PLANNING PROCESS DOCUMENTATION BOOK 02

(Reference Document)

SOUTH OF DOWNTOWN REVITALIZATION PLAN

FOR LINCOLN, NEBRASKA

CHARRETTE JUNE 02-06,2015 | DOCUMENTATION BOOK 2

Prepared by H3 Studio

for the

LINCOLN COMMUNITY FOUNDATION

02

CHARRETTE

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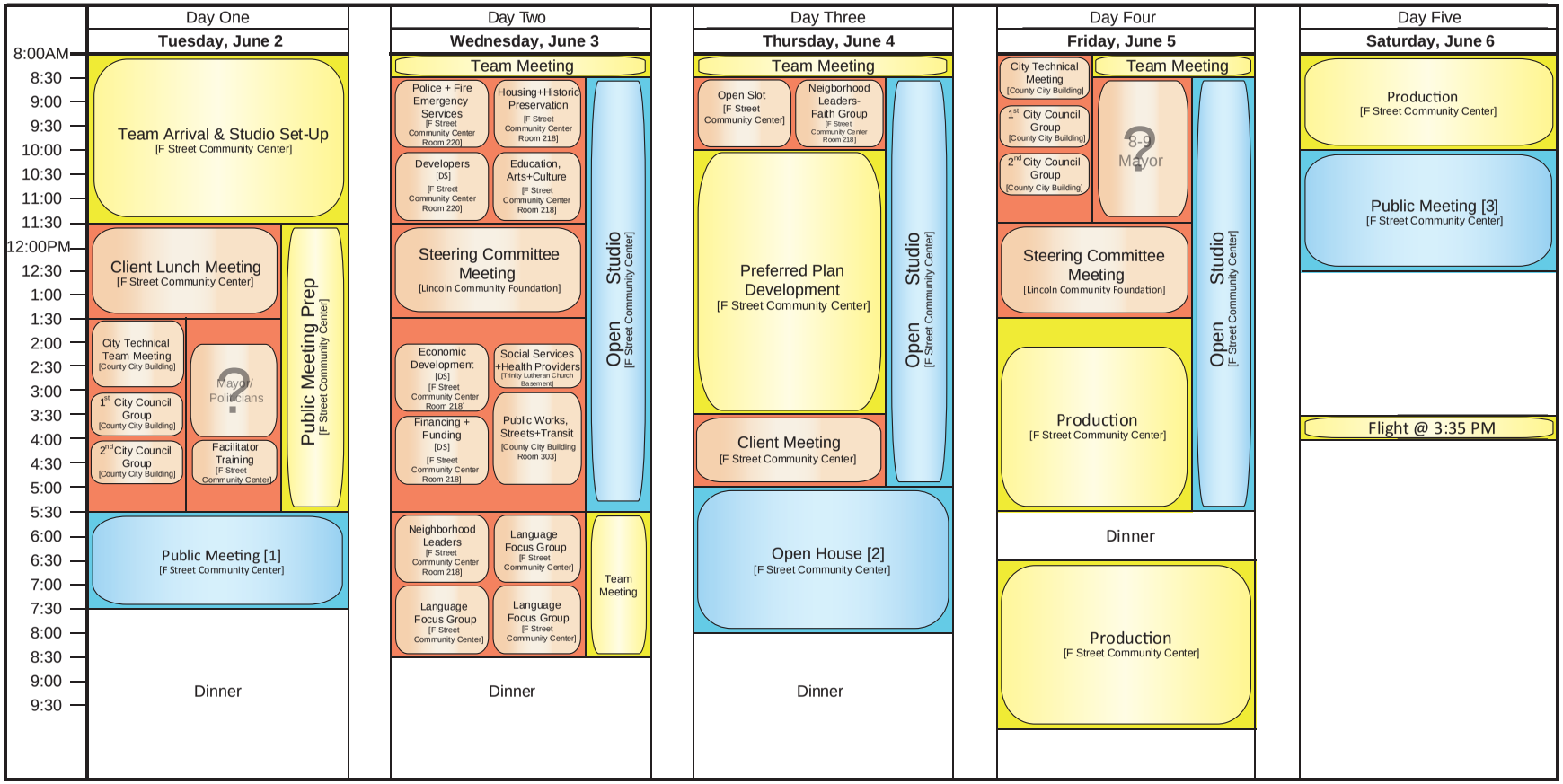
2.1 CHARRETTE LOGISTICS, SCHEDULING & PREPARATION

Schedule

Lincoln Charrette Schedule
F Street Community Center

June 2 - June 6, 2015



Meeting Key
- Team Only
- Scheduled Meeting
- Public Meeting

Notes:
[1] Presentation of Design Options
[2] View Draft Preferred Plan
[3] Presentation of Preferred Plan

Address:
[F Street Community Center] : 1225 F Street, Lincoln, NE 68508
[County City Building] : 555 South 10th Street, Conference Room 303, Lincoln, NE, 68508
[Hotel] : Hyatt Place Lincoln/ Downtown Haymarket 600 Q Street, Lincoln, NE 68508
[Lincoln Community Foundation] : 215 Centennial Mall South, Suite 100, Lincoln, NE 68508
[Trinity Lutheran Church] : 724 S 12th Street, Lincoln, NE 68508

Schedule

June 2, 2015 – June 6, 2015

Day 1: Tuesday, June 2, 2015

9:55am	Arrive in Omaha (Southwest #2168) **Project Team**	
9:55-11:30am	Arrival and Studio Set-Up	F Street Community Center 1225 F Street, Lincoln, NE 68508 **Project Team**
11:30am-5:30pm	Public Meeting Prep	F Street Community Center 1225 F Street, Lincoln, NE 68508 **Project Team**
4:00-5:00pm	Facilitator Training	F Street Community Center 1225 F Street, Lincoln, NE 68508 **Jovanni, Laura**
11:30am-1:30pm	Client Lunch Meeting	F Street Community Center 1225 F Street, Lincoln, NE 68508 **Tim Breihan, John, Brian**
1:30-3:00pm	City Technical Meeting	County/ City Building, Room 303 555 South 10th Street, Lincoln, NE 68508 **Tim Breihan, John, Brian**
3:00-4:00pm	1st City Council Group	County/ City Building, Room 303 555 South 10th Street, Lincoln, NE 68508 **Tim Breihan, John, Brian** *Jane Raybould, Jon Camp, Cindy Lamm*
4:00-5:00pm	2nd City Council Group	County/ City Building, Room 303 555 South 10th Street, Lincoln, NE 68508 **Tim Breihan, John, Brian** *Trent Fellers, Leirion Gaylor Baird, Carl Eskridge*
5:30-7:30 pm	Public Meeting	F Street Community Center 1225 F Street, Lincoln, NE 68508 **Project Team**

Day 2: Wednesday, June 3, 2015

8:00-8:30am Team Meeting
F Street Community Center
1225 F Street, Lincoln, NE 68508
Project Team

8:30am-5:30pm Open Studio
F Street Community Center
1225 F Street, Lincoln, NE 68508
Project Team

8:30am-5:30pm Historical/ Cultural Research
Public Interface
F Street Community Center
1225 F Street, Lincoln, NE 68508
Laura

8:30-11:30 am Focus Group Meetings
F Street Community Center
1225 F Street, Lincoln, NE 68508
John, Tim Breihan, Brian, Jovanni

8:30-10:00am Police + Fire + Emergency Services **John, Jovanni** (Room 220)
Michon Morrow, Pat Borer, Brian Jackson, Tom Casady

Housing + Historic Preservation **Tim Breihan, Brian** (Room 218)
Tom Laging, Larry Potratz, Ed Zimmer, Greg McCown, Mike Renkin, Shawn Ryba, Robin Ambroz, Bill Wood, Kile Johnson, Dennis Hoffman, Michael Capehart, Lee Heflebower, Tammy Brookhouser, Pablo Cervantes

10:00-11:30am Developers **Tim Breihan, Brian** (Room 218)
Brea Kniss, John Brager, Sam Manzitto, Scott Semrad, Larry Potratz, Bob Caldwell, Dan Vokoun, David Cary, David Landis, Monte Froelich, Derek Zimmerman

Education, Arts and Culture **John, Jovanni** (Room 220)
Nicole Weber, Charity Iromuanya, Ryan Zabawa, Suzi Stout, Nick Dean, Lea Ann Johnson, Pat Leach, Clay Naff, Bob Wagner, Karen Kunc, Christie Dionisopoulos, Chris Sommerich, Margaret Berry

11:30am-1:30pm Steering Committee Meeting
Lincoln Community Foundation
215 Centennial Mall South, Suite 100, Lincoln, NE 68508
John, Tim Breihan, Brian, Jovanni

1:30-3:00pm Focus Group Meeting
Trinity Lutheran Church, Basement
724 S. 12th Street, Lincoln, NE 68508
John, Jovanni

Social Service + Health Providers
Sara Hoyle, Topher Hansen, Teresa Harms, Barb Fraser, Scott Young, Jody Gilfillan, Jordan Hasselbach, Terry Genrich, Bob Ravenscroft, Susanne Blue, Christie Hinrichs, Michael Ryan, Vi See

1:30-3:30pm Focus Group Meeting
F Street Community Center, Room 218
1225 F Street, Lincoln, NE 68508
Tim Breihan, Brian

Economic Development
Mike Lang, Pat Haverty, Cathy Beecham, Clay Smith, Carl Eskridge, Sharon Grossman, Ted Simpson, Chuck Norris, Jan Norlander-Jensen, Brad Roth, Daniel Duncan, Steve Kiene, Dave Honz, Terry Uland, Pablo Cervantes

3:00-4:30pm Focus Group Meeting — F Street Community Center, Room 218
1225 F Street, Lincoln, NE 68508
John, Jovanni

Public Works, Streets & Transit Focus Group
Roger Hirsch, Lynn Johnson, Miki Esposito

3:30-5:30pm Focus Group Meeting — F Street Community Center, Room 218
1225 F Street, Lincoln, NE 68508
Tim Breihan, Brian

Financing + Funding
Lori Seibel, Steve Hubka, Dave Landis, Patty Pansing Brooks, Anna Eickholt, Deb Schorr, John Arrigo, Chris Wagner, Jenni Christiansen, Bob Balfany, Greg Allen, Ted Simpson, John Laflin, John Dittman, Ashley Krajewski, Brian Gaskill, Mark Koller

5:30-7:00pm Focus Group Meetings — F Street Community Center
1225 F Street, Lincoln, NE 68508
John, Tim, Laura, Jovanni

5:30-7:00pm Neighborhood Leaders **John, Jovanni**, Room 218
Jim Friedman, Cori Amend, Terry Zoucha, Karla Decker, John Manopoulos, Hasib Momand, Victor Lee, Marie Rodrigues, Mark Watt, Greg or Paula Baker, Pat Anderson-Sifuentez

Language Focus Group **Tim Breihan, Laura**
Language Focus Group
Language Focus Group

5:30-8:30pm Team Meeting — F Street Community Center
1225 F Street, Lincoln, NE 68508
Project Team

Day 3: Thursday, June 4, 2015

8:00-8:30am	Team Meeting	F Street Community Center 1225 F Street, Lincoln, NE 68508 **Project Team**
8:30am-5:30pm	Open Studio	F Street Community Center 1225 F Street, Lincoln, NE 68508 **Project Team**

8:30-10:00am	Focus Group Meetings	F Street Community Center 1225 F Street, Lincoln, NE 68508 **John, Jovanni, Bob, Brian, Tim Breihan**

8:30-10:00am Neighborhood Leaders – Faith Group **John, Jovanni**, Room 218
Father Doug Dietrich, Reverend Stephen Griffith, Pastor Duane and Pam Voorman, Reverend Dr. Nancy DeVries, Pastor Steve Mason, Reverend Karla Cooper, Reverend Dr. Harry Riggs, Pastor Nan Kaye-Skinner, Pastor Jim Keck, Pastor David Lux, Pastor Jeff Heerspink, Phil

Open Slot

10:00am-3:00pm	Preferred Plan Development	F Street Community Center 1225 F Street, Lincoln, NE 68508 **Project Team**
3:30-5:00pm	Client Meeting	F Street Community Center 1225 F Street, Lincoln, NE 68508 **John, Brian**
5:00-8:00pm	Open House	F Street Community Center 1225 F Street, Lincoln, NE 68508 **Project Team**

Day 4: Friday, June 5, 2015

8:00-9:00am	City Technical Meeting	County/ City Building, Room 303 555 South 10th Street, Lincoln, NE 68508 **John, Brian, Bob**
8:00-9:00am	Mayor	TBD
9:00-10:00am	1st City Council Group	County/ City Building, Room 303 555 South 10th Street,, Lincoln, NE 68508 **John, Brian, Bob** *Jon Camp, Cindy Lamm*
10:00-11:00am	2nd City Council Group	County/ City Building, Room 303 555 South 10th Street, Lincoln, NE 68508 **John, Brian, Bob** *Roy Christensen, Trent Fellers, Leirion Gaylor Baird*
11:30am-1:30pm	Steering Committee Meeting	Lincoln Community Foundation 215 Centennial Mall South, Suite 100, Lincoln, NE 68508 **John, Brian, Bob**
2:00-5:30pm	Production	F Street Community Center 1225 F Street, Lincoln, NE 68508 **Project Team**

8:00-8:30am	Team Meeting	F Street Community Center 1225 F Street, Lincoln, NE 68508 **Project Team**
8:30am-5:30pm	Open Studio	F Street Community Center 1225 F Street, Lincoln, NE 68508 **Project Team**
6:30-10:00pm	Production	F Street Community Center 1225 F Street, Lincoln, NE 68508 **Project Team**

Day 5: Saturday, June 6, 2015

8:00-10:00am	Production	F Street Community Center 1225 F Street, Lincoln, NE 68508 Project Team
10:00am-12:00pm	Public Meeting	F Street Community Center 1225 F Street, Lincoln, NE 68508 Project Team
3:35pm	Flight to STL (Southwest #1472)	

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2.3 ON-SITE FIVE (5) DAY COMMUNITY CHARRETTE

DAY 5: COMMUNITY | PUBLIC WORK-SESSION

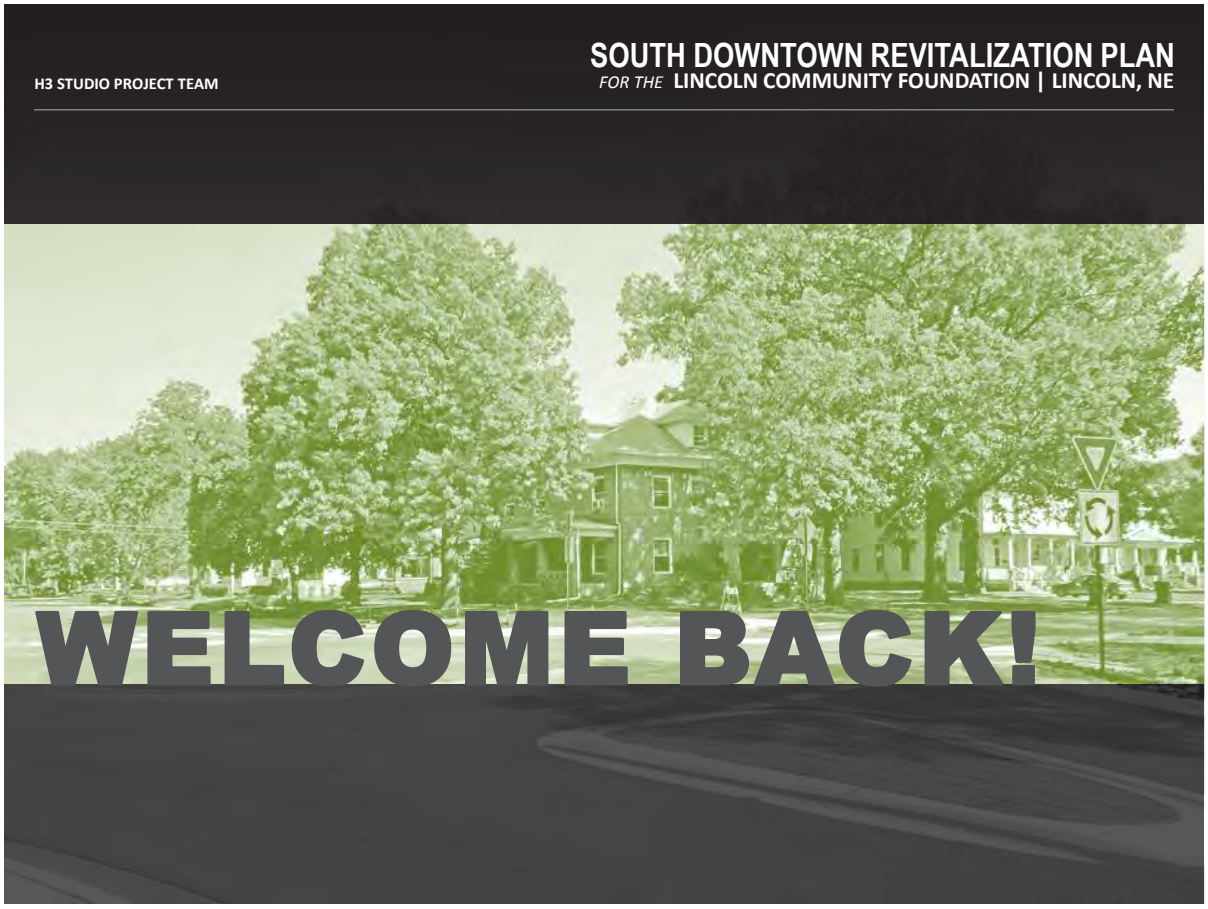
Presentation

Board images

Board notes

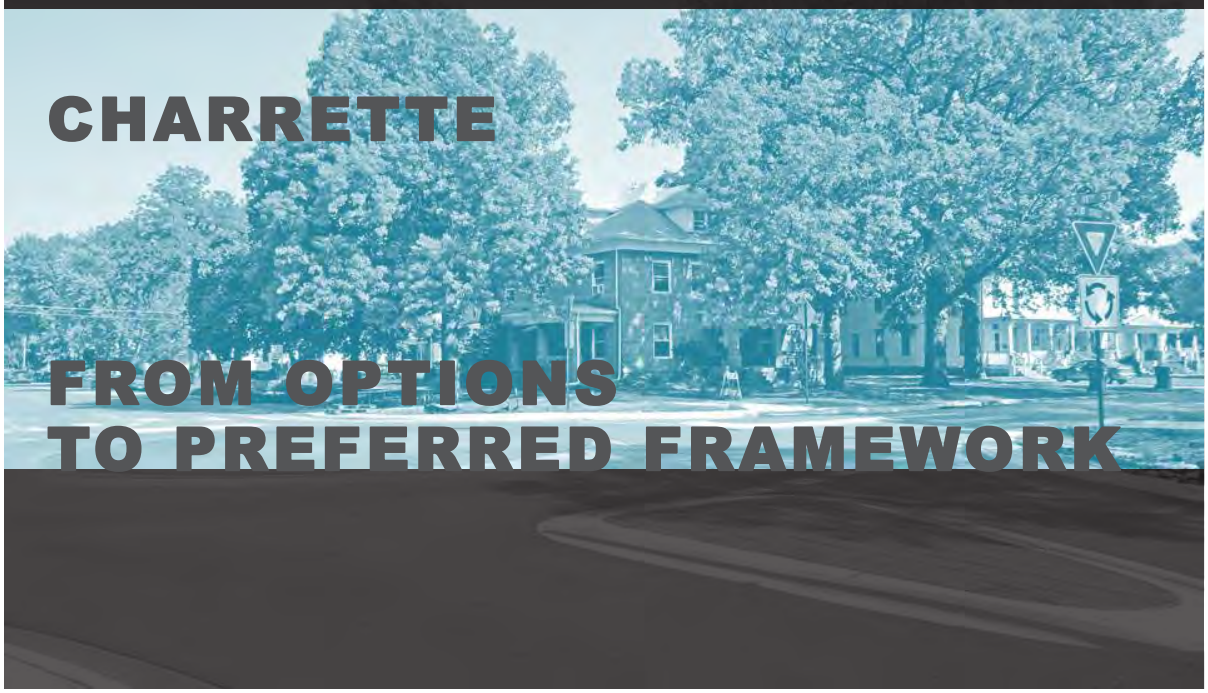
Photos

H3 STUDIO PROJECT TEAM
SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE
SOUTH DOWNTOWN REVITALIZATION PLAN
PUBLIC MEETING #3
For the Lincoln Community Foundation
& the South Downtown Investment Fund
H3 STUDIO PROJECT TEAM
H3 STUDIO | DEVELOPMENT STRATEGIES : SINCLAIR | HILLE ARCHITECTS
June 6, 2015


H3 STUDIO PROJECT TEAM
SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE
WELCOME BACK!

H3 STUDIO PROJECT TEAM

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

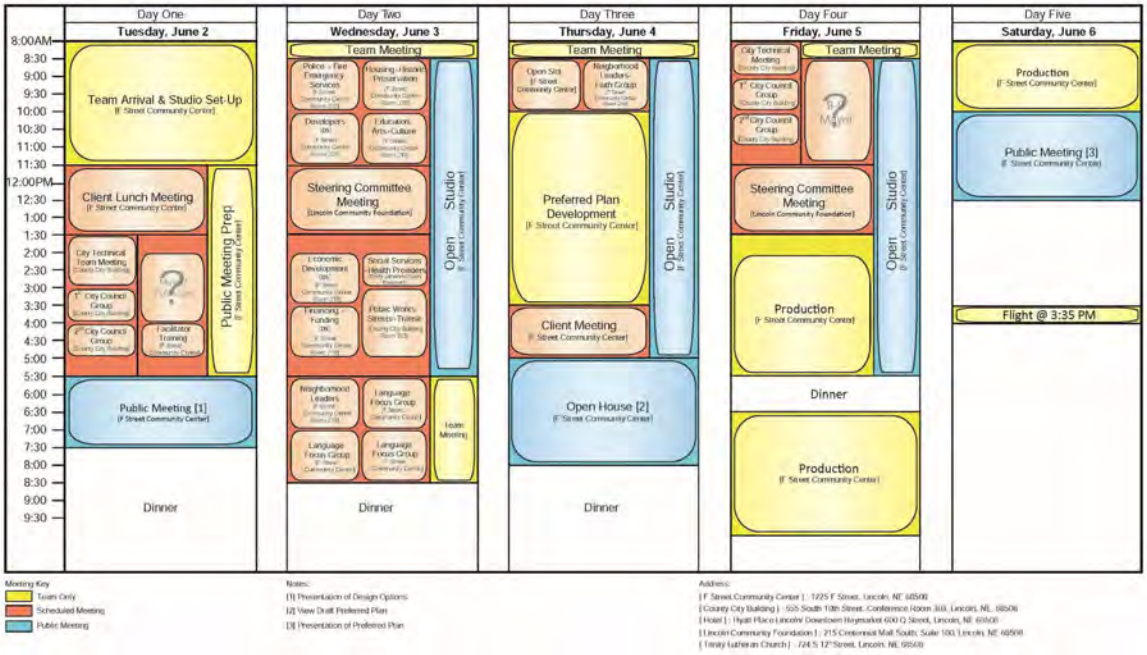


H3 STUDIO PROJECT TEAM

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

Lincoln Charrette Schedule
F Street Community Center

June 2 - June 6, 2015



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

KICKOFF PUBIC MEETING #1
MAY 7, 2015

150+ people were in attendance at the SODO Kickoff Meeting that was held at Everett Elementary School.

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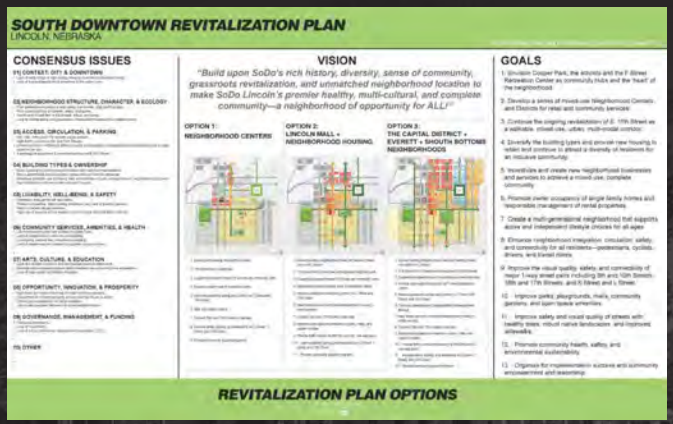
SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE



PUBIC MEETING #2
June 2, 2015

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

REVITALIZATION FRAMEWORK OPTIONS

OPTION 01: Neighborhood Centers

OPTION 02: Lincoln Mall + Neighborhood Housing

OPTION 03: The Capitol District + Everett + South Bottoms Neighborhoods

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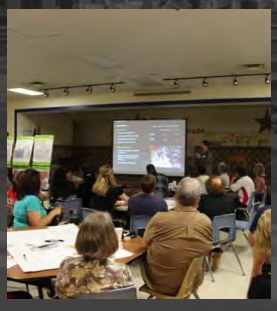
SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**



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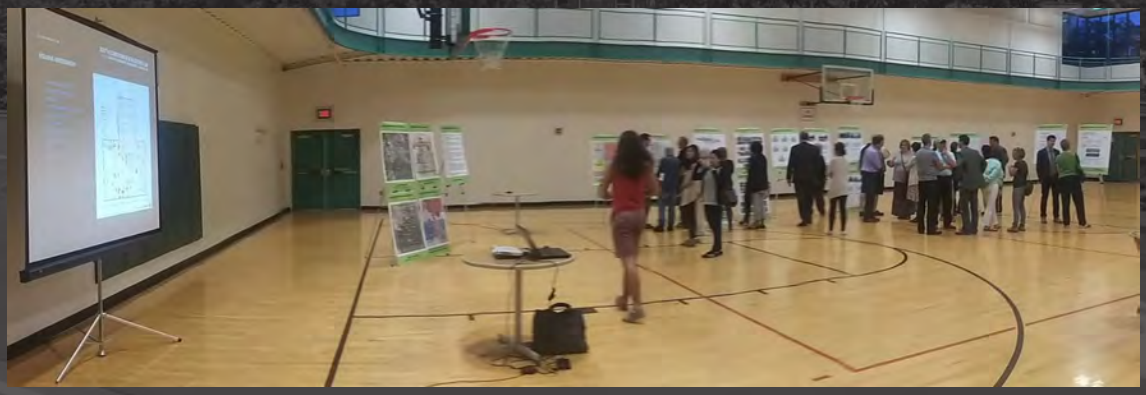
SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**



H3 STUDIO PROJECT TEAM

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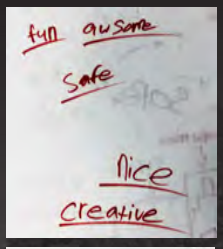
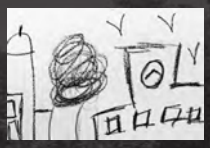
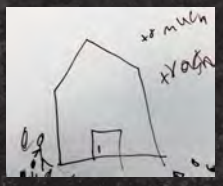
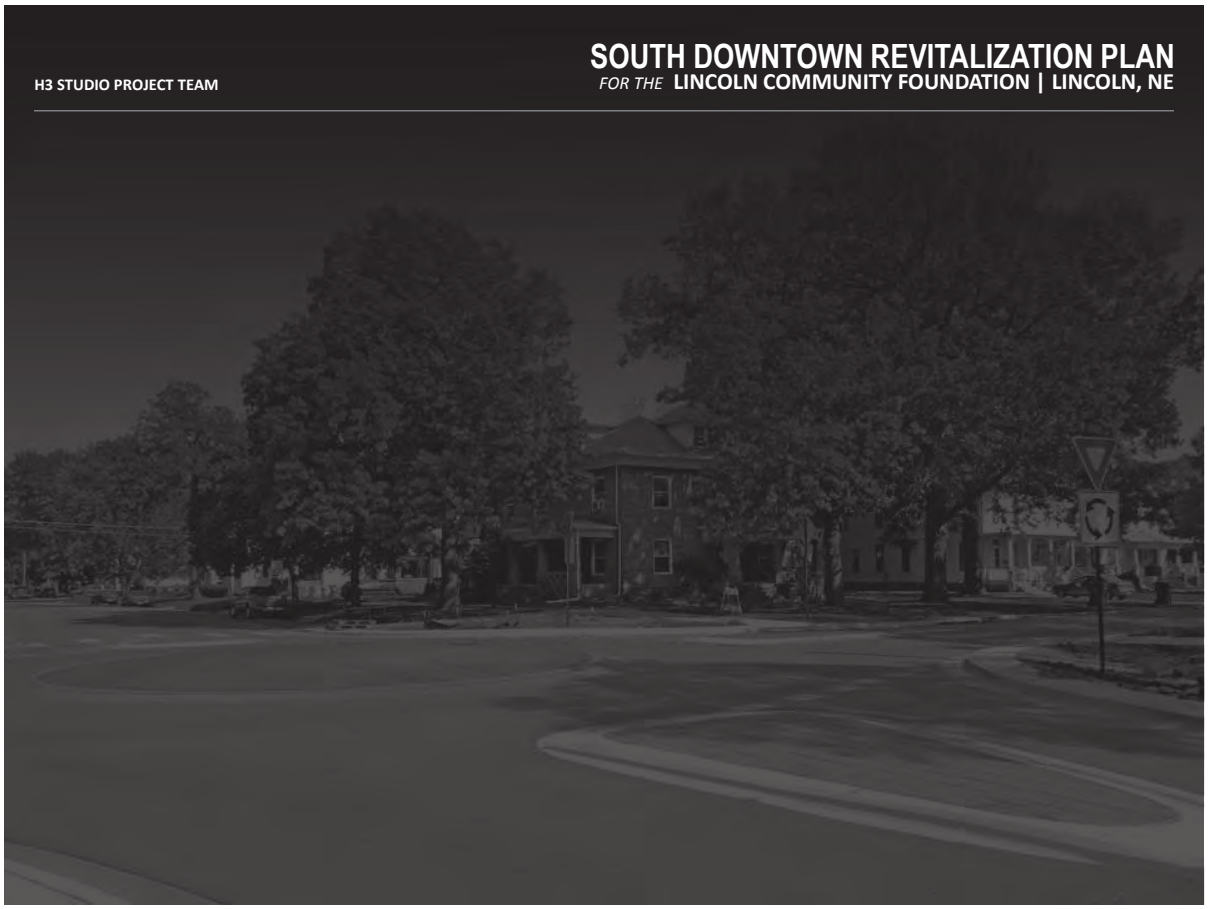
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**





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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
YOUR COMMUNITY!

H3 STUDIO PROJECT TEAM

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

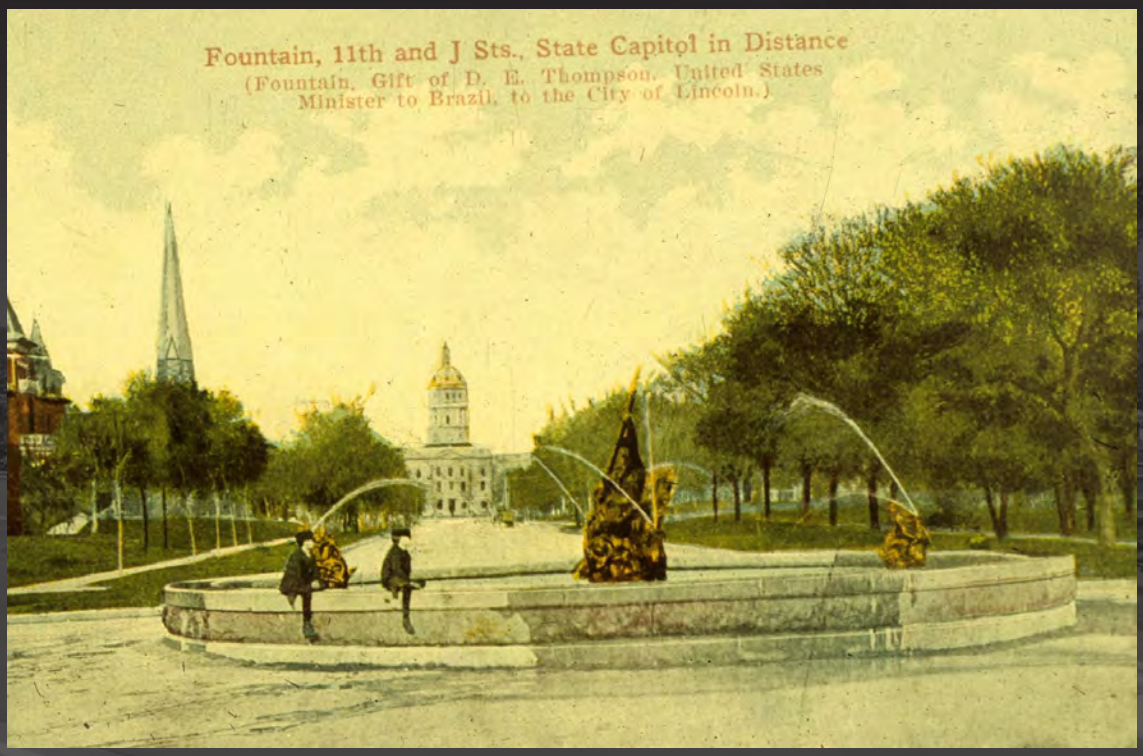
H3 STUDIO PROJECT TEAM

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

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 (120' ROW)**. 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. **More than any other district – SoDo has many of these GRAND VISTAS to it's advantage.**

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 CONTEXT
APPLICABLE TO THIS PROCESS

HISTORIC GRAND VISTAS

H3 STUDIO PROJECT TEAM

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

PLANNING CONTEXT
APPLICABLE TO THIS PROCESS

HISTORIC GRAND VISTAS

H3 STUDIO PROJECT TEAM

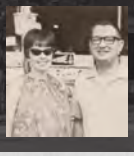
SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

H3 STUDIO PROJECT TEAM

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

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

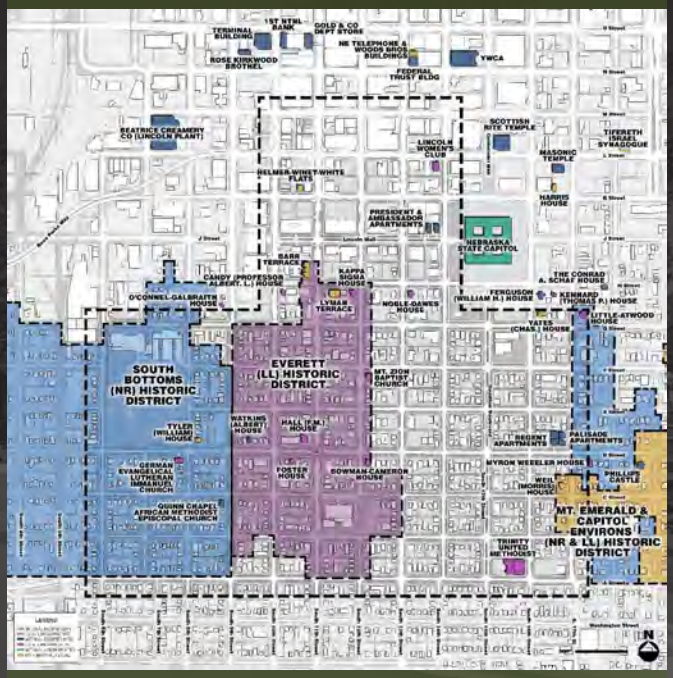
EXISTING CONDITIONS
HISTORIC ASSETS

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

PREFERRED REVITALIZATION FRAMEWORK PLAN

H3 STUDIO PROJECT TEAM

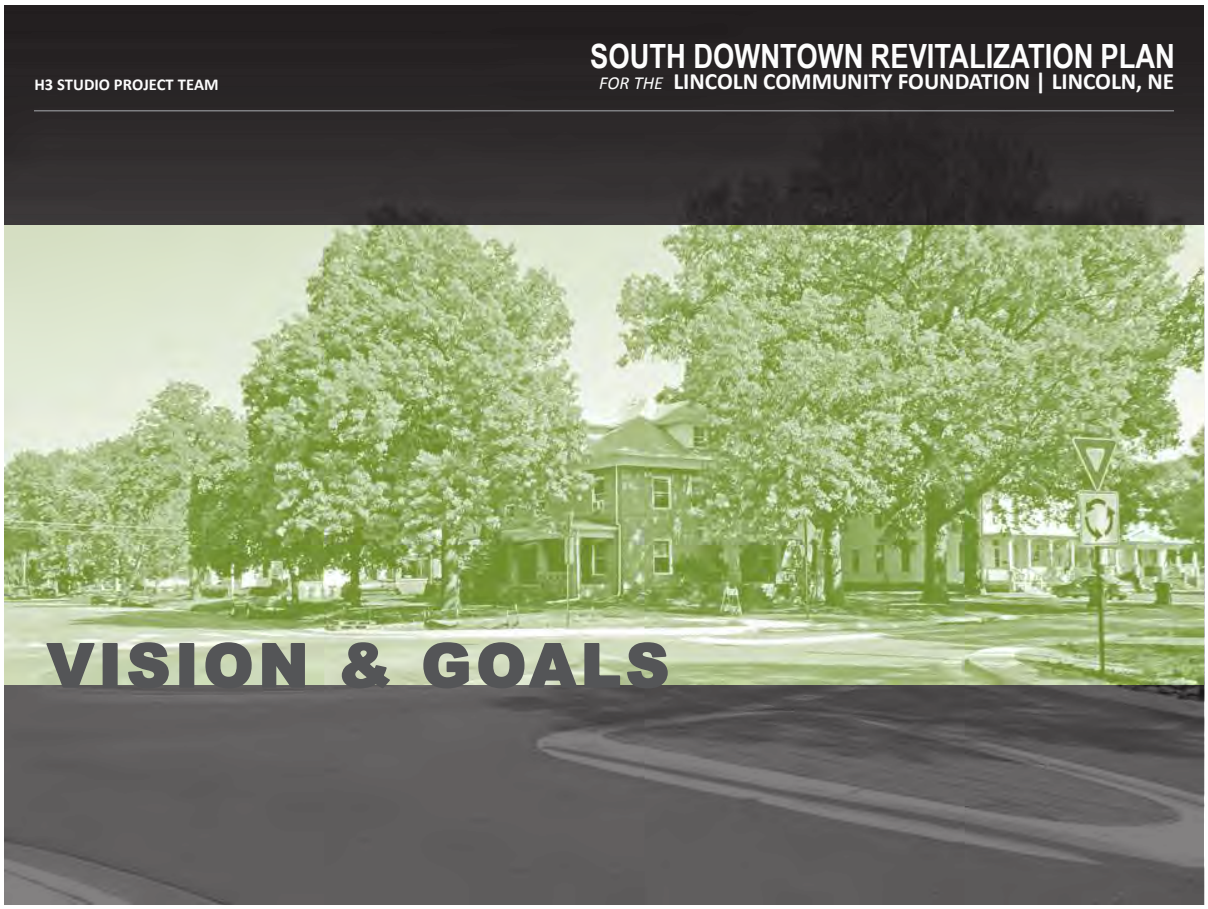
SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE

