SOUTH OF DOWNTOWN REVITALIZATION PLAN - SEPTEMBER 2016

VISION

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

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

• PROMOTE UPWARD MOBILITY THROUGH EDUCATION, JOB SKILLS TRAINING, AND ACCESS TO WORKFORCE DEVELOPMENT to ensure all residents and families have the potential for increased economic prosperity and to remain in a supportive, mixed-income, and opportunity-rich neighborhood.

• PROMOTE A DIVERSITY OF NEW CONTEXTUAL HOUSING TYPES AND AFFORDABILITY & RETAIN EXISTING HIGH-QUALITY HOUSING to increase housing choices, prevent displacement, allow future housing growth, and attract a diversity of residents for an equitable and inclusive community.

• BUILD VIBRANT MIXED-USE DISTRICTS & NEIGHBORHOOD CENTERS to provide a place for local entertainment, and recreational services for residents, employees, and visitors to ensure a diverse, multi-generational community that supports active, healthy, and independent lifestyle choices.

RECOMMENDATIONS

• DEVELOP A COMMUNITY DEVELOPMENT ORGANIZATION (CDO) with the purpose of supporting the implementation of the community’s strategic and territorial plans and the prioritizing and implementing selected projects and programs from the Revitalization Plan.

• CREATE AN OPERATIONAL ALIGNMENT with the Near South Neighborhood Association, the Everett Neighborhood Association, the Downtown Lincoln Association; the South Salt Creek Neighborhood Association; and other adjacent jurisdictional, operational, and financial programs.

• DEVELOP LONG-TERM STRATEGIC AND ACCOUNTABLE PARTNERSHIPS with local nonprofits and community and neighborhood service organizations to implement the Revitalization Plan.

• UTILIZE EXISTING FINANCIAL PROGRAMS to fund community development initiatives. Children’s Shelter; Community Development Block Grant; Neighborhood Reinvestment Program; Lincoln Housing Trust Funds; Loan Fund for Neighborhood Housing; and other nonprofit organizations to increase community development and entrepreneurship.

• INVESTIGATE THE OPPORTUNITY TO DEVELOP NEW NEIGHBORHOOD-WIDE FINANCIAL INCENTIVE PROGRAMS including a Special Assessment District, Assessment District, Tax Incremental Financing, and other programs.

• EXPLORE STATE AND LOCAL GOVERNMENT TO ALLOW MORE FLEXIBILITY IN THE CREATION OF NEIGHBORHOOD LEVEL FINANCING PROGRAMS in the South of Downtown area by providing mixed-use development and an increase in the diversity of housing types.

• EXPAND THE VIBRANCY OF DOWNTOWN by increasing the number of public events and new public gathering places.

• FOCUS THE ONGOING DEVELOPMENT AND BEAUTIFICATION OF ADJACENT PORTIONS OF THE CAPITOL ENVIRONS DISTRICT (LINCOLN MALL AND GOODNIGHT BOULEVARD) and neighborhoods with mixed-use development, supported with well-landscaped boulevards, plazas, and parks.

• IMPROVE THE RESIDENTIAL NEIGHBORHOOD SOUTH OF G STREET by improving the quality and affordability of public housing projects, encouraging mixed-use development, and increasing the number of housing units for seniors.

• IMPROVE THE INTERCONNECTION OF THE RESIDENTIAL, EDUCATIONAL, AND UNIVERSITY, AND ADJACENT RECREATIONAL/ENTERTAINMENT DISTRICTS through the complete streets initiative.

• MAINTAIN THE ONE-WAY PAIR SYSTEM OF 9TH/10TH AND 16TH/17TH STREETS and other corridors to maintain the one-way pair system and the existing housing stock, new affordable housing development, economic development and growth, and investment in the public realm.

• EXPAND THE OUTDOOR RECREATIONAL, EDUCATIONAL, AND COMMUNITY PROGRAM OPPORTUNITIES AT THE F STREET COMMUNITY CENTER by developing a multipurpose, community gathering amenity.

• DEVELOP A GREAT STREETS AND PUBLIC PLACES PROGRAM to maintain and improve walkability and bikeability, upgrade streetscape elements, improve alley and street pavement, and the provision of green infrastructure, landscaping and street tree re-nourishment.

• MAINTAIN AND IMPROVE THE FACILITIES AND LANDSCAPES IN COOPERATIVE GARDENS, community gathering amenities and multicultural and educational programs.

• IMPROVE TRANSIT SERVICE WITHIN THE TLS-BRIDGE-CORRIDOR by providing accessible public transport services, pipelines, linked public transportation, and bikeability, and pedestrian safety, upgrade street lighting, reforestation.

• DEVELOP A PARKING STRATEGY to ensure that the residential neighborhood is not being overburdened with downtown parking spill over, especially when the state government is increased.

• IMPROVE THE RESIDENTIAL NEIGHBORHOOD TO REDUCE THE POTENTIAL FOR ENCROACHMENT WITH a mix of commercial, residential, and park activities with civic centers and other neighborhood public spaces, supporting local artists, and community cultural programs.

• ESTABLISH A PROFESSIONALLY MANAGED COMMUNITY DEVELOPMENT ORGANIZATION (CDO) for the South of Downtown project area to implement the Revitalization Plan with ongoing community engagement, discussion and input, and to develop long-term and sustainable community empowerment and leadership.

• CONTINUE AND EXPAND THE IMPACT OF EXISTING COMMUNITY DEVELOPMENT PROGRAMS to provide a safe, healthy, and affordable future for residents and neighborhood associations, and other nonprofit organizations to increase community health, wellness, and inclusion.

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• EXPAND THE DEVELOPMENT OF THE DOWNTOWN AREA AND THE SOUTH HAYMARKET DISTRICT to maintain and improve walkability.

• IMPROVE THE RESIDENTIAL NEIGHBORHOOD TO REDUCE THE POTENTIAL FOR ENCROACHMENT WITH a mix of commercial, residential, and park activities with civic centers and other neighborhood public spaces, supporting local artists, and community cultural programs.

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