5)

10.4 Main Library Staff and Youth Services Staff (Total Staff: 34)

10.5 Foundation Offices (Total Foundation Staff: 2)
Note: Easy public access to Foundation Office is needed.

10.6 Staff Restrooms and Lounge

10.7 Storage

10.8 Copy and Work Area

11. SERVICE

Qualities

Public and Non-Public spaces in support of the building and its use.

Elements

11.1 Public Restrooms
Per Building Code and divided per floor as appropriate
Staff restrooms

11.2 Stairs
Egress stairs as required

11.3 Elevators
Elevators and Elevator Machine Rooms as required

11.4 Mechanical, Electrical and Data Rooms
Mechanical, Electrical and Data Rooms as required

11.5 Janitor's Closets

11.6 Other
Allowance for other required support spaces

12. EXTERIOR PROGRAM AREAS

Qualities

Exterior program areas both related to and unrelated to library activities.

Elements

Children's activity and education areas.

13. PARKING

On site parking for (minimum) 200 cars

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PROGRAM SPACE COMPARISON

A comparison of the program space between the existing Bennett Martin Public Library facility and the proposed new facility is important in that it reflects changes in how libraries are used. The charts show increase in space for library customers in seating, computer availability and meeting room space, and a reduction in space for staff. The charts on this and the following pages represent the results of analysis of existing programmatic areas within the Bennett Martin facility as well as projected programmatic areas for spaces needed to create a flexible work-class library that will serve the citizens for generations.

PROGRAM SPACE	EXISTING GROSS SQ. FT.	PROPOSED GROSS SQ. FT.	PERCENT CHANGE
ENTRY AND BUILDING CIRCULATION		5,500	100%
MEETING ROOMS	3,354	11,924	255.5%
LEARNING AND DOING		5,500	
PARTNER SPACE		5,500	
ADULT SERVICE AREA	21,758	22,115	1.6%
CHILDREN'S SERVICE AREA	1,950	6,702	243.7%
TEEN AREA	200	2,684	1,242.0%
SPECIAL COLLECTIONS	4,747	9,309	96.1%
STAFF	14,233	8,019	-43.7%
NON-ASSIGNED SPACES		14,212	
SUBTOTAL		95,790	
NET TO GROSS RATIO		11,496	12%
TOTAL	**64,043**	**107,285**	

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SPACE NEEDS SUMMARY

1	ENTRY AND BUILDING CIRCULATION	spaces	sq ft/space	total	NOTES
1.1	BUILDING ENTRY LOBBY	1	400	400 sf	
1.2	LIBRARY ENTRY LOBBY	1	800	800 sf	
1.3	SERVICE POINT	1	400	400 sf	*concierge type customer service desk*
1.4	SELF CHECK	1	500	500 sf	
1.5	CAFÉ	1	1,200	1,200 sf	
1.6	FRIENDS AND BOOKSTORE	1	200	200 sf	
1.7	CIRCULATION WORKROOM	1	1,500	1,500 sf	
	TOTAL NET ASSIGNED AREA			5,000 sf	
	NON-ASSIGNABLE SPACE ALLOWANCE			500 sf	
	TOTAL AREA			**5,500 sf**	

2	MEETING ROOMS	spaces	sq ft/space	total	NOTES
2.1	AUDITORIUM	1	3,600	3,600 sf	
2.2	MEETING ROOM	1	1,600	1,600 sf	
2.3	MEETING ROOM	1	480	480 sf	
2.4	MEETING ROOM	1	480	480 sf	
2.5	GATHERING SPACE/BLACK BOX THEATER	1	2,500	2,500 sf	
2.6	PREFUNCTION AREA	1	1,200	1,200 sf	
2.7	STORAGE	1	480	480 sf	
2.8	SERVICE KITCHEN	1	150	150 sf	
2.9	CONTROL ROOM	1	150	150 sf	
2.10	GREEN ROOMS	2	100	200 sf	
	TOTAL NET ASSIGNED AREA			10,840 sf	
	NON-ASSIGNABLE SPACE ALLOWANCE			1,084 sf	
	TOTAL AREA			**11,924 sf**	

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COLLECTIONS

3	MARKETPLACE	spaces	sq ft/space	total	existing lin ft	change	proposed lf	lin ft/unit	single faced section	sf per unit	square ft	NOTES
3.1	INTERNET STATIONS	35	36	1,260 sf								
3.2	BROWSING, NEW BOOKS, POPULAR MATERIALS			600 sf					40	15	600	*provide equivalent of 20 shelving units for display of new materials*
3.3	AUDIO / VISUAL COLLECTION											
3.3A	DVDs			255 sf	153	0%	153	9	17	15	255	
3.3B	CDs			0 sf	90	0%	0	2	0	15	0	*90 bins existing, 2 bins per unit plus 4 shelving units*
3.4	STUDY ROOM	1	60	0 sf								
3.5	STUDY ROOM	1	60	0 sf								
3.6	STUDY ROOM	1	120	0 sf								
3.7	STUDY ROOM	1	120	200 sf								
3.8	DISPLAY / GALLERY	1	200	200 sf								
3.9	LOUNGE SEATING	4	40	160 sf								
3.10	COPY AREA	1	150	150 sf								
	TOTAL NET ASSIGNED AREA			2,825 sf								
	NON-ASSIGNABLE SPACE ALLOWANCE			1,500 sf								
	TOTAL AREA			**4,325 sf**								

4	LEARNING AND DOING	spaces	sq ft/space	total	existing lin ft	change	proposed lf	lin ft/unit	single faced section	sf per unit	square ft	NOTES
4.1	ALLOWANCE	1	5,000	5,000 sf								
	TOTAL NET ASSIGNED AREA			5,000 sf								
	NON-ASSIGNABLE SPACE ALLOWANCE			500 sf								
	TOTAL AREA			**5,500 sf**								

5	PARTNER SPACE	spaces	sq ft/space	total	existing lin ft	change	proposed lf	lin ft/unit	single faced section	sf per unit	square ft	NOTES
5.1	ALLOWANCE	1	5,000	5,000 sf								
	TOTAL NET ASSIGNED AREA			5,000 sf								
	NON-ASSIGNABLE SPACE ALLOWANCE			500 sf								
	TOTAL AREA			**5,500 sf**								

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COLLECTIONS

6	ADULT AREA	spaces	sq ft/space	total	existing lin ft	change	proposed lf	lin ft/unit	single faced section	sf per unit	square ft	NOTES
6.1	SERVICE POINT	1	200	200 sf								
6.2	PUBLIC ACCESS COMPUTERS	40	50	2,000 sf								
6.3	COLLECTION											
A	ADULT NON-FICTION			8,387 sf	9,696	-16%	8,026	36	223	15	3,344	
B	ADULT FICTION			3,830 sf	4,788	-20%	3,830	15	255	15	3,830	
C	ADULT LARGE PRINT			60 sf	48	0%	48	12	4	15	60	
D	BIOGRAPHY			1,420 sf	852	0%	852	9	95	15	1,420	
E	REFERENCE			258 sf	309	-50%	155	9	17	15	258	
F	BOOKS ON CD			770 sf	462	0%	462	9	51	15	770	
6.4	SEATING											
A	LOUNGE SEATING	20	20	400 sf								
B	STUDY SEATING AT 2 PERSON TABLES	4	80	320 sf								
C	STUDY SEATING AT 4 PERSON TABLES	6	150	900 sf								
6.5	STUDY ROOMS											
A	TWO PERSON STUDY ROOMS	2	60	120 sf								
B	FOUR PERSON STUDY ROOMS	6	120	720 sf								
C	TEN PERSON STUDY ROOMS	2	300	600 sf								
6.6	ENGLISH LANGUAGE LEARNING ROOM	4	30	120 sf								
	TOTAL NET ASSIGNED AREA			20,105 sf								
	NON-ASSIGNABLE SPACE ALLOWANCE			2,010 sf								
	TOTAL AREA			**22,115 sf**								

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COLLECTIONS

7	CHILDREN'S AREA	spaces	sq ft/space	total	existing lin ft	change	proposed lf	lin ft/unit	single faced section	sf per unit	square ft	NOTES
7.1	SERVICE POINT	1	150	150 sf								
7.2	PUBLIC ACCESS COMPUTERS	12	50	600 sf								
7.3	COLLECTION											
A	YOUTH SERVICES NON FICTION			840 sf	504	0%	504	9	56	15	840	
B	YOUTH SERVICES FICTION			750 sf	450	0%	450	9	50	15	750	
C	YOUTH SERVICES NEW MATERIALS			240 sf					16	15	240	*14 existing sections - plan for 16*
D	YOUTH SERVICES NON FICTION VIDEOS			78 sf	78	0%	78	15	5	15	78	
E	YOUTH SERVICES FICTION VIDEOS			150 sf	120	0%	120	12	10	15	150	
F	BAGS, GAMES, PLAYAWAYS, SPOKEN WORD			60 sf	36	0%	36	9	4	15	60	
G	SPOKEN WORD & PICTURE BOOKS ON CD			70 sf	42	0%	42	9	5	15	70	
H	JUVENILE PICTURE BOOKS			653 sf	261	0%	261	6	44	15	653	*to seat up to 75*
I	JUVENILE CHAPTER BOOKS			75 sf	30	0%	30	6	5	15	75	*establish quantity*
J	JUVENILE FIRST READERS			143 sf	57	0%	57	6	10	15	143	*establish quantity*
K	DISPLAY			75 sf	48	0%	48	6	5	15	75	*30 existing titles*
7.4	SEATING											
A	LOUNGE SEATING	6	20	120 sf								
B	STUDY SEATING AT 2 PERSON TABLES	2	80	160 sf								
C	STUDY SEATING AT 4 PERSON TABLES	6	150	900 sf								
	STUDY SEATING AT 6 PERSON TABLES	1	200	200 sf								
7.5	INTERACTIVE LEARNING SPACE	1	150	150 sf								
7.6	FAMILY AND CHILDREN'S RESTROOMS	3	60	180 sf								
7.7	OPEN SMALL GROUP AREA	1	200	200 sf								
7.8	YOUTH SERVICES STORAGE ROOM	1	300	300 sf								
	TOTAL NET ASSIGNED AREA			6,093 sf								
	NON-ASSIGNABLE SPACE ALLOWANCE			609 sf								
	TOTAL AREA			**6,702 sf**								

COLLECTIONS

8	TEEN AREA	spaces	sq ft/space	total	existing lin ft	change	proposed lf	lin ft/unit	single faced section	sf per unit	square ft	NOTES
8.1	SERVICE POINT	1	100	100 sf								
8.2	PUBLIC ACCESS COMPUTERS	10	50	500 sf								
8.3	COLLECTION											
A	TEEN COLLECTION			390 sf	195	100%	390	15	26	15	390	
8.4	SEATING											
A	LOUNGE SEATING	4	20	80 sf								
B	STUDY SEATING AT 4 PERSON TABLES	6	150	900 sf								
8.5	LEARNING, GAMING AND INTERACTIVE	4	30	120 sf								
8.6	SUCCESS CENTER	1	150	150 sf								
8.7	MEDIA STUDIO	1	200	200 sf								
	TOTAL NET ASSIGNED AREA			2,440 sf								
	NON-ASSIGNABLE SPACE ALLOWANCE			244 sf								
	TOTAL AREA			**2,684 sf**								

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COLLECTIONS

9	SPECIAL COLLECTIONS	spaces	sq ft/space	total	existing lin ft	change	proposed lf	lin ft/unit	single faced section	sf per unit	square ft	NOTES
9.1	POLLEY MUSIC LIBRARY											
A	COLLECTION			1,245 sf	996	25%	1,245	15	83	15	1,245	
B	STUDY SEATING AT 4 PERSON TABLES	2	150	300 sf								
C	LISTENING STATIONS	3	30	90 sf								
D	PUBLIC ACCESS COMPUTERS	2	40	80 sf								
E	STORAGE ROOM	1	80	80 sf								*environmentally controlled*
F	OFFICE	1	150	150 sf								
	TOTAL AREA			**1,945 sf**								
9.2	JANE POPE GESKE HERITAGE ROOM OF NEBRASKA AUTHORS											
A	COLLECTION			854 sf	820	25%	1,025	18	57	15	854	
B	FILE CABINETS	4	10	40 sf								
C	DISPLAY	4	20	80 sf								
D	LOUNGE SEATING	2	20	40 sf								
E	STUDY SEATING AT 4 PERSON TABLES	3	150	450 sf								
F	MAP CASE	1	40	40 sf								
G	DISPLAY CABINETS AND SHELVING	16	20	320 sf								
H	OFFICE	1	200	200 sf								
	TOTAL AREA			**2,024 sf**								
9.3	THE PRINTED WORD EXHIBIT SPACE											
A	COLLECTION			833 sf	0	25%	1,000	18	56	15	833	
B	DISPLAY	1	3,000	3,000 sf								
C	LOUNGE SEATING	8	20	160 sf								
D	STUDY SEATING AT 4 PERSON TABLES	2	150	300 sf								
E	OFFICE	1	200	200 sf								
	TOTAL AREA			**4,493 sf**								
TOTALS												
	TOTAL NET ASSIGNED AREA			8,463 sf								
	NON-ASSIGNABLE SPACE ALLOWANCE			846 sf								
	TOTAL AREA			**9,309 sf**								

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10	STAFF	spaces	sq ft/space	total	NOTES
10.1	ADMINISTRATION				
A	DIRECTOR	1	250	250 sf	
B	ASSISTANT DIRECTOR	1	200	200 sf	
C	ADMINISTRATIVE AIDE	1	120	120 sf	
D	SENIOR OFFICE ASSISTANT	1	100	100 sf	
E	OFFICE SPECIALIST	1	100	100 sf	
F	ACCOUNTANT	1	120	120 sf	
G	ACCOUNT CLERK	1	100	100 sf	
10.2	COLL DEV AND TECH SERV				
A	LIBRARY COORDINATOR	1	120	120 sf	
B	COLLECTION MANAGER	1	100	100 sf	
C	LIBRARIAN	1	60	60 sf	
D	LIBRARY SERVICE ASSOCIATES (6)	1	100	100 sf	
E	PARAPROFESSIONALS (3)	1	100	100 sf	
F	CATALOGING WORK AREA	6	200	1,200 sf	
G	PROCESSING AREA	2	150	300 sf	
H	TRANSITIONAL BOOK STORAGE	1	400	400 sf	
I	BOOKSALE BOOKS	1	400	400 sf	
10.3	VIRTUAL SERVICES				*provide space for half*
A	LIBRARY SYSTEMS COORDINATOR	1	120	120 sf	
B	LIBRARY MANAGER	1	100	100 sf	
C	NETWORK SPECIALIST	1	100	100 sf	
D	SYSTEMS SPECIALISTS (2)	2	60	120 sf	
E	WORK AREA	1	200	200 sf	
F	SERVER ROOM	1	300	300 sf	
G	SECURE STORAGE	1	150	150 sf	
10.4	MAIN LIBRARY STAFF and YOUTH SERVICES				
A	LIBRARY COORDINATORS	2	100	200 sf	
B	LIBRARIANS (3)	3	60	180 sf	
C	LIBRARY SERVICE SUPERVISOR	1	60	60 sf	
D	LIBRARY SERVICE ASSOCIATES (13)	3	60	280 sf	*includes 200sf work area*
E	LIBRARY AIDES (12)	1	60	60 sf	
F	PARAPROFESSIONALS (3)	3	60	180 sf	
10.5	FOUNDATION OFFICE				
A	EXECUTIVE DIRECTOR	1	120	120 sf	
B	RECEPTION AND SMALL MEETING	1	100	100 sf	
10.6	STAFF RESTROOMS AND LOUNGE	1	1,000	1,000 sf	*including staff lockers and coat area*
10.7	STORAGE	1	150	150 sf	
10.8	COPY AND WORK AREA	1	100	100 sf	
	TOTAL NET ASSIGNED AREA			7,290 sf	
	NON-ASSIGNABLE SPACE ALLOWANCE			729 sf	
	TOTAL AREA			**8,019 sf**	

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11	NON-ASSIGNED SPACES	spaces	sq ft/space	total	NOTES
11.1	PUBLIC RESTROOMS	4	300	1,200 sf	
11.2	STAIRS	3	600	1,800 sf	
11.3	ELEVATORS	3	240	720 sf	
11.4	MECHANICAL, ELECTRICAL AND DATA ROOMS	1	8,000	8,000 sf	
11.5	CUSTODIAL CLOSETS	2	100	200 sf	
11.6	OTHER	1	1,000	1,000 sf	
	TOTAL NET ASSIGNED AREA			12,920 sf	
	NON-ASSIGNABLE SPACE ALLOWANCE			1,292 sf	
	TOTAL AREA			**14,212 sf**	
	SUBTOTAL - MAIN LIBRARY			**95,790 sf**	
	OTHER NON-ASSIGNABLE SPACE ALLOWANCE			11,495 sf	*increases the gross square feet by a factor of 12% to include wall thicknesses, code clearances, etc. required in finished building*
	MAIN LIBRARY TOTAL GROSS SQUARE FEET			107,285 sf	

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preliminary budget

As stated in the Recommendations on page 4 of this Study, Pershing Center has been identified as the preferred site for a new Main Library. Two options are being considered for the site—a comprehensive renovation of the existing structure and demolition of the existing structure with a new structure built in its place. Projected budget figures for each of these options are indicated in the charts on this page and are based on construction costs for 2012.