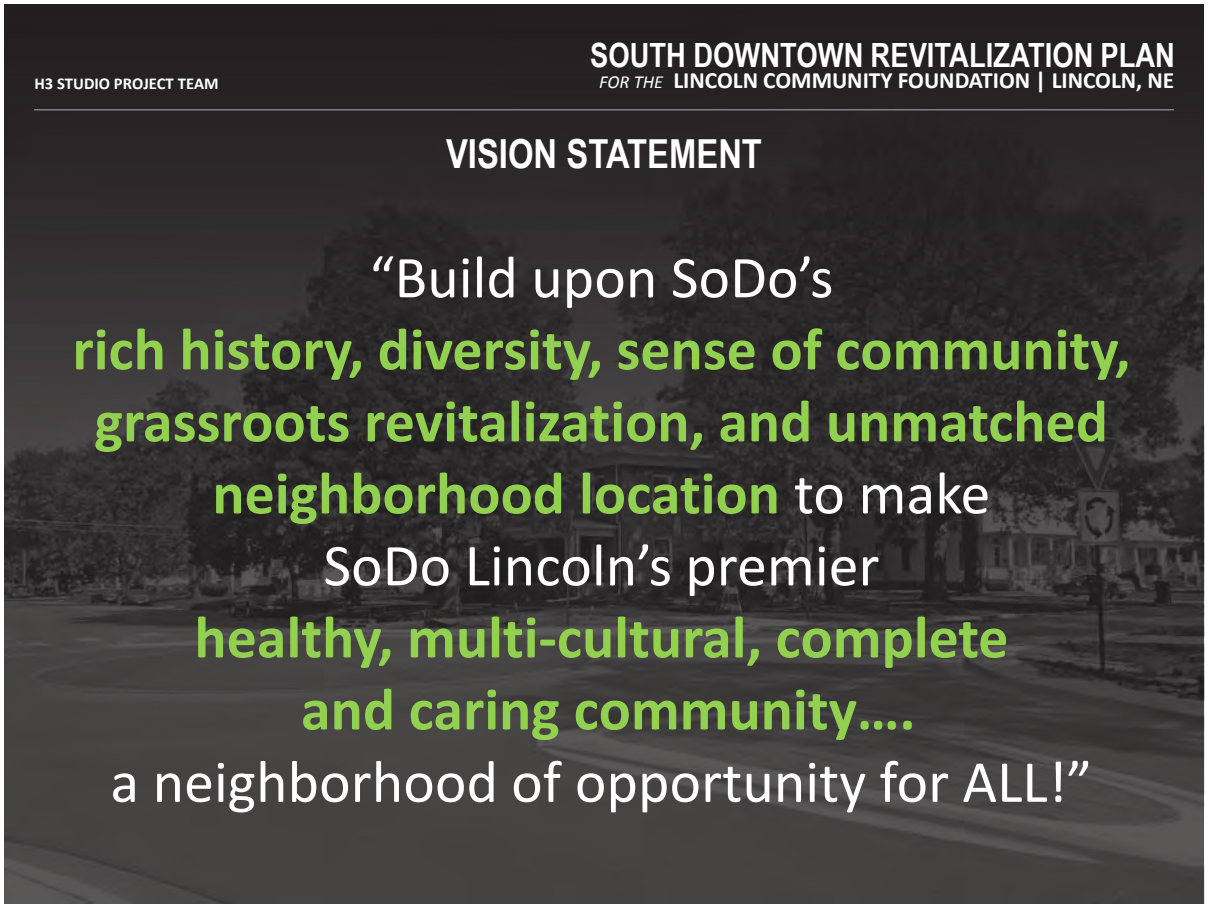
One Word! [Compiled]
SODO TODAY

H3 STUDIO PROJECT TEAM

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

One Word! [Compiled]
SODO IN THE FUTURE


H3 STUDIO PROJECT TEAM
SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE
VISION & GOALS


H3 STUDIO PROJECT TEAM
SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE
VISION STATEMENT
"Build upon SoDo's
rich history, diversity, sense of community,
grassroots revitalization, and unmatched
neighborhood location to make
SoDo Lincoln's premier
healthy, multi-cultural, complete
and caring community....
a neighborhood of opportunity for ALL!"

H3 STUDIO PROJECT TEAM

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

GOALS

1. Ensure a **diverse, multi-generational and complete neighborhood** that supports active and independent lifestyle choices for all.
2. Continue the development of **Community Hubs** using the schools with the CLC's, an expanded F Street Recreation Center and mixed-use Neighborhood Centers and Districts .
3. Connect the neighborhood to the downtown and University through a selected number of **mixed-use complete street corridors and transit service.**
4. Diversify building types and **provide rehabbed and new housing** to retain and continue to attract a **diversity of residents for an inclusive community**.
5. Incentivize and create **new neighborhood businesses and services** to achieve a **mixed-use, complete community**.
6. Enhance **neighborhood accessibility, circulation, safety, and connectivity** for **all residents**—pedestrians, cyclists, drivers, and transit riders.

H3 STUDIO PROJECT TEAM

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

GOALS

7. **Promote owner occupancy** of single family homes and **responsible management of rental properties**.
8. Improve the key neighborhood public spaces including **parks, playgrounds, malls, community gardens, and open space amenities**.
9. Provide Great Streets through enhancing **walkability, pedestrian comfort, safety and the visual quality of streets** with healthy trees, robust native landscapes, and improved sidewalks.
10. Promote **community health, safety, and environmental sustainability**.
11. Organize for **implementation success and community empowerment** and leadership.

H3 STUDIO : DEVELOPMENT STRATEGIES : SINCLAIR | HILLE ARCHITECTS

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

PREFERRED REVITALIZATION FRAMEWORK PLAN

H3 STUDIO PROJECT TEAM

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

REVITALIZATION FRAMEWORK
Preferred OPTION
BASEMAP + INTENTION

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

REVITALIZATION FRAMEWORK
Preferred OPTION
BASEMAP + INTENTION

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.

This option will require

15 to 20 years

of focused development!

H3 STUDIO PROJECT TEAM

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

DESIGN + DEVELOPMENT PRINCIPLES

01| Expand Existing Neighborhood Retail And Support Services

02| Continue The Development Of 11th Street as a Retail Street Link To Downtown And Adjacent Neighborhoods

03| Support And Extend The Impact Of Schools and Community Learning Centers

04| Provide New Neighborhood Park To Expand Community Programs At The F Street Recreation Center

05| Improve Pedestrian Walkability, Safety And Lighting On F, D + 13 Streets & Existing Boulevards

06| Retain 9th/10th , 16/17th And K/L as One-way Pairs While Improving Traffic Control, And Pedestrian Safety And Comfort

H3 STUDIO PROJECT TEAM

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

DESIGN + DEVELOPMENT PRINCIPLES

07|Continue the development of the capitol district

08| Stabilize, maintain and diversify housing to support existing residents and to accommodate future demand

09| Develop a neighborhood infrastructure maintenance program

10| Ensure transit continues to serves the neighborhood

11| improve safety and amenities along the existing and proposed bike paths on n street, 11th street and 14th streets

12|provide community support programs in safety, health, social services, economic development, and the arts

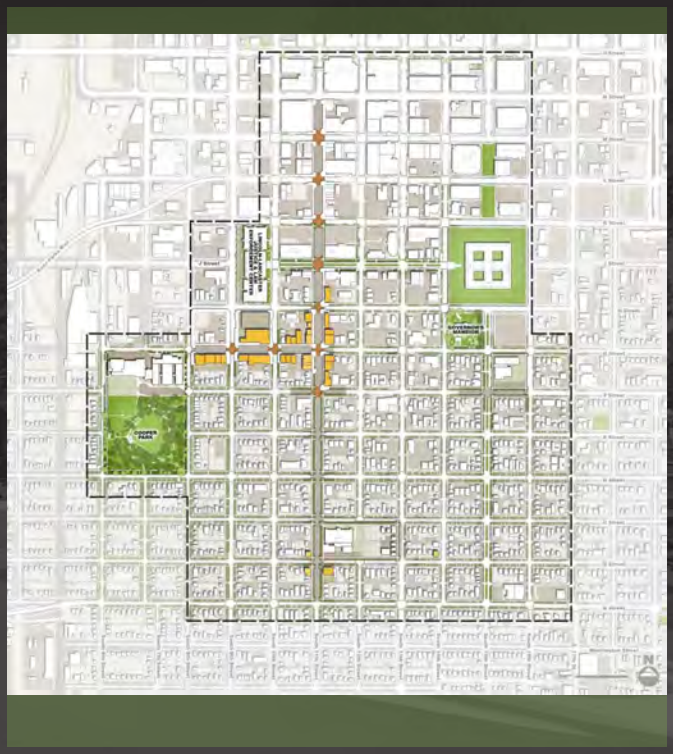
13|organize for success, empowerment and prosperity for all

H3 STUDIO PROJECT TEAM

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

REVITALIZATION FRAMEWORK
Preferred OPTION

DESIGN + DEVELOPMENT PRINCIPLES
1. Expand existing Neighborhood Retail and Support Services



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

Retail Development
GORCERY STORE

- Smaller scale – approx. 20,000 SF
- Emphasis on both locally-sourced products and international foods/diversity
- Affordable at all income levels
- Urban models typically feature café/lunch counter/packaged foods
- Potential to incorporate mixed-use

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SOUTH DOWNTOWN REVITALIZATION PLAN
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Retail Development
PEDESTRIAN SCALE

- More households = more retail demand
- Promote locally-owned businesses
- Promote a retail environment that creates *character* and *vibrancy*:
  - Restaurants
  - Cafes
  - Pubs/Breweries
  - Book stores
  - Flower shops
  - Vintage/Consignments

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

NEIGHBORHOOD GROCERY STORE AT 10TH & G STREET

BEFORE

AFTER

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

Retail Development

Mixed-Use with Grocery Store Tenant

The Lofts at Washington University, St. Louis, MO

5th & L Streets NW, Washington, DC

Museum Place Lofts & Townhouses, Portland, OR

3rd Central, Gresham, OR

Penrose Square, Arlington County, VA

Culinaria, St. Louis, MO

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

Retail Development
Pedestrian Scale

Brightleaf Square, Durham, North Carolina

Albany, New York

Traverse City, Michigan

Westport, Kansas City

Delmar Loop, St. Louis

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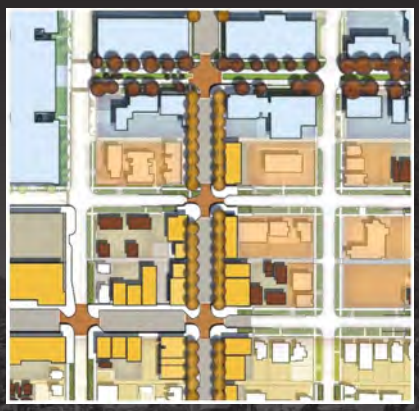
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

F STREET COMMERCIAL DISTRICT



BEFORE

AFTER

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

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

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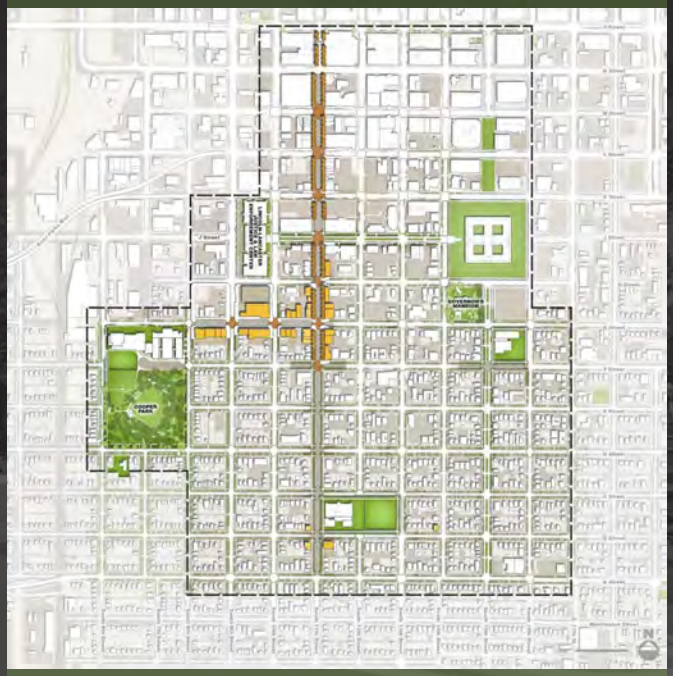

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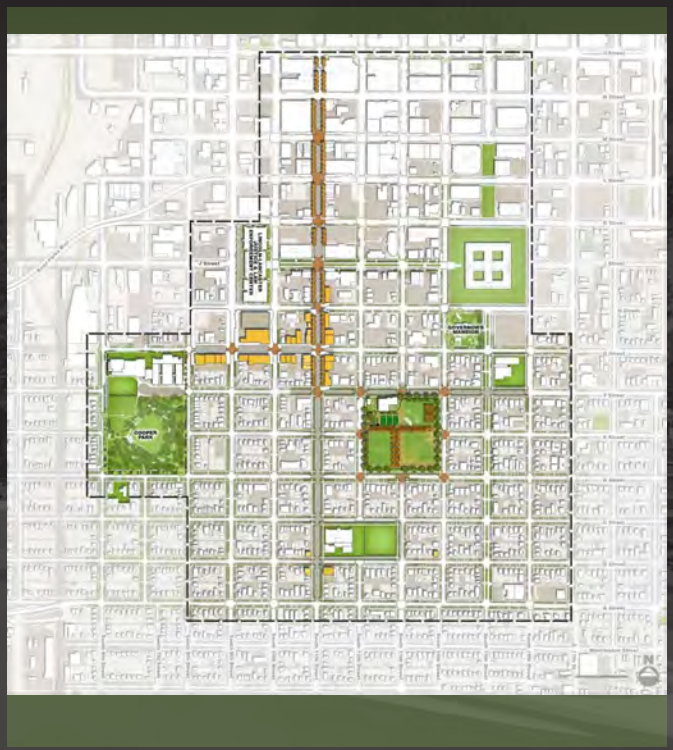

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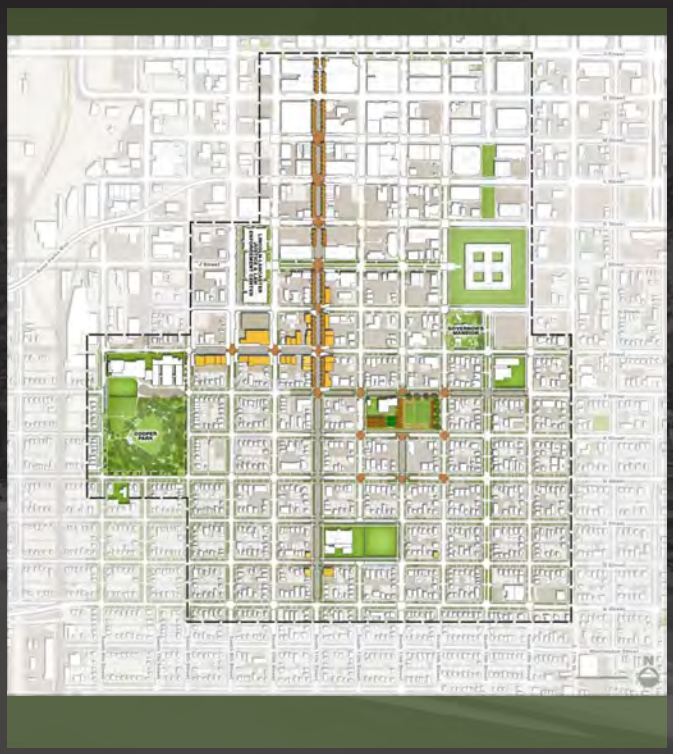

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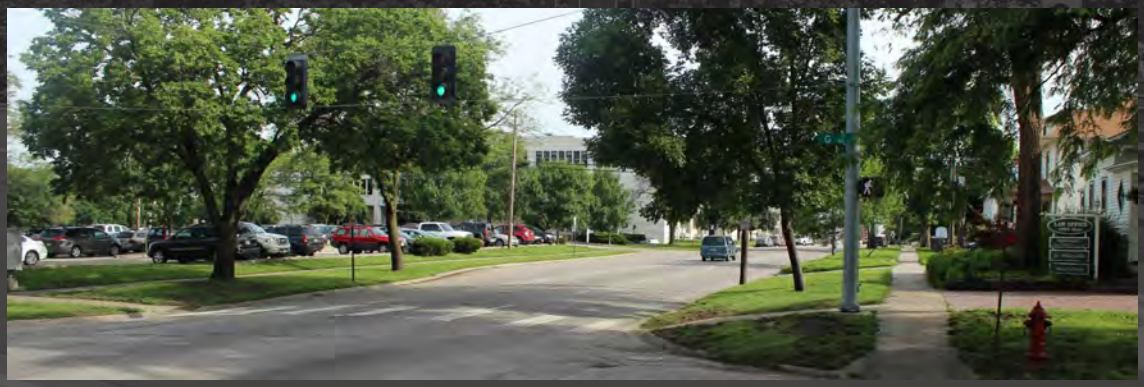

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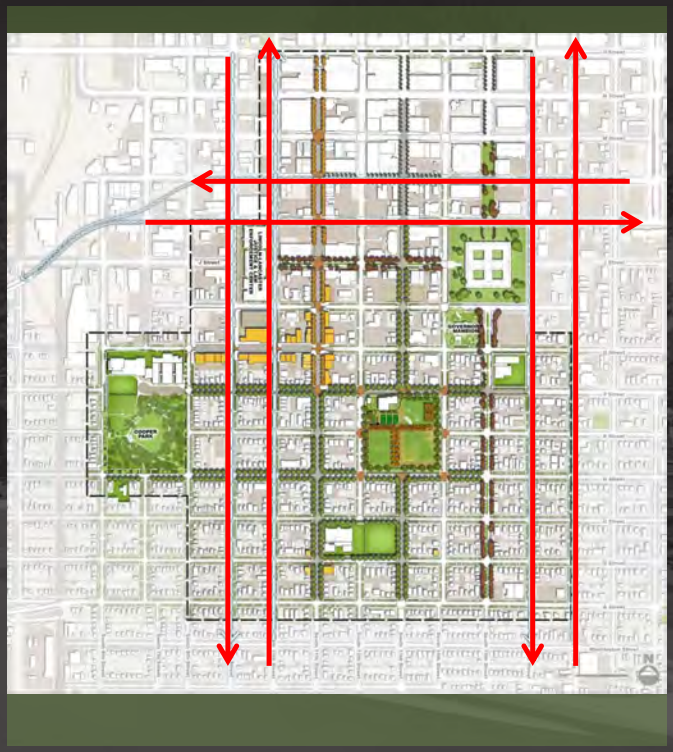

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SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE

9TH STREET EXSITING IMAGE

H3 STUDIO PROJECT TEAM

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

9TH STREET EXSITING SECTION VS PROPOSED SECTION

EXSITING SECTION

PROPOSED SECTION

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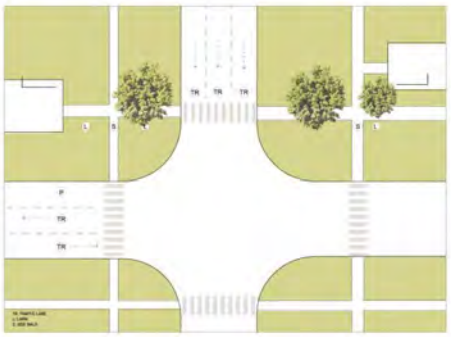
SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE

9TH STREET EXSITING PLAN VS PROPOSED PLAN

EXSITING PLAN



PROPOSED PLAN

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

17TH STREET EXSITING IMAGE

H3 STUDIO PROJECT TEAM

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

17TH STREET EXSITING SECTION VS PROPOSED SECTION

EXSITING SECTION

PROPOSED SECTION

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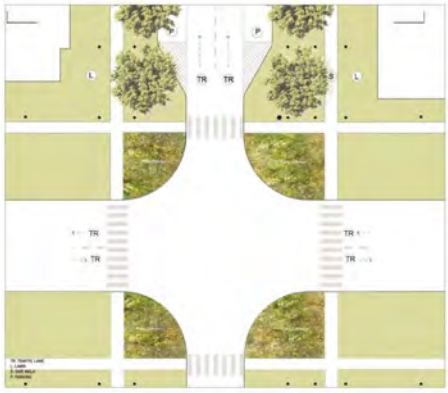
SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE

17TH STREET EXSITING PLAN VS PROPOSED PLAN

EXSITING PLAN

PROPOSED PLAN



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7. Continue the development of the Capitol District

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6. Retain 9th/10th , 16/17th And K/L. as one-way pairs while improving traffic control, and pedestrian safety and comfort
7. Continue the development of the Capitol District
8. Stabilize, maintain and diversify housing to support existing residents + to accommodate future demand

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

Analytics for Development Program
TAPESTRY SEGMENTATION

Demographics

+

Consumer Preferences

+

Neighborhood/Housing Preferences

Household Types

65 groups across the country
30 groups in Lincoln

H3 STUDIO : DEVELOPMENT STRATEGIES : SINCLAIR | HILLE ARCHITECTS

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

SoDo Today
HOUSEHOLD TYPES

Four household types that include:

- College students
- Entry level workforce
- Upwardly mobile workforce
- Service industry workforce & Immigrants

Housing preferences:

- Rental units (80%)
- Urban areas
- Walkability
- Affordability

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SOUTH DOWNTOWN REVITALIZATION PLAN
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Housing Development Program
INCREASING OWNERSHIP RATE OF EXISTING RESIDENTS

Current SoDo Renter HH:
3,100 (93%)

↓

National average for SoDo's groups:
2,600 (80%)

↓

Transition of Existing SoDo Residents to Ownership Goal: **approx. 500**

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SOUTH DOWNTOWN REVITALIZATION PLAN
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SoDo in the Future
HOUSEHOLD TYPES

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

SoDo in the Future
HOUSEHOLD TYPES

Sodo will likely increase its diversity of household types

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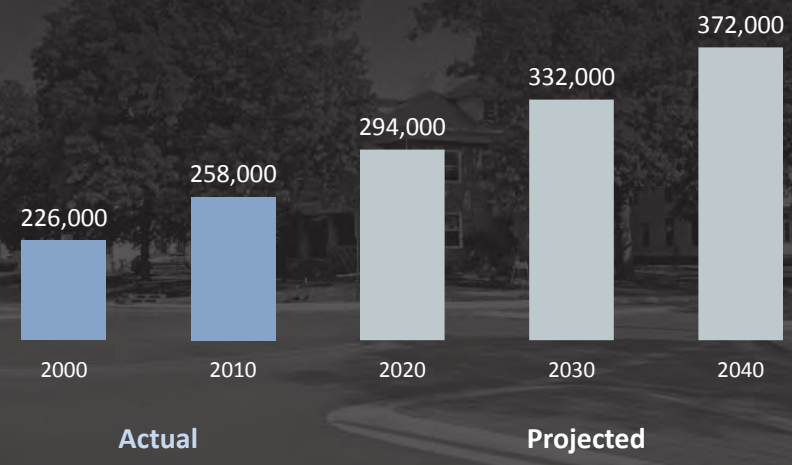
SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE

Demographics
POPULATION GROWTH

Source: ESRI

Projected Population Growth, City of Lincoln, 2000 to 2040
Source: University of Nebraska-Omaha



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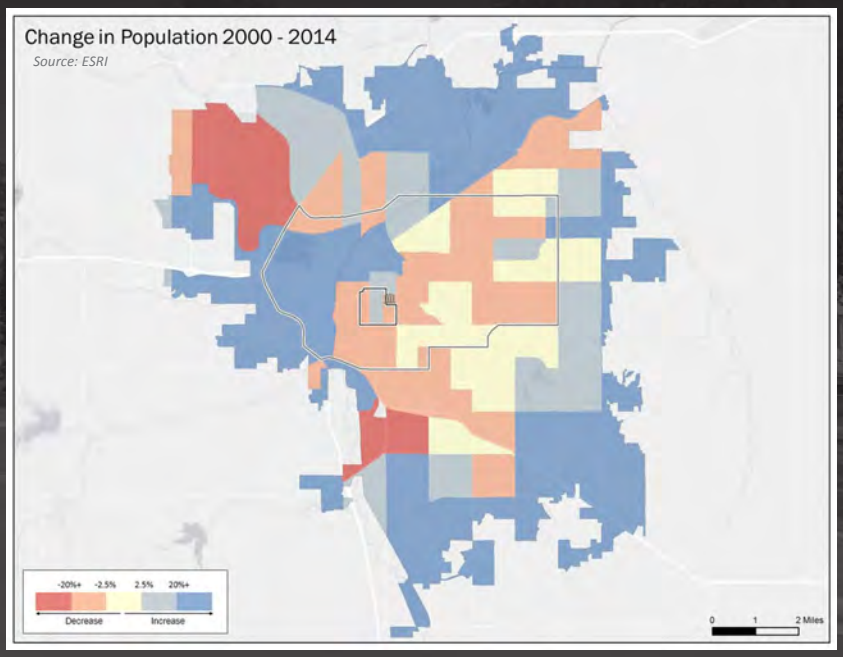
POPULATION GROWTH



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

SoDo's Capture of Future Housing Demand
IMPACTS ON HOUSING STOCK

Net New Households in SoDo
1,000

Existing Vacant Units
575

Existing Vacant Units to be Absorbed
550 (assumes vacancy rate)

=

Remaining Housing Demand
approx. 425 to 450 new units

150 to 200 Rental Units

275 to 325 Owner Units

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

Housing Development Program
ACCOMMODATE OLD AND NEW DEMAND

1. Transition more existing SoDo renters to owners
2. Provide quality options for long-term renters
3. Rehabilitate/maintain existing housing stock
4. Replace vacant and/or obsolete housing
5. Develop a diverse range of housing types
6. Improve design and compatibility of housing

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

Housing Typologies
SINGLE FAMILY INFILL, TRADITIONAL

Latah Street, Boise, ID

Nashville, TN

Denver, CO

Denver, CO

Goldsboro, NC

Columbus, OH

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SOUTH DOWNTOWN REVITALIZATION PLAN
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Housing Typologies
SINGLE FAMILY INFILL, CONTEMPORARY

St. Louis, MO

Denver, CO

St. Louis, MO

Edmonton (Canada)

Chicago, IL

Seattle, WA

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SOUTH DOWNTOWN REVITALIZATION PLAN
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Housing Typologies
TOWNHOMES AND CONDOMINIUMS

Carburetor Lofts, Indianapolis, IN

Hennepin & 32nd St., Minneapolis, MN

Ferncliff at Lenox, Atlanta, GA

Battery Park, Cleveland, OH

2428 Champa, Denver, CO

Pacifica, Carrboro, NC

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SOUTH DOWNTOWN REVITALIZATION PLAN
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Housing Typologies
MIXED-INCOME (SUBSIDIZED)

Crawford Square, Pittsburgh, PA

North Sarah, St. Louis, MO

Chatam Square, Lafayette, IN

The Reservoir, Madison, WI

Central Park Rows, Denver, CO

Carlson Commons, Rochester, NY

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Housing Typologies
SMALLER SCALE MIXED-USE

15th and Pearl, Boulder, CO

Mariposa, Denver, CO

Eat Street Flats, Minneapolis, MN

Arts Quarters, Minneapolis, MN

Allegro at the Boulevard, St. Louis, MO

Station Plaza, St. Louis, MO

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SOUTH DOWNTOWN REVITALIZATION PLAN
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Housing Typologies
MULTI-FAMILY

Fries & Schuele, Cleveland, OH

Gillam Park Row, Kansas City , MO

Washington Rowhouses, Madison, WI

Waverly Station, Cleveland, OH

229 at Lakelawn, Madison, WI

Tassafaronga Village, Oakland, CA

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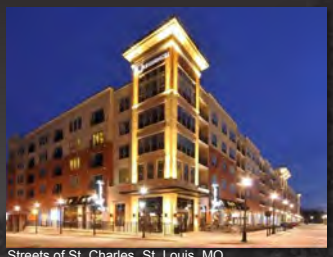
Housing Typologies
MIXED-USE


Streets of St. Charles, St. Louis, MO

Avenir, Milwaukee, WI

St. Louis Park, Minnesota, MN

222 Hennepin, Minneapolis, MN

Axis, Indianapolis, IN

Vélo, Minneapolis, MN

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HOUSING STRATEGY

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SOUTH DOWNTOWN REVITALIZATION PLAN
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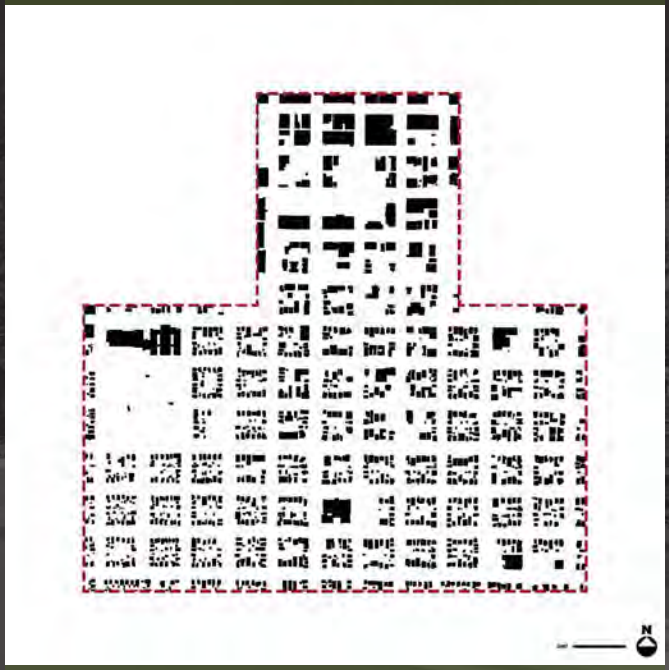
EXISTING CONDITIONS
GIS DATA & INFORMATION

PROJECT AREA
DEVELOPMENT PARCELS
BUILDINGS

1147 (+/-)
Buildings within project boundary



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SOUTH DOWNTOWN REVITALIZATION PLAN
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EXISTING CONDITIONS
FIELD SURVEYS & OBSERVATION

CONDITIONS

- Good Condition (Green)
- Fair Condition (Yellow)
- Poor Condition (Red)

264 Poor Condition Buildings

1147 (+/-) Total Buildings

Almost ¼ Quarter of Buildings in the neighborhood are in poor or deteriorated conditions…

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EXISTING CONDITIONS
FIELD SURVEYS & OBSERVATION

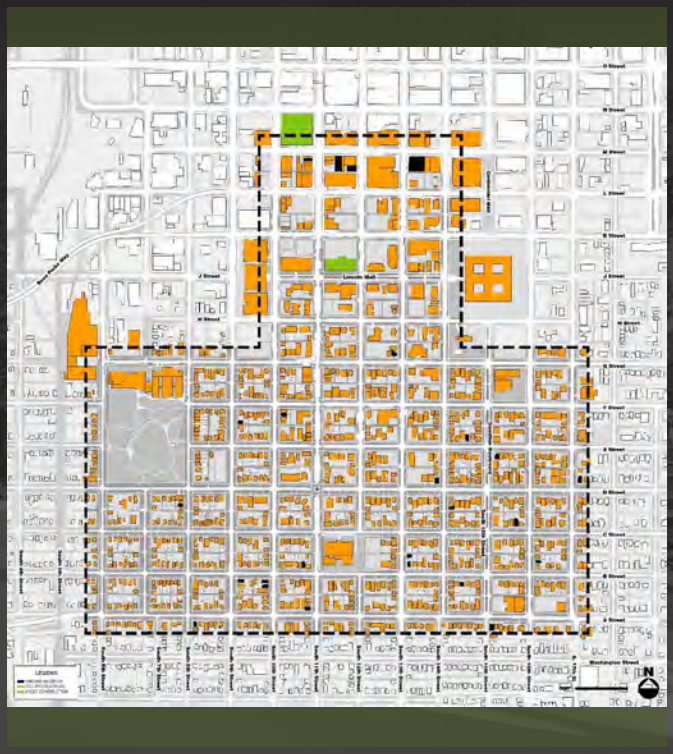
CONDITIONS
OCCUPANCY

- Occupied Buildings (Orange)
- Vacant Buildings (Black)
- Under Construction (Green)

27 Vacant Buildings

1147 (+/-) Total Buildings

More vacant buildings (23) are in the neighborhood, south of G Street.