PERSHING CENTER–COMPREHENSIVE CONVERSION

EXISTING BUILDING RENOVATION	*107,285*	
TOTAL	***107,285***	
LAND and BUILDING ACQUISITION		
BUILDING AND LAND ACQUISTION COST	$0	
TOTAL	***$0***	
BUILDING CONSTRUCTION / RENOVATION COSTS		
BUILDING CONSTRUCTION - LIBRARY	$20,384,150	$190/sf renovation
RENOVATION - LOWER LEVEL	$1,650,000	55,000sf at $30/sf
BUILDING CONSTRUCTION - ADDITIONAL LOWER LEVEL PARKING	$3,600,000	36,000sf at $100/sf
DESIGN AND CONSTRUCTION CONTINGENCY	$2,563,415	10%
CONSTRUCTION ESCALATION	$3,845,123	15% - 3 years to mid point construction
TOTAL CONSTRUCTION	***$32,042,688***	$298/sf total
FURNISHINGS AND EQUIPMENT		
FURNITURE	$3,218,550	30.00/sf all new furniture and shelving
AUDIO VISUAL / COMP / TECH	$500,000	
SIGNAGE	$160,928	$1.50/sf
TOTAL	***$3,879,478***	
SITE COSTS		
SITE WORK	$500,000	Additional site and utility work allowan
TOTAL	***$500,000***	
OTHER COSTS		
MOVING	$50,000	
TEMPORARY SPACE	$0	
LEGAL, CLOSING and OTHER FEES	$50,000	
PROFESSIONAL FEES - Architecture and Engineering	$2,563,415	8%
PROFESSIONAL FEES - Survey and Soils Testing	$50,000	
CONSTRUCTION TESTING	$50,000	
PROFESSIONAL FEES - Reimbursable Expenses	$50,000	
TOTAL	***$2,813,415***	
PROJECT SUBTOTAL	***$39,235,580***	
PROJECT CONTINGENCY	***$980,890***	2.5%

PERSHING CENTER–NEW CONSTRUCTION

NEW BUILDING CONSTRUCTION	*107,285*	
TOTAL	***107,285***	
LAND and BUILDING ACQUISITION		
BUILDING AND LAND ACQUISTION COST	$0	
TOTAL	***$0***	
BUILDING CONSTRUCTION / RENOVATION COSTS		
BUILDING CONSTRUCTION - LIBRARY	$22,529,850	$210/sf new construction
RENOVATION - LOWER LEVEL	$1,650,000	55,000sf at $30/sf
BUILDING CONSTRUCTION - ADDITIONAL LOWER LEVEL PARKING	$3,600,000	36,000sf at $100/sf
DESIGN AND CONSTRUCTION CONTINGENCY	$2,777,985	10%
CONSTRUCTION ESCALATION	$4,166,978	15% - 3 years to mid point construction
TOTAL CONSTRUCTION	***$34,724,813***	$323/sf total
FURNISHINGS AND EQUIPMENT		
FURNITURE	$3,218,550	30.00/sf all new furniture and shelving
AUDIO VISUAL / COMP / TECH	$500,000	
SIGNAGE	$160,928	$1.50/sf
TOTAL	***$3,879,478***	
SITE COSTS		
SITE WORK	$500,000	Additional site and utility work allowance
TOTAL	***$500,000***	
OTHER COSTS		
MOVING	$50,000	
TEMPORARY SPACE	$0	
LEGAL, CLOSING and OTHER FEES	$50,000	
PROFESSIONAL FEES - Architecture and Engineering	$2,777,985	8%
PROFESSIONAL FEES - Survey and Soils Testing	$50,000	
CONSTRUCTION TESTING	$50,000	
PROFESSIONAL FEES - Reimbursable Expenses	$50,000	
TOTAL	***$3,027,985***	
PROJECT SUBTOTAL	***$42,132,275***	
PROJECT CONTINGENCY	***$1,053,307***	2.5%

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site zones

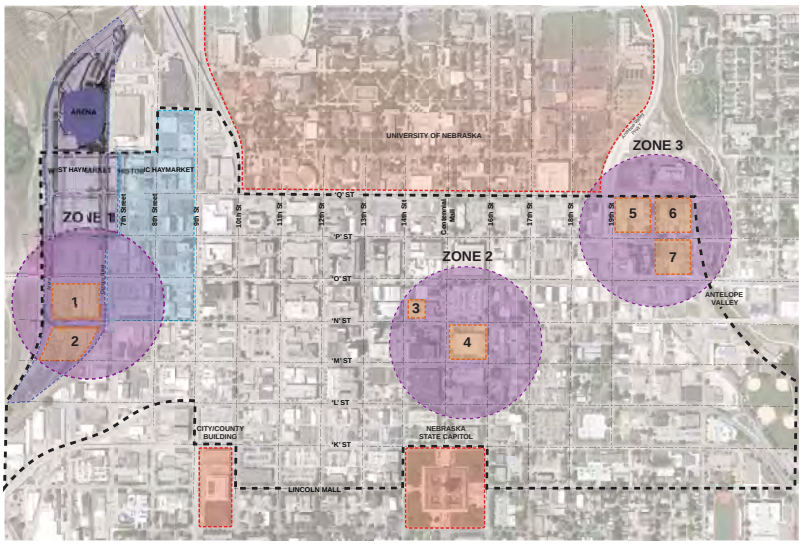
A key component to the Vision and Building Concept Study was the exploration and evaluation of possible sites for a Main Library. Both the potential of renovation of an existing building and the construction of a new building were considered as each specific site was reviewed

The design team and Library committee discussed land acquisition logistics for nearly every site within the heavy black dashed area indicated on the map to the right. Initially several factors were used as a starting point for narrowing down the field of downtown sites and to establish specific hot zones where positive site elements came together. These factors included the following and each is displayed graphically on the following pages:

- proximity of each site to both downtown residents and downtown workplaces
- proximity of each site to public transportation including bus routes and bus stops
- proximity of each site to bicycle lanes and city bike/walking trails
- proximity of each site to parks/green space/ plaza space
- proximity of each site to public parking facilities
- study of transportation patterns, one way streets and pedestrian malls
- identification of property already owned by the City of Lincoln (this would potentially result in a zero land acquisition cost).

One result of the Study's Programming process was the realization that anew Main Library be located on a full city block. Accommodating both onsite parking for the facility as well as a service area of a maximum of two stories for the public can only be accomplished with a parcel of this size. Assembling ownership of several individual properties to create a congruent city block can be an extremely time consuming and potentially expensive process. Many blocks within the site evaluation area were removed from consideration because of this reality.

In the end, three target zones within the downtown area were identified that possessed the qualities needed to meet the needs for a Main Library. These zones are indicated in the map at the right. Zone 1 has been named West Downtown. Zone 2 is Central Downtown and Zone 3 is Antelope Valley. Within the three zones, a total of seven sites were given serious consideration and are identified on the map. The outcome of the analysis for each zone is included in narrative form on the following pages. If in the event that Lincoln City Libraries is not selected for development of the Pershing Center, both site Zone 1 and site Zone 3 offer potential opportunities for a new Main Library. The following pages provide insight into the evaluation of each of the three target zones and their associated sites.



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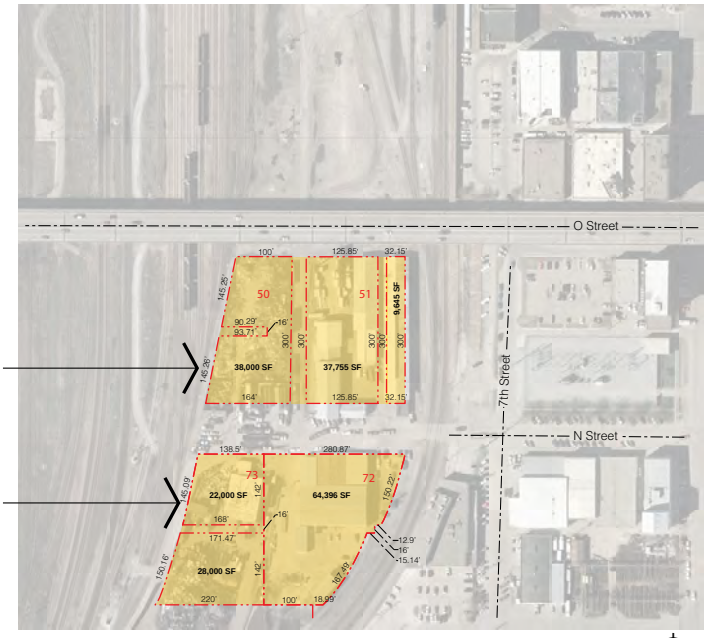
ZONE 1–WEST DOWNTOWN

After years of planning, a positive bond issue vote, and a swell of public support, construction began in 2011 for a new basketball/entertainment arena for Lincoln. With completion anticipated in the fall of 2013, it is one of the first projects to take shape in a newly developed area west of the existing downtown now known as West Haymarket. This project has had a domino effect on new construction and renovation projects in the west downtown area and the existing historic Haymarket. Located north of O Street, the West Haymarket development's eastern boundary is 7th street and extends west two blocks onto the former railroad yard. Refer to the West Haymarket Master Plan document located in the appendix for a graphic representation of the development's boundary.

While the sites within the West Haymarket redevelopment area are slated for private development, consideration was given to the concept of a Main Library leasing space within a privately owned West Haymarket building. The Library has not ruled out this option and understands that much discussion and negotiation would need to occur if the Library decided to pursue this option should they not be selected for Pershing Center redevelopment.

In order to proceed with the more traditional concept of the City of Lincoln owning a Main Library property, two sites were considered south of the existing Harris Overpass (West O Street). Combined with the private development anticipated in the West Haymarket, locating a Main Library in this zone could potentially expand the revitalization occurring in the West Haymarket. The City of Lincoln owns two large parcels of land that, after the reconstruction of the roadways in and out of the West Haymarket, will be located on the major roadway connecting West Haymarket and downtown. Another positive for these sites includes their proximity to the existing trails systems. Distance from the established population base of the downtown residents and workforce is a concern for these sites as well as the traffic patterns of both 9th and 10th streets that might discourage pedestrians from walking to the sites.

The uncertainty of how the West Haymarket with actually develop led the committee to reserve judgment on these sites. At this time, these sites are still in transition, but might develop into a potential location for a Main Library if the Library is not selected for development at Pershing.



ZONE 1 **BLOCKS 50, 51, 72, 73**

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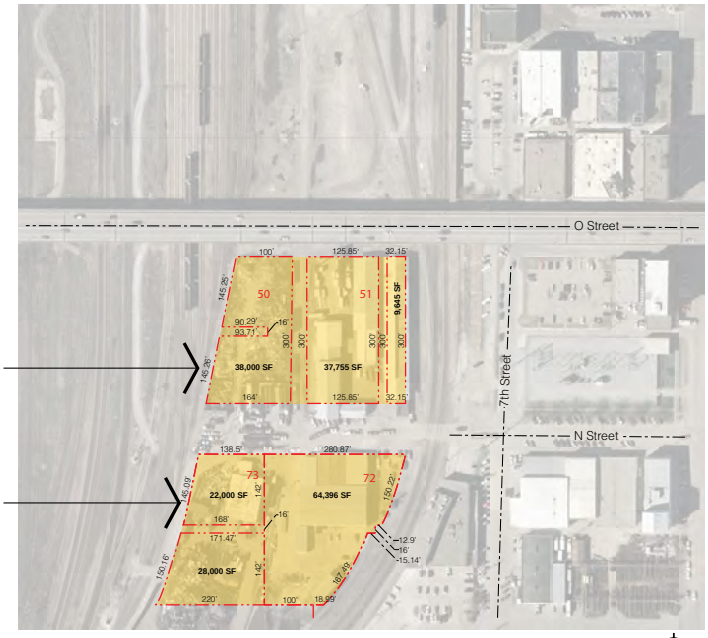
ZONE 1–WEST DOWNTOWN

SITE #1	
TOTAL SITE AREA (SF)	110,000
EXISTING ZONING	I-1
LAND OWNERSHIP	JPA

SITE #2	
TOTAL SITE AREA (SF)	117,000
EXISTING ZONING	I-1
LAND OWNERSHIP	JPA



ZONE 1 **BLOCKS 50, 51, 72, 73**

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ZONE 2–CENTRAL DOWNTOWN

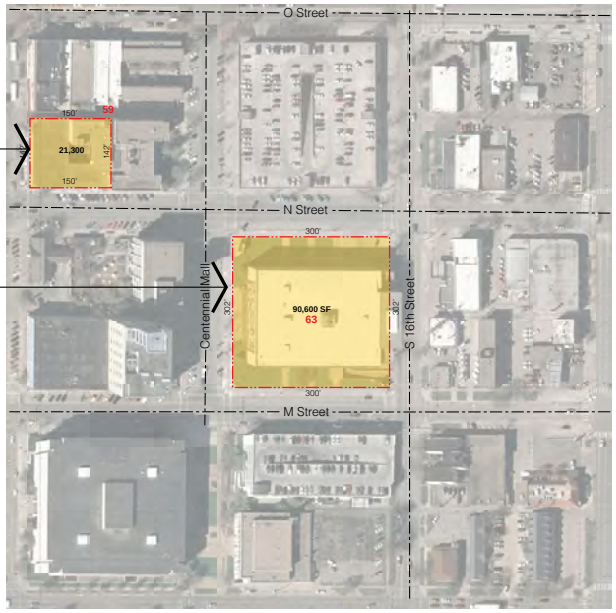
The Central Downtown zone met nearly all of the site requirement criteria, and two specific sites within this zone were considered as top contenders for a new Main Library. Two key factors emerged as benefits of locating a Main Library in this zone—City of Lincoln property ownership and close proximity to the residential and business library customers.

The first site to be considered was the existing Bennett Martin Public Library site. While serving the needs of a Main Library for many years, more recent and necessary upgrades in library service, technology and programmatic needs have made this building unsuitable to remain as a viable Main Library for Lincoln. The existing square footage of just under 65,000 sf does not meet the amount of space needed to carry out the vision for the library of the future. Located on four floors plus a basement, the existing Bennett Martin facility presents challenges for library programming and staffing. The building and site are landlocked by an historic building to the east and private development to the north which both greatly hinder the ability to expand the space to meet the needs of the library customers. Bennett Martin Public Library was therefore eliminated from further consideration.

The second site to be reviewed within Zone 2 was the existing Pershing Center building and site. There are several reasons why this site would be a great new home for a Main Library. Proximity to downtown customers, public transportation, and bike traffic were all important location factors. Pershing sits on an entire city block which was noted as a requirement based on programmatic needs. If the building was to be renovated and the existing seating bowl removed, the existing structural system is conducive to adding a second floor to create program space. Underground parking was already available under the existing building and could be utilized in either a renovated or new construction design. With the addition of onsite stalls, the required parking stall counts could be achieved on this site. Both the location of the block on the existing Centennial Mall and the amount of open space on both the north and south sides of the existing building allows for the possibility of outdoor education opportunities and outdoor program space for a Main Library. Renovation and reuse of existing structures is a more environmentally sensitive solution than demolition and new construction.

Aesthetics of the existing Pershing Center need to be addressed if a Main Library is to be relocated onto this site. Creating a Main Library that is welcoming, inviting, and modern requires that the existing Pershing Center be completely renovated on both the interior and the exterior. Refer to the Appendix for conceptual imagery of how the Pershing Center might be transformed into a new Main Library. Actual design of a Main Library is not included within the scope of this Study.

Urgency to study this site in depth was prompted by the release of the Invitation for Redevelopment Proposals (IFRP) by the City of Lincoln Urban Development Department for the Pershing Auditorium. The Downtown Library Development Committee determined that the Pershing Center site is very viable and directed that the study consultants explore this site in depth.



ZONE 2 **BLOCKS 59, 63**

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ZONE 2–CENTRAL DOWNTOWN

SITE #3–BENNETT MARTIN PUBLIC LIBRARY	
TOTAL SITE AREA (SF)	21,300
EXISTING ZONING	B4
LAND OWNERSHIP	CITY OF LINCOLN

SITE #4–PERSHING AUDITORIUM	
TOTAL SITE AREA (SF)	90,600
EXISTING ZONING	P
LAND OWNERSHIP	CITY OF LINCOLN

ZONE 2 **BLOCKS 59, 63**

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ZONE 3–ANTELOPE VALLEY

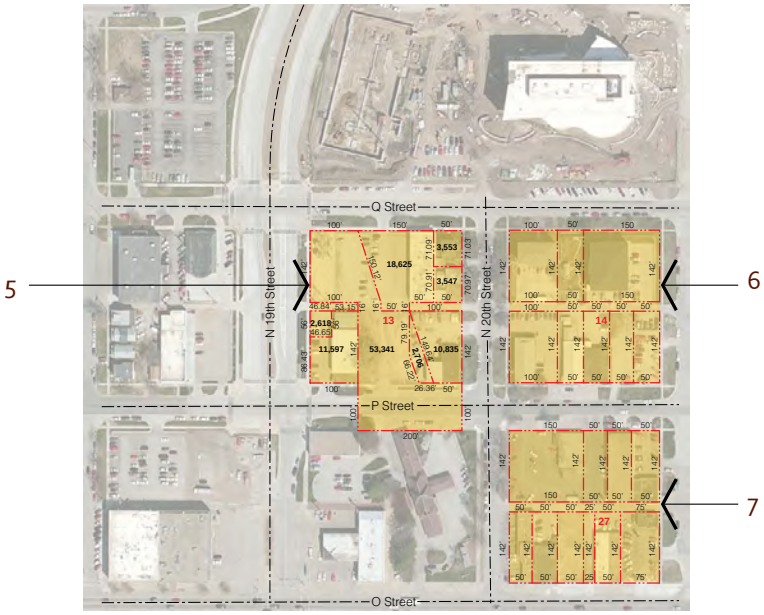
Zone 3 for a Main Library site selection is in the newly created Antelope Valley in east downtown Lincoln. Three blocks within Antelope Valley were targeted as meeting the largest number of site criteria for this Study. All were bounded by major thoroughfares on both the north and south sides of their block and were easily accessed by public transportation. The new 19th Street parkway will border one of the blocks on its west side. All were within a block of existing city bike/pedestrian trails. Property ownership varied on each block. All were comprised of several parcels and included a mix of both public and private ownership.

The potential expense of and time required to assemble one complete block within Antelope Valley discouraged the committee from giving Zone 3 further consideration at this time.

SITE #5	
TOTAL SITE AREA (SF)	110,000
EXISTING ZONING	B4
LAND OWNERSHIP	CITY/PRIVATE

SITE #6	
TOTAL SITE AREA (SF)	90,800
EXISTING ZONING	B4
LAND OWNERSHIP	PRIVATE

SITE #7	
TOTAL SITE AREA (SF)	90,200
EXISTING ZONING	B4
LAND OWNERSHIP	PRIVATE



ZONE 3 **BLOCKS 13, 14, 27**

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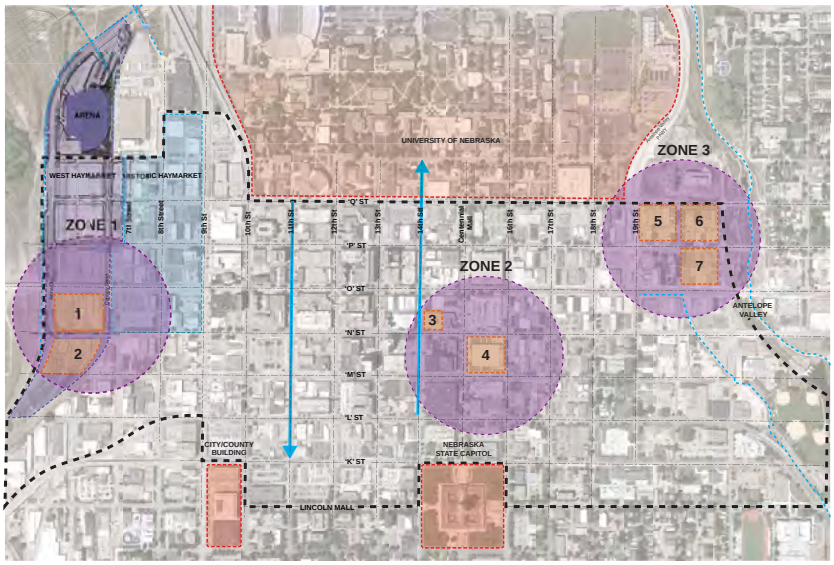
site information

BICYCLE LANES/PATHS



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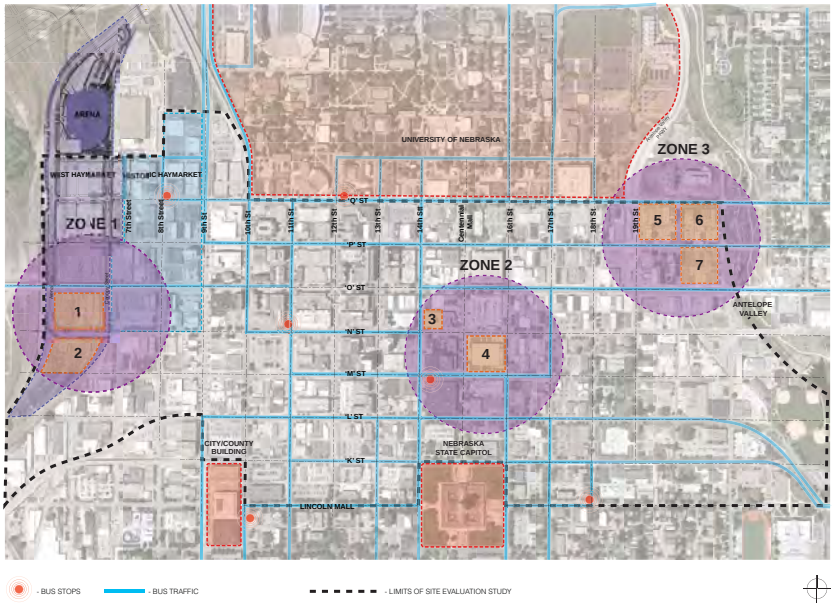
BUS ROUTES



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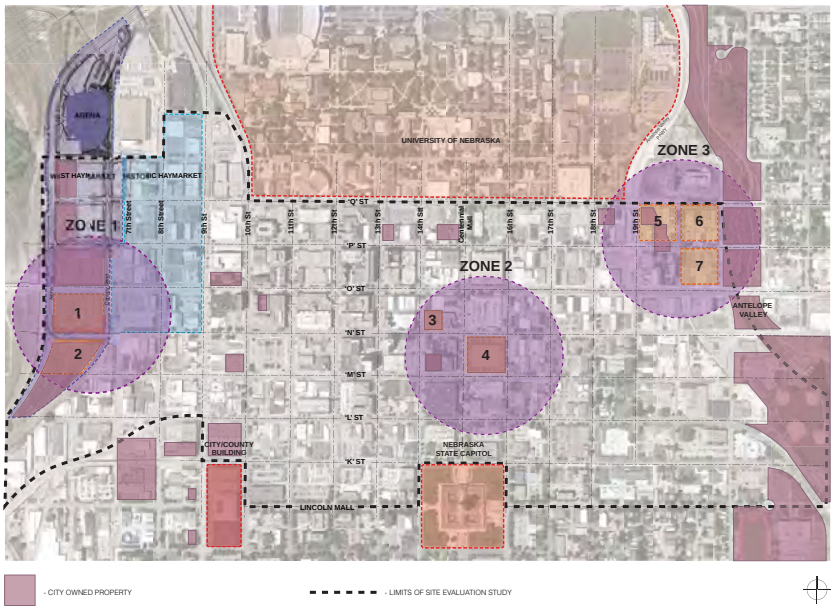
CITY OWNED PROPERTY



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project description

In the summer of 2011, the City of Lincoln Library Board embarked on a mission to re-conceive a Main Library for Lincoln. While a new Main Library had been included in the City of Lincoln Capital Improvements Plan, the Comprehensive Plan, and the Downtown Master Plan for a long period of time, no specific plans were made to identify what this new library would be and how it would meet the changing needs of the Lincoln's citizens. No specific time frame was identified for this project. The Board enlisted the services of Sinclair Hille Architects (SHA), Meyer, Scherer & Rockcastle, Ltd. (MS&R), and S.R. Kent, LLC to assist them in creating a Vision and Building Concept Study for a new Main Library. The specific objectives of the Study are:

- Prepare a building concept describing services appropriate for a Main Library in Lincoln, Nebraska
- Estimate necessary size of spaces and cost of a building housing such services
- Evaluate up to four possible sites for building or building re-use

This report is the compilation of a six month long process which involved gathering relevant information via public input and research from a variety of stakeholders. It also provides a glimpse of what and where a new Main Library could be in the downtown area. Several potential building sites were studied and the results of that investigation are presented herein.

With this study, the City of Lincoln Library Board has taken the necessary steps toward creating a flexible world-class library that will service the citizens for generations. More importantly, they have reaffirmed that libraries matter.

In addition to the design team, many individuals were involved in the process of completing this report. Please refer to the list at the right of this page for a full list of these participants.

LIBRARY BOARD OF TRUSTEES MEMBERS

Maja Harris, President
Kathy McKillip, Vice President
April Stevenson, Treasurer
Marthaellen Florence
Herb Schimek
Herb Friedman
Donna Marvin

DOWNTOWN LIBRARY DEVELOPMENT COMMITTEE

Maja Harris, President, Library Board
Kathy McKillip, Vice President, Library Board; Committee Chair
Herb Schimek, Library Board

Norm Langemach, President, Foundation for Lincoln City Libraries
Ed Tricker, Trustee, Foundation for Lincoln City Libraries
Gail McNair, Executive Director, Foundation for Lincoln City Libraries

Pat Leach, Library Director
Greg Mickells, Assistant Library Director
Julie Beno, Public Services Supervisor for Bennett Martin Public Library

Report Funded By:
Lincoln Community Foundation
Woods Charitable Fund
Foundation for Lincoln City Libraries

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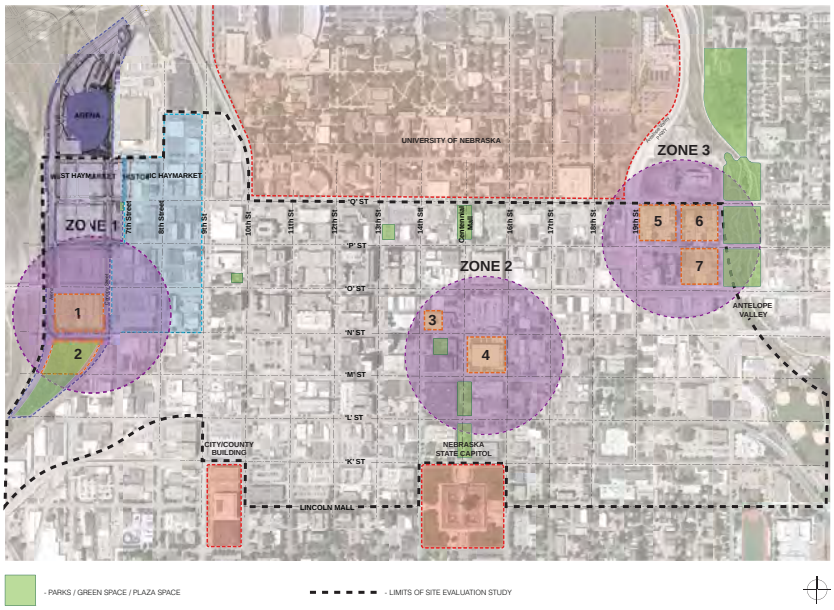
GREEN SPACE



- PARKS / GREEN SPACE / PLAZA SPACE - LIMITS OF SITE EVALUATION STUDY

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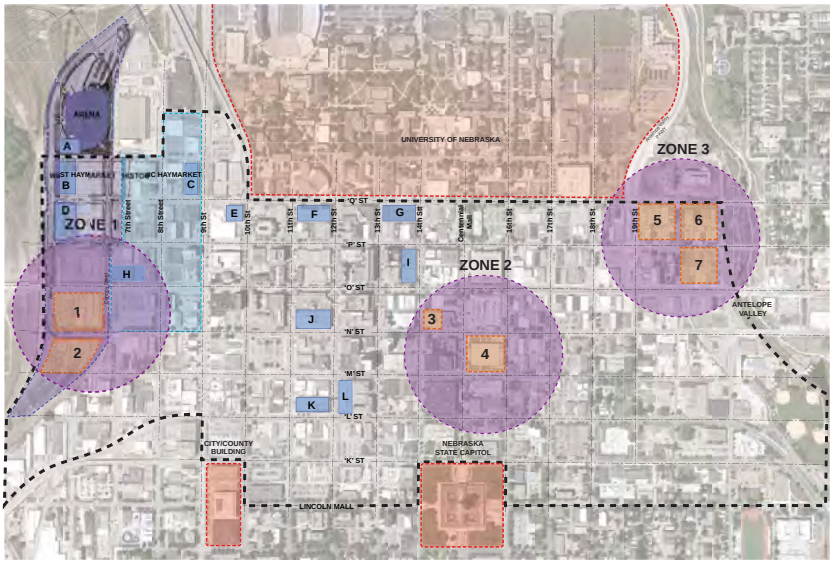
PUBLIC PARKING

PUBLIC PARKING FACILITY KEY	
A	ARENA GARAGE
B	FUTURE GARAGE
C	HAYMARKET GARAGE
D	FUTURE GARAGE
E	MARKET PLACE GARAGE
F	QUE PLACE GARAGE
G	BLOCK 38 GARAGE
H	FUTURE GARAGE
I	UNIVERSITY SQUARE GARAGE
J	CENTERPARK GARAGE
K	CARRIAGE PARK GARAGE
L	CORNHUSKER SQUARE GARAGE



- PUBLIC PARKING FACILITIES - LIMITS OF SITE EVALUATION STUDY

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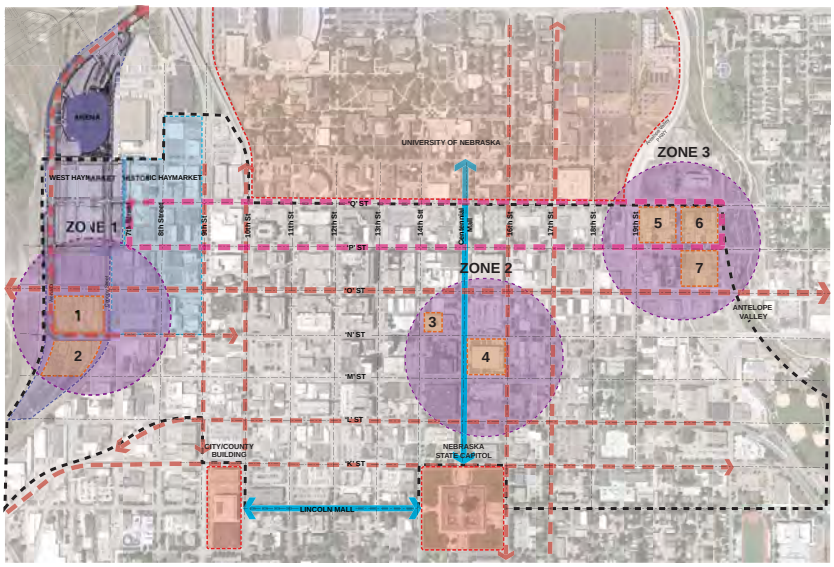
MAJOR VEHICULAR TRAFFIC PATTERNS



- MALL - P STREET LOOP - TRAFFIC PATTERN - LIMITS OF SITE EVALUATION STUDY

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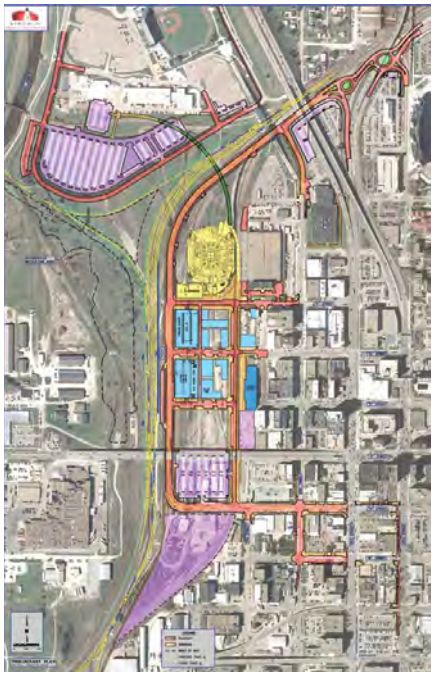
appendix—west haymarket master plan



March 2012

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appendix—pershing concept images

PERSPECTIVE RENDERING

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PERSPECTIVE RENDERING

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FIRST FLOOR PLAN

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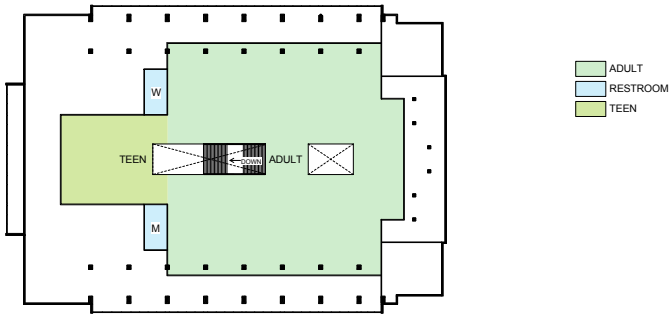
SECOND FLOOR PLAN



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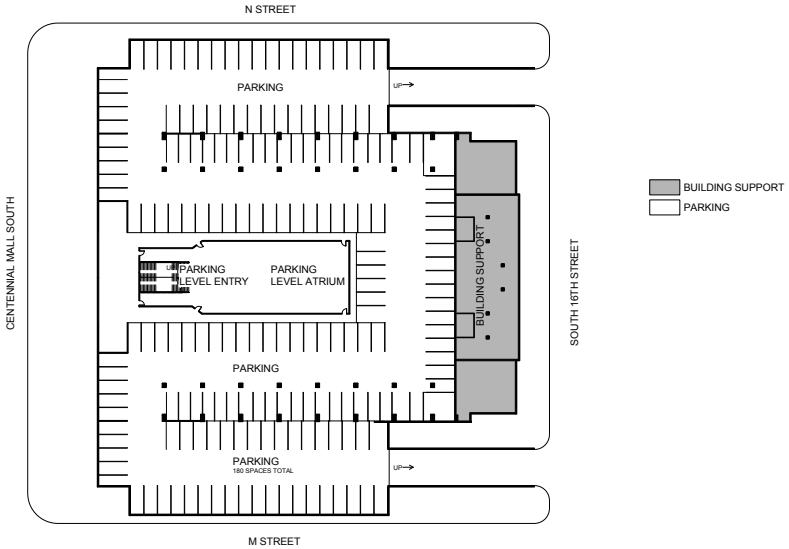
PARKING LEVEL



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appendix—public input

COMMUNITY ENGAGEMENT & VISIONING

Several public meetings and a staff meeting along with a public survey and a staff survey were key parts of the comprehensive visioning and community engagement process. There were several themes that carried through the meetings and surveys that articulated the importance Lincoln's residents place in their Lincoln City Libraries and how they see a Main Library in the future. One comment, in particular, seemed to sum up the ideas expressed by many of the respondents to the survey and participants in the meetings. They wanted a new Main Library to be seen as "Lincoln's living room"!

Other oft-repeated ideas called for a new Main Library to be:

- an inviting, comfortable, welcoming, light-filled space
- located in the center of Downtown where there was ease of access for pedestrians, public transportation and convenient, on-site parking
- a place for community events with spaces that could accommodate multiple size meetings, performances, lectures , etc.
- a center for families and children with collections, technology, and programs for young children and their parents
- a center to access the latest in technology
- a special place for teens to use library collections, technology and enjoy programs
- environmentally friendly

The appendices to this report include notes from these meetings.

STAFF COMMENTS

February 2, 2012, staff input meeting regarding vision for Main Library. Approximately 30 staff members attended.

Facilitated by Susan Kent and Jack Poling.

What will the public libraries of tomorrow have?

› Flexibility – Adapt to uncertain future
› Seniors – Accessible; easy to use lighting, height of shelves, quiet space
› Place for Community events, meetings
› Space for Community partners to use, cultural, education, social services
› (Permanent/Temporary)
› Outdoor space for programs
› Library as anchor organization – library + service organizations
› Service points that library can afford to staff
› Visibility
› Drive through book drop
› Pedestrian friendly intersection
› Public transportation
› Parking (validation)
› Technological sophisticated – for back of house
› Download stations
› Raised floor
› (Process redesign for Tech Services/Admin) should T.S. be in Library? (maybe in less expansive space)

Does the Downtown Library & Main Library have to be the same?

› Focal point in Downtown
› Point of pride
› Special collections
› Downtown needs a library; a different library
› Change from physical to virtual items
› More welcoming space
› More efficient
› More comfortable
› Shelving on wheels

Downtown is expanding. Where should the library be located?

› Impact of changes to branch libraries
› Politics/Downtown
› Special collections – accessibility
› University students/faculty – use what's not available at University electronic databases – instruction

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recommendations

SITE

The recommendation of the project team is that the Lincoln City Libraries* locate its new Main Library on the site of the existing Pershing Center. This new Main Library may be either a comprehensive renovation of the existing structure, or the construction of an entirely new structure.