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EXISTING CONDITIONS
FIELD SURVEYS & OBSERVATION

CONDITIONS
OCCUPANCY
TYPOLOGIES

- Mixed-Use Buildings (Orange)
- Commercial Buildings (Pink)
- Office Buildings (Dark Red)
- Flex | Industrial Buildings (Purple)
- Structured Parking (Grey)
- Civic | Institutional Buildings (L. Blue)
- Multi-Family | Apartments Buildings (Brown)
- Multi-Plexes (Dark Yellow)
- Duplexes (Yellow)
- Single-Family Homes (Light Yellow)

***50%** Single Family Residence; almost **25%** are Multi-Plexes*

H3 STUDIO : DEVELOPMENT STRATEGIES : SINCLAIR | HILLE ARCHITECTS

SOUTH DOWNTOWN REVITALIZATION PLAN
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EXISTING CONDITIONS
FIELD SURVEYS & OBSERVATION

CONDITIONS
OCCUPANCY
TYPOLOGIES
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*

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

RECOMMENDATIONS
PRINCIPLES FOR PRESERVING NEIGHBORHOOD STRUCTURE

- Preserve existing street & alley grid
- Preserve existing tree lawn/sidewalk structure
- Preserve intact/maintained historic homes
- Provide new housing types compatible with majority of the neighborhood with interiors that address the needs of a wide mix of unit types
- Provide/enhance gradual transition northward from predominately single family neighborhoods to mixed use neighborhoods above F Street along the Transect

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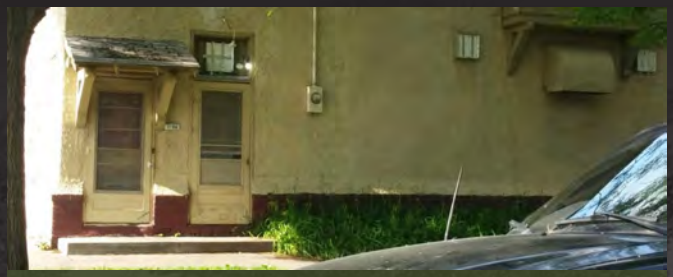
SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

RECOMMENDATIONS
THREE OPTIONS FOR IMPROVING INDIVIDUAL PROPERTY

1. Maintenance of Existing Overall Property

- Maintain the existing tree lawn & sidewalk
- Make exterior repairs in a timely manner
- Trim or enhance & replace overgrown vegetation, especially near structure
- Freshly paint siding where appropriate
- Reduce porch clutter and provide appropriate porch furnishing where possible
- Screen trash containers wherever possible with simple enclosures located in alley adjacent to off street parking
- Reduce or eliminate paving of tree lawn area on residential frontage



H3 STUDIO PROJECT TEAM

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

RECOMMENDATIONS
THREE OPTIONS FOR IMPROVING INDIVIDUAL PROPERTY

2. Rehabilitation of Existing Structures
- Make necessary structural repairs to maintain integrity of structure
- Upgrade electrical mechanical and plumbing systems to current codes
- Encourage maintaining historical buildings preserving original detailing, windows, trim, etc.
- Provide additions such as ramps & porch rails with appropriately historical details inspired by existing residence
- Make repairs using historical rehabilitation best practices

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

RRECOMMENDATIONS
THREE OPTIONS FOR IMPROVING INDIVIDUAL PROPERTY

3. Building New
- Replace single family as needed
- Replace single lot slip-in apartments when possible with development similar to immediately neighboring structures
- Priority to replace slip-in apartment buildings as follows:
  1. Properties with garages at the frontage
  2. Properties with parking at frontage
  3. Properties with driveways crossing tree lawn
  4. Remaining properties with parking accessed from the alley

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SOUTH DOWNTOWN REVITALIZATION PLAN
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NEIGHBORHOOD TRANSECT

SPECIFIC BUILDING TYPES FOR SPECIFIC AREAS

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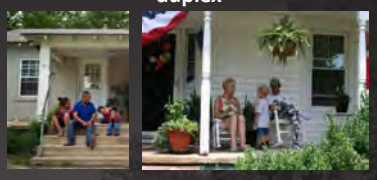
RRECOMMENDATIONS

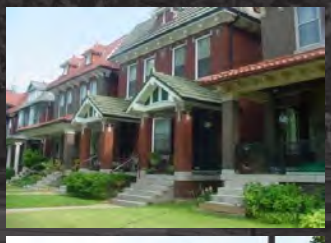
ATTACHED HOUSES DESIGNED TOLOOK LIKE SINGLE FAMILY HOMES

duplex



triplex

fourplex



H3 STUDIO PROJECT TEAM

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

REVITALIZATION FRAMEWORK
Preferred OPTION

DESIGN + DEVELOPMENT PRINCIPLES

1. Expand existing Neighborhood Retail and Support Services
2. Continue the development of 11th Street as a retail street link to Downtown + adjacent neighborhoods
3. Support and Extend the impact of Schools and Community Learning Centers
4. Provide New Neighborhood Park To Expand Community Programs At The F Street Recreation Center
5. Improve pedestrian walkability, safety and lighting On F, D + 13 Streets & existing Boulevards
6. Retain 9th/10th , 16/17th And K/L. as one-way pairs while improving traffic control, and pedestrian safety and comfort
7. Continue the development of the Capitol District
8. Stabilize, maintain and diversify housing to support existing residents + to accommodate future demand

H3 STUDIO PROJECT TEAM

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9. Develop an infrastructure maintenance program

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

RECOMMENDATIONS
PRINCIPLES FOR PRESERVING NEIGHBORHOOD INFRASTRUCTURE

- Repair alley pavement maintenance
- Place utilities below grade
- Address street and sidewalk lighting deficiencies
- Discourage paving crossing tree lawn when alleys are available
- Any surface parking lot with alley access shall have pier/fence detail with landscaping and any driveway crossing the tree lawn to the street eliminated
- Encourage use of privacy fences

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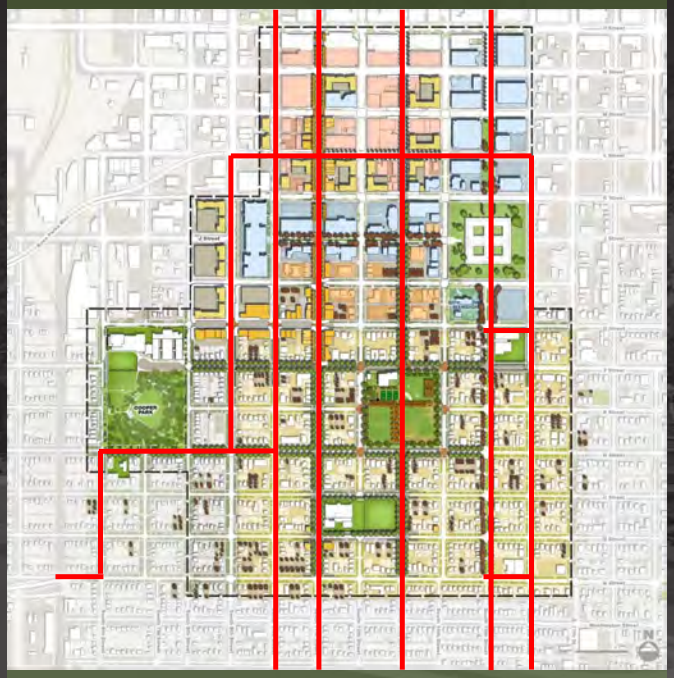
9. Develop an infrastructure maintenance program
10. Ensure transit continues to serves the neighborhood



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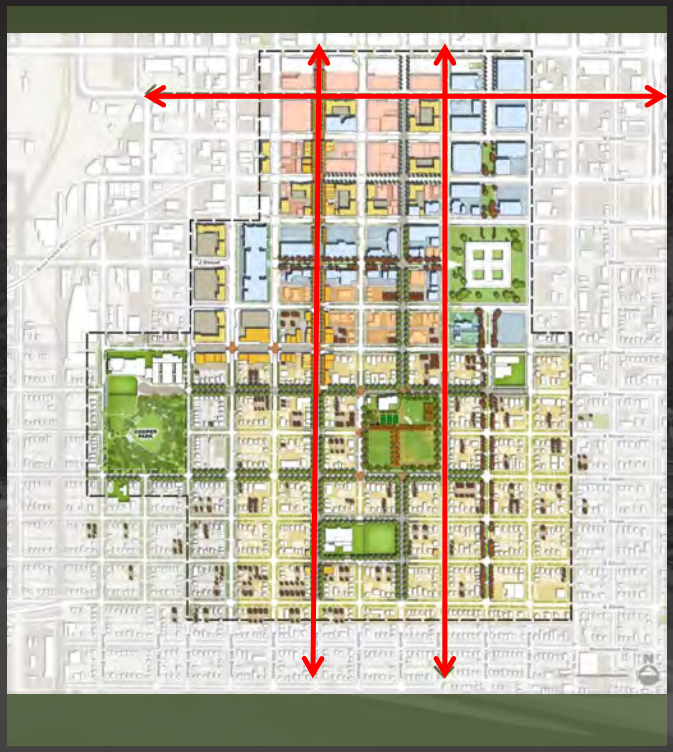

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H3 STUDIO PROJECT TEAM

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

REVITALIZATION FRAMEWORK PREFFERED OPTION *Capitol District + Neighborhoods*

POTENTIAL SOCIAL SERVICES & PROGRAMMING

COMMUNITY SERVICES HUB – *A physical, one-stop shop for residents to access case management and comprehensive social services, including:*

- ✓ Refugee and **immigrant advocacy** and outreach
  - Locate an office within the Community Hub dedicated to advocacy and support for the diverse immigrant and refugee populations.
  - Partner with The Center for People in Need that specifically address the needs of refugees and immigrants.
- ✓ **Substance abuse**, **domestic violence**, and **family assistance** programs
  - Embrace the work being done at CenterPointe, along with locating family assistance programs.
- ✓ **Workforce training** program
  - Implement a chapter of YouthBuild or similar, an initiative for low-income young people ages 16-24 that allows them to obtain their GEDs or high school diplomas while learning job skills by building affordable housing
- ✓ **Job placement** program
- ✓ **Homeless** services
  - Work with The Lincoln Homeless Coalition to heighten awareness and develop a community-wide commitment to the needs and issues surrounding individuals and families who are near or experiencing homelessness.

H3 STUDIO PROJECT TEAM

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

REVITALIZATION FRAMEWORK PREFFERED OPTION *Capitol District + Neighborhoods*

POTENTIAL SOCIAL SERVICES & PROGRAMMING

YOUTH & SENIORS

- ✓ Expanded **after-school programs** (neighborhood schools and F Street Recreation Center)
  - Work with Park Middle, McPhee Elementary, and Everett Elementary School to provide comprehensive Early Childhood Care and Education that improves kindergarten readiness through providing language, social, and emotional development education for children from birth to age 5.
  - Ensure that all early education and care programs and providers are accredited and focus resources to achieve universal school readiness through quality early education.

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REVITALIZATION FRAMEWORK PREFFERED OPTION *Capitol District + Neighborhoods*

POTENTIAL SOCIAL SERVICES & PROGRAMMING

YOUTH & SENIORS

✓ Accredited **childcare programs** and facilities

- Implement a Dimensions Education satellite campus within SODO's boundaries in order to cater to and support education development through providing hands-on, experiential learning based of the need and curiosity of the individual child.
- Develop and implement a Home Visiting Network program to provide evidence-based home visiting services for English as Second Language (ESL) families to ensure that parents are being supported in fostering a healthy learning environment for their children without the potential challenges that can come with a language barrier.
- Expand the capacity of the F Street Community Center through facilities and programming to provide 24-hour childcare services that are affordable and accessible to all SODO families.

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REVITALIZATION FRAMEWORK PREFFERED OPTION *Capitol District + Neighborhoods*

POTENTIAL SOCIAL SERVICES & PROGRAMMING

YOUTH & SENIORS (Cont…)

✓ Accredited **childcare programs** and facilities

- Establish a partnership between Park Middle, McPhee Elementary, Everett Elementary, F Street Community Center, and UNL to provide student-teachers in order to expand the capacity of the F Street Community Center staff.
- Implement an After-School Academic Camp and Summer Academic Camp programs to bolster student's aspiration levels by teaching them that a relationship exists between skills and competencies learned in the classroom and their ability to make improvements in the neighborhood.

✓ **Aging in Place** support program

- Establish a Senior Citizen Active Living Program that will organize Saturday morning walks, yoga classes, and other outdoor physical fitness activities for seniors.
- Establish a Senior Citizen Program Coordinator to administer and conduct senior-specific programming activities. This program coordinator should be established in conjunction with the F Street Community Center.

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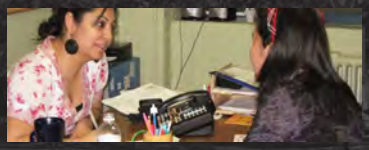
FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE

REVITALIZATION FRAMEWORK PREFFERED OPTION ***Capitol District + Neighborhoods***
POTENTIAL SOCIAL SERVICES & PROGRAMMING

HEALTH & FOOD SECURITY

- ✓ **Community-supported agriculture** (CSA) program utilizing **community gardens**
- ✓ **Mobile health clinic** and affordable healthcare access
  - Partner with the Bryan Medical Center West Campus mobile unit to establish and operate a permanent Mobile Medical Unit route within SODO to provide medical services for housebound residents.



H3 STUDIO PROJECT TEAM

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

REVITALIZATION FRAMEWORK PREFFERED OPTION ***Capitol District + Neighborhoods***
POTENTIAL SOCIAL SERVICES & PROGRAMMING

HEALTH & FOOD SECURITY

- ✓ Establish **healthy food options** within in the neighborhood
  - Establish an anchor supermarket store in neighborhood that provides residents with assistance on nutrition consultation, shopping strategies, health resources, and a customer incentive and reward system for purchase of fruits and vegetables.
  - Implement a Farm to Family Mobile Market, which will provide healthy food access for residents during the growing season. It will make foods affordable and accessible by accepting Electronic Benefits Transfer (EBT) cards and by providing food at affordable prices.

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

REVITALIZATION FRAMEWORK PREFFERED OPTION *Capitol District + Neighborhoods*

POTENTIAL SOCIAL SERVICES & PROGRAMMING

HOUSING DEVELOPMENT

- ✓ "Good Neighbor" **landlord and renter training** programs
  - Develop and implement a comprehensive, grassroots community cleanup program consisting of a **city-wide recycling program** that pays for recyclables as a way to incentivize maintaining clean streets, sidewalks, and yards, and host city-wide cleanup days through community block.
  - Utilize community partnerships to create and deploy uniform trash receptacles. Trash receptacles should serve as a canvas for public art and positive community messaging. Schedule bi-weekly trash pickup from these receptacles.

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REVITALIZATION FRAMEWORK PREFFERED OPTION *Capitol District + Neighborhoods*

POTENTIAL SOCIAL SERVICES & PROGRAMMING

HOUSING DEVELOPMENT

- ✓ **Homeownership assistance** program
  - Develop and implement a homeownership program to purchase foreclosed homes in SODO, renovate the homes, and offer them for sale to first-time homebuyers with incentives including down payment subsidies, low-interest loans, and personal mortgage insurance (PMI) subsidies.
- ✓ Financial **incentive program for rehab** of historic buildings

H3 STUDIO PROJECT TEAM

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REVITALIZATION FRAMEWORK PREFFERED OPTION *Capitol District + Neighborhoods*
POTENTIAL SOCIAL SERVICES & PROGRAMMING

HOUSING DEVELOPMENT (Cont…)

- ✓ **Blight removal,** land acquisition, and **land-banking** program
  - Perform targeted demolition on a structure-by-structure basis to improve community appearance and facilitate new development.
  - Address the immense number of vacant and dilapidated structures in the neighborhood and overgrown lots through a creating an adopt-a-street program where residents invest back into their community through helping clean up the problem areas.
  - Implement a Minor Home Repair and Maintenance program for low-income homeowners that would provide small grant awards for minor home repairs.
- ✓ **Micro-lending "library"** for community-based entrepreneurs
- ✓ State capital **internship program** for college students
  - Establish an education fee assistance program in conjunction with partner institutions and community and charitable foundations to provide help with the additional costs of education and employment training beyond tuition, fees, and books. This program would help to cover up-front costs of education and training programs that may pose barriers for low-income students, including background checks, health screenings, physical exams, uniforms, and other ancillary expenses.

H3 STUDIO PROJECT TEAM

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

REVITALIZATION FRAMEWORK PREFFERED OPTION *Capitol District + Neighborhoods*
POTENTIAL SOCIAL SERVICES & PROGRAMMING

CRIME & SAFETY

- ✓ **Neighborhood Policing Program**
  - Create and implement an Empowerment Task Force Initiative with the task of bringing together law enforcement and faith-based and community leaders as a vehicle to receive and disseminate important information, while facilitating effective crime prevention and crime response strategies.
  - Implement a Community Policing Initiative that will hire community safety officers that will be responsible for foot patrols around the community.
  - Establish a Silent Complaint System and Hot Line to incorporate the SODO residents into the crime reduction process through an easy anonymous way.
- ✓ **Youth Crime Prevention Program**
  - Partner with the Lincoln Police Department to implement different types of community-centric, preventative safety and crime reduction initiatives to increase police presence in the neighborhood.
  - Bicycle officers to patrol neighborhoods and increase interaction between the community and the Police Department.

H3 STUDIO PROJECT TEAM

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

REVITALIZATION FRAMEWORK PREFFERED OPTION *Capitol District + Neighborhoods*
POTENTIAL SOCIAL SERVICES & PROGRAMMING

CRIME & SAFETY (Cont…)

✓ **Street Improvement Program**

- Build Community Corners at identified intersections along the major corridors that will be improved with landscaping, streetscapes, and lighting.
- Implement improvements to pedestrian infrastructure, including sidewalks, crosswalks, A.D.A.-accessible curb cuts, street streets, street furniture, pedestrian lighting, and parallel parking as indicated to enhance pedestrian safety and promote improved perceptions of pedestrian safety.
- Implement improvements to bicycle infrastructure, including protected bike lanes, dedicated bike lanes, and neighborhood bike boulevards as indicated to enhance cyclist safety and promote improved perceptions of cyclist safety.

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12. Provide community support programs for safety, health, social services, econ. development, + the arts
13. Organize for success, empowerment + prosperity for all

H3 STUDIO : DEVELOPMENT STRATEGIES : SINCLAIR | HILLE ARCHITECTS

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

Actions for Implementation
HOUSING

1. Land and property acquisition

2. Reinvestment in existing properties

3. New real estate development

4. Public realm maintenance & improvements

5. Code enforcement & zoning

H3 STUDIO : DEVELOPMENT STRATEGIES : SINCLAIR | HILLE ARCHITECTS

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

Actions for Implementation
ECONOMIC DEVELOPMENT

1. Retail Attraction

2. Leverage workforce development resources

3. Promote entrepreneurship

4. Youth development & training

5. Partner with regional economic initiatives

LINCOLN

NEBRASKA
possibilities...endless

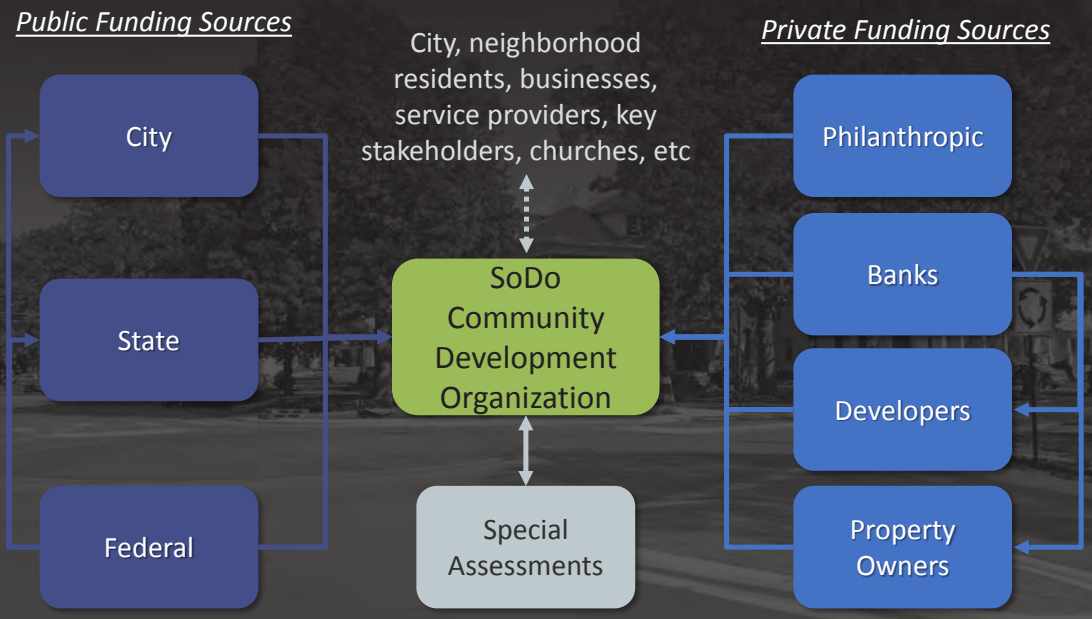
H3 STUDIO : DEVELOPMENT STRATEGIES : SINCLAIR | HILLE ARCHITECTS
SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE
Actions for Implementation
SOCIAL SERVICES
LINCOLN COMMUNITY LEARNING CENTERS
Coordination of existing services
Lincoln Parks & Recreation
fundamental
EL CENTRO DE LAS AMÉRICAS
CenterPointe

H3 STUDIO : DEVELOPMENT STRATEGIES : SINCLAIR | HILLE ARCHITECTS
SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE
Community Development Organization
Supporting a unified voice for SoDo
Trust
Partnerships
Programming & Events
Engage Renters
Advocacy
Solidarity
SoDo Community Development Organization

H3 STUDIO : DEVELOPMENT STRATEGIES : SINCLAIR | HILLE ARCHITECTS

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

Flow of Neighborhood Investment



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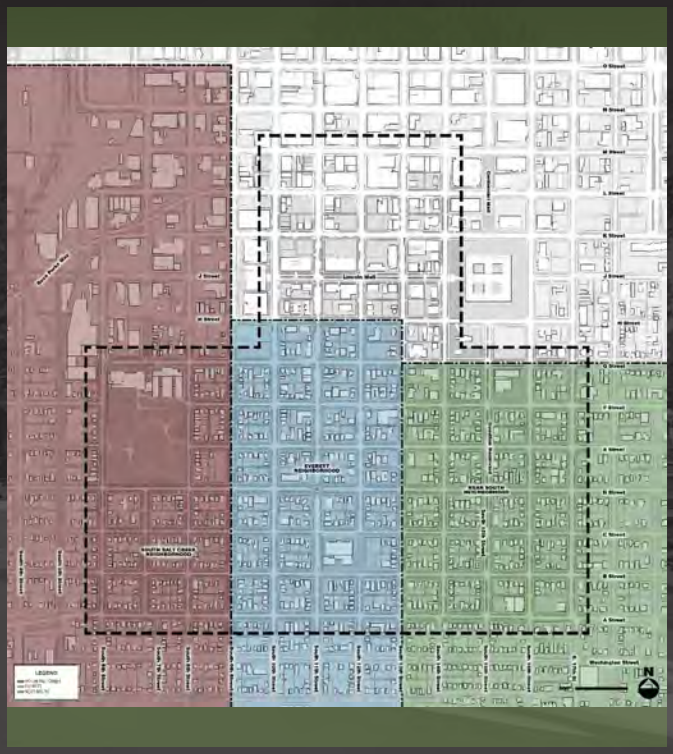
ACTIONS FOR IMPLEMENTATION



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SOUTH DOWNTOWN REVITALIZATION PLAN
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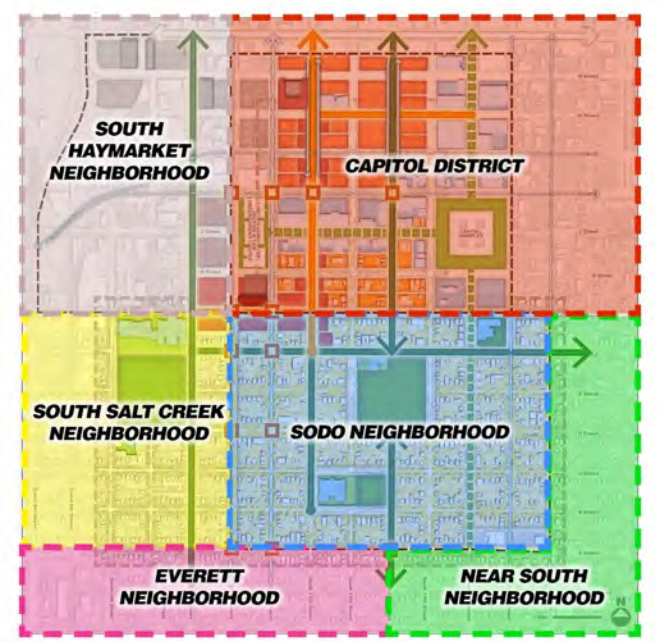
ACTIONS FOR IMPLEMENTATION

NEIGHBORHOODS/DISTRICTS

- Capitol District (red)
- South Haymarket Neighborhood (Purple)
- South Salt Creek Neighborhood (yellow)
- SODO Neighborhood (blue)
- Everett Neighborhood (pink)
- Near South Neighborhood (green)



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

WORKSESSION

H3 STUDIO PROJECT TEAM

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

SOUTH DOWNTOWN REVITALIZATION PLAN
LINCOLN, NEBRASKA

GOALS

1. Ensure a **diverse, multi-generational and complete neighborhood** that supports active and independent lifestyle choices for all.
2. Continue the development of **Community Hubs** using the schools with the CLC's, an expanded F Street Recreation Center and mixed-use Neighborhood Centers and Districts.
3. Connect the neighborhood to the downtown and University through a selected number of **mixed-use complete street corridors and transit service.**
4. Diversify building types and **provide rehabbed and new housing** to retain and continue to attract a **diversity of residents for an inclusive community.**
5. Incentivize and create **new neighborhood businesses and services** to achieve a **mixed-use, complete community.**
6. Enhance **neighborhood accessibility, circulation, safety, and connectivity** for **all residents**—pedestrians, cyclists, drivers, and transit riders.
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H3 STUDIO PROJECT TEAM

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

NEXT STEPS

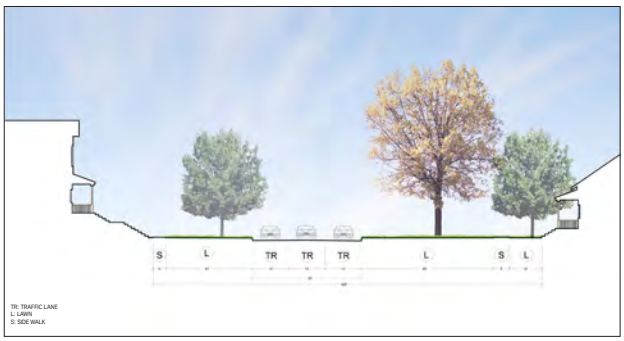
SOUTH DOWNTOWN REVITALIZATION PLAN
LINCOLN, NEBRASKA

SOUTH DOWNTOWN (SODO) COMMUNITY ADVISORY COMMITTEE

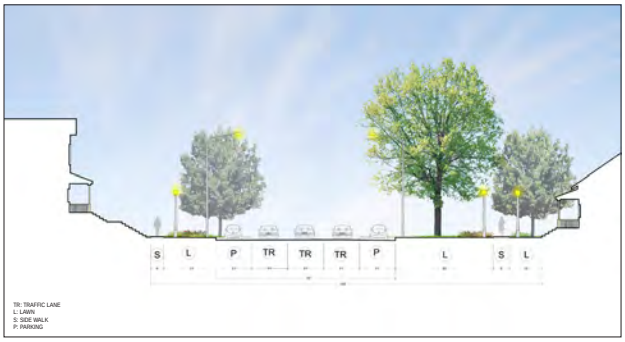
EXISTING SITE IMAGE

TO BE COMPLETED

PROPOSED SITE IMAGE



EXISTING STREET SECTION



PROPOSED STREET SECTION

EXISTING STREET PLAN

PROPOSED STREET PLAN

SOUTH DOWNTOWN REVITALIZATION
GREAT STREETS | 9TH STREET

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

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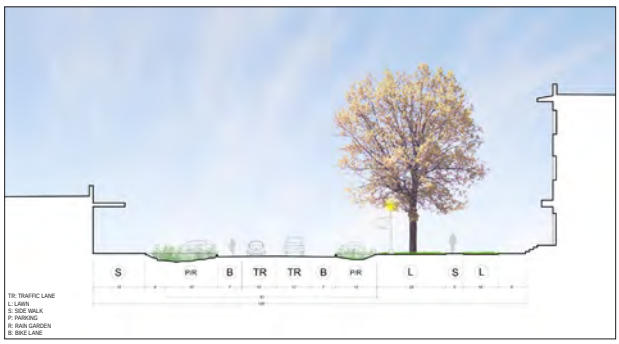

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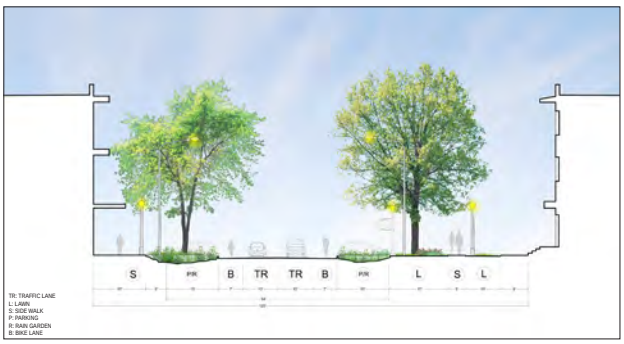

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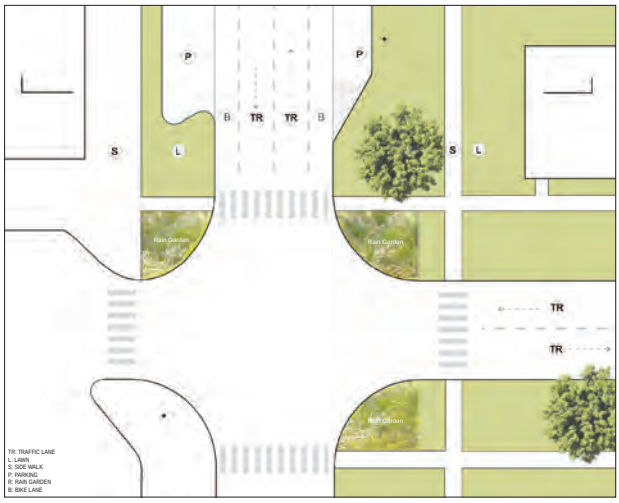

EXISTING STREET PLAN

PROPOSED STREET PLAN

SOUTH DOWNTOWN REVITALIZATION
GREAT STREETS | 11TH STREET

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

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LINCOLN, NEBRASKA

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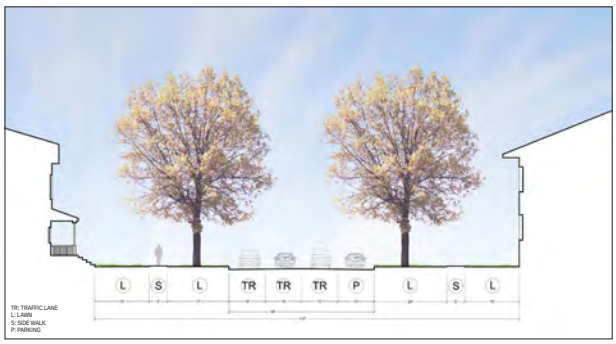

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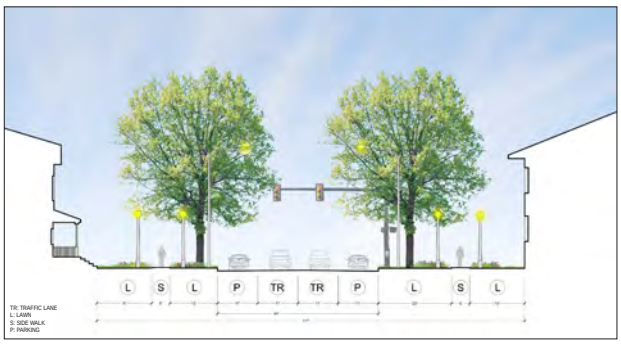

PROPOSED STREET SECTION

EXISTING STREET PLAN

PROPOSED STREET PLAN

SOUTH DOWNTOWN REVITALIZATION
GREAT STREETS | 17TH STREET

H3 STUDIO PROJECT TEAM

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

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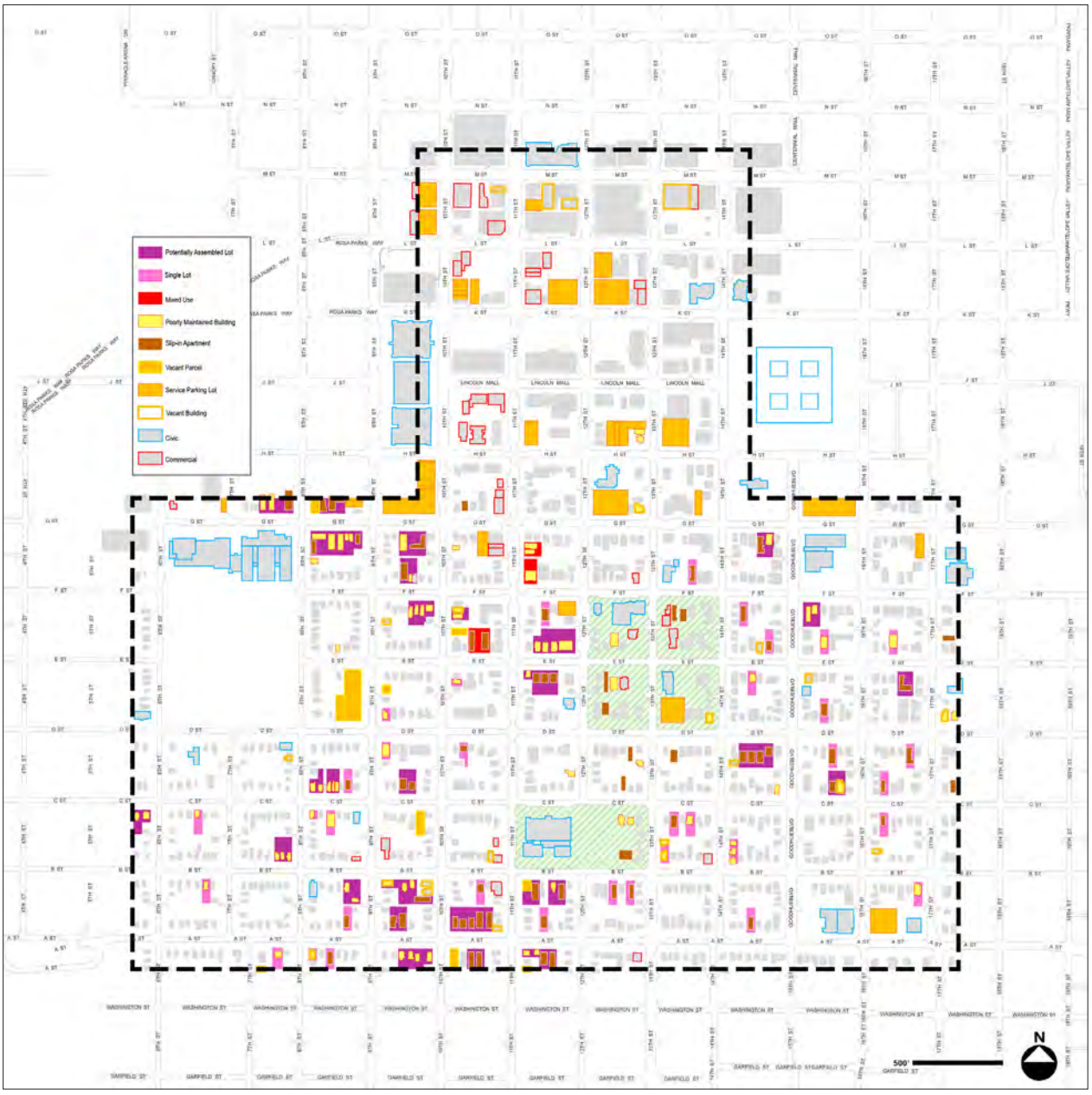
LINCOLN, NEBRASKA

SOUTH DOWNTOWN (SODO) COMMUNITY ADVISORY COMMITTEE



SOUTH DOWNTOWN REVITALIZATION HOUSING ASSESSMENT

H3 STUDIO PROJECT TEAM
H3 STUDIO | DEVELOPMENT STRATEGIES | SOUTH DOWNTOWN (SODO) COMMUNITY ADVISORY COMMITTEE | SINCLAIR HILLE ARCHITECTS
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SOUTH DOWNTOWN REVITALIZATION PLAN
LINCOLN, NEBRASKA

SOUTH DOWNTOWN (SODO) COMMUNITY ADVISORY COMMITTEE

MIXED USE

Poorly maintained buildings north of F Street shall be replaced incrementally with new compatible attached residential units (duplexes, mansion apartments, townhouses, mixed use and commercial buildings)

When two or more parcels are vacant or have poorly maintained buildings on them, provide the opportunity to combine parcels for new (mixed use a& commercial buildings already found in the neighborhood

ATTACHED RESIDENTIAL

Poorly maintained buildings along D, E & F Streets shall be replaced incrementally with new compatible detached or attached residential units (single family homes, cottages, cottage courts, duplexes, mansion apartments, townhouses & mixed use buildings)

When two or more parcels are vacant or have poorly maintained buildings on them, provide the opportunity to combine parcels for new cottage courts, duplex units, mansion apartments, townhouses & mixed use buildings already found in the neighborhood

DETACHED RESIDENTIAL

Poorly maintained buildings along A, B & C Streets and in the South Bottoms neighborhood shall be replaced incrementally with new compatible detached residential units (single family homes & cottages)

When two or more parcels are vacant or have poorly maintained buildings on them, provide the opportunity to combine parcels for new cottage courts, duplex units and mansion apartments already found in the neighborhood