The Pershing Center site must be obtained through a competitive proposal process to be administered by the City of Lincoln in the summer and fall of 2012. The Library will prepare a proposal for control of the site with the intent of being awarded the right to develop the site for a Main Library. In the event that the Library is not awarded the Pershing Center site, the Library will pursue another downtown Lincoln site for a new Main Library as identified by the site selection process.

The Pershing Center site was selected over a number of other downtown Lincoln sites for its location, its proximity to other downtown and civic buildings, institutions and activities, and its possible availability. This site also meets the parking demands required of a new Main Library facility that are defined within this Study.

SPACE NEEDS

A space needs analysis was completed and is comprised of two elements, a narrative description of spaces envisioned for a new Main Library, and a quantitative analysis of the space that will likely be required to accommodate those spaces. The goal of the needs analysis is to define a library that is forward looking and able to meet the rapidly evolving needs of our community. This future will require a building able to adapt to changing print collections, able to house a varying (and likely increasing) number of partners, and allow the library to expand and adapt its service offerings. In short, the library building must be flexible and adaptable in the delineation of library and partner spaces.

The result of the space needs analysis is that a new Main Library should be a structure of approximately 107,000 gross square feet. The existing Bennett Martin Public Library is approximately 64,000 gross square feet.

**Lincoln City Libraries is comprised of the staff of the Lincoln City Libraries, the members of the Library Board of Trustees, and the Foundation for Lincoln City Libraries.*

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PUBLIC MEETING 1 —COMMENTS

February 2, 2012, public input meeting regarding vision for Main Library. Approximately 55 members of the public attended the session from 12:00 to 1:00 p.m.

Facilitated by Susan Kent and Jack Poling.

Prime Issues identified by attendees:

- Access – pedestrian, cars, public transportation
- Vital downtown library, centrally located to 28,000 people who work downtown
- Coffee!
- Longer hours
- More computers
- Security
- Meeting space of various sizes with AV
- Green Roof
- Periodicals
- Teen space – sound proof
- Capacity for children's programs
- Book drop off currently inconvenient, wrong side of street
- What is Downtown?
- Central
- Lincoln deserves "monument," important to community
- Environmentally friendly
- Partnerships with other community organizations
- Physical books – e-books
- Relationships – schools, vocational training, University??
- Supporting great books, intellectual discussions
- Transit shuttle
- Beautiful building
- Accommodate special collections - better location, visibility, space for Heritage Room & Polley
- Outdoor space
- Easy pick up of books – drive up window
- Download stations for e-books, audio
- Study areas – quiet, safe, visible
- Books sale area
- Rental space for events
- Gallery/exhibition space
- Layout, good sense of where things are
- Free parking

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PUBLIC MEETING 2 —COMMENTS

February 2, 2012, public input meeting regarding vision for Main Library. Approximately 25 members of the public attended the session from 6:30 to 8:00 p.m.

Facilitated by Susan Kent and Jack Poling.

Prime Issues identified by attendees:

- Downtown shuttle bus
- Browsing digital?
- Question about going downtown for some people
- Geothermal
- Outdoor space
- Center for community conversation
- Literate community
- Lincoln's living room
- Place for babies
- Is current location desirable?
- Art as part of building
- WOW factor - but useable
- Capitol view
- WiFi all over downtown sponsored by LCL
- New logo
- Library needs to tell its story – rebranding
- Destination for families
  - Cultivate young readers
  - Café
  - Linger
- Collaborative spaces with museums, etc.
- Literacy services
  - Immigrant/refugee families
  - Awareness of books
- Accessible destination – Location
  - Proximity to public transportation
  - Pedestrians (downtown workers – walking during lunch hour)
  - Bicyclists
- Downtown possibilities
  - Antelope Valley
  - Current location – parking issue
  - Arena proximity may be detrimental at times
  - Think about future needs
  - Possibility of branch library downtown

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KEY STAKEHOLDER INTERVIEWS

Persons Interviewed:

- Kim Robak, Mueller & Roback
- Tim Cox, Assurity Life Insurance Company, Chair Lincoln Independent Business Association
- TJ McDowell, Lincoln City Public Schools
- Tom Henning, CEO, Assurity Life Insurance Company
- Will Scott, Co-Owner WRK developers
- Nader Sepahpur, Owner of downtown restaurants
- Mike Dunlap, CEO Nelnet *(on call with him was Ben Kiser, Nelnet's Chief Communications Officer)*
- Blanca Ramirez-Salazar, Director, El Centro de las Americas
- Carl Eskridge, City Councilperson
- Jane Raybould, County Commissioner

None of the persons interviewed used the downtown library in the recent past. Most use (or their families use) branches because of the branch's proximity to home, the ease of parking, and the convenience of the facility. The compilation below are synthesized comments.

Almost all agreed that the library downtown should be a key institution in the downtown and that to do so would require: a reason to come—programs, events, exhibits, a center for family and children, free adjacent parking, welcoming and non-intimidating building. Somehow, the Library needs to make the case for a new building by tying into the Lincoln Vision 2015 plan.

Many of the people interviewed used Kindles, Nooks, IPads for e-books. Almost to a person, they did not know that the library makes e-books available to its users.

There is tremendous support for the library because there is a feeling that it has been so well managed and because folks like their branch libraries.

There is no consensus on where the library should be located in the downtown.

Many of those interviewed mentioned Pershing and, except for one individual who feels strongly that Pershing should go on the tax rolls, there is concern that Pershing is "so ugly" that it would not be a good place for a library. Several people suggested that if Pershing were to be a site there needs to be WOW renderings of what the building would look like—lots, lots of windows for example. Several persons said no to Haymarket, several said yes—but most wanted library to stay in "center" of downtown.

Everyone discussed the fact that Lincoln is not struggling financially and the unemployment is low and the public school system is excellent. There were mixed messages regarding raising/maintaining/lowering taxes. The biggest issues facing the Lincoln community, as expressed by the people interviewed, include:

- Roads and transportation infrastructure
- Jobs and entertainment for young people
- Building strong relationships between University and business community
- Getting the arena project finished
- Maintaining a low tax base
- Lowering graduation rates for ethnic/cultural students
- Economic and job development
- Quality of life issues
- Creating places for teens
- Creating spaces that people from different groups can come together
- A safe environment downtown
- Underemployment (not enough high paying jobs)
- How to improve the entrepreneurial environment in Lincoln

Downtown concerns centered on (1) parking and (2) perception of security. Almost all the interviewees said that parking was a very big issue and that Nebraskans want to park right at the door of the place they are visiting—free parking was also mentioned as important (and in some cases validated parking). Also, there was agreement that the "perception" of lack of safety was a reason that some people didn't come downtown—homeless and transient issues primarily. Lincoln is rebuilding and re-conceiving parts of its downtown as a residential and entertainment center. If there are ways to connect the library to that new concept it would be important to do so.

Ideas for the "new" Main Library:

- Needs to be a "destination" location
- Café/restaurant—place to have a glass of wine after a program
- Exhibition space
- Meeting rooms/auditorium (variety of spaces for groups, individuals)
- Outdoor space for programs, festivals, serenity
- Place for teens to feel comfortable, learn, and get involved
- A space for technology—new, future kinds of technology in particular
- Place for families and children ** *(this is key and mentioned by almost everyone—they want a place that people keep coming back to, not just one visit)*
- Become an "intellectual gathering place"
- Safe, safe, safe
- Parking, parking, parking
- Open and light-filled
- Collaborative workspaces
- Accessible, visible, walk able
- Prominent, architecturally significant

Co-location—in almost all cases, the interviewees thought it would be a great idea to co-locate other organizations into a library facility if space was not issue. Public/public, public/nonprofit, public/private were all mentioned. Cultural organizations were the most mentioned.

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PUBLIC ONLINE SURVEY RESULTS

A survey regarding Main Library spaces and services was posted on the Lincoln City Libraries webpage on February 3, 2012. A total of 206 responses had been received when the survey closed on February 14. In general, the comments from the online survey were quite similar to the comments expressed at the public meetings held on February 2.

Responders cited browsing for and checking out materials as their most common current library use. Next highest uses were looking for information and bringing a child to find books. When asked what they like about the library they use most frequently, many responders noted proximity to home or work, displays of new materials, and the friendliness and helpfulness of staff. When asked what they didn't like about the library they use most frequently, people noted that the Bennett Martin Public Library facility needs updating, both inside and out. Other comments included desire for more or better technology, wish for more materials to check out, and more hours.

Comparing the respondents who use Bennett Martin Public Library with the full spectrum of survey respondents, the Bennett Martin Public Library users were more likely to note computer use and information seeking and research as typical uses, and less use of wireless Internet access.

The top three responses to the question, "What would you like to see in a Main Library?" were significant spaces for books, DVDs, and other materials, comfortable seating areas, and parking. Additional comments included a wide variety of topics. Many mentioned again the importance of convenient parking, flexibility in the building, space for special services such as the Jane Pope Geske Heritage Room of Nebraska Authors and the Polley Music Library, and attention to how to serve homeless people within the context of serving the whole community.

Synthesized by Pat Leach, Library Director

July, 2012

ZOOMERANG SURVEY RESULTS

Services & Spaces for a Main Library

Response Status: Completes | Partials

Filter: No filter applied

Feb 16, 2012 7:01 AM PST

1. What libraries do you currently use? (check all that apply)

Bennett Martin Public Library, 14th & N	149	73%
Victor E. Anderson Branch, 3635 Touzalin Avenue	24	12%
Bethany Branch, 1810 N Cotner Blvd.	25	12%
Bookmobile	3	1%
Loren Corey Eiseley Branch, 1530 Superior Street	54	26%
Charles H. Gere Branch, 2400 S 56th Street	102	50%
South Branch, 2675 South Street	48	24%
Bess Dodson Walt Branch, 6701 S 14th Street	72	35%
Dan A. Williams Branch, 5000 Mike Scholl Street	7	3%

2. How often do you visit the library?

Once a week or more	82	40%
Several times a month	70	34%
Once a month	24	12%
Several times a year	28	14%
Never	1	0%
Total	**205**	**100%**

3. What do you usually do when you visit the library?

Browse for books and other materials	166	81%
Check out books and other materials	194	95%
Use a library computer	33	16%
Use the library's Wi-Fi	38	19%
Attend a community meeting	28	14%
Meet friends	14	7%
Bring a child to find books or attend events	57	28%
Attend a library event	33	16%
Sit and read	55	27%
Look for information and/or do research	81	40%
Study	22	11%
Other, please specify	24	12%

1	ebooks
2	Work between meetings
3	Art club
4	main purpose of my visits is research, followed by pleasure reading
5	get tax forms, bring in books to donate
6	gere book talk
7	i do not visit the library
8	Teach ELL with Lincoln Literacy
9	storytime
10	Book Group
11	get books they saved for me (on hold)!
12	storytime with Ms. Kay

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13 photocopy, occasionally. occasionally meetings

14 Volunteer

15 Pick up books put on reserve

16 I like to read periodicals at the Library.

17 work

18 browse newspapers for genealogy research

19 volunteer

20 Projects that need a quiet place

21 Use Inter Library Loan services

22 Volunteer

23 enjoy the courtyard

24 attend library meetings

4. How often do you use the library's website?

Once a week or more	91	45%
Several times a month	49	24%
Once a month	23	11%
Several times a year	26	13%
Other, please specify	12	6%
Total	**201**	**100%**

1 Never

2 haven't used

3 once in a while -- a few times a year

4 I do not use the site

5 Haven't ever had to

6 Once a month, sometimes more often

7 library website is our homepage

8 never

9 Virtually never. It is uninviting and was down on one occassion I tried.

10 As a reference librarian at UNL, I not only use it for myself, but I often assist users in the UNL Libraries with accessing the LCL Catalog and other resources.

11 never

12 I used to use it several times a day but the new system is not as accessible or friendly

5. When you use the website, what do you usually do?

Look for books and other materials that I can check out	177	89%
Look for e-books and audiobooks to download	67	34%
Find out information about the library such as hours, programs, etc.	91	46%
Do research and find information	48	24%
Check my library account	142	72%
Other, please specify	17	9%

1 NA

2 Suggest titles to purchase

3 request interlibrary loan items

4 Put items on hold

5 add to my holds list from, e.g., NYT, library lists, local news, reviews

6 suggest titles

7 use Mango

8 check my emails

9 Read the reviews by librarians.

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10 Need easy way to locate new materials on computer

11 Put holds on books so I can pick them up at my branch.

12 As noted above, help patrons with finding this information, as well as using the website myself.

13 Want links to other websites-that are legitamite. Like searching the internet using sites that librarians have filtered for quality.

14 Use interlibrary loan

15 decided to fill out this survey

16 there used to be really good information about authors and their works, searching led you to other things but with the search now if you spell something wrong the system says you don't have it.

6. What would you like to see in a Main Library? (check all that apply)

Significant space for books, DVDs, and CDs	172	84%
Informal, comfortable seating areas	155	76%
Spaces for individual study	119	58%
Group study or work space	93	45%
Computer labs	109	53%
Special area for pre-school age children and their parents	106	52%
Children's room	107	52%
Space for children's story hours and programs	114	56%
Designated space for teens	98	48%
Auditorium for public events	91	44%
Meeting rooms of various sizes	119	58%
Cafe/coffe bar	105	51%
Outdoor reading areas	103	50%
Outdoor space for events	67	33%
Parking	140	68%
Exhibit space for artwork	94	46%
Other, please specify	37	18%

1 Phones for job seekers

2 Better Restrooms, Inviting Atmosphere, Less Security Guards @ Main Library.

3 a place that doesn't attract transients

4 Special space for older adults

5 PARKING! PARKING! PARKING!

6 WE WANT PARKING SPACE!!!!!!!!!!

7 Drive up book drop and books on hold pick up

8 Local history archives

9 Bike racks in a secure location and bus service nearby

10 Like to see it stay in central Lincoln

11 simple distribution, business center

12 Nothing

13 I'd like to have special sections for teens, children, pre-schoolers, but want it to be clear that the areas are not JUST for those populations.

14 Lots of plants

15 MANAGEMENT OF STREET POPULATION TO CERTAIN AREAS. THE LIBRARY SMELLS AND FEELS DIRTY. IT SEEMS MORE LIKE A HOMELESS SHELTER WITH BOOKS AND OTHER MATERIALS THAN A LIBRARY. I KNOW THIS IS PROBLEMATIC THROUGHOUT THE COUNTRY, BUT THERE MUST BE SOME WAY TO MANAGE THE SPACE WITHOUT DENYING ANYONE THEIR CIVIL RIGHTS. THIS IS MY HIGHEST PRIORITY AS A DOWNTOWN DWELLER WHO USES THE LIBRARY AS QUICKLY AS POSSIBLE UNDER THE CURRENT SYSTEM OF USAGE.

16 Space for specialized collections, like the Polley Music Library and the Heritage Room of Nebraska Authors

17 large-screen tvs for pbs, cnn, breaking news, etc

18 labs for creating media; social spaces; book displays; fireplace

19 Basically the same areas/spaces/services/etc that exist today

20 Modern, complete book collection.

21 A bulletin board with helpful information, community events, etc. and also interactive bulletin boards for kids

22 Convenient parking is crucial. See Nashville Public Library how they figured out downtown library and parking. Very convenient.

23 Signature piece of art that would become the libraries' "logo". Like the Lions outside Chicago Art Institute

24 teen engagement center

25 places for special research, librarians to help with geneology and a special collection of these materials

26 Longer hours for the Heritage Room, Genealogy Research Area

27 Give parking for the main branch library extra checks!!!

28 more copies of ebooks, DVD's, audio books

29 I never use the down town mail library

30 Quiet room for adults like new Seward Library

31 Love the Heritage Room -Special research collections!

32 More visibility and space for special collections, the Heritage Room of Nebraska Authors and Polley Music

33 Flexible spaces that can be repurposed as needs and interests change. Spaces that can be used for more than one purpose in any given month.

34 Practice rooms for instrumants (piano room) to come and practice an instrument. Chicago Public Library has this-I used to use this all the time, it is good when you live in an apartment to practice somewhere.

35 green design and practices

36 plenty of work space convenient to reference materials or special collections

37 large assortment of books, area for ease of picking up ordered books

7. Please tell us what you like about the library that you use most frequently.

169 Responses

1 1) Love being able to place books on hold and run in and pick them up from the hold area. Having the self-checkouts (ESPECIALLY the ones you punch in your own library card number without needing the card) is super convenient too. 2) The new card catalog system is really fantastic. You have done a great job getting that up and running and working out the inevitable bugs. 3) LOVE the "pre-ovedue notice" emails; although I think the verbiage is a bit awkward.

2 It's in my neighborhood.

3 I mainly use Walt. I like how open and spacious it is. The staff is always very friendly and helpful. It's usually very quiet which is good since it's a library :)

4 Gere: Lots of parking; has the best selection outside of BMPL; bright and sunny; spacious and well-outfitted staff areas (I'm a former employee); multiple self-checkout stations; native grasses as part of landscaping.

5 The internet, and the people who work at it.

6 Research staff at Bennett Martin are most helpful in tracking down an author or book of interest.

7 location location location. I love the 14th and N location as both a downtown worker and resident. it is easy to get to quickly and easily.

8 The great selection of materials - even if what I want is not there, I can always find something to read, watch, or listen to.

9 I like the branch that is close and user friendly. It is part of my community and contributes to finding and acquiring the resources that enhance my neighborhood, ex. availability of multi media offerings-dvd-, cds,- and books.

10 convenient location to my home

11 Close to my home

12 Staff is very friendly and helpful.

13 I love the staff at South Branch and how they are so knowledgable and friendly. I love e-book options and wish there were more. I know a lot of people use computers at the library -- I am just not one of them. I love all the suggestions above -- how modern!!

14 Bennett Martin is close to everything else I do daily downtown. I hope it doesn't get moved too much farther out of the main flow of downtown activities -- along the Antelope Valley project would be too far for me to visit as frequently.

15 Staff are sometimes friendly, others are mean and pretty rude.

16 I like the children's and teen's areas.

17 It's a nice building, that's EASY to get to and park, has driver side book drop off.

18 I love the ambience of Gere Library. The wood and architecture. To me the environment is as important to its function as the books I love.