SOUTH DOWNTOWN REVITALIZATION HOUSING TYPOLOGIES

H3 STUDIO PROJECT TEAM
H3 STUDIO | DEVELOPMENT STRATEGIES | SOUTH DOWNTOWN (SODO) COMMUNITY ADVISORY COMMITTEE | SINCLAIR HILLE ARCHITECTS
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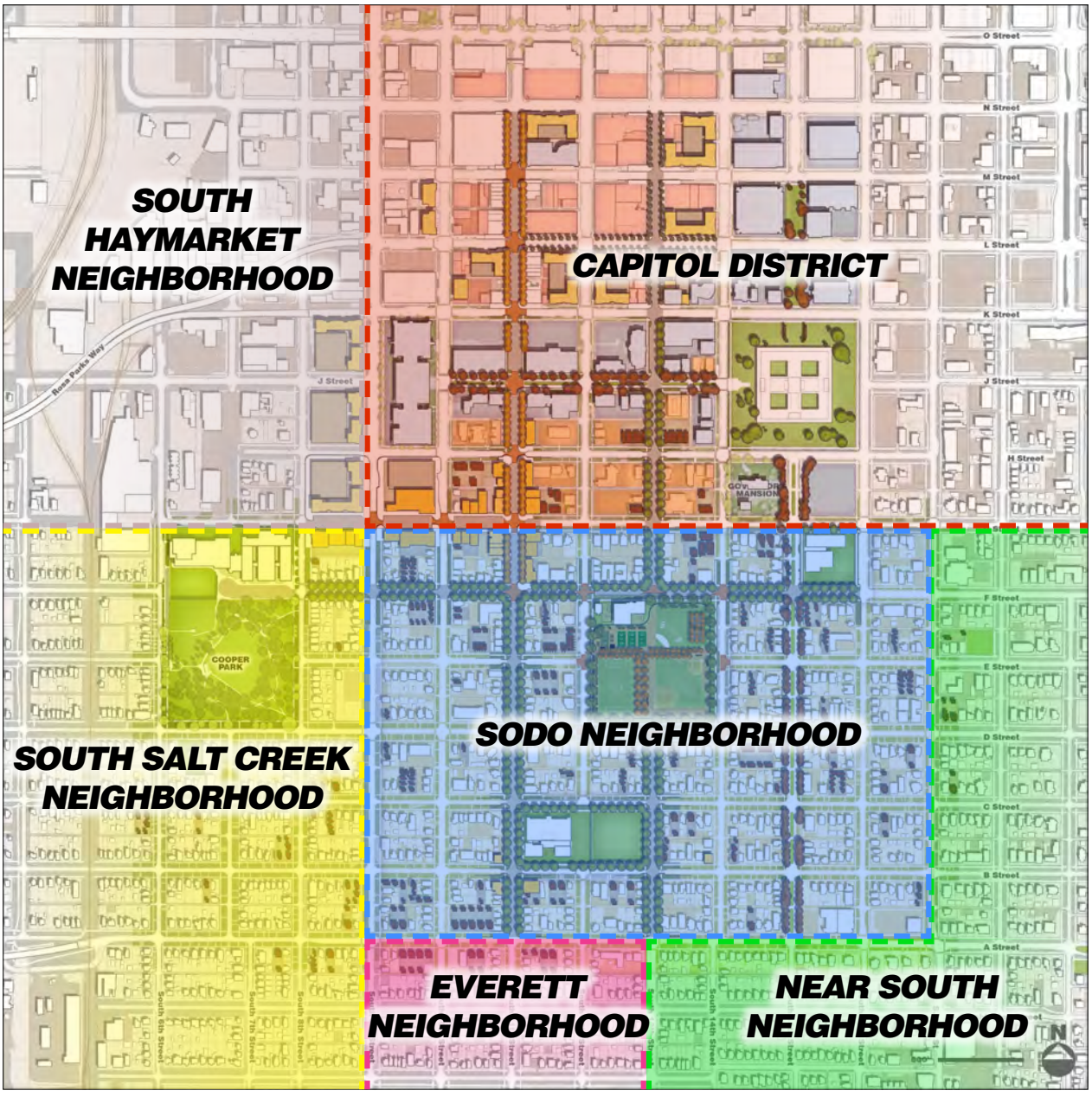
SOUTH DOWNTOWN REVITALIZATION PLAN
LINCOLN, NEBRASKA

SOUTH DOWNTOWN (SODO) COMMUNITY ADVISORY COMMITTEE



SOUTH DOWNTOWN REVITALIZATION
CAPITOL DISTRICT + SODO NEIGHBORHOOD

H3 STUDIO PROJECT TEAM

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PREPARED BY H3 STUDIO

Housing Development Program

Accommodate old and new demand

1. Transition more existing SoDo renters to owners
2. Provide quality options for long-term renters
3. Rehabilitate/maintain existing housing stock
4. Replace vacant and/or obsolete housing
5. Develop a diverse range of housing types
6. Improve design and compatibility of housing

Actions for Implementation

Housing

1. Land and property acquisition
2. Reinvestment in existing properties
3. New real estate development
4. Public realm maintenance and improvements
5. Code enforcement and zoning

Economic Development

1. Retail attraction
2. Leverage workforce development resources
3. Promote entrepreneurship
4. Youth development and training
5. Partner with regional economic development initiatives

Social Services

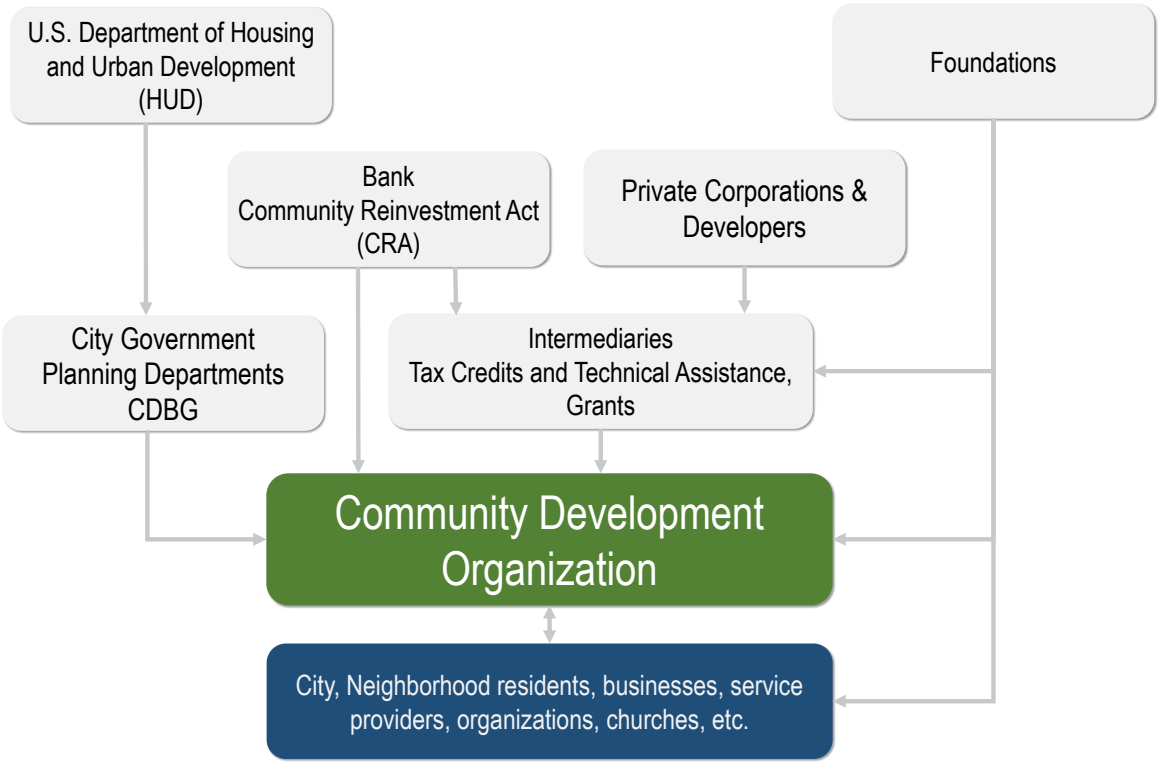
1. Coordination of existing services

SOUTH DOWNTOWN REVITALIZATION PLAN
LINCOLN, NEBRASKA

SOUTH DOWNTOWN (SODO) COMMUNITY ADVISORY COMMITTEE

Supporting a <u>unified</u> voice for SoDo with:

- Trust
- Solidarity
- Advocacy
- Partnerships
- Programming & events
- Engaging the renter community



SOUTH DOWNTOWN REVITALIZATION

H3 STUDIO PROJECT TEAM
H3 STUDIO | DEVELOPMENT STRATEGIES | SOUTH DOWNTOWN (SODO) COMMUNITY ADVISORY COMMITTEE | SINCLAIR HILLE ARCHITECTS
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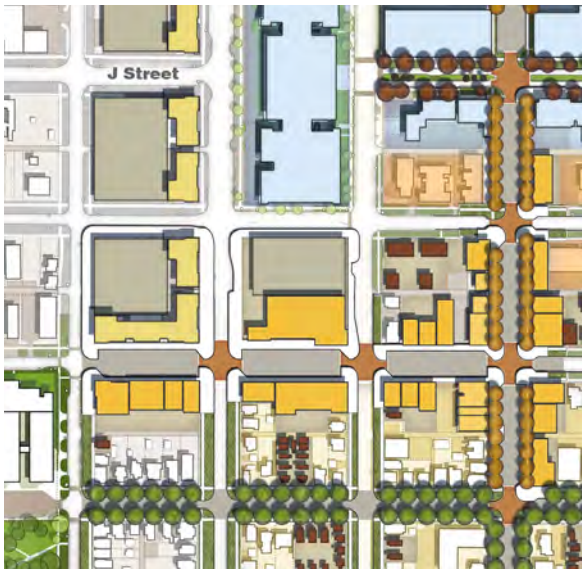
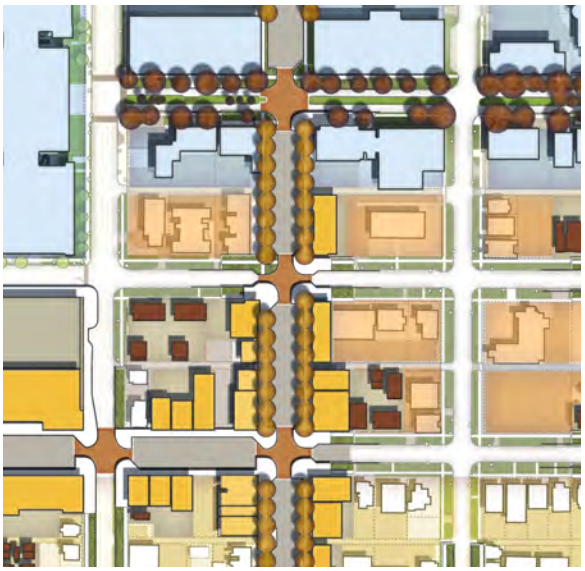
SOUTH DOWNTOWN REVITALIZATION PLAN
LINCOLN, NEBRASKA

SOUTH DOWNTOWN (SODO) COMMUNITY ADVISORY COMMITTEE





BEFORE

BEFORE

AFTER

AFTER

SOUTH DOWNTOWN REVITALIZATION
NEIGHBORHOOD GROCERY STORE AT 10TH &G STREET
F STREET COMMERCIAL DISTRICT

H3 STUDIO PROJECT TEAM

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SOUTH DOWNTOWN REVITALIZATION PLAN
LINCOLN, NEBRASKA

SOUTH DOWNTOWN (SODO) COMMUNITY ADVISORY COMMITTEE

SOUTH DOWNTOWN REVITALIZATION
PREFERRED OPTION

H3 STUDIO PROJECT TEAM

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SOUTH DOWNTOWN REVITALIZATION PLAN
LINCOLN, NEBRASKA

SOUTH DOWNTOWN (SODO) COMMUNITY ADVISORY COMMITTEE

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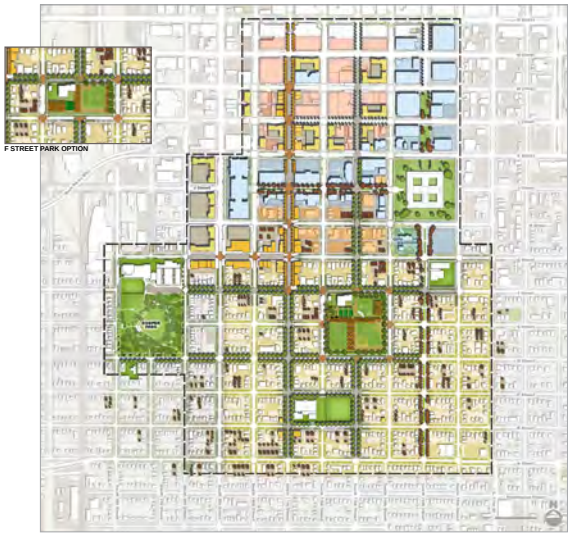

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PREFERRED REVITALIZATION PLAN OPTION

HS STUDIO PROJECT TEAM

PREPARED BY HS STUDIO

SOUTH DOWNTOWN REVITALIZATION PLAN
LINCOLN, NEBRASKA
SOUTH DOWNTOWN (SODO) COMMUNITY ADVISORY COMMITTEE

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F STREET PARK OPTION

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LINCOLN, NEBRASKA

SOUTH DOWNTOWN (SODO) COMMUNITY ADVISORY COMMITTEE

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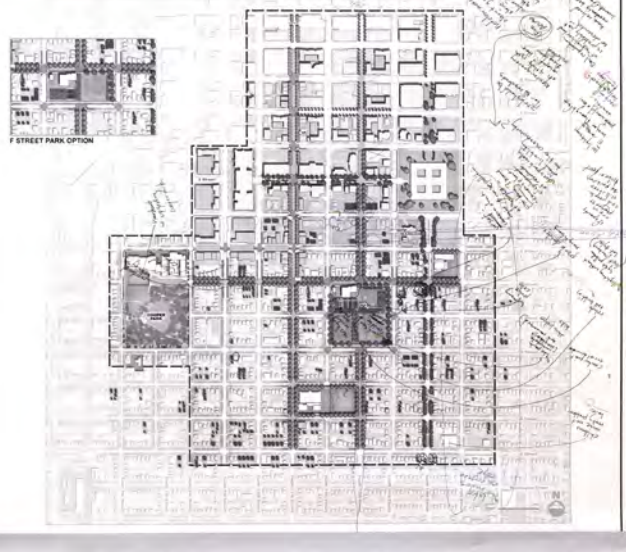

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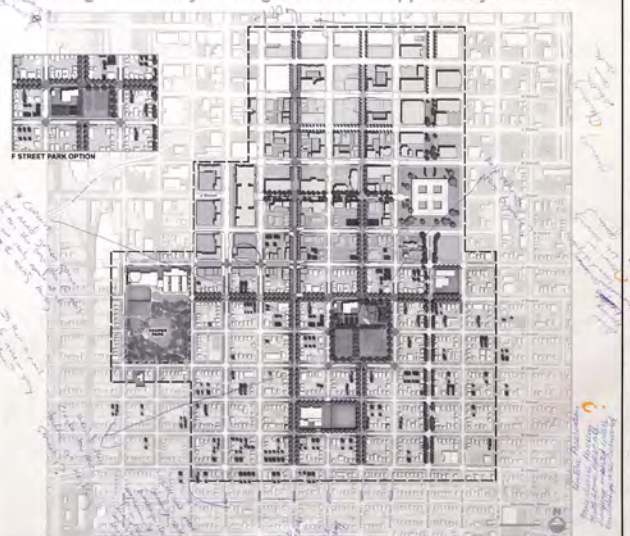

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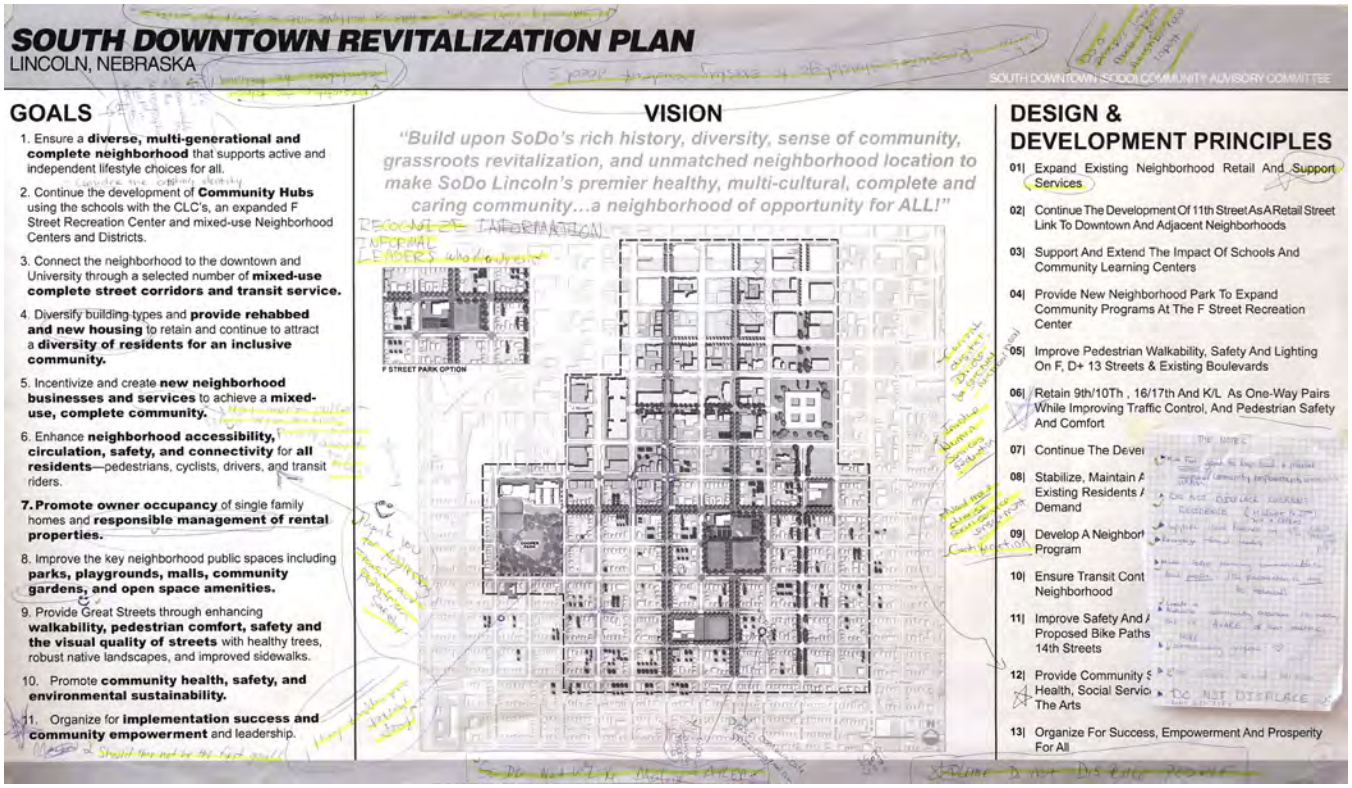
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LINCOLN, NEBRASKA
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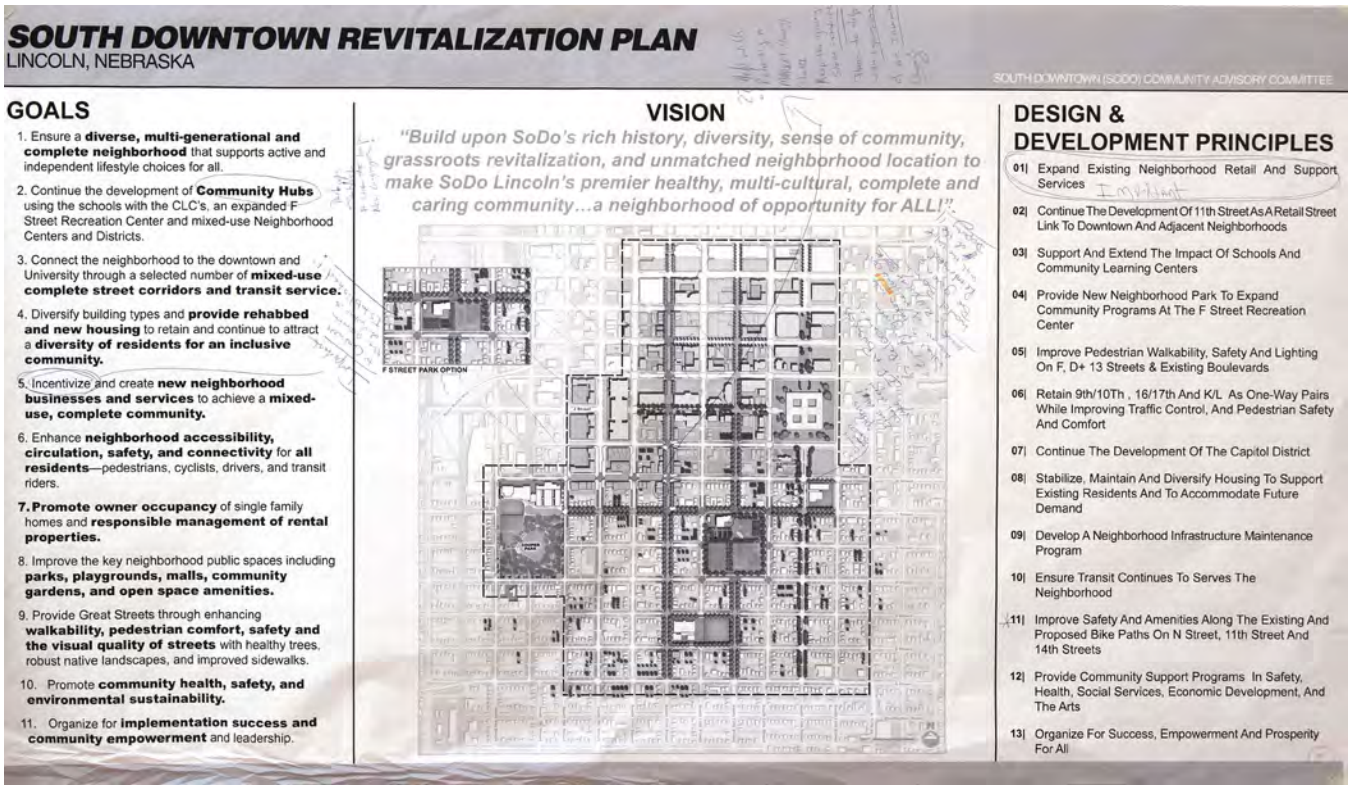
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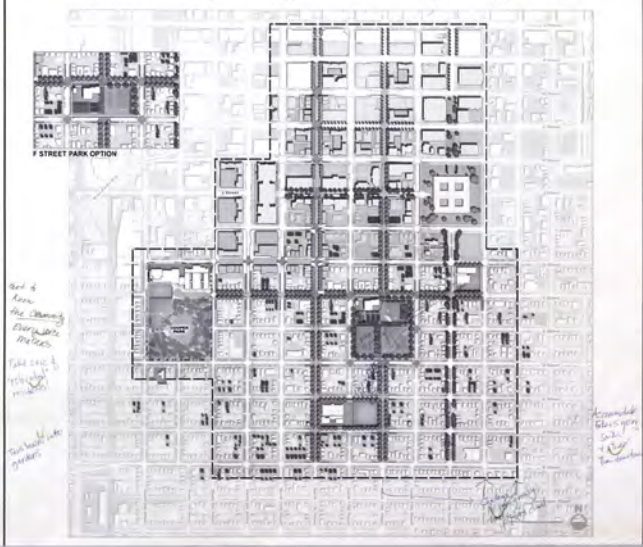

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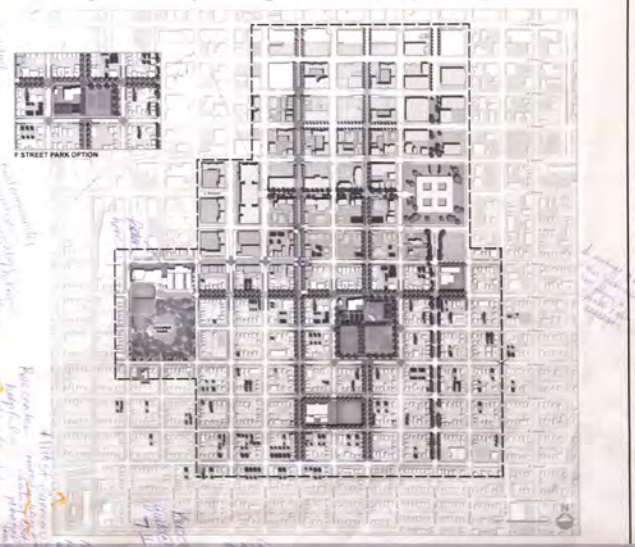

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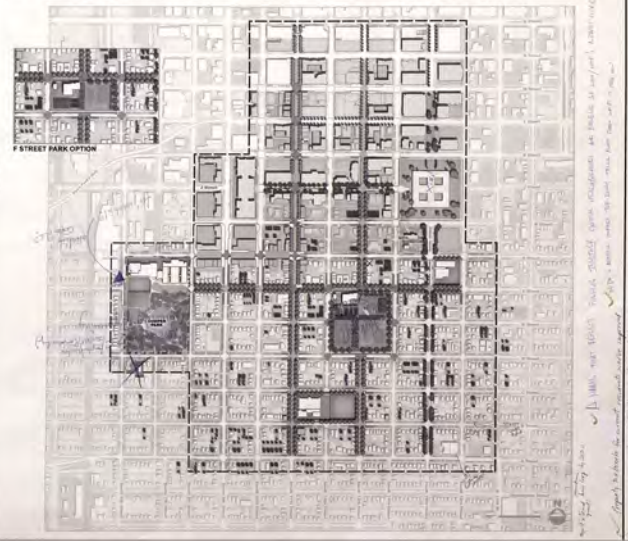

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H3 Studio
Charrette Week
June 2-6, 2015

Feedback from Public Meeting 03
June 06, 2015

The information contained within this document was transcribed from Public Meeting 03 Preferred Option work boards held on June 06, 2015. 110 people were in attendance.

Goals Feedback

1. Ensure a diverse, multi-generational and complete neighborhood that supports active and independent lifestyle choices for all.

- Make this applicable to the demographic that it affects
- Consider the existing identity
- [6] Get to know the community, every voice matters
    - Have retired residents been heard from?
    - Seniors don't know two systems because they can't walk there
    - Involve "commonly action program"
    - Do meeting s outreach w/ others continues have flyers in Spanish or other languages?
    - Create a network community resources so everyone is aware of these meetings
    - Make SoDo Planning communicable to local people
- [4] Take care of "relocated residents"! concerns about displacement of residents
    - Do not displace us. Don't gentrify
    - Do not displace current residence (modenet N. 27th , Not a repeat)
    - gentrification
- New resources should go to existing resident needs

2. Continue the development of community hubs using the schools with the CLC's, an expanded F Street Recreation Center and mixed-use Neighborhood Centers and Districts

- Work is needed on east part of Everett School

3. Connect the neighborhood to the downtown and University through a selected number of mixed-use complete street corridors and transit service.

4. Diversify building types and provide rehabbed and new housing to retain and continue to attract a diversity of residents for an inclusive community

- New housing!
- General Idea of "single family", near a street "condos" and near capitol is a bad idea
- **Historic Preservation – more diverse housing with some upscale housing inserted where buildings are removed**
- **Condemn vacant dilapidated houses – lots community garden**
- Emergency telephone booth are needed for people who don't have cell phones
    - Some buildings need to be torn down
- Concern w/ old buildings not being kept up – money are there
- Building codes should be consistent with existing codes

5. Incentivize and create new neighborhood businesses and services to achieve a mixed-use, complete community

- Services: Why aren't current service organizations? Finding out about this plan
- "Incentivize": important to continue the growth of what is established!!
- Good to bring grocery store back – but a struggle
- Library internet resource at the block of N, M, 14h, 15th
- Localized services – outreach local serving
- Clinic
- Working laundry mat

6. Enhance neighborhood accessibility circulation, safety, and connectivity for all residents- pedestrian, cyclists, drivers, and transit riders.

- Thank you for addressing transit and pedestrian safety
- Lighting are the concern – G street
- Crime is the concern – lots of things going on – neighborhoods watching
- Use alleys for parking, need lights. Too much gravel- curbs

- Like the idea of making more parking space

7. Promote owner occupancy of single family homes and responsible management of rental properties

- Responsible management
- Landlord accountability – Renter rights – Keep properties

8. Improve the key neighborhood public spaces including parks, playgrounds, malls, community gardens, and open space amenities.

- [3] Like gardens, turn lawns into gardens
- Food sources needed
- Dental care for poor needed
- Keep “catering place”

9. Provide Great Streets through enhancing walkability, pedestrian comfort, safety and the visual quality of streets with healthy trees, robust native landscapes, and improved sidewalks.

- Accessibility issues * ADA
- Upset: concerns about light, noise and pollution at night- Parking?
- Fire accesses
- Neighborhood Clinics every few blocks (Misc. comments from one person)

10. Promote community health, safety, and environmental sustainability.

11. Organize for implementation success and community empowerment and leadership

- Is a separate community association being proposed?
- Should this not be the first goal?
- City of Lincoln likes to take too much control over everything!

12. Other

- Bad reputation of neighborhood is probably not so deserved

Vision Feedback

- SoDo not look like Maclone Area
- A name that reflects publics together existing neighborhoods and building on who/what’s already there
- [4] SoDo: bad name

  - SoDo= artificial, imposed, top-down, thinking away from what is here now“
  - Sodo”: no rich history. The neighborhood has that.
- Property tax breaks for current residents who’ve improved. For owners? Rent properties, too. If the reap rent low
- [2] Possible boundary change
  - Can we move boundary south?

Design & Development Principles Feedback

01. Expand existing neighborhood retail and support services

- Mexican grocery on 9th & 13th ignored? Have they been included?
- [3] Keep market and support local on 11th & G
- community empowerment + community leaders
- Support services!
- More visible social services
- important idea
- Help relocate this business?
- Try to keep that -11 St Guerrero’s need to capitalize on that concern w/ cost potential family owned
- ?? Help with relocating a market/grocery store
- Keep the grocery store incentive plans to help with expansion of an international grocery!

02. Continue the development of 11th street as a retail street link to downtown and adjacent neighborhoods

- [3] Don’t add new ones
- Larger grocery stores may affect local business
- Would this create too much traffic on neighboring streets?
- Block south of Golds w/400 apartments might have Trader Joe’s
- Grocery store Between 10t and 11th might work
- Could do more retail @13th&E, needed here by “F” Street Center (El Chaparro)
- [2] Votes Dispersed, [2] Votes Centralized, gives commonly core, good for seniors

- [3] More expansion of existing commercial around F Street Community Center
- Some existing business may not be successfully moved

03. Support and extend the impact of schools and community learning centers

- Recreation Center is helpful with kids, – W/ Kids – behave well here

04. Proved new neighborhood park to expand community programs at the f street recreation center

- Challenge is **re-growing traffic** on 16th and 17th Street if 13th Street is closed
- Ensure enough event **parking** for new neighborhood park
- Any **new Park/Sport field to connect new neighborhood Park and Everett School** along 13th Street?
- GOOD
    - [3] 4 block park will improve property values and divert traffic. Good for neighborhood, Park will help attract families
        - Like park immediate (neighbors are concerned) this helps kids
- [2] NOT SURE
        - [2] Not sure the park make neighborhood better. Does park really affect livability of the community?
        - – we need green space
        - – is this the best place for this
        - – Can we really remove all of the existing housing
- [5] NOT GOOD
        - Not good idea, just shifts problem, instead **disperse parks**
        - Doesn't solve long-term problem, create new route around on West
        - Removing affordable housing stock is a bad idea
        - Park would **slow traffic**
        - Makes traffic worse on 9th/10th
        - (about the new park) Eminent domain??

          Options. Equal value! What is equal value?

          If a business is relocated equally given what is taken **into** account if the land cost **100K?**

          Building cost 300k would both be given reimbursed with the value of the property!!
        - Bad idea of closing 13th
- If sports are in process, can people still cross the park on bike/ foot? Walkway needed in the park
- Southeast part of the 4 block Park could be divided

- Rehab tall building at the corner of 14th & D
- Center point of the park: social service
- Senior Center!
- Removing minority owned business is a bad idea
- Hard to cross F & 8th/ 9th to go to Cooper Park
- News about upgrading Cooper Park?
- Amphitheatre garden (community)?
- 6th St& F St: too industrial? Affecting Cooper Park?
  Cooper park: more features? Community programming?
- Shared dog park

05. Improve pedestrian walkability, safety and lighting on F, D + 13 Streets & existing boulevards

- 13th is already stopped at O Street
- Roundabout at 13th & H?
- Near South community doesn't want to give up control of Goodhue
- Lighting without light pollution (not parking lot style)
- No light on E, 1st Major.
- Many police calls now at the northwest corner of E & 13th
- Curbs Cut Street, ramps are an issue
- Work w/ business so that they are more dog friendly
- Crossing 13th St need help
- ! horrible alleys

06. Retain 9th/10th, 16/17th and K/L as one-way pairs while improving traffic control, and pedestrian safety and comfort

- [2] YES. Important
- Add Bicycle lanes
- 10th & Washington drug house Problem property
- Kids need people to pick up to cross 10th&11th Street '

07. Continue the development of the capitol district

- Don't really care the connection with capitol

08. Stabilize, maintain and diversify housing to support existing residents and to accommodate future demand

- Support existing residents
- Like in DC & Chicago
- [3] Keep affordable house
  - "Diversify housing": this is code for less affordable apartments?
- Apartments next to houses is good

- "slip-ins" are good
- Mixed architecture is good.

09. Develop a neighborhood infrastructure maintenance program

- Need more digital social service dived for neighborhood
- What is this? Regulations? Fines?
- Code enforcement needed

10. Ensure transit continues to serves the neighborhood

- [2] Yes, also "park", "ride"
- Extend downtown bus loop to SoDo Great!
- Bus stopped at 7 p.m.?
- Lighting for Bus Stations are needed
- Accessibility – University shuttle comes south
- Bus system curbs were the problem
- Internal shuttle
- Subsidized transportation : work by public transportation for this
- Electric street cars

11. Improve safety and amenities along the existing and proposed bike paths on N Street, 11TH Street and 14th Streets

- need more connection to other directions besides downtown
    - Accommodate Bikes going South other than downtown only
    - Bike connection to parks around SoDo
    - Bike routes are needed on eastern edge of SoDo boundary (east of 16th Street)
- Important

12. Provide Community support programs in safety, health, social services, economic development, and the arts

- Involve human services foundation
- Need more diverse engagement
- [2] Mental health services
    - Mental health services – Hub of services – Recreation center as possibility

    - Mental health Crisis Center!! Low-income basic behavior health resources in neighborhood

- Workforce Development for people returning from prison
- "Community Hub": perhaps establish a center to teach new languages!
- Building community – socialize- help neighbors get to know each other – good people here – beautiful neighborhood **with kids,**

13. Organize for success, empowerment and prosperity for all

- Pride Grants
- Recognize informal leaders

Miscellaneous Feedback

- Children's noise not really problem at north west corner of A and 16th
- Presentation too technical! Presentation too technical!
- Community "Concierge": folks at multiple sites to direct to services
- SPCE Art Community on 14th between B &C, please communicate: spzzce@gmail.com

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DUNKING

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2.3 ON-SITE FIVE (5) DAY COMMUNITY CHARRETTE

DAY 4: DEVELOP PREFERRED FRAMEWORK PLAN

Preferred Framework Plan

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08| Stabilize, Maintain And Diversify Housing To Support Existing Residents And To Accommodate Future Demand

09| Develop A Neighborhood Infrastructure Maintenance Program

10| Ensure Transit Continues To Serves The Neighborhood

11| Improve Safety And Amenities Along The Existing And Proposed Bike Paths On N Street, 11th Street And 14th Streets

12| Provide Community Support Programs In Safety, Health, Social Services, Economic Development, And The Arts

13| Organize For Success, Empowerment And Prosperity For All

PREFERRED REVITALIZATION PLAN OPTION

H3 STUDIO PROJECT TEAM

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

PREPARED BY H3 STUDIO

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2.3 ON-SITE FIVE (5) DAY COMMUNITY CHARRETTE

DAY 3: Steering Committee Work Session & Open House

Steering Committee Meeting Presentation

Open House Presentation

Boards

SOUTH DOWNTOWN REVITALIZATION PLAN
STEERING COMMITTEE MEETING#3
For the Lincoln Community Foundation
& the South Downtown Investment Fund
H3 STUDIO PROJECT TEAM
H3 STUDIO | DEVELOPMENT STRATEGIES : SINCLAIR | HILLE ARCHITECTS
June 2, 2015

WELCOME BACK!
TOM SMITH

H3 STUDIO PROJECT TEAM

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

AGENDA

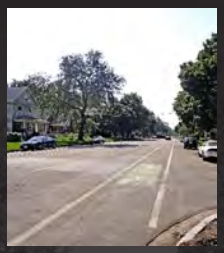
INTRODUCTION, PROCESS + PRODUCTS

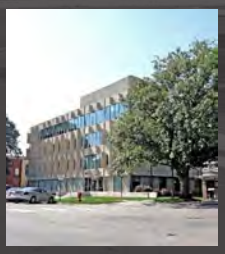
EXISTING CONDITIONS + ASSETS

CONSENSUS ISSUES + IDEAS

REVITALIZATION FRAMEWORK OPTIONS

DISCUSSION & NEXT STEPS...