19 Friendly staff. - Gere is great for that.

20 So many new books all the time. I am never disappointed when I look at the new things.

21 Research Current periodicals

22 it is close to my house

23 Easy parking; hours open - seven days a week, and evenings until 8:00pm

24 Convenient location

25 Gere-Convenient parking, bright, friendly atmosphere

26 The staff is extremely helpful to all patrons.

27 Bennett Martin is close enough to get to during breaks or lunch.

28 Staff is most helpful. smaller feel kids don't get lost can keep an eye on them.

29 I use Bennett Martin frequently. The staff are friendly and helpful. I like the outdoor courtyard at Bennett Martin. When I bring my young nieces and nephews, we sit outside and read on nice days. We also enjoy having Colby Ridge snacks nearby. It would be nice to have an outdoor reading area and a snack cafe or coffee shop in a new Main library.

30 The staff is ALWAYS friendly and helpful; they show great patience with all users; they have a sense of humor.

31 Free & convenient parking. All types of media-DVDs, CDs, paperback and hardback books, magazines, reference books, and the employees are very helpful and knowledgable about ALL the items.

32 It's conveniently located since I work downtown. Also, it's close enough that I can walk down & back on Sundays when there are no buses running.

33 Gere. On my way to and from work. Close to my apartment. Nice selection and atmosphere.

34 location

35 The convenient downtown location as well as the friendliness of the downtown staff.

36 Casual atmosphere, usually pretty quiet, good selection.

37 GERE - book talk Bennet Martin - within walking distance

38 Walt branch: that there is plenty of free parking. That it's pretty and clean. That the collections are good.

39 Recently its been Anderson because its close to work so its most convenient. People are friendly. Easy to go in and get what I want.

40 no comment

41 It is convenient to where I live

42 I like the new books area at Eiseley, where I can find new things to read. Also, the books in the front that you can't renew, but they have some bestsellers I will usually wait for. I also like the fact that I can put things on hold from home and pick them up at the libraries.

43 Good collections of history and biography, magazines, new books on public affairs. I also use Morningstar from time to time.

44 Large Selection of books, DVD's

45 Wide open spaces, large windows, very public, no extra walls.

46 I like the diversity of library patrons at Bennett Martin as well as the Polley Music Library and the Heritage Room. I have attended the special events, poetry readings, etc, usually on Sunday afternoon.

47 Online account information, also the option to place items on hold. The website has a wealth of resources available, as well!

48 Cozy, plenty of seating areas for reading and table areas for studying or doing homework. Dvd's, books, games easy to find and check out.

49 downtown location

50 It's accessible even when the buses aren't running on Sun. I can walk downtown & back. This is important to me since I can't afford the internet at home.

51 It's not too far away I can get there in 10 minutes or less, usually. They often have good displays of recent/new books. The parking lot is large (I use a van with a ramp for my wheelchair so need two spaces to accommodate it. The new check-out machines - they're great. Persons often look comfortable sitting around. I can check on a book on a computer there - whether it's in, e.g. (and that there's a computer I can reach from my low position) Most of the librarians/helpers are cordial. They have a good selection, since they're large enough to do that. They're near businesses, so I do errands that I need to do in that south area when I go to the library and thus make fewer trips. It's on two busy streets, so I can return books if I'm going farther south or wherever. The landscaping is great. I like the bicycle sculpture. I like the idea of book groups (for others!). Almost forgot - there's an accessible bathroom there, which sometimes is really good. I think its good when I see busloads of little kids coming in, learning about libraries. I think there is more, but you probably don't want more.

52 It has plenty of quiet space to sit and read. I especially like the magazine room with the couches. The books are easy to find. It is organized well.

53 I enjoy Gere Branch's large and varied collection of materials.

54 Variety of books.

55 Gere -- location (close to my house). Is very clean and well-designed.

56 Friendly staff. I love the Ames reading room and the Ames lecture series!

57 Great selection! The self-serve check out stations are a great idea, too, since then the librarians can provide more focused help to those who need it.

58 An excellent broad selection of books and materials (Bennett is my primary library because I live downtown).

59 I love Bennett Martin! It's a great location that my family and I can walk to. I'm so glad that they have a weekly storytime. The staff is friendly and helpful. They have a good collection and my son and I love the outdoor courtyard.

60 The teen area.

61 I use Polley Music Library often for my work and pleasure. The reference and music librarians aare fantastic for helping with requests and information. My family also enjoys viewing the displays on new books, videos, and topics.

62 South branch is small and friendly and the parking is very convenient.

63 Being able to reserve books/CD's online.

64 We like the location. We live near the downtown and can walk to it.

65 convenient to where I live. Parking is close.

66 The staff are very helpful. I like the kids section with the desks/chairs/wii. The kids I bring the to library really enjoy this space.

67 Broad selection. Easy to request books from any location. Knowledgeable, friendly, helpful, patient, respectful staff.

68 Book selection. Layout of library is also nice. Clientele is also a factor.

69 the staff is so friendly, I feel like it is a home (Bennett Martin) easiest library to find the book you want like the way the children's library is separate and yet included in the main library

70 I use Eiseley most frequently because it is between my home and office.

71 Friendly, helpful staff. Diverse mix of users. Large selection of books.

72 Mainly the location. Love the main library, but seldom go there because of available parking. Oh, and the drive up bookdrop at Gere is nice.

73 Friendly, helpful staff; clearly marked areas for materials. Lots of parking.

74 Courtyard

75 Ease of getting in and out (when you find a parking space;)friendly staff; self-check-out; being able to put a hold on a book on the Web.

76 displays of new books and e-resources; great staff (friendly, helpful . . .)

77 I like how you can go and use the computers, but I which they had more and a longer time frame.

78 New materials are up front, and spread around. Fiction on the main floor. Librarians & paraprofessionals very helpful.Love the little bit of garden at center

79 Books

80 Gere is spacious. I've attended several programs and meetings in the meeting rooms.

81 Self-checkout, easy access to catalog, good selection.

82 Bennett Martin has a large selection of fiction and non-fiction books and books on CDs.

83 Staff to answer reference questions, help with computers, etc. Gere -- Love the setting -- plantings; good parking; closeness.

84 First, GREAT STAFF! Second, Bethany is close to home & almost always has parking available. Was very dependent on computers until I got I-net at home.

85 The library on Superior St has nice evening hours. The downtown library is close to our home. The airpark library is nice to go have an activity to do w/ my younger child while my older child has soccer practice out in that area.

86 I don't have children but I volunteer in the childrens area. I like the interaction between adults and children and would like to see more of that. I also like the bundle books for kids.

87 Geographically close to my daily route

88 It's near where we live; staff is friendly and helpful; it's small (Bethany, Anderson, and sometimes Walt and Gere) so easy to locate things; notification when reserve items are in.

89 The downtown library is within easy walking distance of work and easily accessible from all bus routes.

90 I like how bright Walt is with thier skylights. It is big and spacious, and still new feeling.

91 Downtown location, size of collection

92 Bennett Martin/South branch most. I like the selection at Bennet martin, although I admit I am increasingly going to ebooks and would love to have that selection on ebooks.

93 Easy access/parking (Gere & Walt). A lot of books and DVDs.

94 I rely on the library for books, CDs, and DVDs.

95 I like being able to browse books on the website and request the books to be held at the library of my choosing. This is a great time saver!

96 Computer lab and wi-Fi.

97 South Branch: small size, easy parking, convenient to me. Feels like a living room. Staff is generous with their time.

98 It's close to my home

99 It is closest to my location and the staff are helpful .

100 nice atmosphere

101 Natural light. helpful and professional staff welcoming children's area

102 The location. The friendly staff.

103 Bess Dodson Walt Branch: It's quite, attention is great, comfortable chairs and sofas.

104 I LOVE being able to reserve books online and then go to the library and pick them up.

105 Bennett Martin is in downtown, I like that it's close to places to eat and the university. I like to be able to walk to Bennett Martin from the Near South neighborhoods.

106 I love how it is so user friendly and efficient.

107 I like the availability of information I use on the internet

108 People who can answer my questions and help me search.

109 Gere- parking, close to my house, good selection of materials

110 Quiet space and ability to browse books.

111 Books, ebooks, DVD's, audiobooks

112 Great selection of books.

113 It is a warm and inviting place to find books and to pick up books on hold.

114 convenience to locations where I work, live and study

115 Friendlyness of staff. Selection of books/audio/visual choices. atmosphere

116 The staff and the amount of material available.

117 Things are easy to find and there are comfortable areas to sit and read. I like the automated checkout but would be willing to do without it if it would save money.

118 walt branch - light, bright, cheerful space; separate computer lab; excellent meeting rooms; terrific staff

119 I love the children's area, and with the easy layout it provides an opportunity for my son to learn to love the library as well.

120 The fact that it is in the heart of the downtown area. This provides support and people traffic for that area of the city. It is the home of 2 special collections and the administration offices for the city library system.

121 Easy to find things; good selection; new books on display

122 The large number of books and CD's that it has (BM)

123 Large selection of books. Close proximity to home. Good parking. My son likes that library staff know who he is/his name. Like that the libraries are keeping up with technology.

124 central location

125 Easily accessed from my home, and great parking.

126 once I get parked, is convenient to find what I want

127 The staff is friendly, knowledgeable and helpful.

128 inter library loans when you not in current lincoln system. checking out dvd, magazines and cd's

129 Easy access, parking, helpful,knowledgable librarians.

130 friendly staff

131 Location. BMPL is very close to where I work and that makes it very easy to pickup and drop off items.

132 It is close by. It has a pleasant, attractive atmosphere. It has a pleasant place to read current magazines. They put out fairly current dvds of popular movies on a shelf near the entrance. I am talking about Gere.

133 Search for books on the computers, easy to find books, DVDs, & CDs

134 It's close to my house.

135 Gere is the closest library to my home. It has parking (free) available. I also enjoy Walt Library. When I was teaching I would often head to Walt after school to check out books that I could use in my classroom. I enjoyed the many multiple copies of children's books that were available. Walt Library is so welcoming!

136 Good selection, easy-to-use reservation system for new/popular material, friendly staff, microfilm reader/printers.

137 staff, light around courtyard

138 Quiet. Easy to get to. Friendly staff.

139 Good reference collection. Good number of books

140 Children's Books

141 Love the courtyard at Bennett Martin, love the circular window on the elevator. That is one of the most enchanting places in the city and I hope that the new library will have some kind of plants, water feature, etc. Also, love the JPG Heritage Room of Nebraska Authors--what a special place that is! Also, have enjoyed using the resources in Polley Music Library over the years. I appreciate the very easy access to fiction--alphabetical by author's last name, right on the first floor as you walk in. I'm also fond of the cacti in the s.w. stairwell and I really like that stairwell, generally.

142 Easy to get around; natural light; convenience of parking and access.

143 Like to study and do research at the library. Bennett Martin needs more outlets to do so.

144 I love that it is close to my work and my children love the children's reading area. We love Susan.

145 Convenient location open 7 days a week

146 GERE: Close to my home, large enough collection to meet most of my needs.

147 Close to work, good selection of books, ability to transfer books in from other locations

148 There is a wide selection of materials to check out.

149 Location, the staff, and never a parking issue.

150 Easy to get to, parking in front

151 The staff are always pleasant and helpful. It is also a nice, clean facility.

152 Access to and availability of the materials; a great variety of media sources; friendly, knowledgeable, and consistent staff; comfortable seating; well-managed website; fun and pertinent programs that bring the community together; artworks; native plants; beautiful courtyard; overall peaceful atmosphere.

153 its location to downtown. its really convenient to get to.

154 It's the library, what's not to like? :)

155 well designed, well lit, high ceiling all make it comfortable. great book displays. great children's area separate from adult space. nice meeting rooms. friendly staff. ample parking.

156 It's small and easy to find various parts of the collection. The magazines to be checked out are with the current magazine.

157 I like the variety of books and DVDs that I can check out. I don't like to buy many books, but I love to get them from the library.

158 I like viewing and requesting books on the library website. I like the shelves of "themes" for library books that suggest new titles I haven't heard of.

159 It is a great place to study.

160 The area it's located. The quietness. The large selection of books

161 Walt: The windows and high ceiling which make it bright and beautiful; the brightly colored and functional children's area with great furniture, books and activities for kids. BMPL: The large collection of DVD's; the location is convenient to my work downtown.

162 Books. Online Catalog. Holds.

163 Walt is a great library. Friendly staff. Good selection.

164 Location & I can find most all authors that I would check out, its quiet, not many kids screaming and running around.

165 plenty of parking, good selection of materials, areas for children and teens, area to quickly find paperback books, multiple terminals to access library catalog & other information, terminals located at various places throughout library

166 I like to peruse large varied collections of books and magazines.

167 I enjoy the good selection of materials,computers, events, place to meet friends, friendly staff, knowledgable staff, children area.

168 The librarians!!! they are wonderful, friendly and helpful.

169 Starting to use ebooks more. Like that Eiseley has a big area for kids and rooms to read in with kids. The Airpark library has a large selection of movies and wii games.

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regional library comparison

BENCHMARKING

The consultants worked with the Lincoln City Libraries management to determine the libraries included in this benchmarking study. The following criteria were used to select a small cohort (ten) of libraries. The criteria included:

- Public libraries serving similar size populations and/or
- Public libraries having a Main Library and branch libraries and/or
- Public libraries located in communities with a major university and/or multiple colleges.

The 2011 Public Library Data Service Statistical Report, published by the American Library Association was used as the source for the data. Data for each library was reported to American Library Association by that institution. Refer to the charts at the right of this page and on the following page for the published data.

For benchmarking purposes, several key elements were called out. These elements are important variables to consider in addressing strategies for a library's future.

In terms of square footage of library space, Lincoln falls in the mid-point of the institutions studied with a total .669 square feet of library space available per capita (the total square footage of Main Library and branches divided by the population). However with the Lincoln Main Library at 67,910 square feet, it falls to third from the bottom of the comparable institutions.

In terms of revenue, Lincoln is funded at $29.28 dollars per capita, at the midpoint of comparable institutions. Lincoln spends $4.68 per capita on library materials, the fourth from the top. It is also at the midpoint for hours open per year and number of total staff full-time equivalents.

Circulation, the number of library materials check out, in Lincoln falls at 11.79 per capita, the fourth highest as is holdings, the size of the library's total collection at 3.17 per capita. At 5.59 visits per capita, people coming to a library, Lincoln is fourth lowest.

POPULATION AND SIZE

LIBRARY	POPULATION SERVED	CENTRAL LIBRARY SQ. FT.	NUMBER OF BRANCHES	ALL BRANCHES COMBINED SQ. FT.	CENTRAL & BRANCHES TOTAL SQ. FT.	SQ. FT. PER PERSON
OMAHA NE	489,732	122,490	11	182,762	305,252	.623
JOHNSON COUNTY KS	421,500	99,547	12	190,158	289,705	.687
WICHITA KS	372,186	89,000	8	62,639	151,639	.407
LEXINGTON KY	296, 545	110,400	5	94,762	205,162	.691
LINCOLN NE	**281,531**	**67,910**	**7**	**120,490**	**188,400**	**.669**
SAINT PAUL MN	278,384	93,000	12	185,039	278,039	.998
LUBBOCK TX	269,140	72,100	3	31,996	104,096	.386
CHANDLER AZ	252,856	64,000	3	60,500	124,500	.492
DES MOINES IA	198,682	110,000	5	63,577	173,577	.873
SIOUXLAND SD	192,697	62,000	11	57,400	119,400	.619
BOULDER CO	103,600	92,164	3	21,450	113,614	1.090

INCOME AND STAFF

LIBRARY	TOTAL REVENUE	REVENUE PER CAPITA	TOTAL PAID STAFF (FTE)	TOTAL SERVICE HOURS PER YEAR
OMAHA NE	$12,720,719	$27.72	174.8	32,468
JOHNSON COUNTY KS	$20,567,871	$48.80	267.8	37,136
WICHITA KS	$8,350,288	$21.84	102.3	24,726
LEXINGTON KY	$15,073,860	$50.83	165.4	20,748
LINCOLN NE	**$8,357,622**	**$29.28**	**107.5**	**24,232**
SAINT PAUL MN	$16,305,419	$57.20	162.0	34,129
LUBBOCK TX	$3,503,871	$13.01	52.50	11,908
CHANDLER AZ	$6,762,327	$28.84	77.8	12,740
DES MOINES IA	$7,667,405	$38.59	94.93	15,997
SIOUXLAND SD	$5,995,093	$31.66	91.8	23,037
BOULDER CO	$7,215,161	$73.50	75.1	10,654

Based on data from the Public Library Data Service 2011, American Library Association. Some information has been updated as reported online by the PLDS in May 2012.

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8. Please tell us what you dislike about the library that you use most frequently.

159 Responses

1 1) Not having enough copies of titles that get immensely popular. I get impatient waiting weeks to get a hold of a book that's popular. 2) Including titles that are owned by libraries not in Lincoln proper. I understand that the collaboration between the Lincoln Libraries and other towns is important. But it can be very frustrating thinking that a book is available only to see that it lives far away. It would be nice to see a feature that excludes the out-of-town libraries a bit easier. (Just a thought)

2 Not enough music.

3 I can't really think of anything.

4 Tile in the entry is bumpy and noisy when carts roll across it (maybe industrial linoleum woud be better?).

5 The library catatlog. It constantly crashes or times out, or doesn't bring up the right results. I don't see why it needs to be a consortium when you already have the inter-library load system if you can use the Pioneer Catalog the same way.

6 It's a long trip to get anywhere in Bennett Martin. Would like to see a library with more wings off the main room rather than a large main room and a distance to travel to get to other rooms.

7 Dated and unimpressive visually for the stellar services offered. I would like people who visit Lincoln to think of the library as a destination to visit as they do in other major cities.

8 The noise level created cavernous buildings with tall ceilings is insane for a library. What kind of architect would do that???

9 limited evening hours

10 Expand hours

11 I wish the mysteries were separate from other fiction.

12 I wish they had more books. But they get them fast.

13 Bennett Martin just feels old and ugly. It looks like a bomb shelter on the outside and inside the carpets and furniture look 20 or 30 years out of date. I main read older fiction and non-fiction titles, and it appears that in the past couple of years more and more of the kinds of stuff I gravitate towards and search out has been removed from the collection. The shelves now seem half-empty when I used to be able to find cool old gems or lesser-known authors. Now...it's just multiple copies of bland authors that EVERYone else is reading...not my cup of tea. Also, I only come to Bennett Martin when I'm already downtown for other business, because it's always difficult to find parking, which I don't have to search for and more importantly don't have to PAY for at the branches. But downtown has always had a better selection of older books (until recently) so I still consider it my favorite of your locations.