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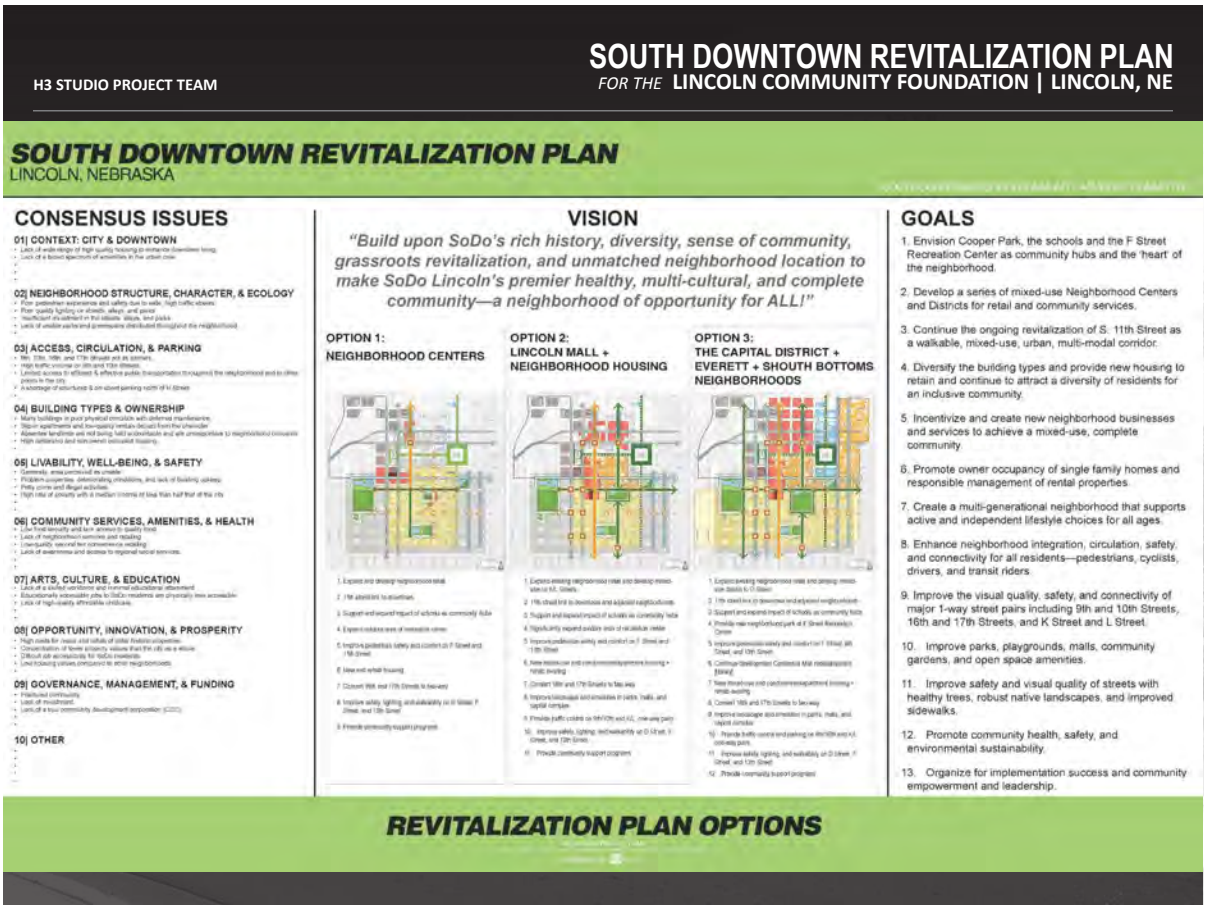
SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE



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

SOUTH DOWNTOWN REVITALIZATION PLAN
LINCOLN, NEBRASKA

CONSENSUS ISSUES

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

10| OTHER

VISION

"Build upon SoDo's rich history, diversity, sense of community, grassroots revitalization, and unmatched neighborhood location to make SoDo Lincoln's premier healthy, multi-cultural, and complete community—a neighborhood of opportunity for ALL!"

OPTION 1: NEIGHBORHOOD CENTERS

OPTION 2: LINCOLN MALL + NEIGHBORHOOD HOUSING

OPTION 3: THE CAPITAL DISTRICT + EVERETT + SHOUTH BOTTOMS NEIGHBORHOODS

GOALS

1. Envision Cooper Park, the schools and the F Street Recreation Center as community hubs and the 'heart' of the neighborhood.
2. Develop a series of mixed-use Neighborhood Centers and Districts for retail and community services.
3. Continue the ongoing revitalization of S. 11th Street as a walkable, mixed-use, urban, multi-modal corridor.
4. Diversify the building types and provide new housing to retain and continue to attract a diversity of residents for an inclusive community.
5. Incentivize and create new neighborhood businesses and services to achieve a mixed-use, complete community.
6. Promote owner occupancy of single family homes and responsible management of rental properties.
7. Create a multi-generational neighborhood that supports active and independent lifestyle choices for all ages.
8. Enhance neighborhood integration, circulation, safety, and connectivity for all residents—pedestrians, cyclists, drivers, and transit riders.
9. Improve the visual quality, safety, and connectivity of major 1-way street pairs including 9th and 10th Streets, 16th and 17th Streets, and K Street and L Street.
10. Improve parks, playgrounds, malls, community gardens, and open space amenities.
11. Improve safety and visual quality of streets with healthy trees, robust native landscapes, and improved sidewalks.
12. Promote community health, safety, and environmental sustainability.
13. Organize for implementation success and community empowerment and leadership.

REVITALIZATION PLAN OPTIONS

INTRODUCTION, PROCESS & PRODUCTS

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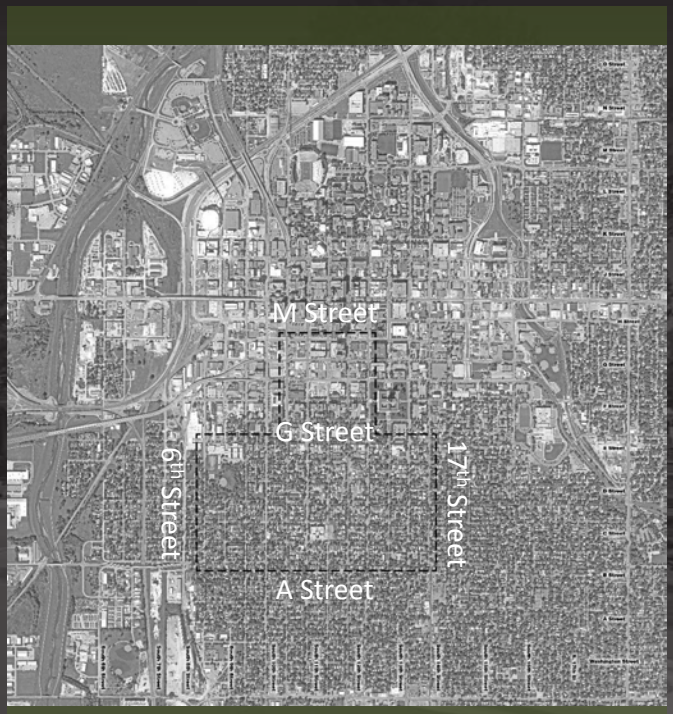
SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

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

PLANNING PROCESS
MAJOR SCOPE ELEMENTS…

SCOPE OF WORK

a three (3) phased community planning process 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)

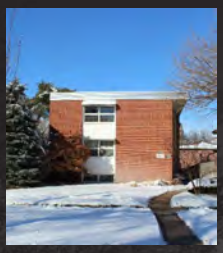
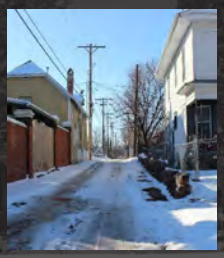
On-Site Stakeholder Interviews: Initial (Feb 4-5)

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

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

On-Site Five (5) Day Community Charrette (TODAY!)
- Community | Public Work-Session #2
- Municipal | Stakeholder worksessions
- Steering Committee Meeting #3 + #4
- 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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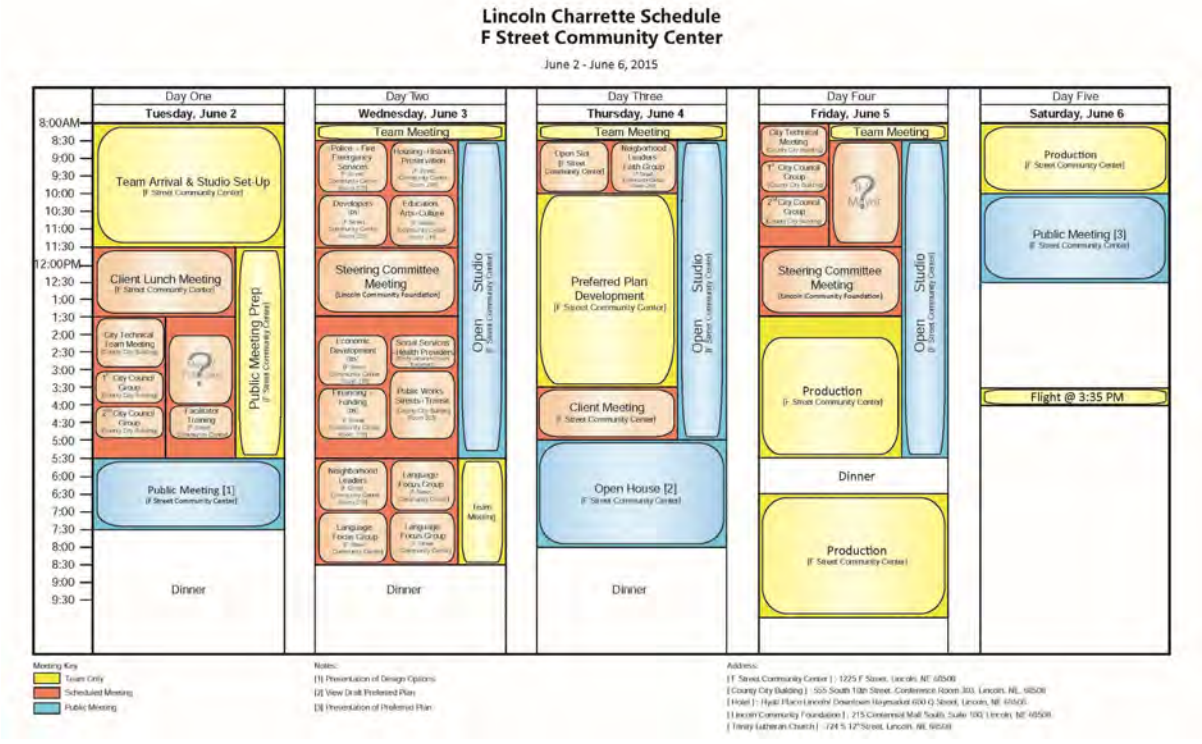
SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE



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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

H3 STUDIO PROJECT TEAM

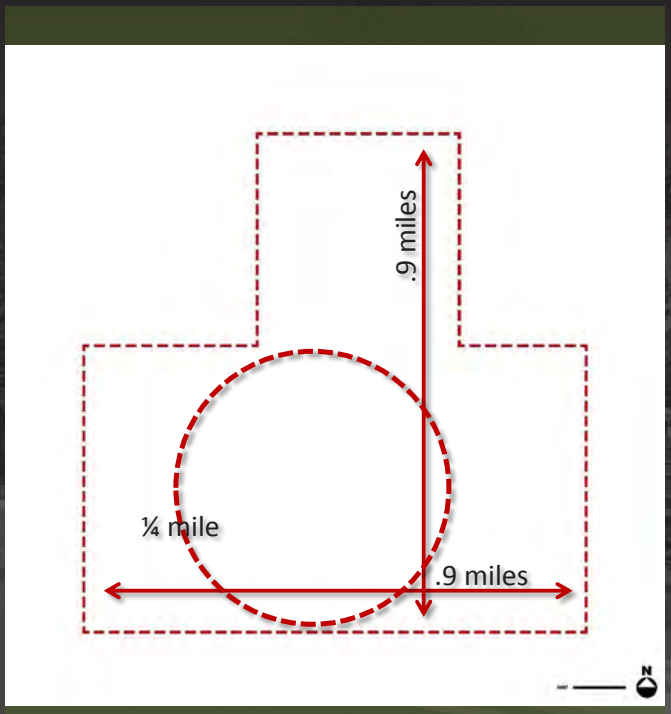
SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE

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

EXISTING CONDITIONS
BASICS OF THE STUDY AREA

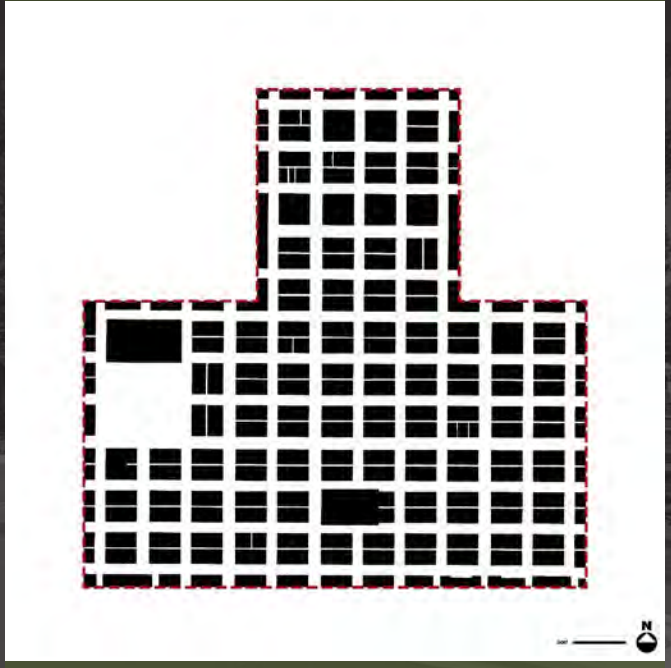
PROJECT AREA
DEVELOPMENT PARCELS

200 *Ac*

51.1% of the study area..

PUBLIC PARKS & OPEN SPACES

COOPER PARK = 11.6 *Ac*



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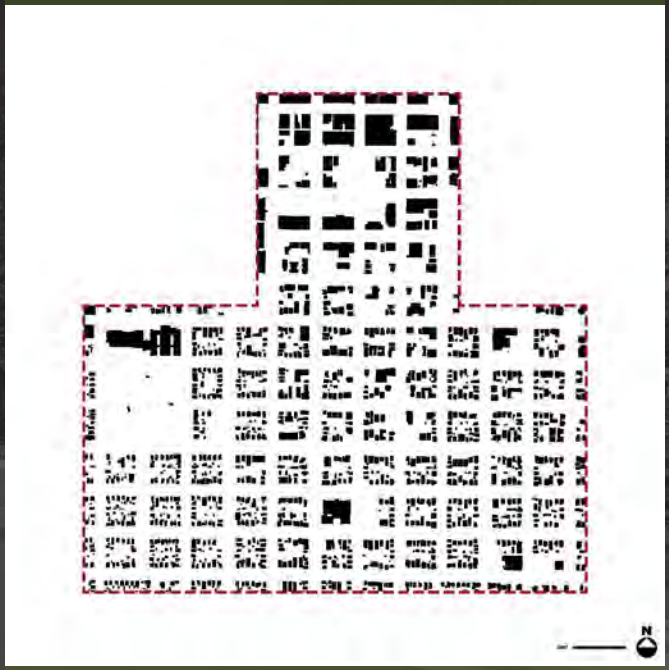
FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE

EXISTING CONDITIONS
GIS DATA & INFORMATION

PROJECT AREA
DEVELOPMENT PARCELS
BUILDINGS

1147 (+/-) Buildings within project boundary



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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

1147 (+/-) Total Buildings

Almost ¼ Quarter of Buildings in the neighborhood are in poor or deteriorated conditions…

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FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE

EXISTING CONDITIONS
FIELD SURVEYS & OBSERVATION

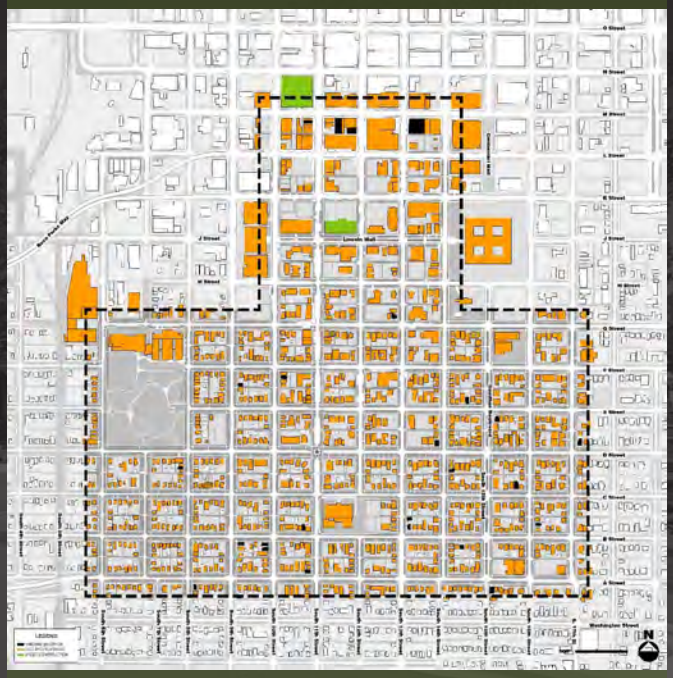
CONDITIONS
OCCUPANCY

- Occupied Buildings (Orange)
- Vacant Buildings (Black)
- Under Construction (Green)

27 Vacant Buildings

1147 (+/-) Total Buildings

More vacant buildings (23) are in the neighborhood, south of G Street.



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FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE

EXISTING CONDITIONS
FIELD SURVEYS & OBSERVATION

CONDITIONS
OCCUPANCY
TYPOLOGIES

- Mixed-Use Buildings (Orange)
- Commercial Buildings (Pink)
- Office Buildings (Dark Red)
- Flex | Industrial Buildings (Purple)
- Structured Parking (Grey)
- Civic | Institutional Buildings (L. Blue)
- Multi-Family | Apartments Buildings (Brown)
- Multi-Plexes (Dark Yellow)
- Duplexes (Yellow)
- Single-Family Homes (Light Yellow)

***50%** Single Family Residence; almost **25%** are Multi-Plexes*

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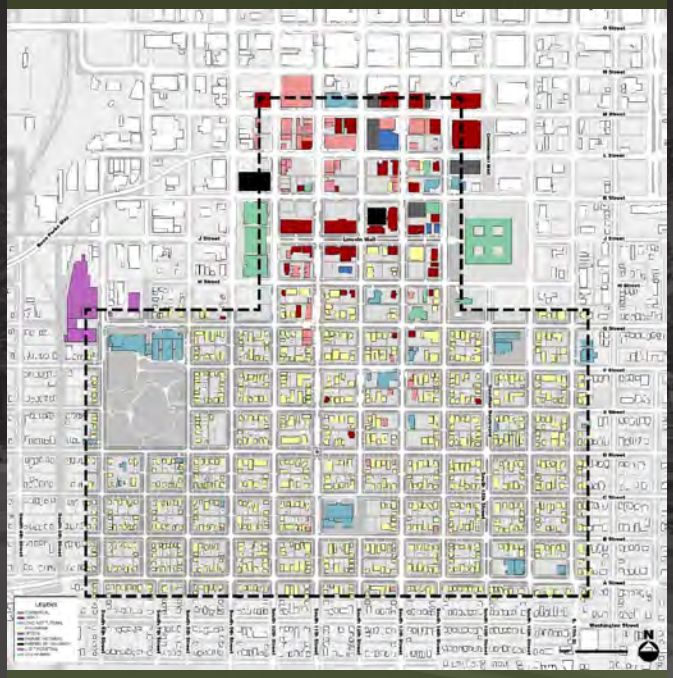
SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE

EXISTING CONDITIONS
FIELD SURVEYS & OBSERVATION

CONDITIONS
OCCUPANCY
TYPOLOGIES
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



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

EXISTING CONDITIONS
FIELD SURVEYS & OBSERVATION

CONDITIONS
OCCUPANCY
TYPOLOGIES
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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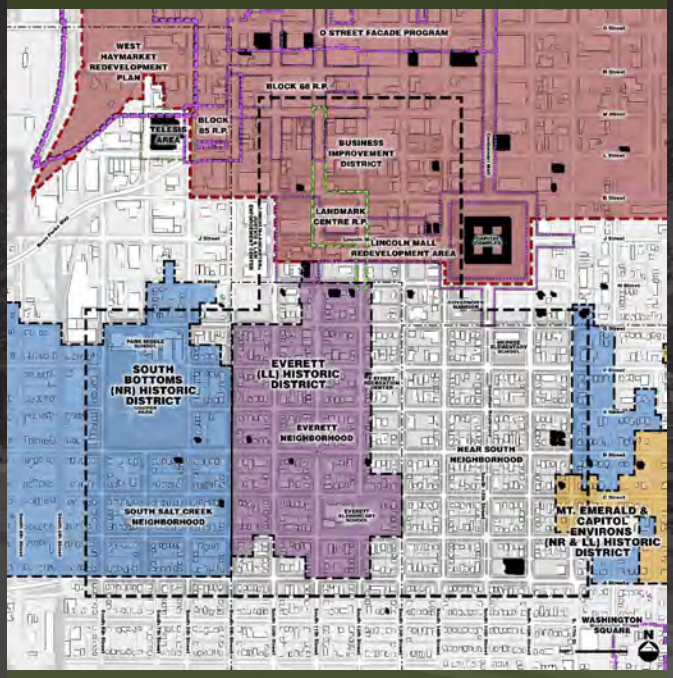
FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE

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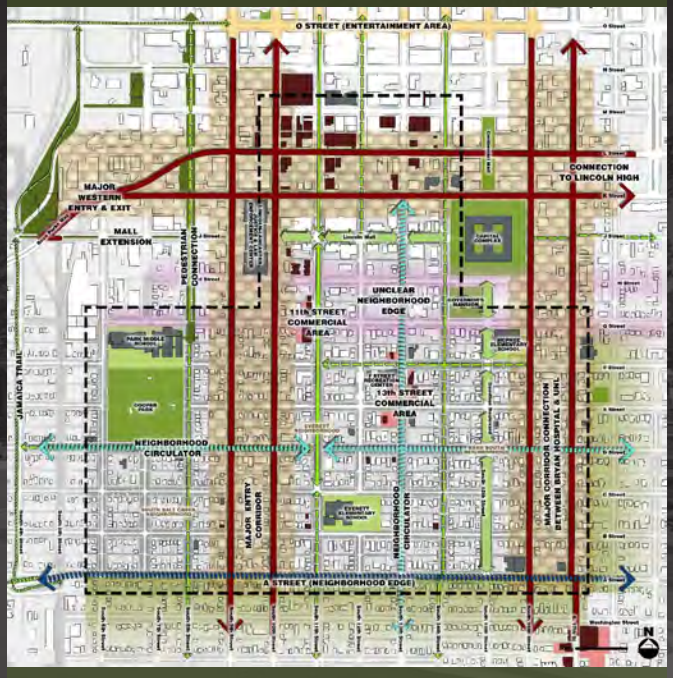
SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE

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

CONSENSUS ISSUES, ASSETS & IDEAS

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

DRAFT CONSENSUS ISSUES, ASSETS, & IDEAS

SYNTHESIZED...

DATA GATHERED FROM...

- Stakeholder Interviews
- Focus Group Meetings
- Kickoff Public Meeting #1
- Community Advisory Committee Meeting #1 & #2
- MindMixer Online Survey
- Public Meeting Exit Surveys
- One Word Cards

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FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE

One Word! [Compiled]
SODO TODAY

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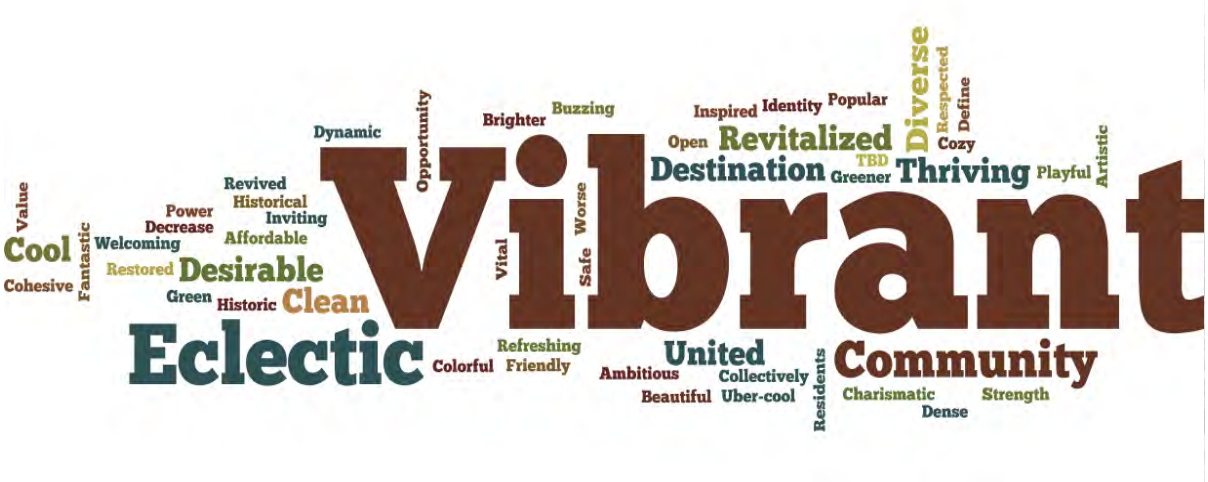
FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE

One Word! [Compiled]
SODO IN THE FUTURE



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FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE

CONSENSUS ISSUES, ASSETS, & IDEAS

- 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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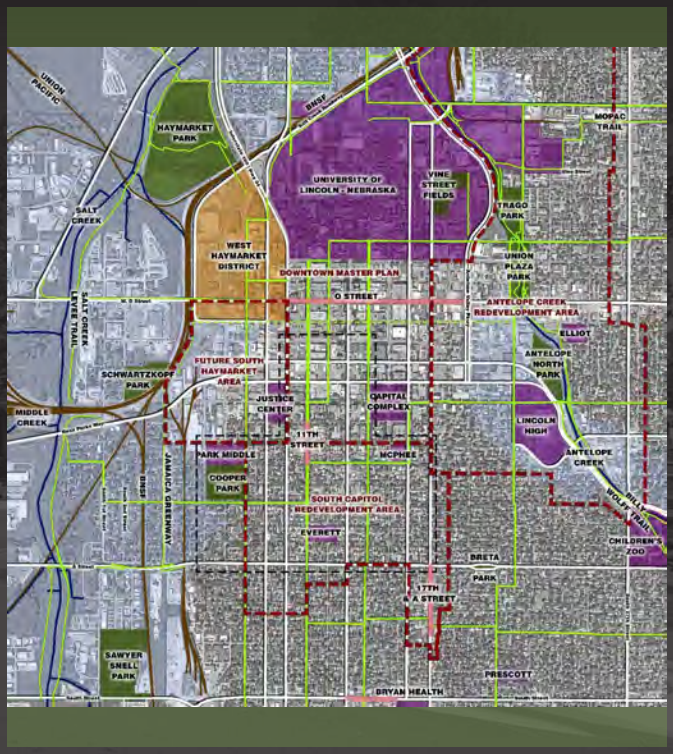
FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE

CONSENSUS ISSUES
01| CONTEXT: CITY & DOWNTOWN

1. Lack of wide range of high quality housing to enhance downtown living.
2. Lack of a broad spectrum of amenities in the urban core.



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

CONSENSUS ISSUES
02| NEIGHBORHOOD STRUCTURE, CHARACTER, & ECOLOGY

1. Poor pedestrian experience and safety due to wide, high traffic streets.
2. Poor quality lighting on streets, alleys, and parks.
3. Insufficient investment in the streets, alleys, and parks.
4. Lack of usable parks and greenspace distributed throughout the neighborhood.

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

CONSENSUS ISSUES
03| ACCESS, CIRCULATION, & PARKING

1. 9th, 10th, 16th, and 17th Streets act as barriers.
2. High traffic volume on 9th and 10th Streets.
3. Limited access to efficient & effective public transportation throughout the neighborhood and to other points in the city.
4. A shortage of structured & on-street parking north of H Street.

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FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE

CONSENSUS ISSUES
04| BUILDING TYPES & OWNERSHIP

1. Many buildings in poor physical condition with deferred maintenance.
2. Slip-in apartments and low-quality rentals detract from the character.
3. Absentee landlords are not being held accountable and are unresponsive to neighborhood concerns.
4. High rentership and non-owner occupied housing.

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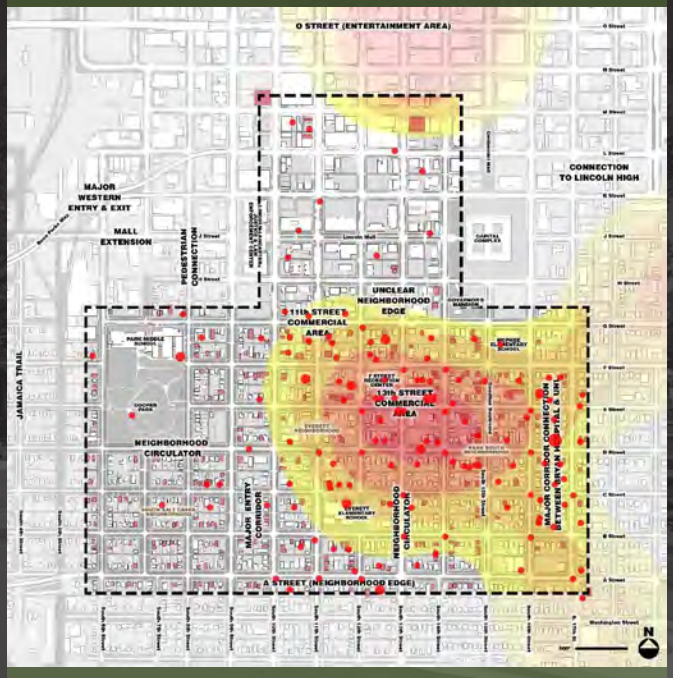
SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE

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

1. Generally, area perceived as unsafe.
2. Problem properties, deteriorating conditions, and lack of building upkeep.
3. Petty crime and illegal activities.
4. High rate of poverty with a median income of less than half that of the city.



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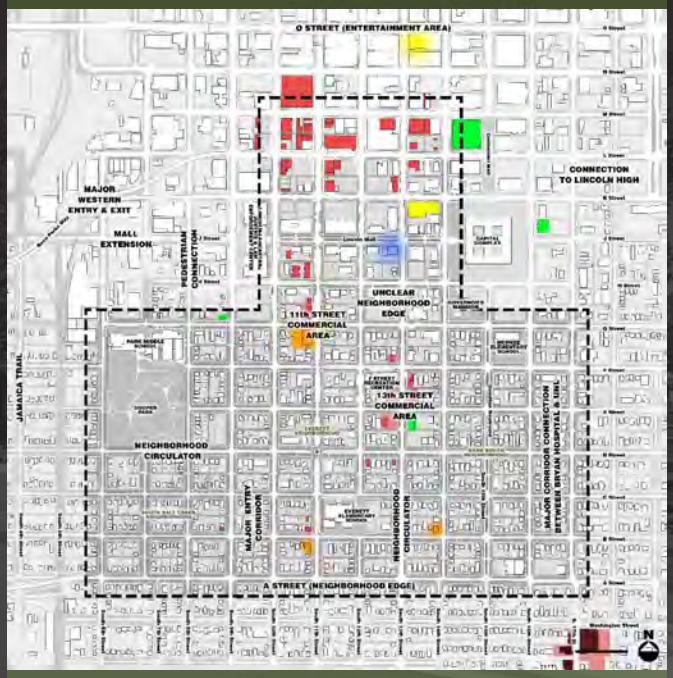
SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE

CONSENSUS ISSUES
06| COMMUNITY SERVICES, AMENITIES, & HEALTH

1. Low food security and lack access to quality food.
2. Lack of neighborhood services and retailing.
3. Low-quality, second tier convenience retailing.
4. Lack of awareness and access to regional social services.
5. Lack of recreational and entertainment amenities.



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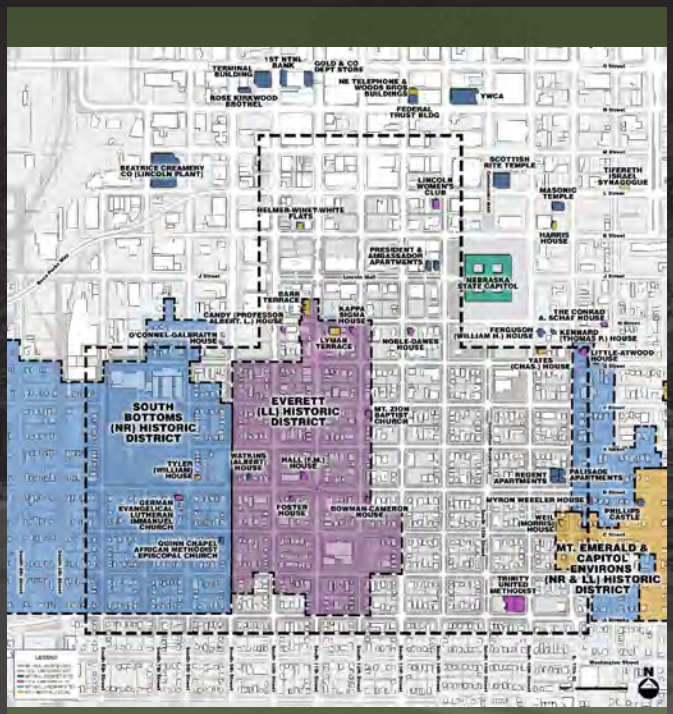
SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE

CONSENSUS ISSUES
07| ARTS, CULTURE, & EDUCATION

1. Lack of a skilled workforce and minimal educational attainment.
2. Educationally accessible jobs to SoDo residents are physically less accessible.
3. Lack of high-quality affordable childcare



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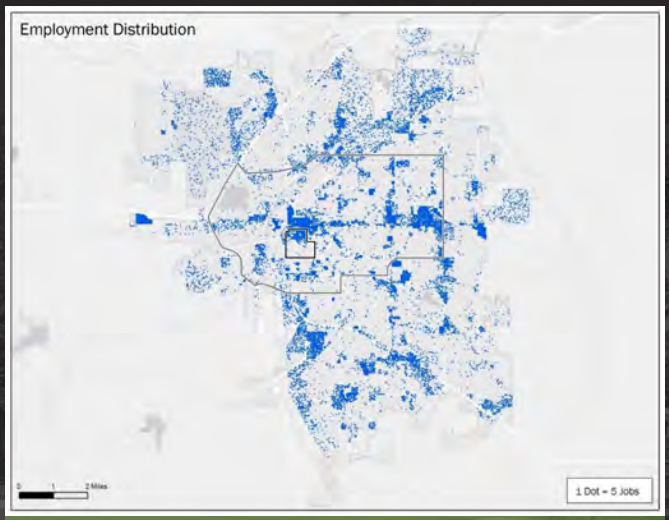
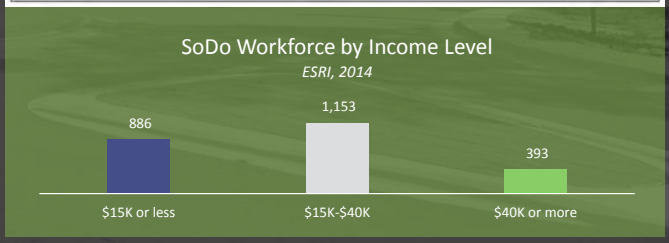
FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE

CONSENSUS ISSUES
08| OPPORTUNITY, INNOVATION, & PROSPERITY

1. High costs for repair and rehab of older historic properties.
2. Concentration of lower property values than the city as a whole.
3. Difficult job accessibility for SoDo residents.
4. Low housing values compared to other neighborhoods.