14 Rudeness, especially from staff. (Walt)

15 panhandlers outside.

16 I dislike that there are computers that adults use in the area with children's books. I would like a bigger area for new and featured books and a place to sit and browse them.

17 I dislike being charged late fees because there's not enough staff to check books in timely.

18 The children's area is crowded and I feel self conscious of any noise my children make.

19 HOT AND HUMID restrooms in the summer.

20 Not enough new nonfiction DVD titles for kids. I'd like to see Winged Migration, Microcosmos, The Gods Must Be Crazy, The Way Things Go, etc.

21 Make every effort to make it user-friendly

22 it is small, but it has everything i need (south is close to my house)

23 No quiet spaces; sometimes too many kids running around loudly, parents either need to supervise them and keep them busy, or not bring them. The library should be for EVERYONE, not just an after-school program for people who decide they should have six kids, then can't handle them all, so let them run around doing whatever they want.

24 Not a comfortable place to linger. Need to come to terms with the reality the facility serves as a hang out for the indigent. Having a security guard who plays on a computer near the entrance doesn't help.

25 Bennett Martin-Lack of parking!

26 At times it is quite noisy.

27 BMPL needs more space.

28 No dislikes.

29 Bennett Martin is outdated and has a very worn appearance. The interior is drab. It would be refreshing to have bright colors and new tables, furniture and shelves in a new library.

30 It is unaesthetic. I would like more attractive reading areas with lamps and tables. Books, CDs, DVDs are arranged unattractively. I want the library to be arranged more like a bookstore that is inviting.

31 There are not enough evening hours. There are many people that would just stop in during the evening if it were open.

32 2nd floor is usually much warmer than the 1st floor.

33 Sometimes returned books don't get checked back in right away.

34 Dark, dirty, the old lady is showing her age.

35 I wish it was larger to easily serve all age groups.

36 Sometimes noisy (staff or young people), wireless internet not consistent, dirty, long wait times for items on hold.

37 GERE smelly bathrooms, little information of gere book talk schedule BENNET MARTIN some spooky people, afraid to go to remote areas, ex. biography, etc

38 Computer Lab and no place to really sit and use or plug in a laptop if you bring one.

39 no comment

40 It is "cold" and "hard" - lots of stone and glass. Not a very inviting place. The 4th floor conference room and auditorium areas are also long in the tooth and not very inviting.

41 I would have to say the bathrooms. I try not to have to use them when I visit (especially Eiseley) because they usually smell bad, and sometimes the toilets do not seem to be flushing. Also, have had a problem with kids throwing water around in there, when I do go in.

42 Needs more quiet space, more study space and could be cleaner

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43 The bad drinking fountains, very few community rooms.

44 The LACK of EVENING HOURS!

45 N/A

46 transients

47 The early closing times.

48 The shelves are too high for me to reach the top shelves, which, of course, always hold the books I want to browse through. I know I can ask for help, but what a drag. What I usually want to do is check out an author's work, since I usually can't remember which ones I've read and not. There is one guy there who's kind of surly and makes me want to avoid him.

49 Sometimes the teenagers are disruptive. The children and teen space should be on the opposite side of the library from adult study space.

50 I personally dislike nothing about Gere branch.

51 It has no coffee/snack bar.

52 Gere -- the speedbumps are way too high on the east side of the library! They are not needed as very few pedestrians are along the exit road they are placed on.

53 It has limited DVD collection and dated music collection.

54 Unfortunately, Bennett closes at 6pm, which means I sometimes have to leave work early if I want to get books (if dropping off books, then I can go later).

55 Uncontrolled use of facilities by the street population.

56 The hours! We wish that they would go back to being open later than 6 pm during the week.

57 Not enough space. More space for books, more space for seating, more space between things (white space). Plus the yellow color on the walls is yucky.

58 It is frustrating that Bennett Martin has such limited hours in the evenings.

59 I wish it had newer books and DVDs.

60 Allowing people to come to the library and use it for a place to hang out or sleep, like the homeless or kids skipping school.

61 That the hours are not longer. 6 is not late enough!

62 It's hard to browse through audio book selection -- especially those on the bottom shelves. Just hard to see (esp. with progressive lenses)

63 The kids space with the wii is sometimes loud/distracting. Some of the materials for special topics including nutrition/fitness seem outdated. It is difficult to find current materials.

64 Don't feel safe letting my child wander more than arms length. (Was even once gently - and very politely - cautioned by staff to keep close eye on toddler because of "the people that are around sometimes".

65 Storytime is horrible since they lost the best storytime librarian in town due to the budget cuts.

66 not open in the evenings - very inconvenient and irritating with my work schedule

67 I miss the periodicals collection. I used to enjoy researching historical computers and electronic developments in the decades of old technical magazines. Now I'm not sure where to go for that information, if it's available anywhere at all.

68 There's really nothing I don't like about Gere library. It's busy, but staff are generally available and always helpful, despite the pace.

69 Elevators usually not working, patrons with very, very offensive body odor

70 It's drab (Bennett Martin.) Fines are enormous and accrue so quickly! Parking can be a real hassle. Not a dislike, but the outdoor atrium seems silly in this climate.

71 Can't think of anything that I would say that I dislike.

72 Everything is so close together, they all need more space, more rooms.

73 Temperatures usually too warm, Summer, Winter inside building (Bennett Martin). No designated parking (BM, downtown.)

74 n/a

75 Aging building, hours.

76 I wish there was a bigger selection of non fiction books at Gere.

77 Not enough music CDs

78 Bennett Martin -- needs to be updated; shabby looking. Gere -- Nothing I dislike.

79 Really can't think of anything.

80 Nothing.

81 The library catalog is not very good. I would like to see it enhanced. I would also like to see more titles for Downloadable audio books and Kendle\Nook downloads.

82 Drive-up dropbox is on the passenger side of the car, so I can't return materials w/o help or getting out of the car.

83 Not much to dislike.

84 No evening hours and short hours in general.

85 I think it could use more study rooms. I also think the high ceilings allows for more noise to carry when people gather in the front lobby.

86 Building too small, meeting rooms inadequate and difficult to access, awful architecture, squalid atmosphere, insufficient seating, poor environmental controls, ugly and uncomfortable furniture, terrible signage. It's an embarrassment!

87 Both of these library facilities SERIOUSLY need updating.

88 Bennet Martin - trying to find parking space, paying for parking

89 Eisley- I wish it was more convenient to get in and out of. The Williams branch would be more convenient if the hours were better.

90 Poor connections to the Wi-Fi. It is plainly of reduced accessibility. Additionally the filtering software is very out of date and apparently done by an incompetent.

91 Collection is smaller so sometimes what I want isn't available; restrooms are dowdy; because of its smaller size, it can get loud if a lot of people are using it.

92 the employees

93 the adult area is a bit utilitarian

94 They often do not have the books I'm lookingfor. They are usually at BPML and I have to place a hold.

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95 I wish users could be more respectful of others when reading newspapers. When they are done, they put the newspaper back on the shelf completely out of order :(

96 There isn't anything I dislike, but I do like the idea of having small group areas and a coffee bar. Nice.

97 The library is dirty and has a lot of empty shelves lately.

98 I wish it had more areas for quiet study, a larger teen area, more computers.

99 No parking downtown area

100 I dislike the inavailability of the unfiltered computers. There's only two of them and they're usually busy.

101 Figuring out how to use the computer for finding things. Maybe needs a 1-2-3 cookbook approach to what to do to access what is needed.

102 Not very big

103 Not enough copies of high demand items, especially ebooks; long waiting list for some titles; computer searching can be confusing and difficult, even for experienced user.

104 Not many comfortable places to sit with a book.

105 Nothing.

106

107 Since I am an early riser, it would be nice that a least once a week the library would open before 10am

108 You have to pay for parking, and rarely can find a spot.

109 People (other than very young children) talking and not being told to be quiet. I have also heard music playing on the intercom at Walt. I think a library should be quiet unless it's in a designated children's area or special event area.

110 walt - too much empty space in central corridor is underused; poorly designed central display; pressed board is ugly, prefer real wood for beauty and longevity

111 There seem to be few resources devoted to dvds outside of classic BBC fare and the occasional new release for kids. I appreciate that much of the funds of the library go towards keeping a current inventory of books, however, which I greatly appreciate.

112 That the look of the building is old both on the inside and outside of the building. Parking in a downtown area is just that parking in a downtown area.

113 Materials I would like not there (but easy to request from another library)

114 As I get older, it would be nice to have chairs on rollers that I could use to see what is on the lower shelves.

115 DIngy feeling. People not returning materials that we would like to check out.

116 parking

117 Can't think of anything.

118 parking, limited DVD selection

119 The library closes too early. It is understaffed.

120 toliet paper holder in restroom to low, hit knees on. Hard to find parking downtown when events going on at pershing. Would like to see open longer at some locations. Maybe even a Friday night. You can't look up specific magazines to tell if they are in or not. Popular magazine check out and not there. Fine homebuilding.

121 Very limited collection. Have to order books and come back in a week to get your book. Seems like much bigger collections are in south Lincoln. I don't understand why north Lincoln is discriminated against where there is great need for a good library. After school it is bedlam in the library because of middle school kids behaving badly.

122 too few books

123 It feels old, outdated and cramped.

124 I can't get the self check-out to check out all of my books. There is often one I have trouble with, and then I just have the librarian check out my books in the end.

125 Parking and some of the people that hang around on the outside of the building and smoke and make nasty remarks at Bennett Martin.

126 Staff are not always helpful/friendly. Books are not always checked in in a timely manner.

127 Nothing

128 Exterior appearance of Bennett Martin branch--everything I like about that library is within the walls.

129 smells

130 Not many e-books.

131 Lack of parking.

132 Bathrooms dirty

133 It looks really worn out. Carpet is drab with age, spaces all are well-worn and look tired. Noisy on 4th floor meeting area when two events are going on simultaneously in the two spaces. Very minimal kitchen area by fourth floor meeting room.

134 NA

135 The library feels dark and cluttered. The displays are interesting, but could be on better furniture and less cluttered looking. I wish there was a better integration of archives, books and digital content. Lately I've noticed there isn't as much older stuff to browse. I used to like browsing the old magazines, but haven't seen them in years : (

136 nothing

137 Could use more staff

138 Inadequate lighting. Badly groomed appearance of staff. Difficulty of locating staff when needed. Long lines at checkout and self-check terminals that are frequently out-of-order.

139 parking (fortunately I work downtown and can walk from my office)

140 Space seems very confined, especially around the cd's and movies.

141 Updating for wear and tear as this is a heavily used library.

142 Often does not have books I have read about or heard about.

143 There are often teens that are poorly behaved loitering around in front of the building or in the entryway.

144 bigger bathroom at the childrens' area would be nice.

145 it seems to be oddly laid out and not well marked.

146 No browsing music cd selection.

147 parking lot is tight for an SUV.

148 No meeting room for Just Desserts! I like Gere's room where we meet for the Monday discussions.

149 I wish the library had more downloadable ebooks and audio books. I know that it's a new service and will probably improve in the future, but the selection seems very small.

150 The search function on the library website is harder to use than it used to be. I love checking out DVDs, but find them hard to browse unless I view them online. Probably because they are in such high demand!

151 It is not very open and airy. It would be nice to have more open, relaxed seating and natural light.

152 Walt: The teen space is very cramped and not very teen friendly; so many Internet computers are in different places and they are often very noisy. BMPL: Difficult access due to no designated parking; ugly building and interior; cluttered on the first floor; challenging layout of books on the second floor; smells old and musty sometimes.

153 Returning books. Always checked in late on the fault of the library. We return day due (in the morning) yet they still don't get checked in until the day after or later, then we have to complain to have the fee reversed.

154 Slow to order new media.

155 Lack of video games and DVD choices without having to have them transferred.

156 There is too much emphasis on not using available space to place more books in the libraries. Every library needs to have as many books as it can feasibly hold.

157 The library needs more computers, learning events. larger meeting room, study spaces, comfortable seating, a coffee bar, teen space, and better childrens area.

158 In general the main thing is the library website search system which is for all the libraries.

159 Not enough ebooks available-usually only 1 or 2 copies of each book; lots of holds.

9. What services or building features would you like to see in a Main Library?

144 Responses

1 1) I would like to see a family library account established where members of a household (e.g. husband and wife; parents/minor children) could sign up for a shared library card. This would be an optional signup that would allow multiple people to share the same account. It can be hard to keep track of all the items checked out and due dates when I have to login to the hubby's account (with his permission) and also my own. Having the choice to share one library account number (officially) would really help. 2) It would also be helpful if there was an email dispatched when a book one had checked out was being recalled for a hold. I have been surprised a number of occasions that I couldn't renew a book because another patron had a hold placed. It would be nice to have an email sent as an alert so one could hurry up and finish the book before the checkout time expired.

2 Listening stations for music.

3 Outdoor reading areas, easy access/free parking if it's downtown.

4 More prominent space for the Heritage Room; good sight lines (no scary isolated corners); as many electrical outlets as possible; flexible layout; consolidation of staff work areas; bicycle parking.

5 Clean, updated restrooms that are modern; more internet access; better lighting; inviting staff; a community feeling.

6 See above.

7 unforgettable exterior that makes people remember how lucky Lincoln is to have such a library.

8 Seriously ... low ceilings and lots of carpet to absorb noise. Those cloud things at Williams are a complete joke.

9 patient , helpful staff and what i wrote about why i visit the library most often

10 Given the proximity (and popularity) of the Children's Museum, Bennett Martin should try to do co-events with the Museum. Both entities would benefit.

11 space for disabled adults

12 I love the idea of meeting rooms and an auditorium for programming. A good coffee bar could be really nice. Writing workshops.

13 Updated technology. A separate genealogy or local history department. I can't believe you don't have a facility for selling your removed books year-round -- most other large cities' libraries I've visited have those. Merchandise with your logos on it -- I'd love to wear a library t-shirt or have a canvas or "green" recycled book bag. Newspapers from more large cities outside of Lincoln and Omaha. Evening hours (at least a few nights a week) downtown. Computer classes or tutorials. Downtown book groups.

14 Cafe would be great!

15 More green space, keep the courtyard, EASY to get to, less circulation, but more public services. Family bathroom [think Westfield/Gateway] where Moms have room to handle strollers and multiple kids at the same time.

16 I like most of the suggestions above. I love traditional old libraries with wood shelves and hidden nooks for reading with comfortable chairs and soft light. I would love to see community rooms for meetings.

17 Parking.

18 I would love to have a real flagship public library building in Lincoln, a destination, a testament to our communitywide commitment to literacy, recreational reading, and a place for people to get quality information about our city, state, nation and the world.

19 Constant up-dating of all of the ever-changing technology, in order to function at maximum effectiveness in the world

20 meeting space would be fantastic

21 Meeting rooms of various sizes for community groups/orgs. A "quiet" area for those of us who go to the library expecting that it might be a relatively quiet place.

22 For services see above.

23 A great teen area!

24 acessable, no blind spot. have area's for all. the period room, is the homeless room. so @ times it smells, bless their heart. so it would be nice to have an area for reading so people can warm up or cool down. and others don't feel intimidated. Please do not misunderstand, I like that the library is welcoming to others, homeless youth and others need a space, they have a right to learn and to read. I don't necessary feel comfortable having my pre teen daughter getting looks as i look for magazines, or when the dudes are reading the playboy. again they have every right, but my daughter also has a right not to have pervy guy reading that and looking @ her.

25 I think the building should be a prominent, important building - Carnegie inspired. I would like to have reading areas for children and teens. School children should be able to discuss group projects without disturbing others who are reading or researching. Computer labs are important. An outdoor space for quiet reading and contemplation would be wonderful.

26 Pleasant, attractive reading spaces with tables, chairs, couches, foot stools, lamps. Attractive, convenient restrooms. Cafe.

27 Free parking, WiFi, more evening hours-even late night times, drive-by pickup of books, more digital books.

28 Soundproof rooms for children, one for tweens/teens & soundproof phone booths for cell phone users.

29 Comfortable, relaxing reading spaces.

30 lots of *natural* light, green plants, feeling of outdoor reading/experience while indoors (atrium-like areas) for good weather, and cozy feel, fireplace, safe and protected from weather in bad weather. Fresh air, clean, lighting bright without being too "flourescent." High ceilings, quality materials, kept up and well maintained.

31 CLEAN RESTROOMS OPEN AREAS - do not want to be threatened by homeless, it should not be an adult daycare area (but restrooms available to them)

32 Parking and centrally located in the core of Lincoln.

33 no comment

34 Better spaces for reading, teaching, etc.

35 I would like to see alot of new books, right when you come in. Also, a place for the kids after school so they aren't running around the library so much. I like the little area near the door at Eiseley with the tables and chairs-it would be nice to have something like that in the new library, maybe bigger ?

36 It should have more space than Bennett Martin and it should be nearer to commercial businesses, so that some could shop while others read.

37 Large open spaces, lots of windows, study areas, multiply computer labs, theater?, a cafe.

38 I have already indicated my preferences above.

39 Open floor plan, lots of windows, more self-check-out stations, maybe some e-book downloading stations.

40 Sound proof areas for kids & teens, also something sound proof for making cell phone calls. Download stations, privacy screens on the internet computers that are sitting upright on the desks.

41 I question the need for a main library. Who would ever use it other than local people? I like the community library approach we have now.

42 If I were going to go there - and I would, since I live about 7 minutes from downtown - I would need accessible parking. Is there thought being given to parking underground, if you move to the Pershing site? I would like it to be accessible to me, which would require lower top shelves; I don't know if there's a way to not lose space while doing that. I sometimes go to the library on Superior, and the shelves there are lower.

43 I think some nice benches outside around some pretty landscaping would be nice. We don't have much of that at the ones I go to. Some cubicles with lights like they have at the UNL law school library would be nice. It has to have comfortable chairs and couches for lounging. That's a must.

44 I would like to see a Main Library for Lincoln be similar to the current Bennett Martin library in terms of collection and arrangement. I would also like any new main libraries to include an outdoor reading area similar to the enclosed courtyard at Bennett Martin.