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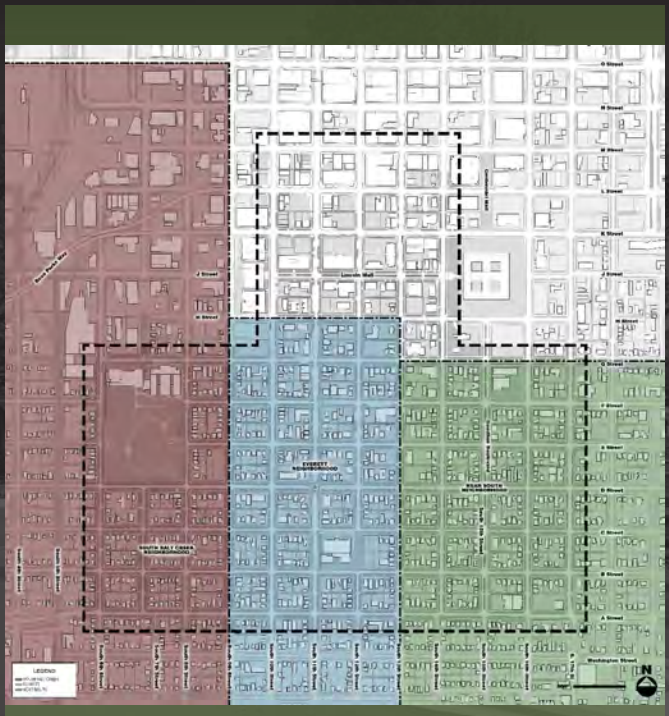
FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE

CONSENSUS ISSUES
09| GOVERNANCE, MANAGEMENT, & FUNDING

1. Fractured community.
2. Lack of investment.
3. Lack of a true community development corporation (CDC).



H3 STUDIO PROJECT TEAM

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

SODO REVITALIZATION FRAMEWORK PLAN: OPTIONS

H3 STUDIO PROJECT TEAM

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

REVITALIZATION FRAMEWORK OPTIONS

OPTION 01: Neighborhood Centers

OPTION 02: Lincoln Mall + Neighborhood Housing

OPTION 03: The Capital District + Everett + South Bottoms Neighborhoods

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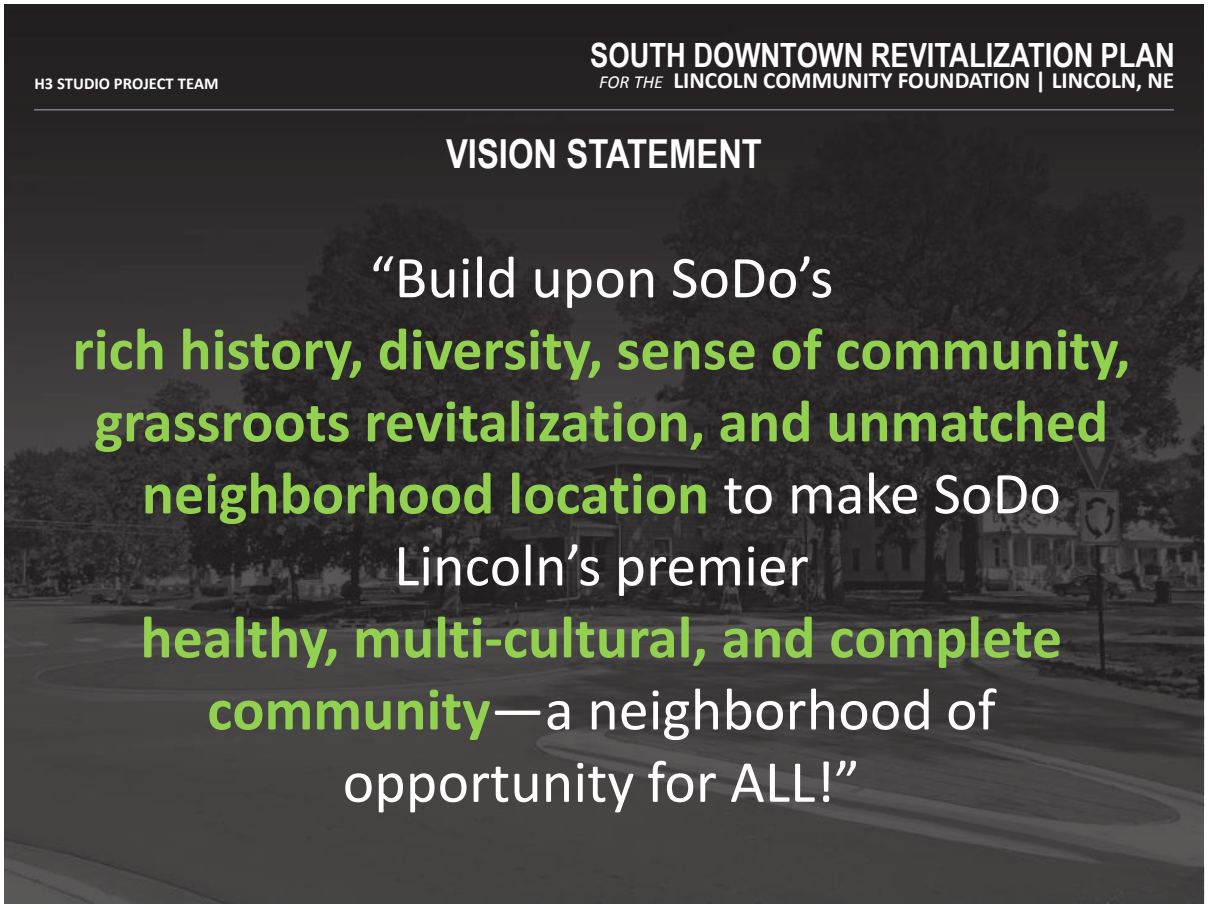
SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE
SODO VISION
& GOALS


H3 STUDIO PROJECT TEAM
SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE
VISION STATEMENT
"Build upon SoDo's
rich history, diversity, sense of community, grassroots revitalization, and unmatched neighborhood location to make SoDo Lincoln's premier
healthy, multi-cultural, and complete community—a neighborhood of opportunity for ALL!"

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

GOALS

1. Envision Cooper Park, the schools, and the F Street Recreation Center as **community hubs** and the **'heart' of the neighborhood**.
2. Develop a series of **mixed-use Neighborhood Centers and Districts** for retail and community services.
3. Continue the ongoing revitalization of S. **11th Street** as a **walkable, mixed-use, urban, multi-modal corridor**.
4. Diversify building types and **provide new housing** to retain and continue to attract a **diversity of residents for an inclusive community**.
5. Incentivize and create **new neighborhood businesses and services** to achieve a **mixed-use, complete community**.
6. **Promote owner occupancy** of single family homes and **responsible management of rental properties**.
7. Create a **multi-generational neighborhood** that supports active and independent lifestyle choices for all ages.

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

GOALS *(continued...)*

8. Enhance **neighborhood integration, circulation, safety, and connectivity** for **all residents**—pedestrians, cyclists, drivers, and transit riders.
9. Improve the **visual quality, safety, and connectivity of major 1-way street pairs** including 9th and 10th Streets, 16th and 17th Streets, and K Street and L Street.
10. Improve **parks, playgrounds, malls, community gardens, and open space amenities**.
11. Improve **safety and visual quality of streets** with healthy trees, robust native landscapes, and improved sidewalks.
12. Promote **community health, safety, and environmental sustainability**.
13. Organize for **implementation success and community empowerment** and leadership.

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FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE

SODO DEVELOPMENT PROGRAM

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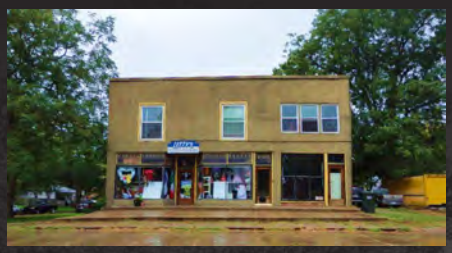
FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE

REVITALIZATION FRAMEWORK OPTIONS

ECONOMIC & MARKET POTENTIAL

Key Components of Development Program

1. ***QUANTIFYING DEMAND BY MARKET NICHES***
2. ***HOUSING TYPOLOGIES/PRODUCTS***
3. ***INCENTIVES/FEASIBILITY/PROGRAMS***
4. ***NEIGHBORHOOD AMENITIES/SERVICES***



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SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE
SoDo Preliminary Development Program
❖Housing Development/Redevelopment
❖Retail Potential
❖Economic Development

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SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE
Goals of the SoDo Residential Development Program
❖Diversification of Households
❖Diversification of Housing Types
❖Increasing Rate of Ownership

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SOUTH DOWNTOWN REVITALIZATION PLAN
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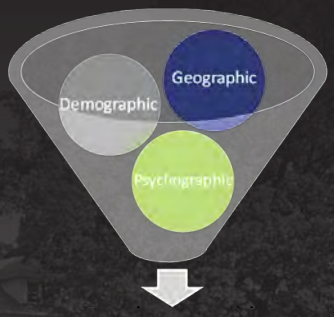
Analytics for Development Program
Tapestry Segmentation

- Data combining demographics, neighborhood preferences, and consumer preferences.
- Common data source for product marketing and political campaigning, but can be used for planning and urban development
- There are 65-segment groups in the U.S. (Lincoln has 30 of these groups)



Geodemographic Segmentation

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	

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SOUTH DOWNTOWN REVITALIZATION PLAN
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Who lives in SoDo?
Primary Household Types

College Students
College Towns

Median HH Inc.: $29,400
% Renter: 75%
% Owner: 25%
% Central Lincoln: 69%

Preferences:
- *affordable rentals*
- *close to campus*
- *walkability*
- *convenience to retail*

Trendsetters
Young and Restless

Median HH Inc.: $37,600
% Renter: 87%
% Owner: 13%
% Central Lincoln: 32%

Preferences:
- *higher quality rentals*
- *urban areas*
- *walkability*
- *convenience to retail and entertainment*
- *music, arts, culture, fashion*

Recent Graduates
Set to Impress

Median HH Inc.: $28,900
% Renter: 72%
% Owner: 28%
% Central Lincoln: 55%

Preferences:
- *affordable rentals*
- *urban areas*
- *walkability*
- *convenience to bars, restaurants, entertainment*

Lower-Income
Hardscrabble Road

Median HH Inc.: $29,400
% Renter: 60%
% Owner: 30%
% Central Lincoln: 82%

Preferences:
- *affordable rentals*
- *urban areas*
- *access to public transportation*
- *convenience to employment*

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SOUTH DOWNTOWN REVITALIZATION PLAN
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Future Housing Demand in SoDo

Who else would want to live in SoDo?

Creative Class
Emerald City

Median HH Inc.: $54,200
% Renter: 51%
% Owner: 49%
% Central Lincoln: 56%

Preferences:
- *high quality apartments, condos, townhomes*
- *quality rehabs*
- *historic areas*
- *urban areas*
- *walkability*
- *restaurants and culture*

Urban Profess.
In Style

Median HH Inc.: $67,700
% Renter: 32%
% Owner: 68%
% Central Lincoln: 10%

Preferences:
- *high quality apartments, condos, townhomes*
- *new construction or gut-rehabs*
- *urban areas*
- *walkability*

Urban Middle Cl.
Rustbelt Traditions

Median HH Inc.: $51,100
% Renter: 29%
% Owner: 71%
% Central Lincoln: 74%

Preferences:
- *single-family*
- *older urban neighborhoods*
- *affordability*

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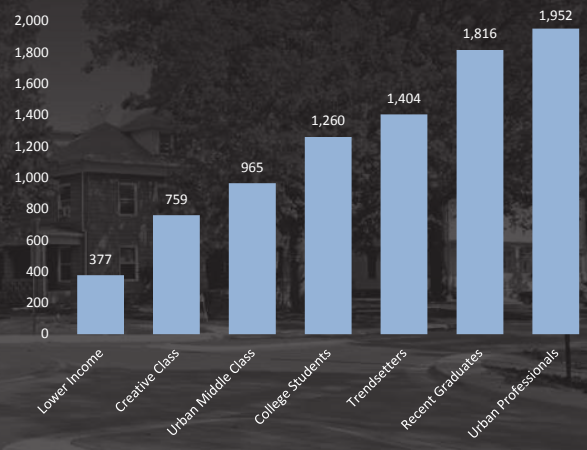
SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

Projected Population Growth

City of Lincoln

- The city of Lincoln will add almost 5,000 households of the groups already living in SoDo
- The city of Lincoln will add over 2,700 young professional households that tend to favor high-quality urban living (*Creative Class and Urban Professionals*)
- Lincoln will add almost 1,000 urban middle class households that prefer older, urban neighborhoods (*Urban Middle Class*)

Projected Growth by Household Type, 2015 to 2030
City of Lincoln
Source: ESRI, Development Strategies, UNO



Total projected growth from these groups: 8,533

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

Projected New Demand for SoDo

What can SoDo capture?

- We estimate SoDo could capture a portion of this growth and could absorb about **960 net new households** *(if there is room)*.
- 730 of these households would consist of the types of households *already living in SoDo.*
- 230 of these households would consist of *new groups*.

Projected Growth in SoDo by Household Type, 2015 to 2030
Source: ESRI

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SoDo's Capture of Future Housing Demand

What can the existing housing stock accommodate?

Net New Households in SoDo
960

Existing Vacant Units
600

Existing Vacant Units to be Absorbed
565 (6% citywide vacancy rate)

=

Remaining Housing Demand
approx. 400 new units

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SOUTH DOWNTOWN REVITALIZATION PLAN
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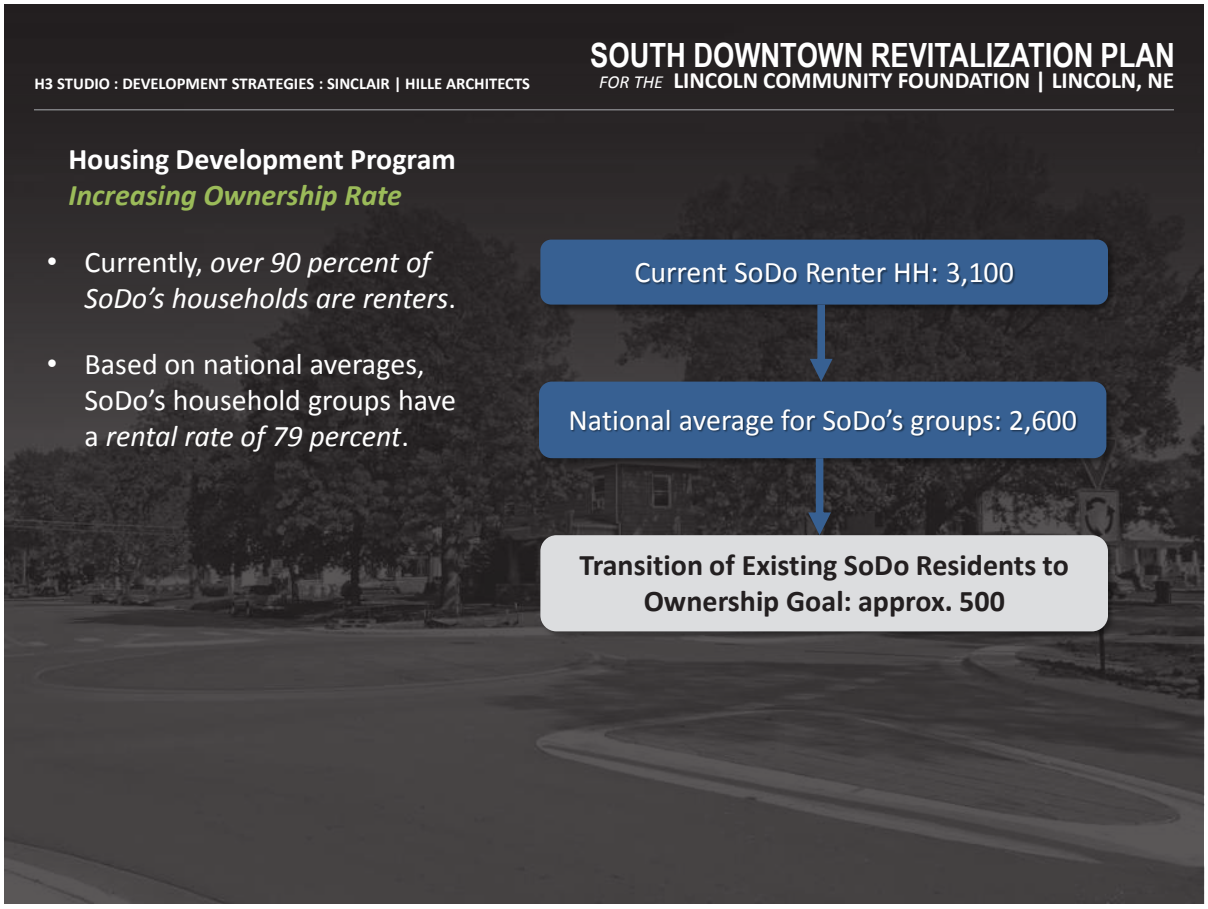
Housing Development Program
New Construction
Total New Units
420 to 450 (assumes vacancy rate)
150 to 200 Rental Units
275 to 325 Ownership Units


H3 STUDIO : DEVELOPMENT STRATEGIES : SINCLAIR | HILLE ARCHITECTS
SOUTH DOWNTOWN REVITALIZATION PLAN
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Housing Development Program
Increasing Ownership Rate
• Currently, over 90 percent of SoDo's households are renters.
• Based on national averages, SoDo's household groups have a rental rate of 79 percent.
Current SoDo Renter HH: 3,100
National average for SoDo's groups: 2,600
Transition of Existing SoDo Residents to Ownership Goal: approx. 500

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SOUTH DOWNTOWN REVITALIZATION PLAN
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Housing Typologies
Single-Family Infill, Traditional

Latah Street, Boise, ID

Nashville, TN

Denver, CO

Denver, CO

Goldsboro, NC

Columbus, OH

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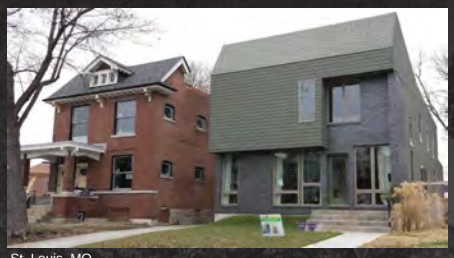
Housing Typologies
Single-Family Infill, Contemporary

St. Louis, MO

Denver, CO


St. Louis, MO

Edmonton (Canada)

Chicago, IL

Seattle, WA

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Housing Typologies
Townhomes and Condominiums

Carburetor Lofts, Indianapolis, IN

Hennepin & 32nd St., Minneapolis, MN

Ferncliff at Lenox, Atlanta, GA

Battery Park, Cleveland, OH

2428 Champa, Denver, CO

Pacifica, Carrboro, NC

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Housing Typologies
Mixed-Income (Subsidized)

Crawford Square, Pittsburgh, PA

North Sarah, St. Louis, MO

Chatam Square, Lafayette, IN

The Reservoir, Madison, WI

Central Park Rows, Denver, CO

Carlson Commons, Rochester, NY

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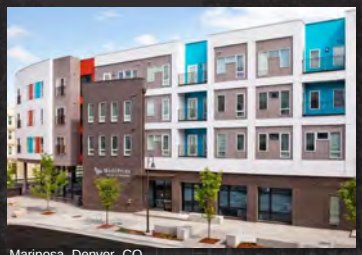
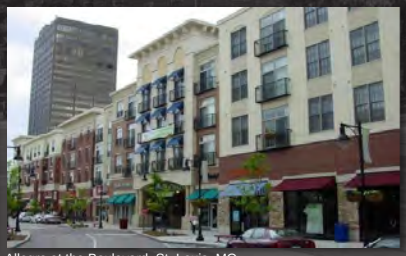
Housing Typologies
Smaller Scale Mixed-Use

15th and Pearl, Boulder, CO


Mariposa, Denver, CO

Eat Street Flats, Minneapolis, MN

Arts Quarters, Minneapolis, MN


Allegro at the Boulevard, St. Louis, MO

Station Plaza, St. Louis, MO

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Housing Typologies
Multi-Family

Fries & Schuele, Cleveland, OH

Gillam Park Row, Kansas City , MO

Washington Rowhouses, Madison, WI

Waverly Station, Cleveland, OH

229 at Lakelawn, Madison, WI

Tassafaronga Village, Oakland, CA

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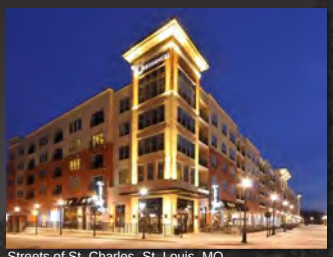
Housing Typologies
Mixed-Use


Streets of St. Charles, St. Louis, MO

Avenir, Milwaukee, WI

St. Louis Park, Minnesota, MN

222 Hennepin, Minneapolis, MN

Axis, Indianapolis, IN

Vélo, Minneapolis, MN

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Retail Development
Mixed-Use with Grocery Store Tenant

The Lofts at Washington University, St. Louis, MO

5th & L Streets NW, Washington, DC

Museum Place Lofts & Townhouses, Portland, OR

3rd Central, Gresham, OR

Penrose Square, Arlington County, VA

Culinaria, St. Louis, MO

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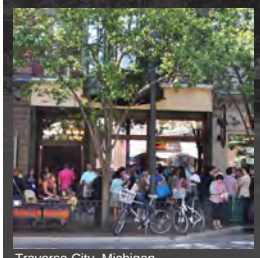
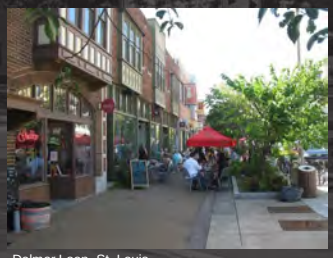
Retail Development
Pedestrian Scale

Brightleaf Square, Durham, North Carolina

Albany, New York


Traverse City, Michigan

Westport, Kansas City


Delmar Loop, St. Louis

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Economic Development Program and Services
Implications for SoDo

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SODO REVITALIZATION FRAMEWORK PLAN: OPTIONS

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SOUTH DOWNTOWN REVITALIZATION PLAN
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REVITALIZATION FRAMEWORK OPTIONS

OPTION 01: Neighborhood Centers

OPTION 02: Lincoln Mall + Neighborhood Housing

OPTION 03: The Capital District + Everett + South Bottoms Neighborhoods

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SOUTH DOWNTOWN REVITALIZATION PLAN
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SODO REVITALIZATION PLAN OPTIONS

OPTION ONE:

NEIGHBORHOOD CENTERS

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REVITALIZATION FRAMEWORK OPTIONS

OPTION 01: Neighborhood Centers

This option will require

10 to 15 years

of focused development!

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REVITALIZATION FRAMEWORK OPTIONS

OPTION 01: BASEMAP

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REVITALIZATION FRAMEWORK OPTIONS

OPTION 01: Neighborhood Centers

1. **Expand and develop neighborhood retail**

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REVITALIZATION FRAMEWORK OPTIONS

OPTION 01: Neighborhood Centers

1. Expand and develop neighborhood retail
2. 11th street link to downtown

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REVITALIZATION FRAMEWORK OPTIONS

OPTION 01: Neighborhood Centers

1. Expand and develop neighborhood retail
2. 11th street link to downtown
3. Support and expand impact of schools as community hubs

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REVITALIZATION FRAMEWORK OPTIONS

OPTION 01: Neighborhood Centers

1. Expand and develop neighborhood retail
2. 11th street link to downtown
3. Support and expand impact of schools as community hubs
4. Expand outdoor area of recreation center

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REVITALIZATION FRAMEWORK OPTIONS

OPTION 01: Neighborhood Centers

1. Expand and develop neighborhood retail
2. 11th street link to downtown
3. Support and expand impact of schools as community hubs
4. Expand outdoor area of recreation center
5. Improve pedestrian safety and comfort on F Street and 11th Street

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REVITALIZATION FRAMEWORK OPTIONS
OPTION 01: Neighborhood Centers

1. Expand and develop neighborhood retail
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3. Support and expand impact of schools as community hubs
4. Expand outdoor area of recreation center
5. Improve pedestrian safety and comfort on F Street and 11th Street
6. New and rehab housing

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4. Expand outdoor area of recreation center
5. Improve pedestrian safety and comfort on F Street and 11th Street
6. New and rehab housing
7. Convert 16th and 17th Streets to two-way

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REVITALIZATION FRAMEWORK OPTIONS

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4. Expand outdoor area of recreation center
5. Improve pedestrian safety and comfort on F Street and 11th Street
6. New and rehab housing
7. Convert 16th and 17th Streets to two-way
8. Improve safety, lighting, and walkability on D Street, F Street, and 13th Street

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SOUTH DOWNTOWN REVITALIZATION PLAN
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REVITALIZATION FRAMEWORK OPTIONS

OPTION 01: Neighborhood Centers

1. Expand and develop neighborhood retail
2. 11th street link to downtown
3. Support and expand impact of schools as community hubs
4. Expand outdoor area of recreation center
5. Improve pedestrian safety and comfort on F Street and 11th Street
6. New and rehab housing
7. Convert 16th and 17th Streets to two-way
8. Improve safety, lighting, and walkability on D Street, F Street, and 13th Street
9. Provide community support programs

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REVITALIZATION FRAMEWORK OPTIONS – *OPTION 01: Neighborhood Centers*

POTENTIAL SOCIAL SERVICES & PROGRAMMING

COMMUNITY SERVICES HUB – *A physical, one-stop shop for residents to access case management and comprehensive social services, including:*

- ✓ Refugee and **immigrant advocacy** and outreach
- ✓ **Substance abuse**, **domestic violence**, and **family assistance** programs

YOUTH & SENIORS

- ✓ Expanded **after-school programs** *(neighborhood schools and F Street Recreation Center)*

HEALTH & FOOD SECURITY

- ✓ **Community-supported agriculture** (CSA) program utilizing **community gardens**

HOUSING & ECONOMIC DEVELOPMENT

- ✓ "Good Neighbor" **landlord and renter training** programs

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SOUTH DOWNTOWN REVITALIZATION PLAN
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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
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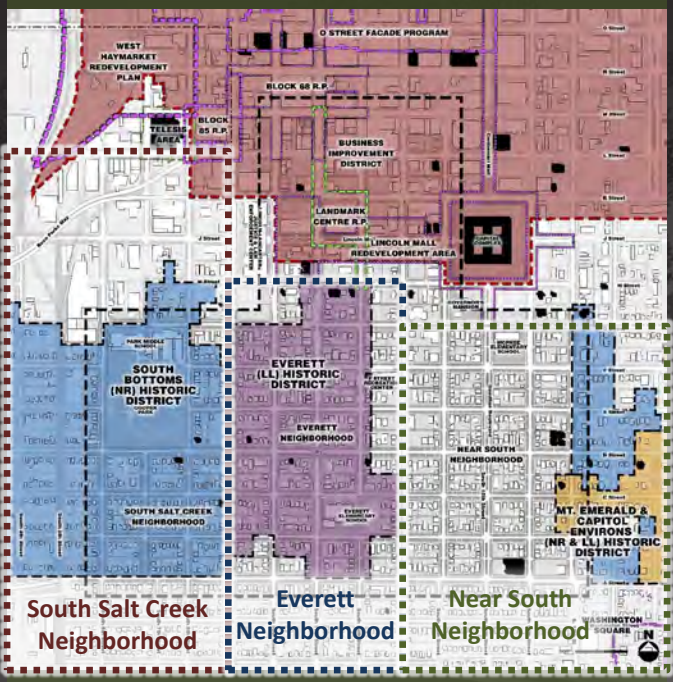


H3 STUDIO PROJECT TEAM

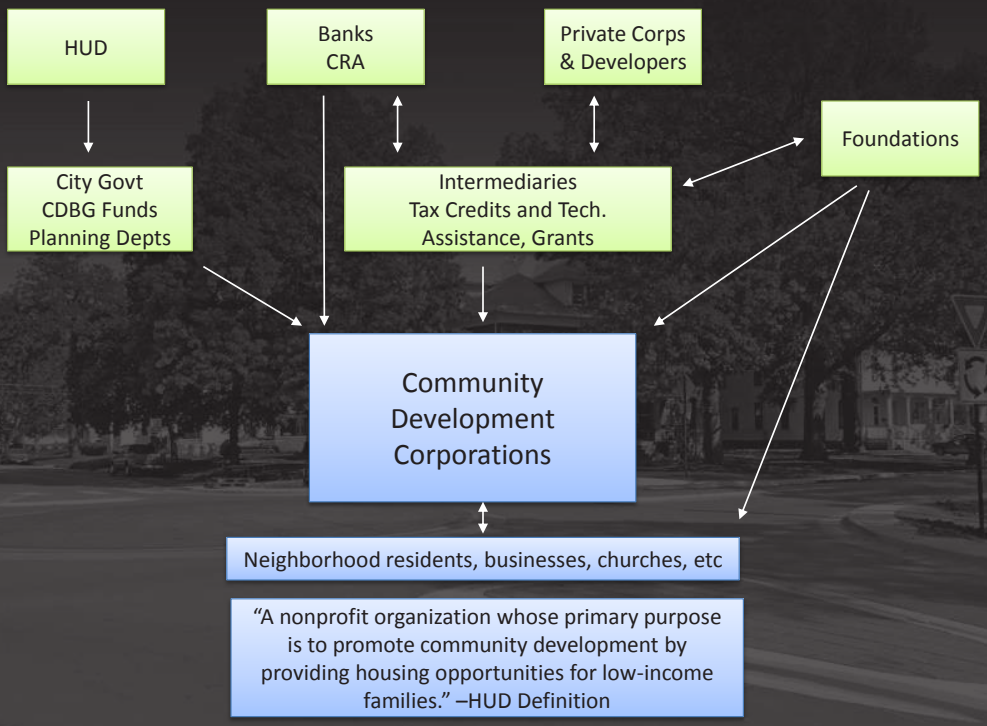
SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE

REVITALIZATION FRAMEWORK OPTIONS
OPTION 01: Neighborhood Centers

Neighborhoods & Proposed Development Entities

H3 STUDIO PROJECT TEAM

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



Source: Frisch & Servon (2006), UrbanMatters (2011)

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

Narrow or Broad Focus?

Narrow: Housing Only

- Develop, own and manage for-sale and rental housing for low and moderate income residents, seniors, homeless individuals, and disabled individuals.
- Provide housing counseling services to prospective home-buyers.

Broad: Housing + Economic Development + Service Provision

- Provide small business training and promotion.
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- Food and clothing banks.
- GED & ESL programs.

Effective CDCs are increasingly adopting a comprehensive, strategic, and long-term focus.

Source: UrbanMatters (2011)

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

REVITALIZATION FRAMEWORK OPTIONS

OPTION 01: Neighborhood Centers

OPTION 02: Lincoln Mall + Neighborhood Housing

OPTION 03: The Capital District + Everett + South Bottoms Neighborhoods

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

SODO REVITALIZATION PLAN OPTIONS

OPTION TWO:

LINCOLN MALL + NEIGHBORHOOD HOUSING

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

REVITALIZATION FRAMEWORK OPTIONS

OPTION 02: CAPITAL DISTRICT + HOUSING

This option will require

20 to 25 years

of focused development!

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

REVITALIZATION FRAMEWORK OPTIONS

OPTION 02: BASEMAP

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

REVITALIZATION FRAMEWORK OPTIONS

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1. Expand existing neighborhood retail and develop mixed-use on K/L Streets

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

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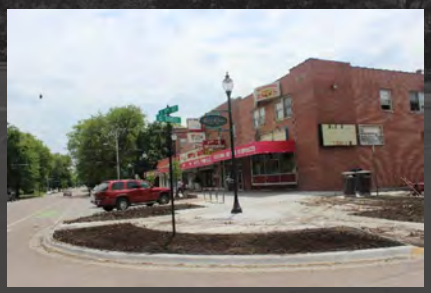

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SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE

REVITALIZATION FRAMEWORK OPTIONS

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1. Expand existing neighborhood retail and develop mixed-use on K/L Streets
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3. Support and expand impact of schools as community hubs

H3 STUDIO PROJECT TEAM

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

REVITALIZATION FRAMEWORK OPTIONS

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1. Expand existing neighborhood retail and develop mixed-use on K/L Streets
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4. Significantly expand outdoor area of recreation center

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

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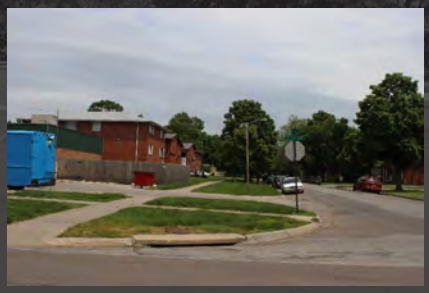

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SOUTH DOWNTOWN REVITALIZATION PLAN
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H3 STUDIO PROJECT TEAM

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

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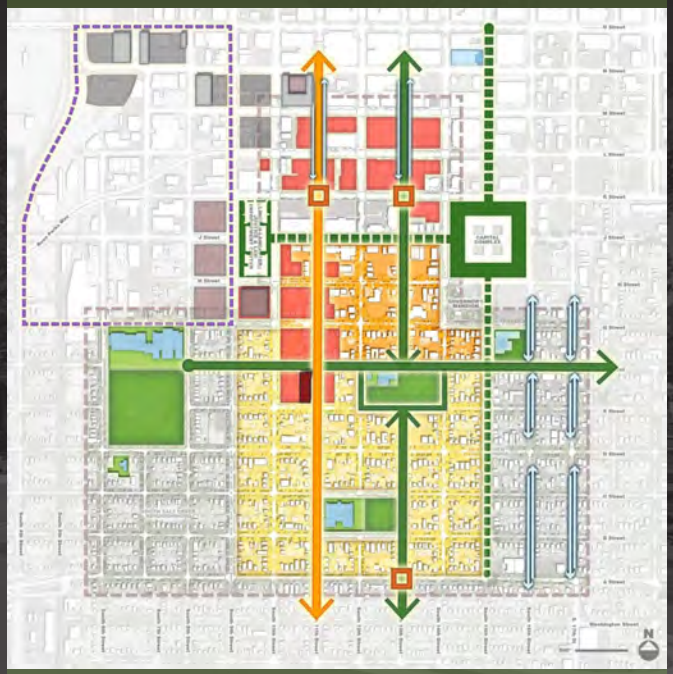

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9. Provide traffic control on 9th/10th and K/L one-way pairs

H3 STUDIO PROJECT TEAM

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

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10. Improve safety, lighting, and walkability on D Street, F Street, and 13th Street

H3 STUDIO PROJECT TEAM

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

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11. Provide community support programs

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

REVITALIZATION FRAMEWORK OPTIONS – *OPTION 02: CAPITAL DISTRICT + HOUSING*
POTENTIAL SOCIAL SERVICES & PROGRAMMING

COMMUNITY SERVICES HUB – *A physical, one-stop shop for residents to access case management and comprehensive social services, including:*

- ✓ Refugee and **immigrant advocacy** and outreach
- ✓ **Substance abuse**, **domestic violence**, and **family assistance** programs
- ✓ **Workforce training** program
- ✓ **Job placement** program
- ✓ **Homeless** services

YOUTH & SENIORS

- ✓ Expanded **after-school programs** *(neighborhood schools and F Street Recreation Center)*
- ✓ Accredited **childcare programs** and facilities

HEALTH & FOOD SECURITY

- ✓ **Community-supported agriculture** (CSA) program utilizing **community gardens**
- ✓ **Mobile health clinic** and affordable healthcare access

HOUSING & ECONOMIC DEVELOPMENT

- ✓ "Good Neighbor" **landlord and renter training** programs
- ✓ **Homeownership assistance** program
- ✓ Financial **incentive program for rehab** of historic buildings

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

EXISTING CONDITIONS
GIS DATA & INFORMATION

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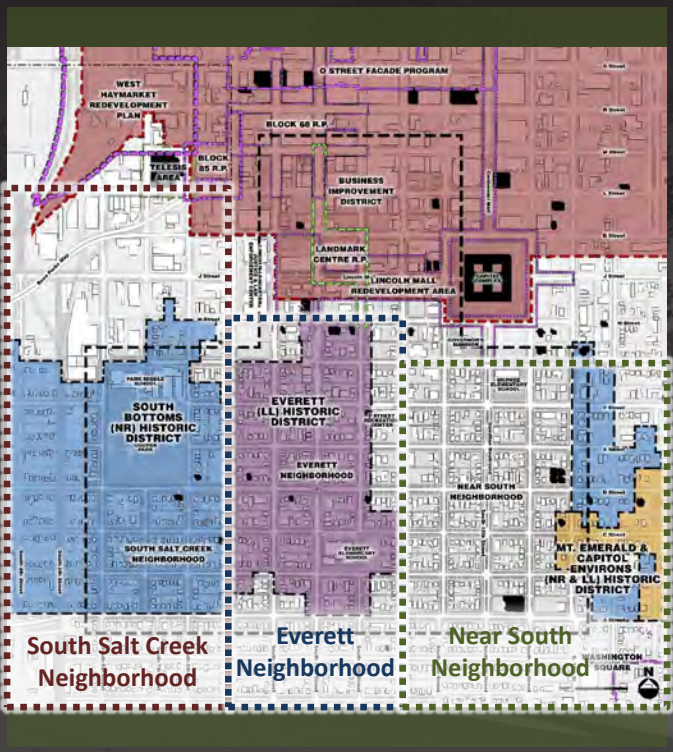

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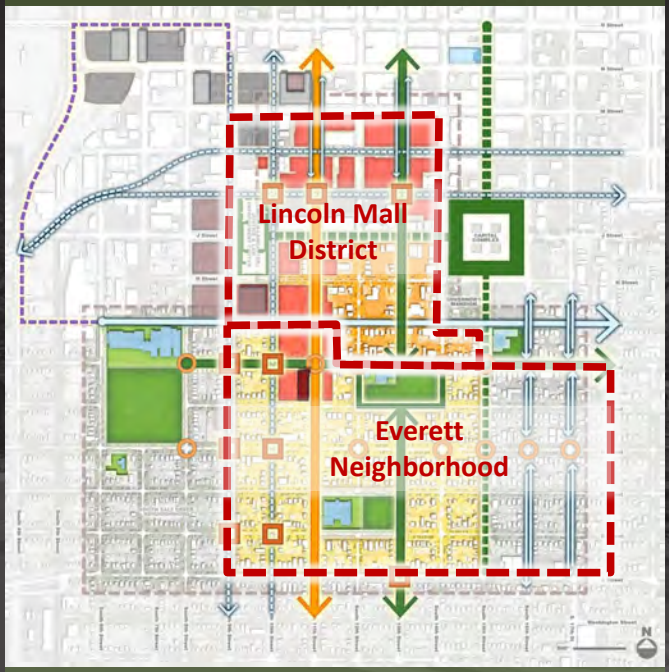

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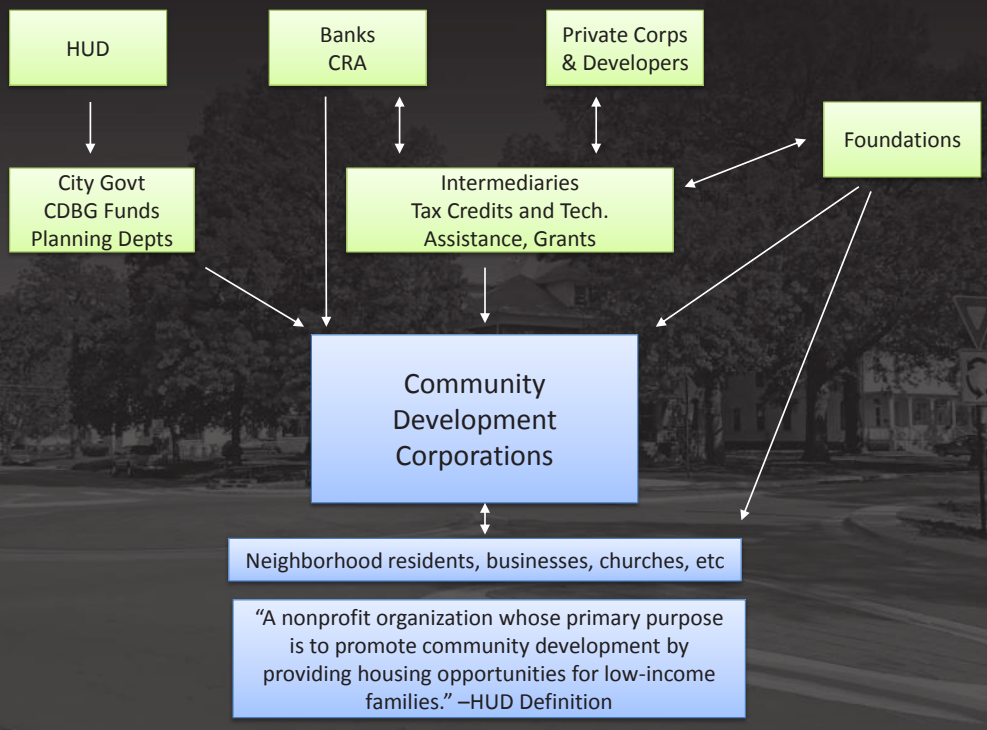

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SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

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

SODO REVITALIZATION PLAN OPTIONS

OPTION THREE:

THE CAPITAL DISTRICT
+
EVERETT + SOUTH BOTTOMS NEIGHBORHOODS

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

REVITALIZATION FRAMEWORK OPTIONS

OPTION 03: Capital District + Neighborhoods

This option will require

30+ years

of focused development!