45 A coffee/snack bar.

46 Free, adequate parking. Reading groups with different meeting times. Evening hours until 9:00 pm.

47 A snappier, more inviting atmosphere.

48 Set up a separate area designed to attract those just trying to get out of the elements and killing time by having some materials available to them with others available on request (perhaps controlled by a permanent street address, an active library card, etc.)

49 I'd love to see a bigger room for the children's books with more space and seating especially for reading and doing puzzles, magnet boards, and the like. I'd like storytimes and special events for children. Please keep a storytime at Bennett Martin! We love the outdoor courtyard at Bennett Martin so I'd like to see something similar at a new Main Library. Natural light, big windows, window seats to read in.

50 Lots of room for community events. Lots of places for social interactions.

51 More open space for programs. The Denver City Library has ongoing community workshops on various topics. These are very popular. It would be great if Polley Music Library had a few lab rooms with a keyboard and CD player, so one could sample music before checking it out.

52 Lots of books and DVDs. Trained Reference librarians who can help with research. A good genealogy and local history collection with staff that have expertise in using it. PARKING!

53 A place to be able to do family research and a place to park. That's why I quit using the downtown library, too hard to find a place to park and if I did you had to worry about feeding the meters.

54 I'd like to see a larger children's section with more seating, places to read, and puzzles.

55 Dedicated genealogy space for Nebraska, not just Lancaster and surrounding counties.

56 Outside reading space like in the downtown library.

57 Expansion of e-books. Larger selection of early reader books for children and a nice place for children and their caregivers.

58 I like that you do keep old books around (the main branch seems to be where they are kept). I understand you don't necessarily have room to keep a copy at all branches - keeping one at the main library is fine. That seems to me to be the most important role of the main library. Due to its location and bad parking, I don't use it as a main branch to visit.

59 quiet tables for study or reading,computer monitors set on a table surface - much easier on my "old" eyes than the dropped down screens

60 Natural lighting - skylights, lots of windows. Live plants.

61 Open, spacious design that's welcoming and that takes advantage of green construction and design principles.

62 Large-screen tvs in separate meeting rooms, cafe (as seen in many museums, medical plazas, on-site free parking

63 Bigger browsing collection. Business services center. Downloading (audio & e-books) center. Parking, parking, parking!

64 quiet (at least somewhat), comfortable, well lit (preferably sunlight) areas for reading, or work; readily available power supply for digital devices including laptops or tablets;

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65 All kinds of services, book, DVDs, downloadable things, meeting rooms, certain space for certain age groups.

66 A small garden. I was surprised and pleased when I saw the one at BM, and would include such at a new main library. It's also a hallmark of Lincoln. More alcoves for reading--they can be open and easily seen. Take a look at Norfolk Public Library, there are quiet place in the corners, but are in good sightlines, if I remember correctly.

67 No additional services or features are necessary. I would prefer to see overall library space remain about where it is. As more media becomes readily available via digital sources the need for physical space will diminish. I do not want to see the city obligate the citizens to fund additional unnecessary space.

68 Centrally located in the middle of Lincoln

69 Good parking; quiet areas in the library for leisure reading; teen space; space for children's programming, story hour, and summer reading activities; study rooms; meeting rooms of various sizes; wireless access; study/work rooms for group work (wired, white boards, etc.); possibly production studio-like area for teens and others to produce their own videos, etc.

70 I'm not the person to ask; I almost never go downtown anymore. Almost everything I need I can look up on the website and request that it be sent out to Bethany.

71 I'm not sure what you mean by 'Main' library. If you mean the downtown library - in my opinion it's not as appealing as a library like Walt. If you mean libraries like Walt, I would like to see more interaction.

72 Central repository for the bulk of the LCL physical materials collection. Individual and small groups areas, modern meeting rooms.

73 Convenient parking, particularly wheelchair parking close to the door, enough parking. Easy check out. Outdoor deposit box. Clear arrangement that makes sense so when I go to the library I easily can see where I need to go to do whatever it is I wanted to do.

74 Central location is the most important concern for me.

75 I think it should be all inclusive in regard to all age groups and demographics. I think it should be a bright, cheerful place to gather. I would like to see more community events held there, especially those geared towards single people and young adults/professionals (20's-30's)

76 Open, flexible spaces that can be readily reconfigured as consumer needs and service models change. Large, easily accessible meeting rooms and a large auditorium. Adequate self-service stations. Both group and individual table groupings. Gigabit internet access. Attached parking facility. LEED certified building.

77 All above. A real community meeting place.

78 cafe/coffee bar

79 I would like it to be open and inviting, have an auditorium seating at least 300, and a rooftop reception area for library and city events.

80 I can't think of any outside of what I selected above. Parking would be most important if it was downtown. I would like more convenient parking!

81 As stated above, I would love a signature piece of art that would symbolize the Libraries and become the basis for a logo or brand identifier. I want the library to be viewed as a community asset.

82 Cafe

83 more community events.

84 We always try to visit a public library on vacation to get a feel for a new city. The kids love to see how a community designs a children's area, how a community tells its story, how welcome you are made to feel, etc. A main library can help the City of Lincoln welcome people to our city and to our state. It can tell the story of our history and more importantly provide a vision for our future. The design of the building, the artwork, etc can do those things. Also the move towards more holistic teen engagement centers in some metropolitan city libraries is very exciting and could provide great opportunities for the library and for young people.

85 Classes re use of e-readers and how to download books from the public library. Bennett Martin Public Library: More sofas where to read.

86 Lots of windows. More meeting rooms of different sizes for community use. Online reservation of community rooms (maybe you have this already and I don't know it).

87 I'd like it to be a downtown Lincoln destination with parking and be cleaner, fresher and brighter. I'd also like to have better accessibility to special collections, like the heritage room and microfilm. The library needs more books! Interlibrary loan is nice, but it takes a long time. Not everyone (even young people)wants an e-reader .

88 cafe, more children's activities, e book docking stations, greater feeling of safety, better parking

89 Meeting rooms, enough for 50-100, ability to size meeting rooms for opening to larger rooms or displays relating to meetings

90 I'd like to see an auditorium designed for special events.

91 Parking

92 Amazing selection, space for reading, coffee bar, quiet space and discussion space.

93 All items checked above, plus larger spaces to accommodate items and people. More display space for new items, more copies of new items. Parking!

94 More computer connection to eBooks (Kindle, iBooks, etc) so that one can look up books/magazines/newspapers/etc both at the library and at home.

95 Greater service hours- more in line with the hours of the branch libraries. Adequate and dependable parking.

96 don't use main library due to parking, location, and the fact that I never use any of Lincoln's downtown shoppingl, banking, movies, etc.

97 Big open spaces with room to sit and read, more computers available for internet, an area for young adults, a parking lot, coffee bar

98 Stunning design with "wow factor"; quality materials such as real wood, durable flooring such as marble. Not so modernistic that it losses warm & inviting style. Attractiive setting that has some landscaping that is WELL-MAINTAINED!

99 Definitely a dedicated children's area, of the caliber of the Eiseley branch's layout. Also, perhaps an expanded adults fiction section. An expanded teen section would also be great, even a separate room, one that encourages its use by actual teens. Input from high school students may achieve a teen-friendly environment that encourages them to be there and enjoy reading.

100 free parking

101 Primary space for special collections to showcase the unique product. Ensure that they have room to grow. A new library building that could accomodate all that an up-to-date and growing community library would include. Too numerous to list here.

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102 More advanced reference materials

103 A feeling of space for building feature. Continue to have a large selection of books and audio books.

104 Attractive. Up to date. Welcoming. Inviting. CLEAN. Open feeling so I can move freely but still keep an eye on my kids. Historical information about the city/past libraries of the city.

105 I would like to see a cafe area, maybe like the Scooter's in the State Office building, except in the main library there would be places to sit.

106 larger areas for Heritage Room

107 headquarters functions as well as public access and use

108 Benches out front for smokers to sit.

109 Possible be able to tell what magazines are available (JAN-Feb 2012). Maybe with popular magazines changes due date to a shorter date so they would be more available. Example dvd 1 week check out.

110 An excellent research section.

111 coffee shop, sale room for pulled books and donated books

112 I want it all. Places for children, teens, adults, a place for a people to be loud, a place for people to be quite. A room full of computers and areas where folks can plug in their own or the library's laptops.

113 I would like to see interlibrary loan and a very large collection of books and dvds. I also would like the building and decor to be sturdy but beautiful. Forget about bells and whistles such as an auditorium and conference rooms.

114 Meeting space, individual rooms, kids area, openess.

115 I am not sure who uses the main library in Lincoln. Because of the parking situation and location it has lost it's appeal. A library that serves the community should be located where citizens feel safe.

116 Heritage Room, central research materials, ample book selection

117 open space, carpeting and colors that "wear well"

118 More areas for kids. Children are our future and to make reading fun for them will benefit them as adults.

119 How about a room for books on sale. It would end the crush at the annual sale (which I hate), make the books available year round and they could be sorted at leisure. Many libraries like MPLS and Fargo have this feature and it seems to work extremely well. It does not even have to be "manned" as the circ desk can take money.

120 It would be great if you had something like on Amazon where at a kiosk you could choose what book you recently read that you like and then it would recommend a book that it know is in stock.

121 Natural light through energy-efficient windows. LEED certified (or at least, LEED-level) construction. Geothermal heating? Solar? We need a beautiful library, well-designed, flexible. A welcoming space that is a people's temple. (I really dislike the new central library in Des Moines, Iowa; avoid that kind of barebones,cementy, too loud construction. You don't want to feel like you are in Home Depot or Menards, when you enter the library.)

122 Natural light; variety of spaces; art work; comfy seating areas.

123 I would like to be able to go to the Heritage Room more easily-not take an elevator? I would like a more comfortable space to use microfilm and library research materials. A geneology room? I like when the staff working at the microfilm desk know about the materials and can assist me with questions.

124 Book shelves with built-in bookends and backs to keep books from sliding all over. Excellent lighting. Adequate number of computers to access the catalog. Parking. Above all: Emphasis on function rather than glitzy architecture.

125 More space that can be utilized for services that could be offered at a library. A more convenient way to brose for movies and cd's would also be helpful.

126 Safety is a paramount issue if the Main Library is located downtown. Parking is an important consideration.

127 Lots of variety, book clubs, community events

128 I would like to see soundproofing materials used. I think it would also be nice to have a cafe with all healthy choices!

129 Above list looks like we have many great ideas; how about some on-site power generation?

130 i'd love a little coffee shop so i can just sit and read with something to drink or a snack.

131 tutoring for children

132 technology access, open space for community/kid events such as summer reading kick off, separated areas for children/teens/adults. more seating.

133 Ample parking! Designated areas for children, teens, adults, meetings. Reading/browsing areas and access to computers in all areas.

134 Overall I'd like to see a much more attractive building with nicer rest rooms. I can't think of anything else!

135 I would love to see the main library modernized. The design of the library is nice, but parts of it seem to be old and falling apart.

136 More selection of new releases.

137 Books.

138 Parking; beautiful outdoor space that could be used for reading, and community events and partnerships; a designated and easy-to find-space for teens; an auditorium for events; windows to allow in lots of natural light along with good lighting.

139 None. Don't build it.

140 All that is already offered.

141 There needs to be a coffee/cafe area, a place for a used media/bookstore, a place for performing arts, and an auditorium for programs, lectures, display space, ect. In short, the main library has to be a downtown destination place for lots of arts activities.

142 I would like to see a enclosed garden area where you can enjoy lunch or meet friends. I also would like to see a seperete teen and childrens area.

143 More areas to meet and hold meetings. It would be nice also if books that are in a main branch might be swapped to some of the lesser branches from time to time because it seems I have to order in a lot of books from branches not near me. (that is fine but I am sure more work)

144 Lots of parking (unlike downtown). Lots of books, movies, and games. Nice, big area for kids an families.

10. Any additional comments?

94 Responses

1 I am hoping that the new library will be located where Pershing Auditorium sits. I think that would be a fantastic use of that space.

2 Depending upon where it's located, parking is crucial!

3 Keep up the good work!

4 A new and improved library would be better, and if it were to be multiple floors, make it easier to access those floors than currently at Bennet Martin. Staff who are kind and knowledgeable; and a library that doesn't feel dark, confined, stagnant, and like a prison with the security walking around like they "own" the place constantly. It does not make you want to come back because it feels hostile and that you aren't welcome there.

5 The library is a necessary public service. We should support it the same way we do the police and fire departments.

6 I understand the definition of downtown seems to be changing but I wouldn't wish for the main library location to move too far from downtown dwellers and workers to be too far for an easy break time errand or usage.

7 the downtown library is a vibrant part of downtown lincoln. it encourgages people who walk, take a bus and otherwise would not have the ability to access public services that are an essential part of education and culture. please be sensitive to the needs of all in our community!

8 I use the library in spurts. Although I haven't used the library recently, In the past I have used Bennett Martin. I lived in the country but worked near downtown. It is within walking distance where I'm living now. I have never begrudged the taxes I pay to support a library. It has been a comfortable friend since I was a small child. I would hope that the Main Library would be a welcoming, loving place for all who come through its doors. And, a place that is gentle in its welcome, encouraging to the patron no matter what their desires might be--research, reading, technology. I would hope the person would find helpful guides to fulfill their requirements.

9 More multiple copies of books used by area Book Clubs.

10 I love having a vibrant library downtown, but have been disappointed in the direction the current library has been going -- depressed looking facility, selling off most of the magazines, reducing the size of the collection. None of this makes me think positive thoughts about the current library. If those trends could be reversed, and an exciting, new building with cutting-edge technology and a respect for older books could be created, I'd be even more of a regular customer than I already am. Especially if I can find easy, free parking! Good luck!!

11 I would welcome a new location closer to Antelope Creek OR in the Haymarket. Going downtown is a pain in the ass for anyone that doesn't live or work downtown already. Martin is my closest library but I never go for that very reason.

12 Keep up the good work!

13 Thanks for soliciting comments!

14 Please retain the in the heart of downtown location. It would be great to eliminate the sense that the downtown location is the poor relation to the suburban branches. Have the downtown library open at least one evening a week.

15 (Thanks for asking!)

16 Thanks for giving the public an opportunity to comment before making the final decisions on the central library.

17 Make going to the library chic! I love the courtyard at Bennett Martin and would like to see more pleasant, outdoor spaces that include comfortable seating and sculpture. Water is good too. I appreciate several features of the new online catalog: hold lists, reading history, renew but it isn't as good as Google when it comes to searching for titles. For the most part the info we input must be exactly correct. And I have never mastered how to get to the DVD list!!

18 Our lib ray is such a great bargain! I have enjoyed the services for over 50 years and have appreciated all the expanded services over the years. I appreciate all of the planning that has been done to bring our library into the digital age and I would like to thank the library staff and administrators for everything they have done. Many times in my 20's & 30's I went to the library for a quiet hour away from the world to reflect and recharge. I wish more of our young "Tweens" could learn to love and experience this valuable resource.

19 Investigate whether BMPL can be remodeled to use as the income generating office & event spaces. Free parking was mentioned, but how are you going to police that so people aren't parking while at work/shopping? Keep the downtown library in approximately the same location.

20 Seems like the rich areas of town get the best libraries. Not fair to those who would need to travel to go there, (and why should people have to?) especially when Lincoln has such poor public transportation. Make libraries more equal, or better yet concentrate on who/where needs the services most, to show you value even the non-rich areas and people.

21 I don't think that the Pershing Auditorium would be a good choice for the main library. If you want to use the site you should raze Pershing and build a new structure. There is nothing worth saving about Pershing. It's ugly and converting the space to a library could be very inefficient and unwise. Why limit yourself to that structure? Start over with a building designed to be a library.

22 Other than going downtown there is no library in the core of Lincoln. You basically have to go to the outskirts and that is where all the new libraries have been built. All of the older smaller libraries have either already been closed or are on the block to be closed. So older neighborhoods don't have easy access to libraries. Since the older libraries have been in existence longer and have been paying taxes longer I think they should be receiving the same services and conveniences as the outlying areas of the City. It irritates me that I have to drive out to get to a library. The closest physical library is downtown where there is parking I have to pay for that probably is a block or more away or if I'm busing the route may not actually go by the library making it necessary to play musical buses. I've noticed the downtown employees are not as friendly as other branches also. In fact they are often quite snippy. Another reason to not go there.

23 no comment`

24 There needs to be a downtown library,but I don't agree that there needs to be a large, "main", library with lots of amenities. Seems like it could be a simple storage & distribution center to the branch, neighborhood, libraries which already have most of the amenities mentioned.

25 More sponsored book groups through out the year would be nice.

26 Along with great service, I see tons of things on the list of "what would be cool" that I would love. Definitely fun to have an upgrade! :)

27 Print materials won't disappear entirely even if Ereaders come way down in price. I work on a computer all day & when I'm relaxing I'd much rather read a book than another small computer screen. Also, some people have vision problems that makes ereaders hard for them to use.

28 I'm a real fan of the library and would gladly pay more taxes to continue its being as good as it's been in the past. Thanks for asking.

29 Warm paint colors would be nice - maybe some pinks and oranges - so it feels cozy. Murals would be really cool.

30 I would like to speak out against adding a cafe or any form of coffee shop to a main library; I do not feel they belong in a library.

31 The main reason I dislike going to Bennett Martin is there is usually a foul odor, which I feel comes from the homeless people. They do have a right to be there, so the new library should have ventilation/freshening technology to reduce this odor.

32 Thanks for listening!

33 I love the public library!

34 I would love to have a new, state-of-the-art library, but I would not support costly construction and upgraded materials until the environment itself can be better managed. Is there anywhere in the country where the public library system has a handle on this?! Thank you for the opportunity to provide input.

35 I know that Bennett Martin gets a bad rap from some people but those of us who actually use this branch on a regular basis know better. We use it every week at least. It is an essential resource for many people. Lincoln needs a branch downtown!!! I hope all this talk of a new Main Library is not used as an excuse to close our downtown branch. Has anyone considered the old Assurity building on K street? I notice that they were moving out files recently and haven't heard if anyone is taking over the building. It would be a good location and size with a big parking lot and several bus routes passing by.

36 I don't think a downtown library will be successful until you do something about the homeless problem. They take over a lot of the chairs, computers, and restrooms. The smell often drives me out of the rooms and some of these people are downright scary. I don't like the panhandling, alcohol use, having them grab me or having them insist on talking to me when I'm busy. There needs to be a separate facility for them which offers job counseling, a place to shower and get clean clothes, and in some cases, psychiatric care. I wish the library could refuse to serve the ones who cause so much trouble. When Day Watch was downtown, they hung out there.

37 Please keep Bennett Martin at it's current location, but with extended hours. We need a library downtown.

38 I really enjoy the summer programs the library offers. Thanks for all you do!

39 Would be great to have a mixed-use building with perhaps the library, cafe, express governmental services, independent movie theater, maybe even a small art gallery.

40 Thanks for listening to everyone's comments.

41 remember that Bennett Martin library is much loved as is - don't convert it to the latest trendy design just because it might move to a new location

42 I have mixed feelings about the expanding DVD collections. I think educational, scientific, and historical movies and TV shows are fine, but if people want box-office movies, they should go to Blockbuster or Netflix. It begins to feel like the libraries are going the way of museums; they can't just be educational and informative - they have to be "entertaining" too. If you're surrounded by thousands of books and you can't entertain yourself, you're in the wrong place.

43 It's a good library, but it could be great.

44 Oooh, a game room, both electornic, and board, because both can become boisterous, so it needs to be soundproofed more than the rest of the library. More electrical,& system etc. outlets for group role playing tournements.

45 The library needs to work within the amount of space it currently has and not look to increase its overall footprint.

46 I hope they keep the main library downtown.

47 I would like to see more large print books and audio books on CD

48 No. I wish you well. Lincoln really needs an impressive downtown presence. It is long overdue (no pun intended). Lincoln is a large enough city that it deserves to have such a facility. The city should be embarrassed that is has not accomplished this yet. I would think community pride would demand such a facility. It is the library's turn -- now that we've taken care of the sports/entertainment aspect of the city with the new arena. So, step up, Lincoln, and do the right thing!

49 Best of luck and all success as you move through this process!

50 I believe Youth services is the most imporant part of the Lincoln Libraries. I believe more should be spent on newer books for kids. I'd also like to see a computer lab for teens where they could hang out in groups.

51 Knowledgeable welcoming staff is the most important component to having a well-used library no matter where is located.

52 The on-line catalog is so convenient.

53 I think it should be an architechtural destination spot that fits in with the downtown environment (if that is where it ends up being built).

54 I am opposed to re-purposing Pershing Auditorium as the new downtown library. Lincoln deserves a new, modern central library featuring a stunning architectural design that will become a proud landmark for the city. Our present library has served us for 50 years, so let's reach as high as we can because it's going to be part of Lincoln for a long time.

55 I am overall very satisfied with the library. I do wish there were a lot more e-books

56 the catalog search leaves more to be desired. It is difficult to navigate the results. The sorting options do not work the way I believe they should. I would prefer to display more than 10 results per page.

57 The new library should have super flexible space. Making it a place where meetings of all sizes could be held will draw people to the building. I like the idea of teaming with local non-profits, like Ethnic cultural centers, or arts organizations. I like the idea of partnering with public schools, similar to how the YMCA is partnering with the school in Fallbrook. I want programming to be hand in hand with the building's design. I don't want the design of the building to overshadow the work that happens in the building.

58 love Milwaukee's library, it's our absolute favorite and the Betty Brinn Children's Room is amazing!! Downtown Denver has some nice features too.

59 The library system in Lincoln rocks! Good job in keeping the libraries open for those who love to read! Tax me more if you need to! :)

60 Pat Leach rocks!

61 The main library is in dire need of replacement. Thank you for the opportunity to share with this survey.

62 location is important - please consider O street East of Downtown, there is a LOT of vacant space, such as 26th & O, 52nd & O, 70th & O, and others. Lincoln needs to have more development in East Lincoln and not take everything SOUTH. Personally I would prefer Northeast but do not think that is fair to the rest of the city. Keep it CENTRAL. Parking is very important. Thanks for the opportunity for input.

63 The staff who help with Book Clubs are remarkable--especially Layne Pierce.

64 I love our libraries in Lincoln!

65 I think a good library is essential to a community.

66 Anyway that a new library AND a botanical/conservatory garden could inhabit the same Pershing block downtown? Separate funding and management of course. Since it would encompass green house space, why can't a conservatory begin on the library roof with botanical garden used in landscape? Would be HUGE visitor attraction. What a great place to read with a view of the NE capitol.

67 The library is one of our most important community resources. I hope that the city libraries evolve and grow with the times - I love the idea of a cafe/coffee shop that would bring people together to discuss books and topics of interest.

68 I do not use the main library. The location works on weekends when parking is more available. The hours of operation are too short and I have not been able to get to the library when it is open.

69 Thanks for inviting public imput.

70 Continue to support community and statewide author reading events. It's time for a new downtown library - or main library.

71 Love the libraries and think Lincoln is very fortunate. Wish more current ebooks were available.

72 Am surprised at interest in art display as it increases library liability, requires space to display continue to be amazed at food and books in the same place. Library owns these books, books cannot be returned if damaged as can be done in retail Think you must be sure what you offer is not duplicated elsewhere, ie: meeting space, auditorium space. Not really library's place to be everything to everyone. Plan for what will support your mission. Are you also working on a new strategic plan? Update?

73 I would like to see horror novels labeled the way sci-fi and mysteries are labeled so that I can browse for them more easily.

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74 Like having in restroom a ledge to put your items on when using toliet. Helps when need to put a book down while using the facilities. Thanks for having this survey. Also want to say thanks for having a phone avaialble to make a 2 minute call.

75 Please do not take away services from the branch libraries to support the main library. A library closer to 48th and O would seem more centrally located. How many people that work downtown actually have a library card or use the library?

76 Innovation is needed. How to combine the use of the internet and paper books most effectively and innovatively. How about combining the UNL Love library with the public library???

77 I really would like to have a library of some type - the main library or a branch - in the main downtown area. Someplace I can walk to over my break, pickup items and get back to work in 15 minutes.

78 I love the library. It saves me money and I like to read books and magazines and watch DVDs. If I were wealthy and you were accepting donations, I would give to the new library to make it really nice for people. Don't over limit the hours it is open or people won't use it.

79 If you haven't been to the downtown library in Kansas City (used to be a bank) it's fabulous. Wonderful, comfortable space, very welcoming, and warm, it's beautiful and has different things on each level and a small food bar. The parking garage is also something to see.

80 I hope the Main branch remains at a Downtown location.

81 Thanks for good library service in Lincoln.

82 Send someone to visit the main Allen County Library in Fort Wayne, Indiana. They have one of the best libraries I have ever seen.

83 Do NOT consider adapting Pershing. It is not a friendly building and the AC/heating plant is shot.

84 Great libraries! Could really not be much happier!

85 Be sure to have some kind of airlock doors, so that you don't get a cold blast every time anyone comes into the building. (Problem example is Open Harvest's exit, by the cash registers.) Have the most-used things (reference, circulation, fiction, etc.) visible when you enter. Actually, have them all visible when you are looking in from the outside, rather as the current BMPL does. Set up some kind of Skype computer for people on upper floor(s) to talk with reference staff. If you can figure out some way to be welcoming to the homeless population, without their presence intimidating the rest of the people using the library, that would be wonderful.

86 Remodeling Pershing is likely to be more expensive than building a new main library from scratch.

87 Additional funds for electronic downloadable items should also be considered given the popularity of ereader devices. Employees who are trained to help with these devices would also be beneficial.

88 Thanks for this great service! Your works are a blessing to this community.

89 I love the Lincoln Public libraries!

90 How can the city afford this new library? Walt just laid off a couple librarians and now your expanding? It makes no sense. Downtown Lincoln is irrelevant.

91 None at this time

92 It would be best to have the computer lab in an area not usually occupied by chilren and their parents because of the disturbing images sometimes displayed on the computer screens. Every parent/child needs to feel every effort is being made to make their library experience as safe and fun as it can be.

93 I love the libraries I use but I would like to see the main library be more of a community center that can be used by the whole community. A friendly place for families as well as individuals, a meeting place, a learning place, and a place to feel safe and comfortable.

94 Would be nice to be centrally located, but not downtown. I live in northwest Lincoln, and would rather drive to a south location, then have to deal with downtown.

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LIBRARY ACTIVITY

LIBRARY	ANNUAL CIRCULATION	CIRCULATION PER CAPITA	ANNUAL VISITS	VISITS PER CAPITA
OMAHA NE	3,148.969	6.86	2,401,214	4.90
JOHNSON COUNTY KS	6,490,670	15.40	2,750,890	6.52
WICHITA KS	2,304,924	6.03	1,1164,091	3.12
LEXINGTON KY	2,860,711	9.65	1,957,471	6.60
LINCOLN NE	**3,364,288**	**11.79**	**1,527,167**	**5.52**
SAINT PAUL MN	2,932,513	10.29	2,437,261	8.75
LUBBOCK TX	951,150	3.53	583,932	2.16
CHANDLER AZ	3,267,996	13.94	1,432,067	5.66
DES MOINES IA	1,520,381	7.65	1,344,334	6.76
SIOUXLAND SD	1,906,372	10.37	1,181,109	6.12
BOULDER CO	1,363,545	14.11	988,491	9.54

LIBRARY MATERIALS

LIBRARY	HOLDINGS (COLLECTION SIZE IN ITEMS)	HOLDINGS PER CAPITA	EXPENDITURES FOR LIBRARY MATERIALS	MATERIALS EXPENDITURES PER CAPITA
OMAHA NE	1,473,044	3.21	$1,430,796	$3.12
JOHNSON COUNTY KS	1,152,883	2.74	$2,496,644	$5.92
WICHITA KS	1,093,226	2.86	$867,076	$2.27
LEXINGTON KY	542,159	1.83	$1,355,745	$4.57
LINCOLN NE	**903,992**	**3.17**	**$1,335,854**	**$4.68**
SAINT PAUL MN	1,000,219	3.51	$1,381,791	$4.85
LUBBOCK TX	408,364	1.52	$318,846	$1.18
CHANDLER AZ	426,075	1.82	$904,026	$3.85
DES MOINES IA	575,052	2.89	$764,238	$3.84
SIOUXLAND SD	329,869	1.74	$638,435	$3.37
BOULDER CO	392,506	4.00	$785,258	$8.00

Based on data from the Public Library Data Service 2011, American Library Association. Some information has been updated as reported online by the PLDS in May 2012.

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space needs

PROGRAM SUMMARY

Public libraries in the twenty-first century are more needed and relevant than ever. Traditionally the repository for a collection of printed materials curated and collected by the library, the public library now serves an ever increasing list of needs and services. The quality of the public library is now assessed by its ability to connect patrons to the world, and its ability to be a partner in addressing (often in conjunction with other agencies and institutions) local cultural and social issues. Accordingly, libraries across the country are experiencing a rapid and sustained increase in the use of their facilities, collections and services. Unfortunately, many library buildings, designed for the traditional role of library service, limit their institution's ability to address local needs.

The following program narrative outlines spaces and functions to be included in a new Main Library in Lincoln. Together with the outcome of the site selection process and public input, this document forms the basis for initial planning for a new Main Library.

The goals for a new Main Library are primarily rooted in the ability of the new facility to adapt to change. The constant in public library service for decades has been change. This change has accelerated significantly in recent years. Fundamental changes in patrons' interaction with the library include increasing use of electronic materials, the increasing and heavy use of the library as a social gathering space, the beginnings of the migration of print collections (books) to electronic (e-books), and libraries moving quickly to becoming partners in addressing local issues.

The following Space Needs Narrative roughly outlines the spaces required for a twenty-first century Main Library for Lincoln City Libraries to address these needs as well as to adapt to future needs. The building will be open, flexible, active, adaptable and will project the civic presence required of a vital Main Library. The spaces and functions outlined are intended to serve as a starting point for assessing the required size of a new facility as well as how the functional spaces might be arranged, and is not intended to serve as a building program.

Public libraries have the ability to positively affect their communities more than ever, and in an increasing number of ways. A new Main Library for Lincoln City Libraries, designed to accommodate the changing needs of the community and library services, will allow Lincoln to continue to provide its residents with superior library services for decades to come.

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GOALS

The goals for this conceptual building program narrative are:

- Draft a vision for the future of a Main Library
- Identify major functional areas of the library and their qualities and characteristics
- Explore the boundaries of what public libraries will become in the future and create a building program that will allow a Main Library to continually adapt to change
- Establish an approximate floor area for a new Main Library for use in site selection and developing a building concept
- Create the programmatic foundation for an expanded Main Library that does not require additional staff to operate, and that allows more staff interaction with patrons.
- A new Main Library will have service points in four areas of the library – Circulation and Information services at the Entry plus service points at the Adult Area, Children's Area and Teen Area.

A new Main Library will consist of the following functional areas:

1. ENTRY AND BUILDING CIRCULATION
2. MEETING ROOMS
3. MARKETPLACE
4. LEARNING AND DOING
5. PARTNER SPACE
6. ADULT AREA
7. CHILDREN'S AREA
8. TEEN AREA
9. SPECIAL COLLECTIONS
   Heritage Room
   Polly Music Library
   History of Books and Reading Exhibit Space
10. STAFF
11. SERVICE
11. EXTERIOR PROGRAM AREAS
12. PARKING

1. ENTRY AND BUILDING CIRCULATION

Qualities

Inspiring building entry. Open and inviting.
Exceptional relationship to site and surroundings.
Significant civic presence in Lincoln.
Building entry easily accessed from parking.
Library entry very visible from Building Entry Lobby.
Strong visual presence for Library Entry.
Multifunctional and adaptable Library Service Desk at or very near Library Entry.
Adequate self check machines (at Entry and spread throughout the library)
Public Café
Circulation Workroom in support of Service Desk.
Allowance for possible future Automated Material Handling System

Elements

1.1 Building Entry Lobby
Entry into the building from parking and pedestrian approaches to building.
Access to the Library Entry and to the Meeting Room Prefunction Area.
Includes space for patrons to wait to meet people or be picked up.

1.2 Library Entry Lobby
Entry Area from the Building Lobby into the Library.

1.3 Customer Service Point
Flexible, movable multipurpose service point—help and circulation.
Service desk to also serve Marketplace area. Promote self check.

1.4 Self Check
Appropriate number of self check machines. Includes shelving to house held materials. Adjacent to Service Point.

1.5 Café
Appropriate level of food and beverage service. Dependent to a large degree on the location of the library and nearby food service. Service to be via contract with a private entity in order to provide an opportunity for economic growth.

1.6 Friends Book Store
Display space for sale of donated books and other library related items.
May be combined with Café.

1.7 Circulation Workroom
Consider expansion space for future Automated Material Handling system installation.

2. MEETING ROOMS

Qualities

Variety of meeting spaces for community and local business and organization use.
Large Auditorium for 250 or more.
Variety of meeting rooms of different sizes.
Supporting kitchen.
Adequate table and chair storage.
Accessible from building entry and lobby after hours.
Create separate identity for meeting suite area.
Design meeting spaces to be easily adaptable for various purposes including the library's children's programming.

Elements

2.1 Auditorium Seating for 250(+)
Raked seating with stage.
Depends somewhat on location of library and other nearby available venues.

2.2 Meeting Room–Seating for 100 (divisibile)

2.3 Meeting Room–Seating for 30

2.4 Meeting Room–Seating for 30

2.5 Gathering Space/Black Box Theater
Very flexible flat floor theater for a variety of traditional, non-traditional and experimental performance activities and community gatherings. Theater seating and round table seating could both be accommodated in this space.

2.6 Prefunction Area
Entry lobby and gathering area for Auditorium and Meeting Rooms.

2.7 Storage
Table and Chair Storage.

2.8 Service Kitchen
For catered events including sink, refrigerator and counter space.

2.9 Auditorium Control Room
If Auditorium is included in the program.

2.10 Green Rooms
If Auditorium is included in the program.

Subconsultants 552

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3. MARKETPLACE

Qualities

The heart of the library building.
First secure library space entered from the Building Entry Lobby.
Houses most popular materials.
Serves as major hub for short visits to the library.
Major functional areas of the library are visible and accessed from this area.

Elements

3.1 Internet Stations
Short term internet stations primarily used for e-mail and social networking. New technology. Listening stations. Viewing stations.

3.2 Browsing, New Books, Popular Materials
New Books, Popular Materials, Seasonal Materials.

3.3 Audio/Visual Collection
House Audio and Visual collections.
DVD collection to initially expand (up to 25%) and then decrease over time with the increase in electronic audio and visual file transfers. CD collection to be housed in adult services collection.

3.4 – 3.7 Study Rooms
Study Rooms (4) for small group work in very visible area of the library – two to seat two patrons and two to seat four patrons.

3.8 Display / Gallery
Display area for seasonal and rotating exhibits.
Develop art program for spaces throughout a new Main Library.

3.9 Seating
Lounge seating for waiting. Provide 4 lounge seats.

3.10 Copy Area
Small area for copiers and other public equipment.

4. LEARNING AND DOING

Qualities

Flexible space (quantity and use) for the Library to test new ideas, encourage collaboration, provide technology to create new types of content, offer various non-traditional, community focused services and equipment.
Create flexible access to the space—variable from the library and from outside the library.
Moveable boundaries between this space and library functions to allow for future changes.
Highly visible.
Allow for creation of a separate identity for Learning and Doing spaces.
Create physical link from some Learning and Doing spaces to meeting room/black box theater area.
Showcase new technology.

Possible Elements

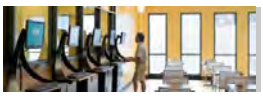
Interest Will Change With Time

Music Production
Video Production
3D Printing
Laser Cutting
Physical Project Area
Digital Download Stations and E-Reader Loading
Digital Innovation Center
Virtual Reality Development and Exploration
Business Incubation
Collaboration with UNL
Local Social Programs and Organizations
Long Term Partners and Short Term Users
(specific uses to be identified during the design process)

5. PARTNER SPACE

Qualities

Provide space for external partners to share space with a Main Library.
Partner space ideally split—a portion of the space to open directly into the library and a portion of the space to open directly to the building lobby or to the building exterior.
Partner's missions to complement the mission of the Library.
Allow for creation of clear identity for partner spaces.
Allow for flexibility on boundaries and separation of Partner Spaces.

Possible Partners

Cultural Institutions
Social Organizations
Retail
Housing
(specific partners to be identified during the design process)