H3 STUDIO PROJECT TEAM

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

REVITALIZATION FRAMEWORK OPTIONS

OPTION 03| BASEMAP

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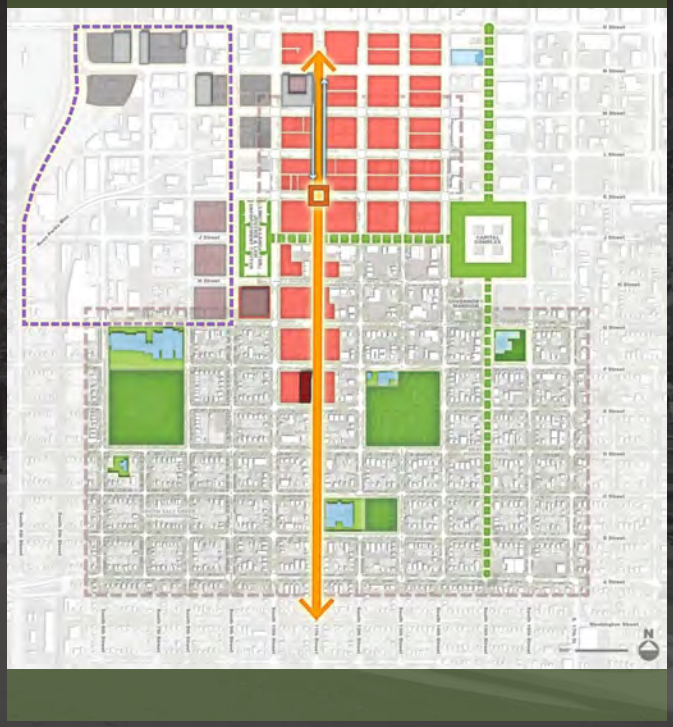

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H3 STUDIO PROJECT TEAM

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H3 STUDIO PROJECT TEAM

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H3 STUDIO PROJECT TEAM

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H3 STUDIO PROJECT TEAM

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

REVITALIZATION FRAMEWORK OPTIONS| SECTIONS

EXISTING CONDITION

9TH STREET EXISTING CONDITION

H3 STUDIO PROJECT TEAM

SOUTH DOWNTOWN REVITALIZATION PLAN
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REVITALIZATION FRAMEWORK OPTIONS| SECTIONS

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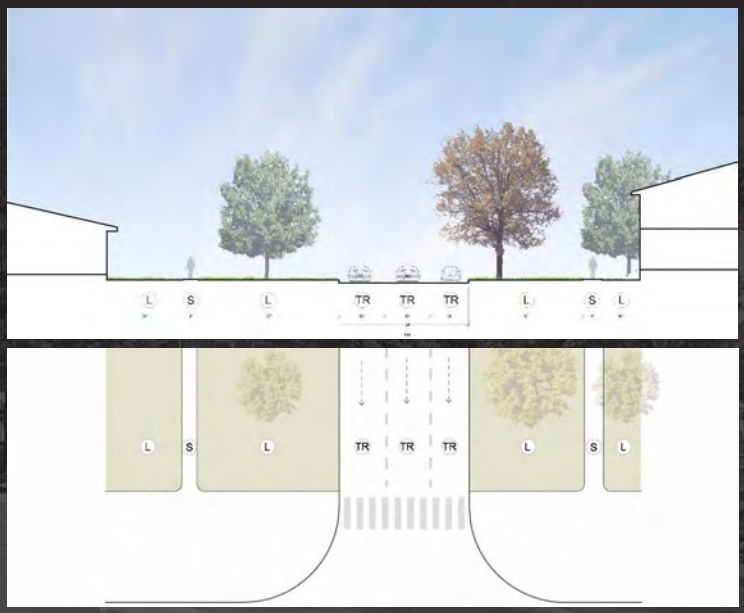

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REVITALIZATION FRAMEWORK OPTIONS| SECTIONS

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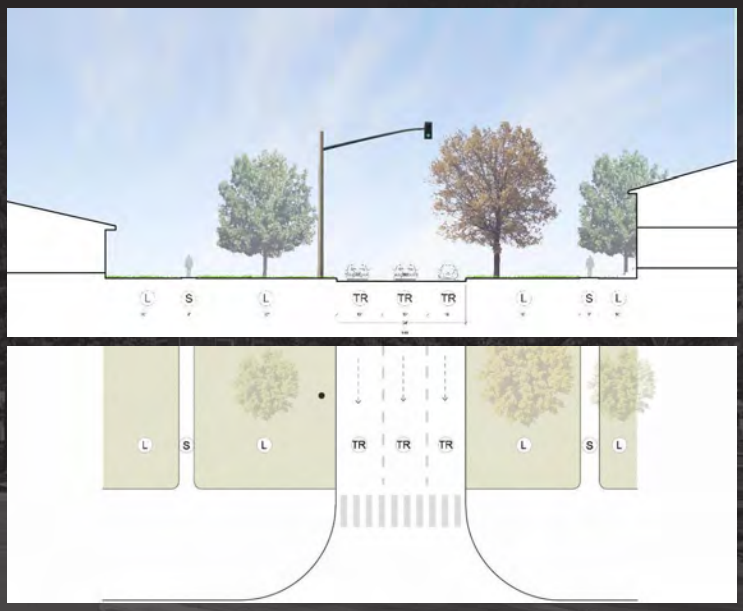

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SOUTH DOWNTOWN REVITALIZATION PLAN
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REVITALIZATION FRAMEWORK OPTIONS| SECTIONS

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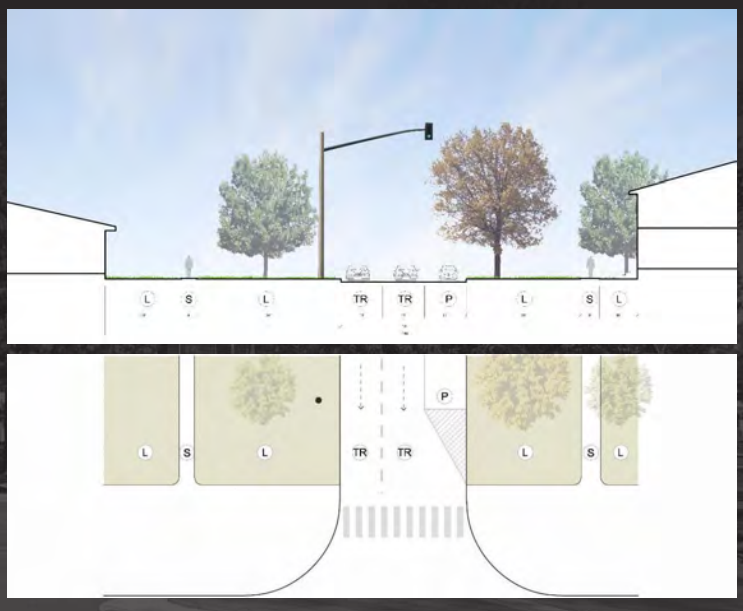

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REVITALIZATION FRAMEWORK OPTIONS| SECTIONS

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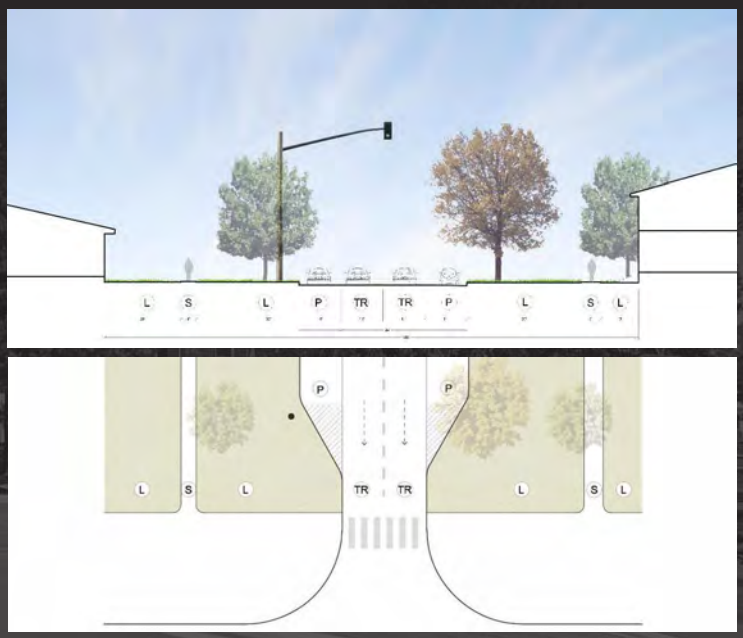

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SOUTH DOWNTOWN REVITALIZATION PLAN
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REVITALIZATION FRAMEWORK OPTIONS| SECTIONS

EXISTING CONDITION

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H3 STUDIO PROJECT TEAM

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

REVITALIZATION FRAMEWORK OPTIONS| SECTIONS

EXISTING CONDITION

10TH STREET EXISTING CONDITION

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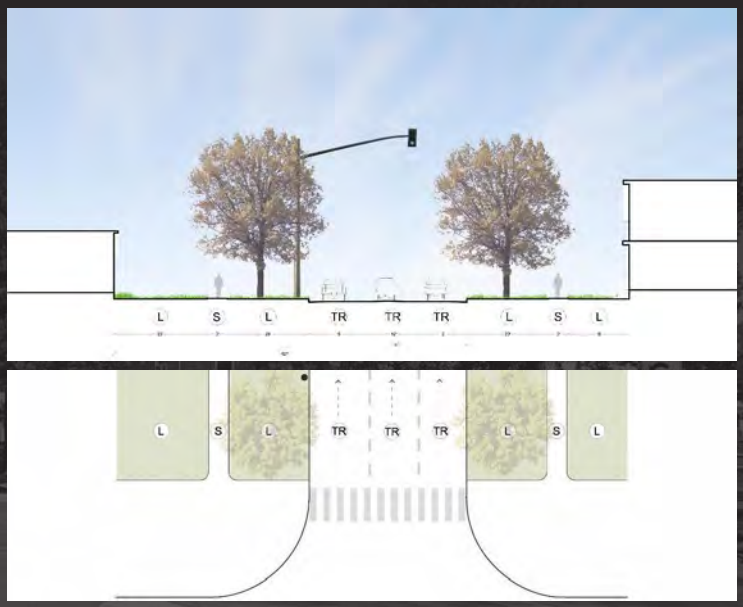
REVITALIZATION FRAMEWORK OPTIONS| SECTIONS

OPTION 01

10TH STREET



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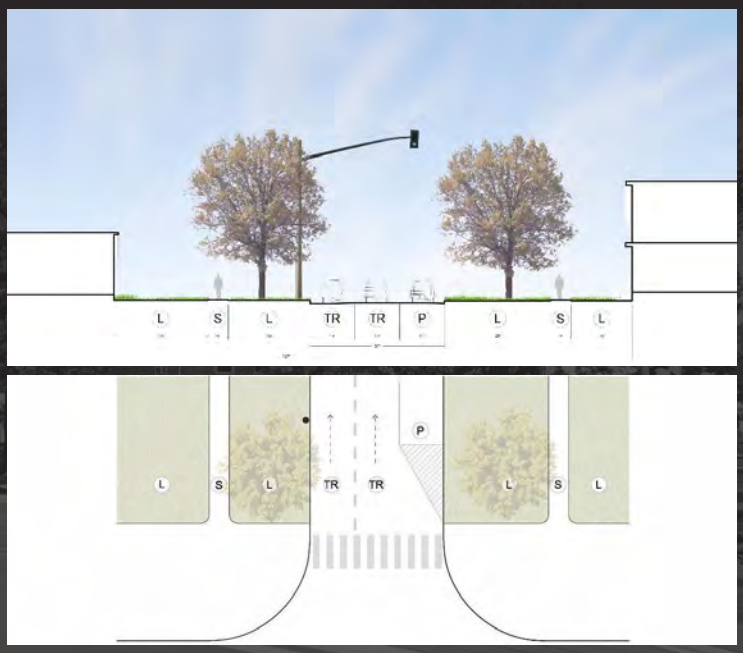
SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

REVITALIZATION FRAMEWORK OPTIONS| SECTIONS

OPTION 02

10TH STREET



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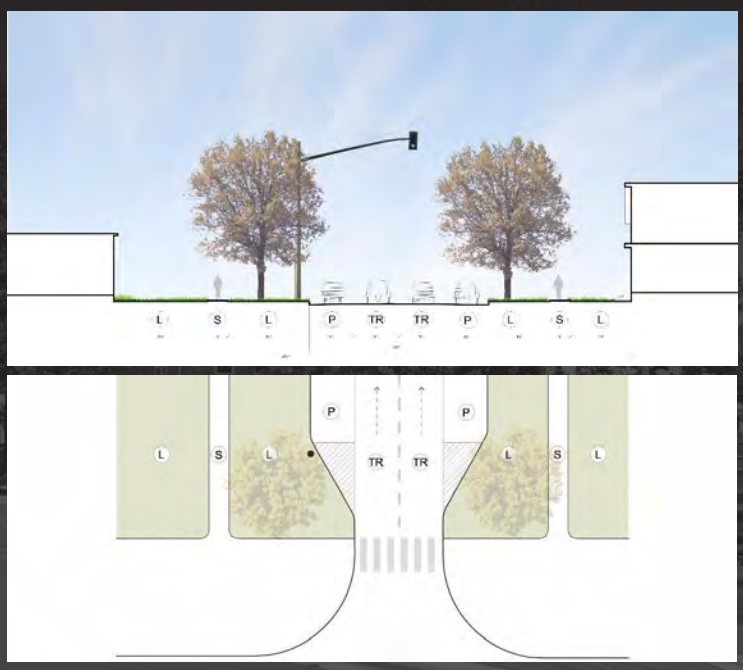
SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

REVITALIZATION FRAMEWORK OPTIONS| SECTIONS

OPTION 03

10TH STREET



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

REVITALIZATION FRAMEWORK OPTIONS

OPTION 03: Capital District + Neighborhoods

1. Expand existing neighborhood retail and develop mixed-use district to O Street
2. 11th street link to downtown and adjacent neighborhoods
3. Support and expand impact of schools as community hubs
4. Provide new neighborhood park at F Street Recreation Center
5. Improve pedestrian safety and comfort on F Street, 8th Street, and 13th Street
6. Continue development Centennial Mall redevelopment [library]
7. New mixed-use and condominium/apartment housing + rehab existing
8. Convert 16th and 17th Streets to two-way
9. Improve landscape and amenities in parks, malls, and capital complex
10. Provide traffic control and parking on 9th/10th and K/L one-way pairs
11. Improve safety, lighting, and walkability on D Street, F Street, and 13th Street

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11. Improve safety, lighting, and walkability on D Street, F Street, and 13th Street
12. Provide community support programs

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

REVITALIZATION FRAMEWORK OPTIONS – *OPTION 03: Capital District + Neighborhoods*

POTENTIAL SOCIAL SERVICES & PROGRAMMING

COMMUNITY SERVICES HUB – *A physical, one-stop shop for residents to access case management and comprehensive social services, including:*

- ✓ Refugee and **immigrant advocacy** and outreach
- ✓ **Substance abuse**, **domestic violence**, and **family assistance** programs
- ✓ **Workforce training** program
- ✓ **Job placement** program
- ✓ **Homeless** services

YOUTH & SENIORS

- ✓ Expanded **after-school programs** *(neighborhood schools and F Street Recreation Center)*
- ✓ Accredited **childcare programs** and facilities
- ✓ **Aging in Place** support program

HEALTH & FOOD SECURITY

- ✓ **Community-supported agriculture** (CSA) program utilizing **community gardens**
- ✓ **Mobile health clinic** and affordable healthcare access

HOUSING & ECONOMIC DEVELOPMENT

- ✓ "Good Neighbor" **landlord and renter training** programs
- ✓ **Homeownership assistance** program
- ✓ Financial **incentive program for rehab** of historic buildings
- ✓ **Blight removal**, land acquisition, and **land-banking** program
- ✓ **Micro-lending "library"** for community-based entrepreneurs
- ✓ State capital **internship program** for college students

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

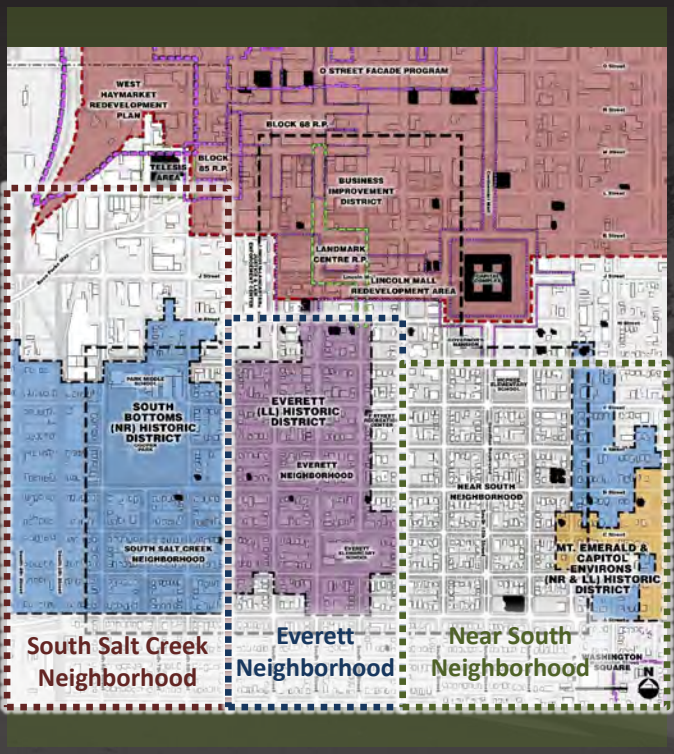
EXISTING CONDITIONS

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



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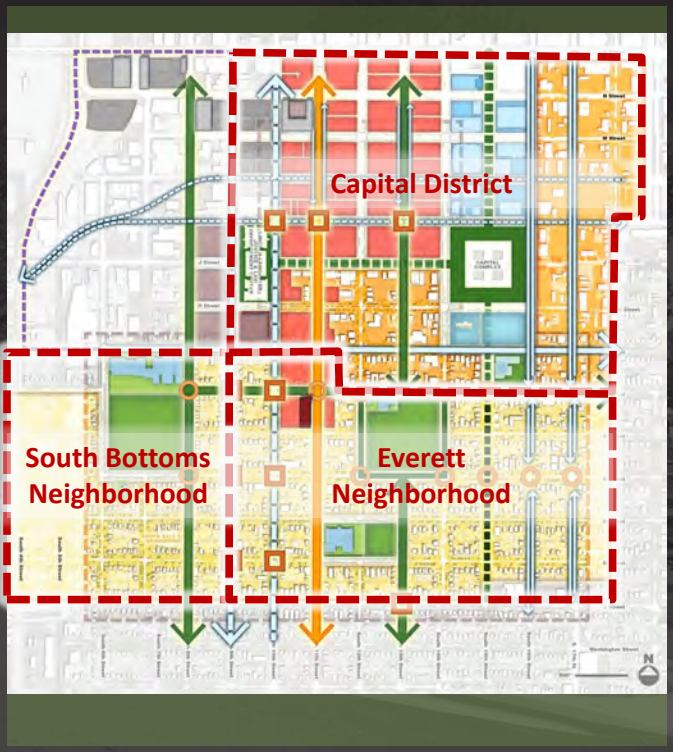
SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE

REVITALIZATION FRAMEWORK OPTIONS

OPTION 03: Capital District + Neighborhoods

Neighborhoods & Proposed Development Entities



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SOUTH DOWNTOWN REVITALIZATION PLAN
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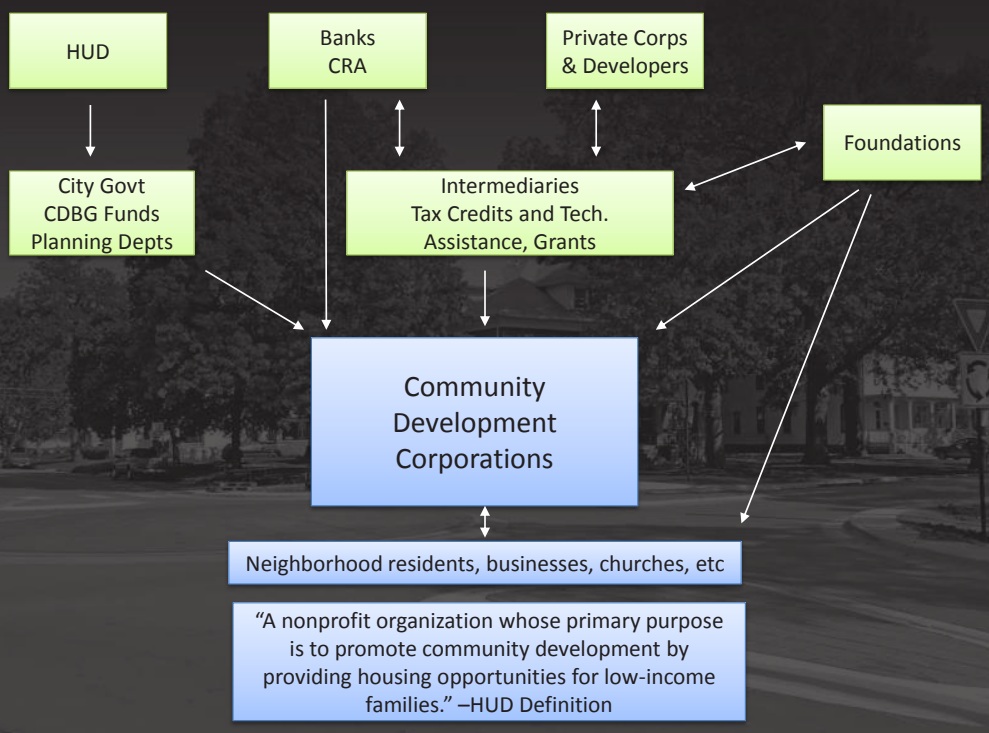

Source: Frisch & Servon (2006), UrbanMatters (2011)

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

Narrow or Broad Focus?

Narrow: Housing Only

- Develop, own and manage for-sale and rental housing for low and moderate income residents, seniors, homeless individuals, and disabled individuals.
- Provide housing counseling services to prospective home-buyers.

Broad: Housing + Economic Development + Service Provision

- Provide small business training and promotion.
- Provide incubator space.
- Develop, own, and manage retail and commercial properties.
- Job training and placement.
- Mental and substance abuse counseling.
- Medical and dental care.
- Food and clothing banks.
- GED & ESL programs.

Effective CDCs are increasingly adopting a comprehensive, strategic, and long-term focus.

Source: UrbanMatters (2011)

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

REVITALIZATION FRAMEWORK OPTIONS

OPTION 01: Neighborhood Centers

OPTION 02: Lincoln Mall + Neighborhood Housing

OPTION 03: The Capital District + Everett + South Bottoms Neighborhoods

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SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE
NEXT MEETINGS: Open House June 4 @5:30-7:30pm
June 3-5: Open Studio 8:30am-5:30pm
June 6: Public Meeting #3 @ 10:00am
DISCUSSION
& NEXT STEPS...

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SOUTH DOWNTOWN REVITALIZATION PLAN
OPEN HOUSE
JUNE 4, 2015
For the Lincoln Community Foundation
& the South Downtown Investment Fund
H3 STUDIO PROJECT TEAM
H3 STUDIO | DEVELOPMENT STRATEGIES : SINCLAIR | HILLE ARCHITECTS
June 4, 2015

WELCOME BACK!
TOM SMITH

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

INTRODUCTION, PROCESS & PRODUCTS

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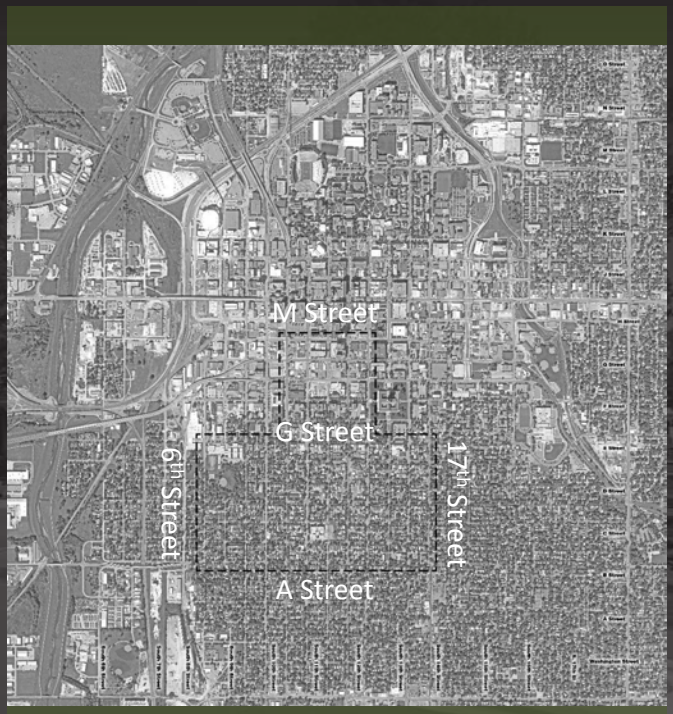
SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

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

PLANNING PROCESS
MAJOR SCOPE ELEMENTS…

SCOPE OF WORK

a three (3) phased community planning process 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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FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE

PLANNING PROCESS
ENGAGEMENT SCHEDULE

On-Site Field Surveys (Feb 2-6)

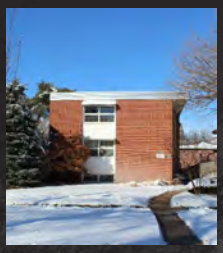
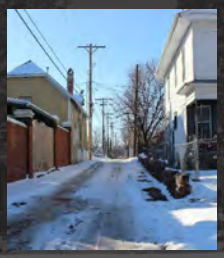
On-Site Stakeholder Interviews: Initial (Feb 4-5)

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 Five (5) Day Community Charrette (TODAY!)
- Community | Public Work-Session #2
- Municipal | Stakeholder worksessions
- Steering Committee Meeting #3 + #4
- 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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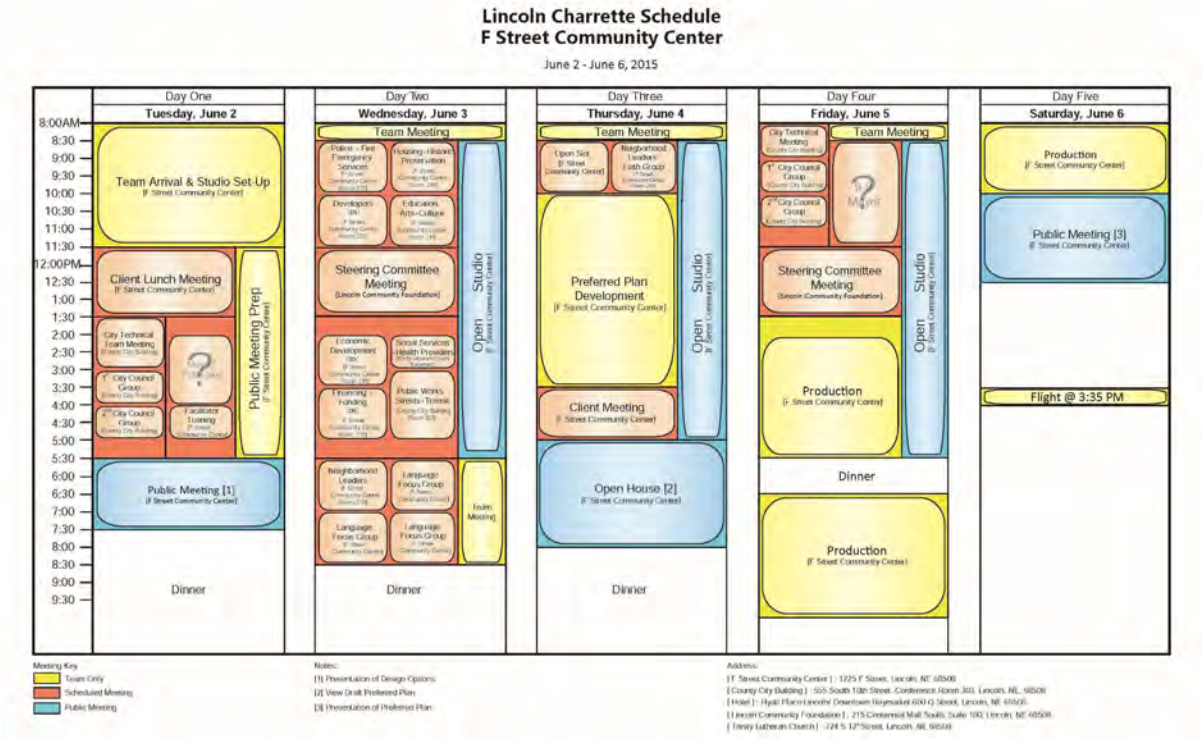

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FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE

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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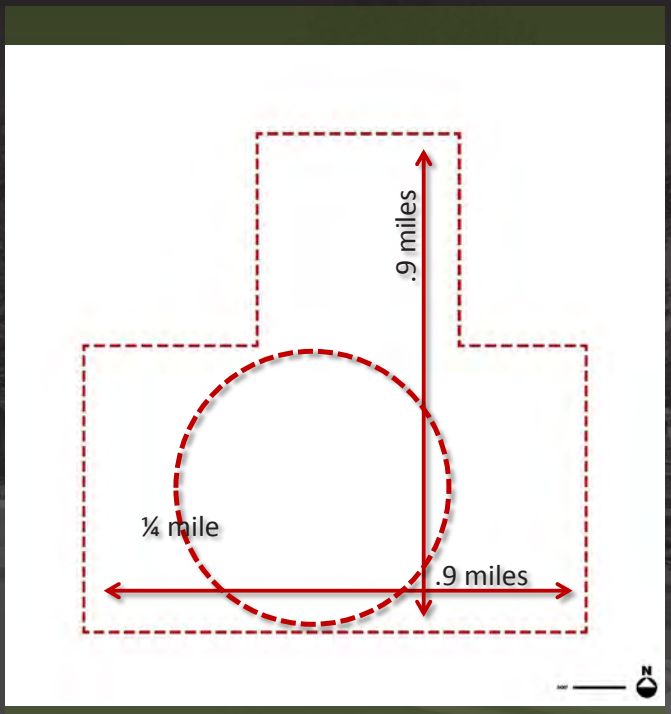
EXISTING CONDITIONS
BASICS OF THE STUDY AREA

PROJECT AREA

390 *Ac*

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



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EXISTING CONDITIONS
BASICS OF THE STUDY AREA

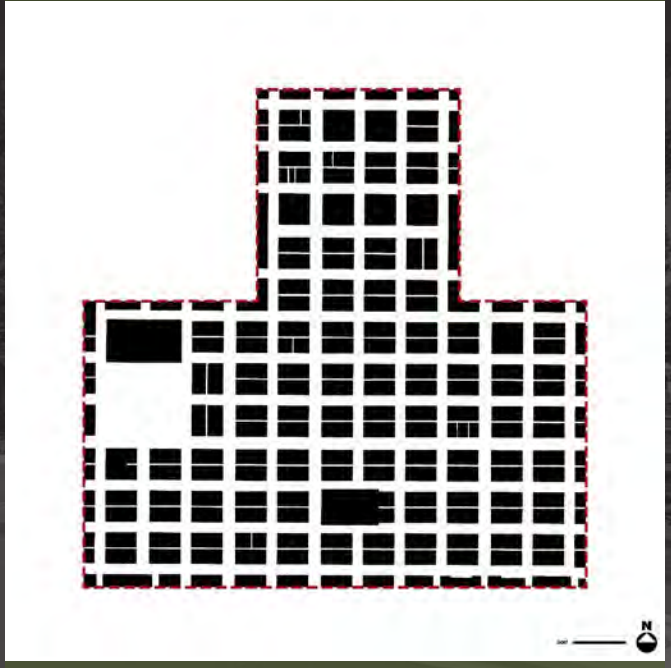
PROJECT AREA
DEVELOPMENT PARCELS

200 *Ac*

51.1% of the study area..

PUBLIC PARKS & OPEN SPACES

COOPER PARK = 11.6 *Ac*



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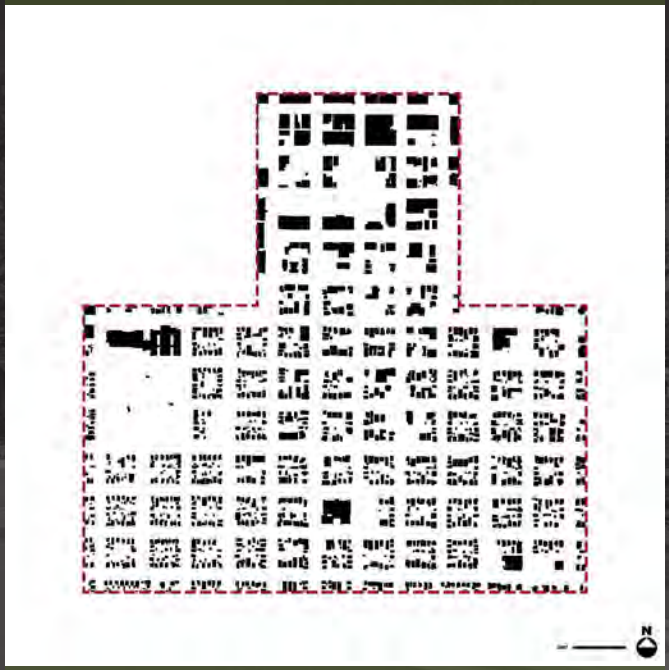
EXISTING CONDITIONS
GIS DATA & INFORMATION

PROJECT AREA
DEVELOPMENT PARCELS
BUILDINGS

1147 (+/-) Buildings within project boundary



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EXISTING CONDITIONS
FIELD SURVEYS & OBSERVATION

CONDITIONS

- Good Condition (Green)
- Fair Condition (Yellow)
- Poor Condition (Red)

264 Poor Condition Buildings

1147 (+/-) Total Buildings

Almost ¼ Quarter of Buildings in the neighborhood are in poor or deteriorated conditions…

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EXISTING CONDITIONS
FIELD SURVEYS & OBSERVATION

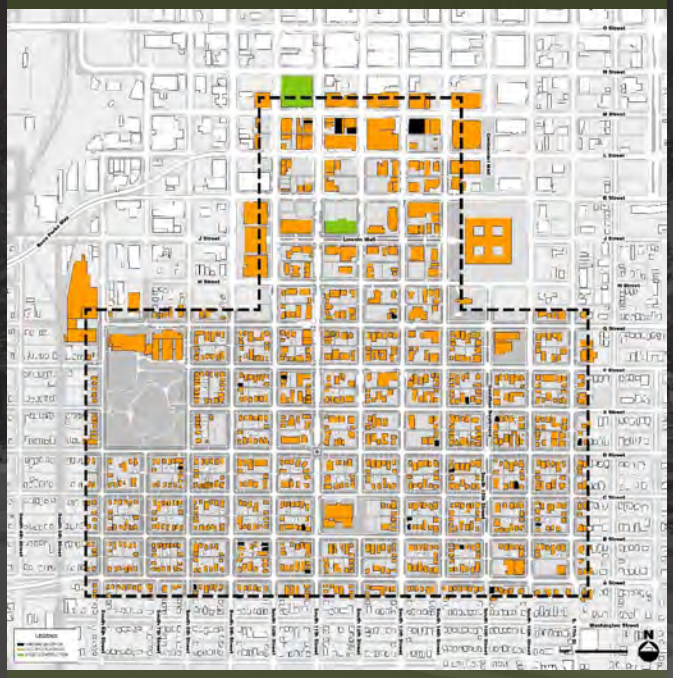
CONDITIONS
OCCUPANCY

- Occupied Buildings (Orange)
- Vacant Buildings (Black)
- Under Construction (Green)

27 Vacant Buildings

1147 (+/-) Total Buildings

More vacant buildings (23) are in the neighborhood, south of G Street.



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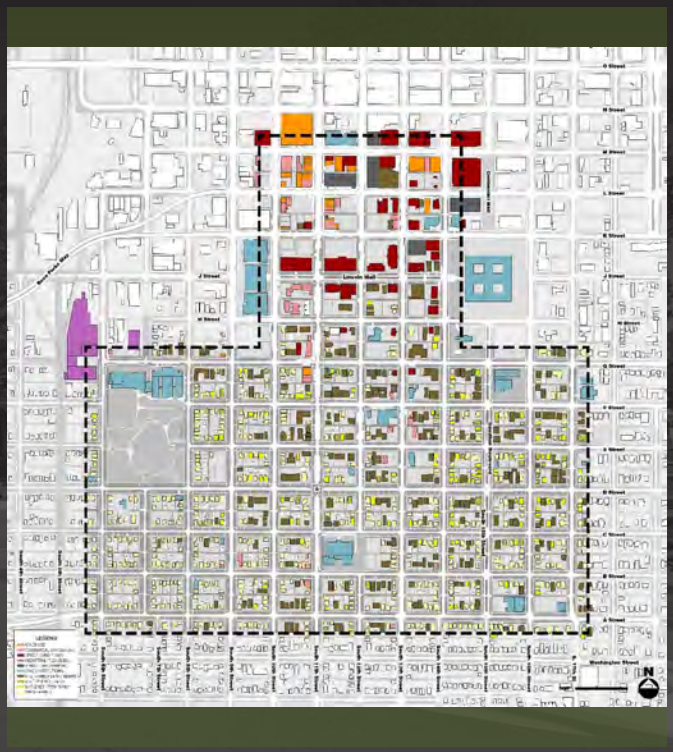
EXISTING CONDITIONS
FIELD SURVEYS & OBSERVATION

CONDITIONS
OCCUPANCY
TYPOLOGIES

- Mixed-Use Buildings (Orange)
- Commercial Buildings (Pink)
- Office Buildings (Dark Red)
- Flex | Industrial Buildings (Purple)
- Structured Parking (Grey)
- Civic | Institutional Buildings (L. Blue)
- Multi-Family | Apartments Buildings (Brown)
- Multi-Plexes (Dark Yellow)
- Duplexes (Yellow)
- Single-Family Homes (Light Yellow)

***50%** Single Family Residence; almost **25%** are Multi-Plexes*



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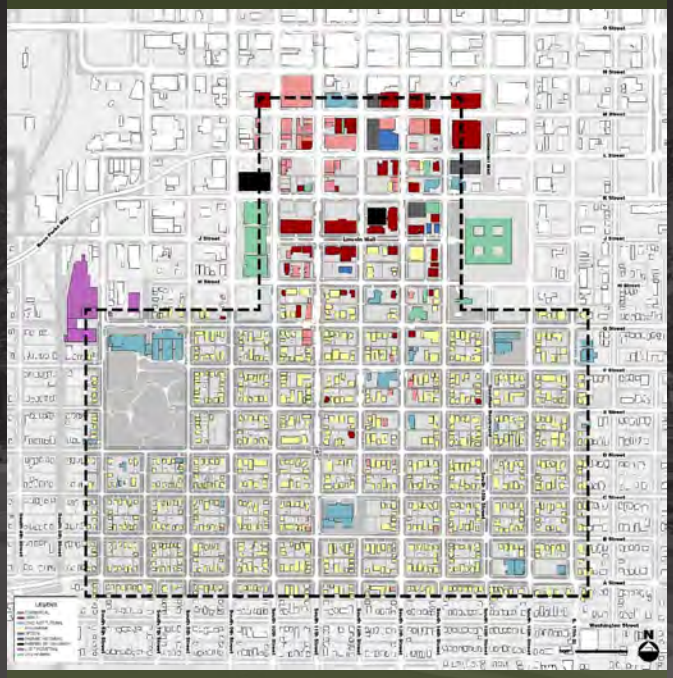
EXISTING CONDITIONS
FIELD SURVEYS & OBSERVATION

CONDITIONS
OCCUPANCY
TYPOLOGIES
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



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EXISTING CONDITIONS
FIELD SURVEYS & OBSERVATION

CONDITIONS
OCCUPANCY
TYPOLOGIES
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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EXISTING CONDITIONS
GIS DATA & INFORMATION

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SPECIAL DISTRICTS
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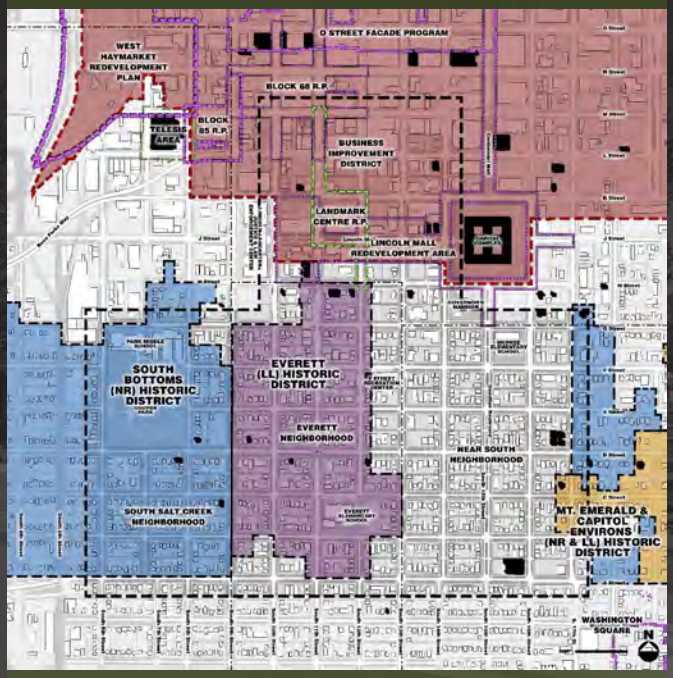

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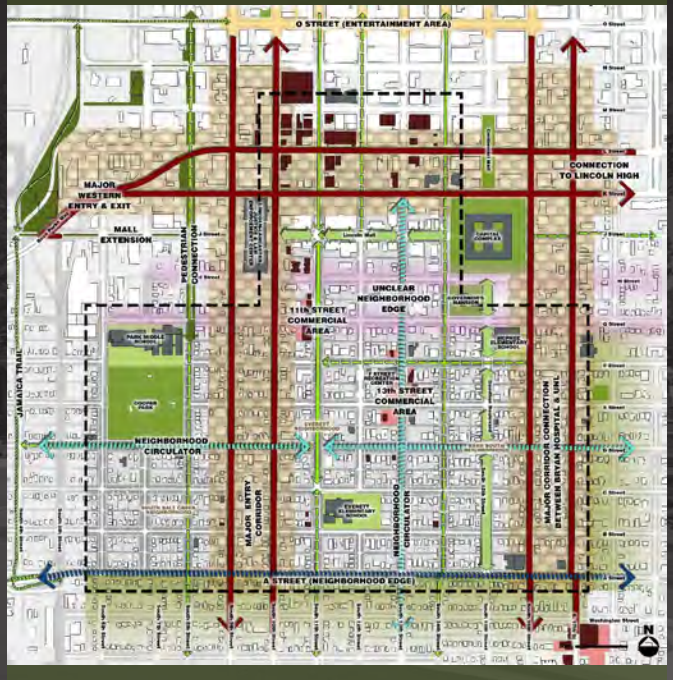
EXISTING CONDITIONS
GIS DATA & INFORMATION

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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SOUTH DOWNTOWN REVITALIZATION PLAN
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CONSENSUS ISSUES, ASSETS & IDEAS

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

DRAFT CONSENSUS ISSUES, ASSETS, & IDEAS
SYNTHESIZED...

DATA GATHERED FROM...

- Stakeholder Interviews
- Focus Group Meetings
- Kickoff Public Meeting #1
- Community Advisory Committee Meeting #1 & #2
- MindMixer Online Survey
- Public Meeting Exit Surveys
- One Word Cards

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One Word! [Compiled]
SODO TODAY

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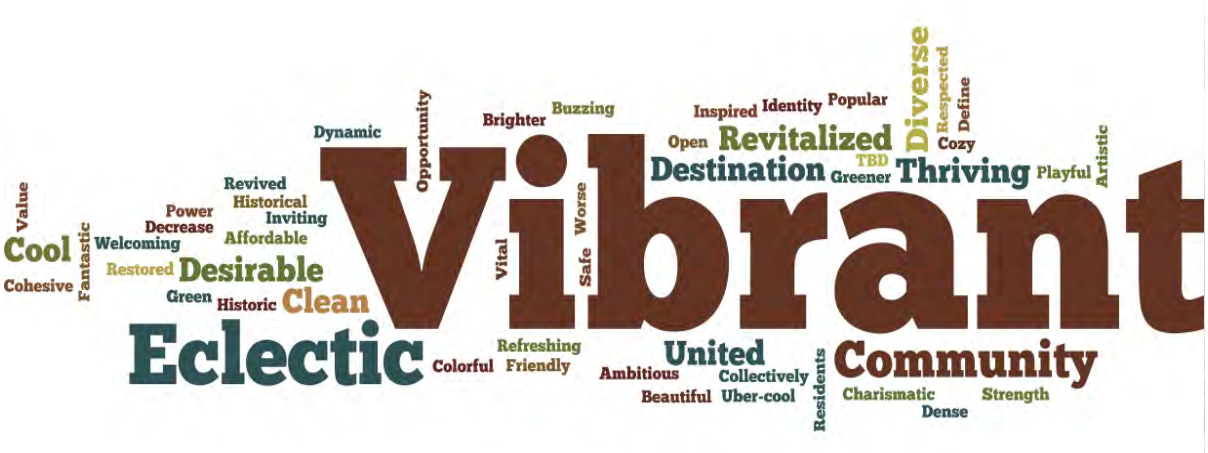
FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE

One Word! [Compiled]
SODO IN THE FUTURE



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FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE

CONSENSUS ISSUES, ASSETS, & IDEAS

- 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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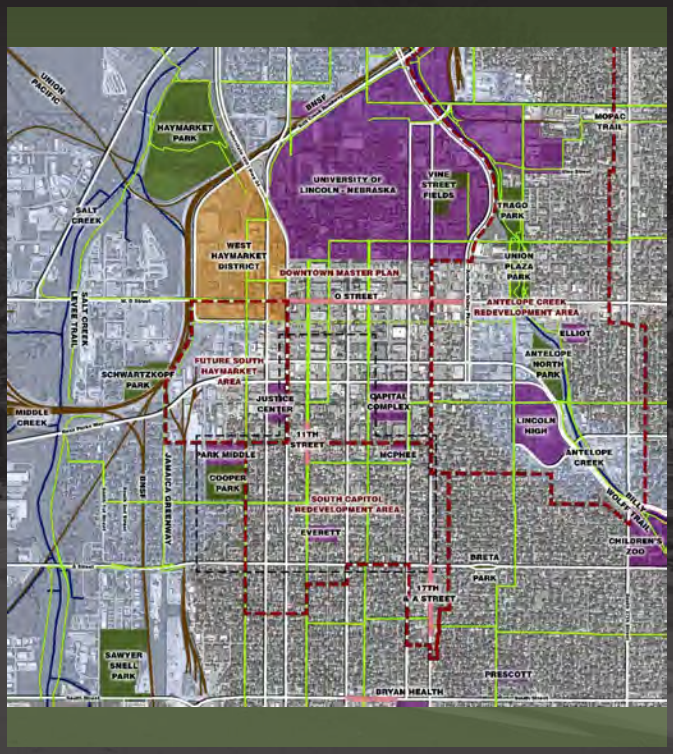
FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE

CONSENSUS ISSUES
01| CONTEXT: CITY & DOWNTOWN

1. Lack of wide range of high quality housing to enhance downtown living.
2. Lack of a broad spectrum of amenities in the urban core.



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FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE

CONSENSUS ISSUES
02| NEIGHBORHOOD STRUCTURE, CHARACTER, & ECOLOGY

1. Poor pedestrian experience and safety due to wide, high traffic streets.
2. Poor quality lighting on streets, alleys, and parks.
3. Insufficient investment in the streets, alleys, and parks.
4. Lack of usable parks and greenspace distributed throughout the neighborhood.

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

CONSENSUS ISSUES
03| ACCESS, CIRCULATION, & PARKING

1. 9th, 10th, 16th, and 17th Streets act as barriers.
2. High traffic volume on 9th and 10th Streets.
3. Limited access to efficient & effective public transportation throughout the neighborhood and to other points in the city.
4. 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

CONSENSUS ISSUES
04| BUILDING TYPES & OWNERSHIP

1. Many buildings in poor physical condition with deferred maintenance.
2. Slip-in apartments and low-quality rentals detract from the character.
3. Absentee landlords are not being held accountable and are unresponsive to neighborhood concerns.
4. High rentership and non-owner occupied housing.

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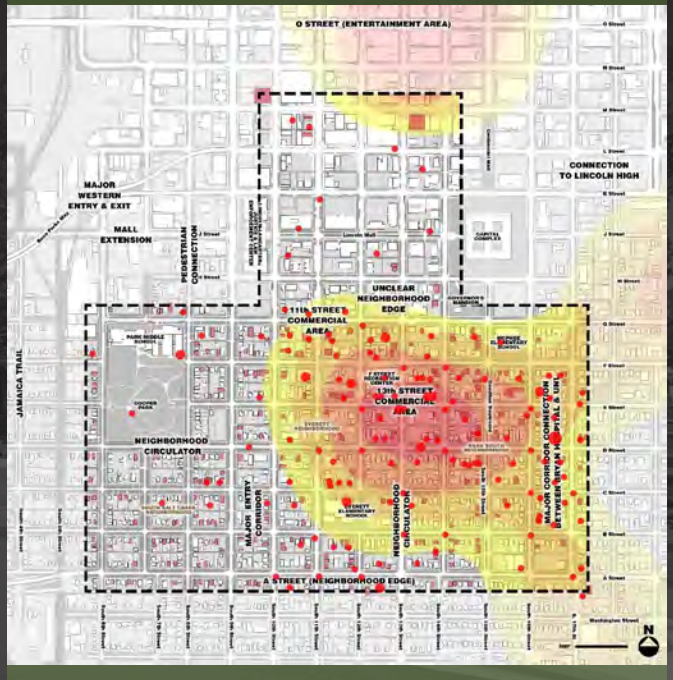
SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE

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

1. Generally, area perceived as unsafe.
2. Problem properties, deteriorating conditions, and lack of building upkeep.
3. Petty crime and illegal activities.
4. High rate of poverty with a median income of less than half that of the city.



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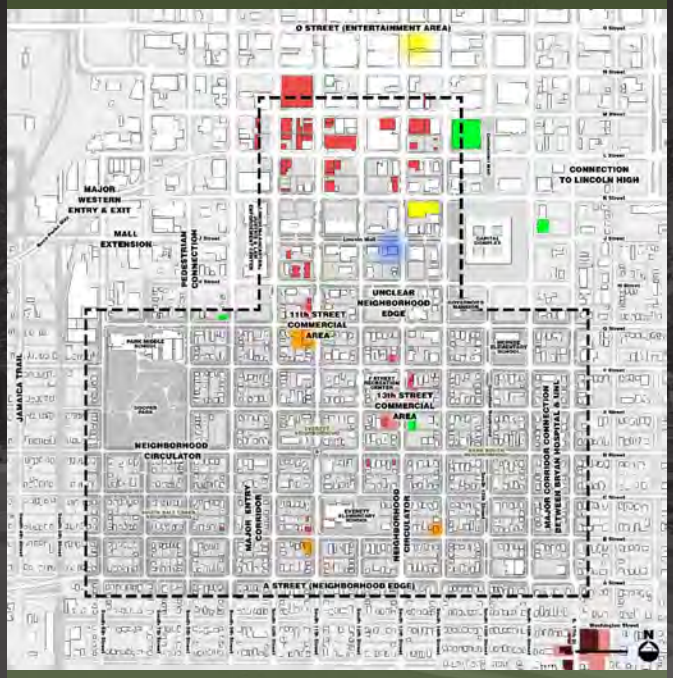
SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE

CONSENSUS ISSUES
06| COMMUNITY SERVICES, AMENITIES, & HEALTH

1. Low food security and lack access to quality food.
2. Lack of neighborhood services and retailing.
3. Low-quality, second tier convenience retailing.
4. Lack of awareness and access to regional social services.
5. Lack of recreational and entertainment amenities.



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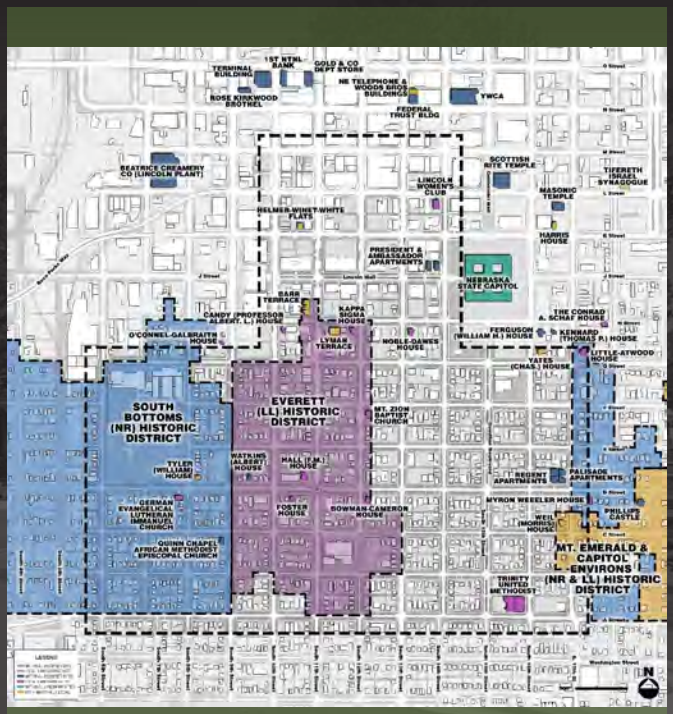
SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE

CONSENSUS ISSUES
07| ARTS, CULTURE, & EDUCATION

1. Lack of a skilled workforce and minimal educational attainment.
2. Educationally accessible jobs to SoDo residents are physically less accessible.
3. Lack of high-quality affordable childcare



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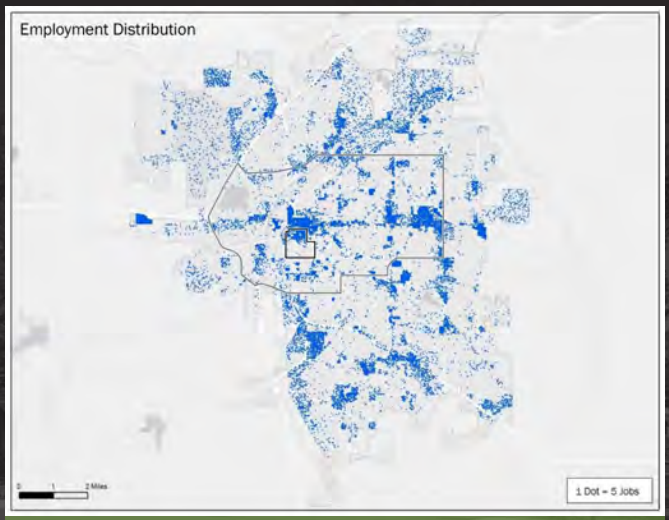
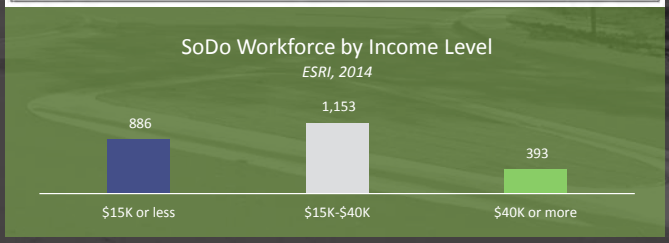
SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE

CONSENSUS ISSUES
08| OPPORTUNITY, INNOVATION, & PROSPERITY

1. High costs for repair and rehab of older historic properties.
2. Concentration of lower property values than the city as a whole.
3. Difficult job accessibility for SoDo residents.
4. Low housing values compared to other neighborhoods.





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

CONSENSUS ISSUES
09| GOVERNANCE, MANAGEMENT, & FUNDING

1. Fractured community.
2. Lack of investment.
3. Lack of a true community development corporation (CDC).

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

SODO REVITALIZATION FRAMEWORK PLAN: OPTIONS

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

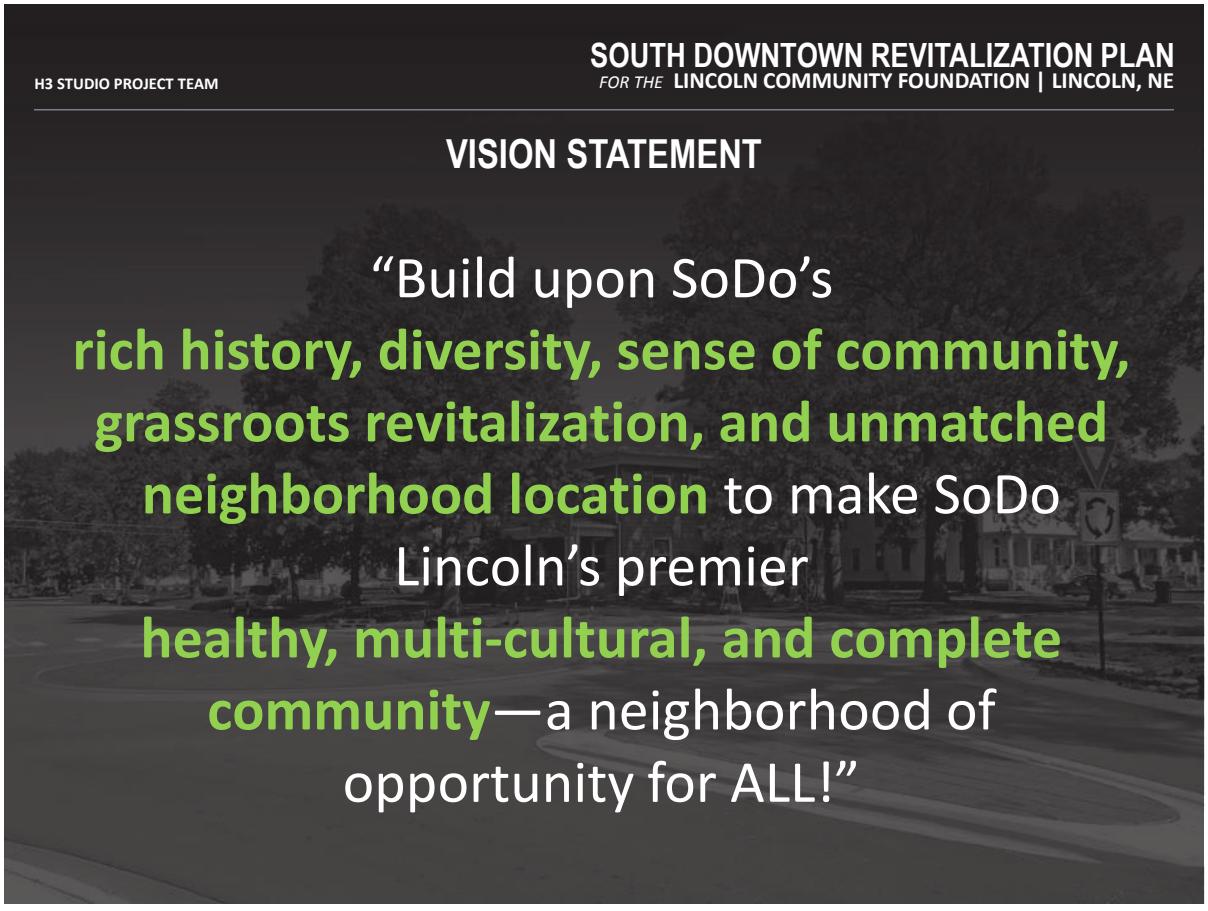
REVITALIZATION FRAMEWORK OPTIONS

OPTION 01: Neighborhood Centers

OPTION 02: Lincoln Mall + Neighborhood Housing

OPTION 03: The Capital District + Everett + South Bottoms Neighborhoods

H3 STUDIO PROJECT TEAM
SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE
SODO VISION
& GOALS


H3 STUDIO PROJECT TEAM
SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE
VISION STATEMENT
"Build upon SoDo's
rich history, diversity, sense of community, grassroots revitalization, and unmatched neighborhood location to make SoDo Lincoln's premier
healthy, multi-cultural, and complete community—a neighborhood of opportunity for ALL!"

GOALS

1. Envision Cooper Park, the schools, and the F Street Recreation Center as **community hubs** and the **'heart' of the neighborhood**.
2. Develop a series of **mixed-use Neighborhood Centers and Districts** for retail and community services.
3. Continue the ongoing revitalization of S. **11th Street** as a **walkable, mixed-use, urban, multi-modal corridor**.
4. Diversify building types and **provide new housing** to retain and continue to attract a **diversity of residents for an inclusive community**.
5. Incentivize and create **new neighborhood businesses and services** to achieve a **mixed-use, complete community**.
6. **Promote owner occupancy** of single family homes and **responsible management of rental properties**.
7. Create a **multi-generational neighborhood** that supports active and independent lifestyle choices for all ages.

H3 STUDIO PROJECT TEAM

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

GOALS *(continued...)*

8. Enhance **neighborhood integration, circulation, safety, and connectivity** for **all residents**—pedestrians, cyclists, drivers, and transit riders.
9. Improve the **visual quality, safety, and connectivity of major 1-way street pairs** including 9th and 10th Streets, 16th and 17th Streets, and K Street and L Street.
10. Improve **parks, playgrounds, malls, community gardens, and open space amenities**.
11. Improve **safety and visual quality of streets** with healthy trees, robust native landscapes, and improved sidewalks.
12. Promote **community health, safety, and environmental sustainability**.
13. Organize for **implementation success and community empowerment** and leadership.

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

SODO DEVELOPMENT PROGRAM

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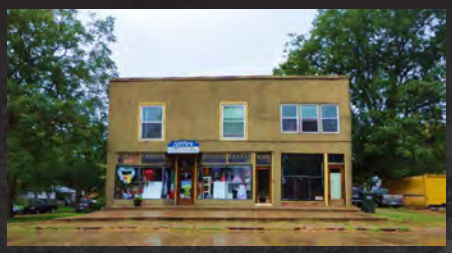
SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE

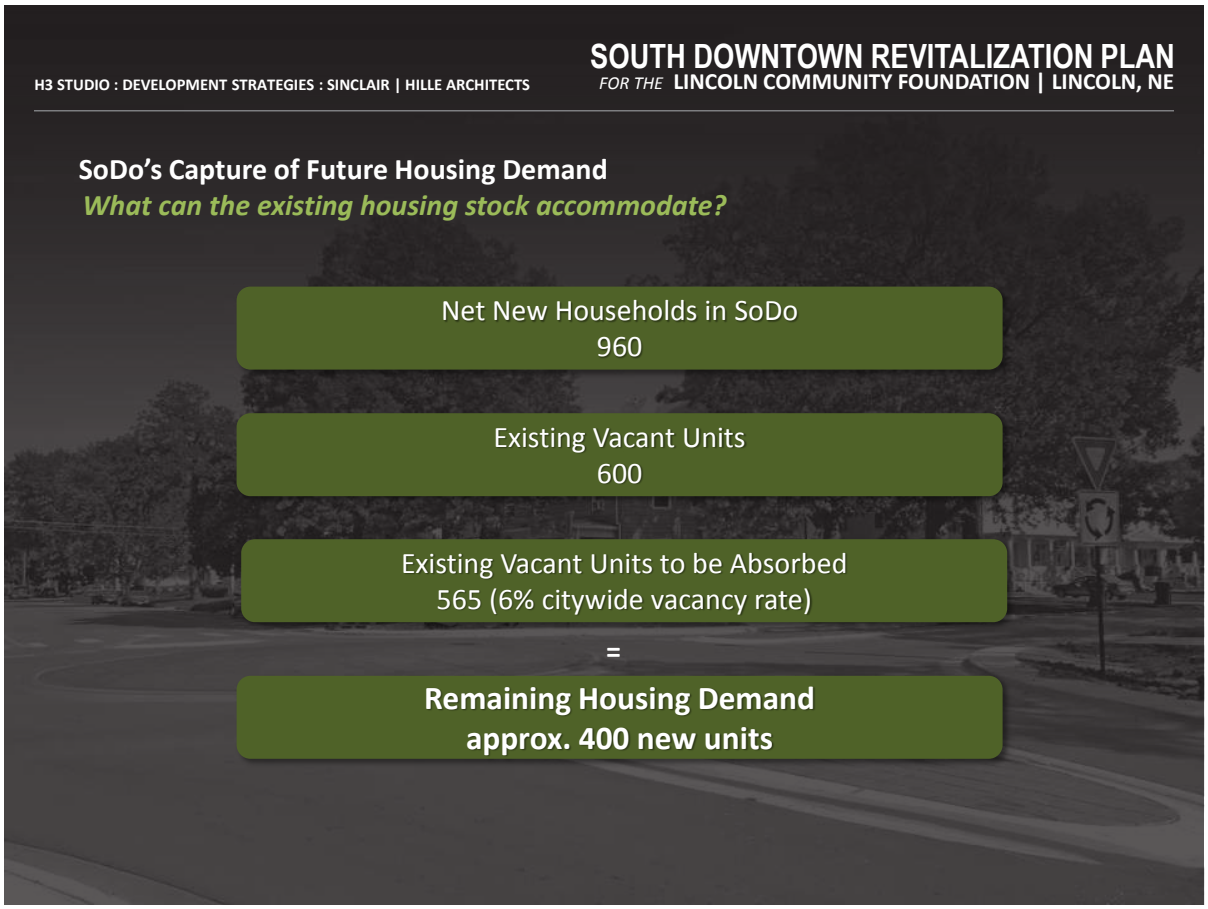
REVITALIZATION FRAMEWORK OPTIONS

ECONOMIC & MARKET POTENTIAL

Key Components of Development Program

1. ***QUANTIFYING DEMAND BY MARKET NICHES***
2. ***HOUSING TYPOLOGIES/PRODUCTS***
3. ***INCENTIVES/FEASIBILITY/PROGRAMS***
4. ***NEIGHBORHOOD AMENITIES/SERVICES***




H3 STUDIO : DEVELOPMENT STRATEGIES : SINCLAIR | HILLE ARCHITECTS
SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE
SoDo's Capture of Future Housing Demand
What can the existing housing stock accommodate?
Net New Households in SoDo
960
Existing Vacant Units
600
Existing Vacant Units to be Absorbed
565 (6% citywide vacancy rate)
=
Remaining Housing Demand
approx. 400 new units

H3 STUDIO : DEVELOPMENT STRATEGIES : SINCLAIR | HILLE ARCHITECTS
SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE
Housing Development Program
New Construction
Total New Units
420 to 450 (assumes vacancy rate)
150 to 200 Rental Units
275 to 325 Ownership Units

H3 STUDIO : DEVELOPMENT STRATEGIES : SINCLAIR | HILLE ARCHITECTS

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

Housing Development Program
Increasing Ownership Rate

- Currently, *over 90 percent of SoDo's households are renters*.
- Based on national averages, SoDo's household groups have a *rental rate of 79 percent*.

Current SoDo Renter HH: 3,100

↓

National average for SoDo's groups: 2,600

↓

Transition of Existing SoDo Residents to Ownership Goal: approx. 500

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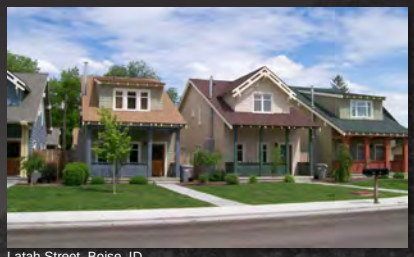
SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE

Housing Typologies
Single-Family Infill, Traditional


Latah Street, Boise, ID

Nashville, TN

Denver, CO

Denver, CO

Goldsboro, NC

Columbus, OH

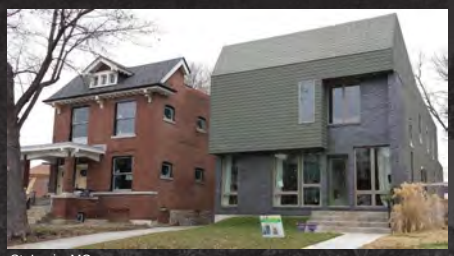
H3 STUDIO : DEVELOPMENT STRATEGIES : SINCLAIR | HILLE ARCHITECTS

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

Housing Typologies
Single-Family Infill, Contemporary

St. Louis, MO

Denver, CO


St. Louis, MO

Edmonton (Canada)

Chicago, IL

Seattle, WA

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

Housing Typologies
Townhomes and Condominiums

Carburetor Lofts, Indianapolis, IN

Hennepin & 32nd St., Minneapolis, MN

Ferncliff at Lenox, Atlanta, GA

Battery Park, Cleveland, OH

2428 Champa, Denver, CO

Pacifica, Carrboro, NC

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

Housing Typologies
Mixed-Income (Subsidized)

Crawford Square, Pittsburgh, PA

North Sarah, St. Louis, MO

Chatam Square, Lafayette, IN

The Reservoir, Madison, WI

Central Park Rows, Denver, CO

Carlson Commons, Rochester, NY

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

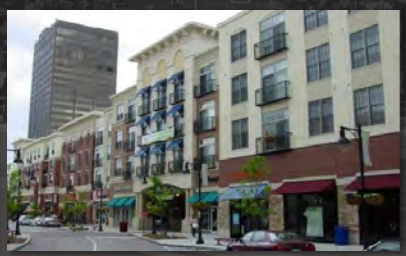
Housing Typologies
Smaller Scale Mixed-Use

15th and Pearl, Boulder, CO

Mariposa, Denver, CO

Eat Street Flats, Minneapolis, MN

Arts Quarters, Minneapolis, MN


Allegro at the Boulevard, St. Louis, MO

Station Plaza, St. Louis, MO

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

Housing Typologies
Multi-Family

Fries & Schuele, Cleveland, OH

Gillam Park Row, Kansas City , MO

Washington Rowhouses, Madison, WI

Waverly Station, Cleveland, OH

229 at Lakelawn, Madison, WI

Tassafaronga Village, Oakland, CA

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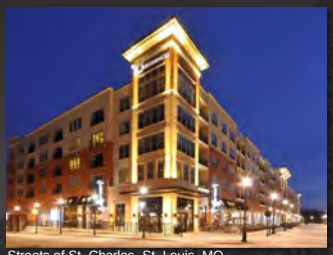
SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

Housing Typologies
Mixed-Use


Streets of St. Charles, St. Louis, MO

Avenir, Milwaukee, WI

St. Louis Park, Minnesota, MN

222 Hennepin, Minneapolis, MN

Axis, Indianapolis, IN

Vélo, Minneapolis, MN

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

Retail Development
Mixed-Use with Grocery Store Tenant

The Lofts at Washington University, St. Louis, MO

5th & L Streets NW, Washington, DC

Museum Place Lofts & Townhouses, Portland, OR

3rd Central, Gresham, OR

Penrose Square, Arlington County, VA

Culinaria, St. Louis, MO

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

Retail Development
Pedestrian Scale

Brightleaf Square, Durham, North Carolina

Albany, New York

Traverse City, Michigan

Westport, Kansas City

Delmar Loop, St. Louis

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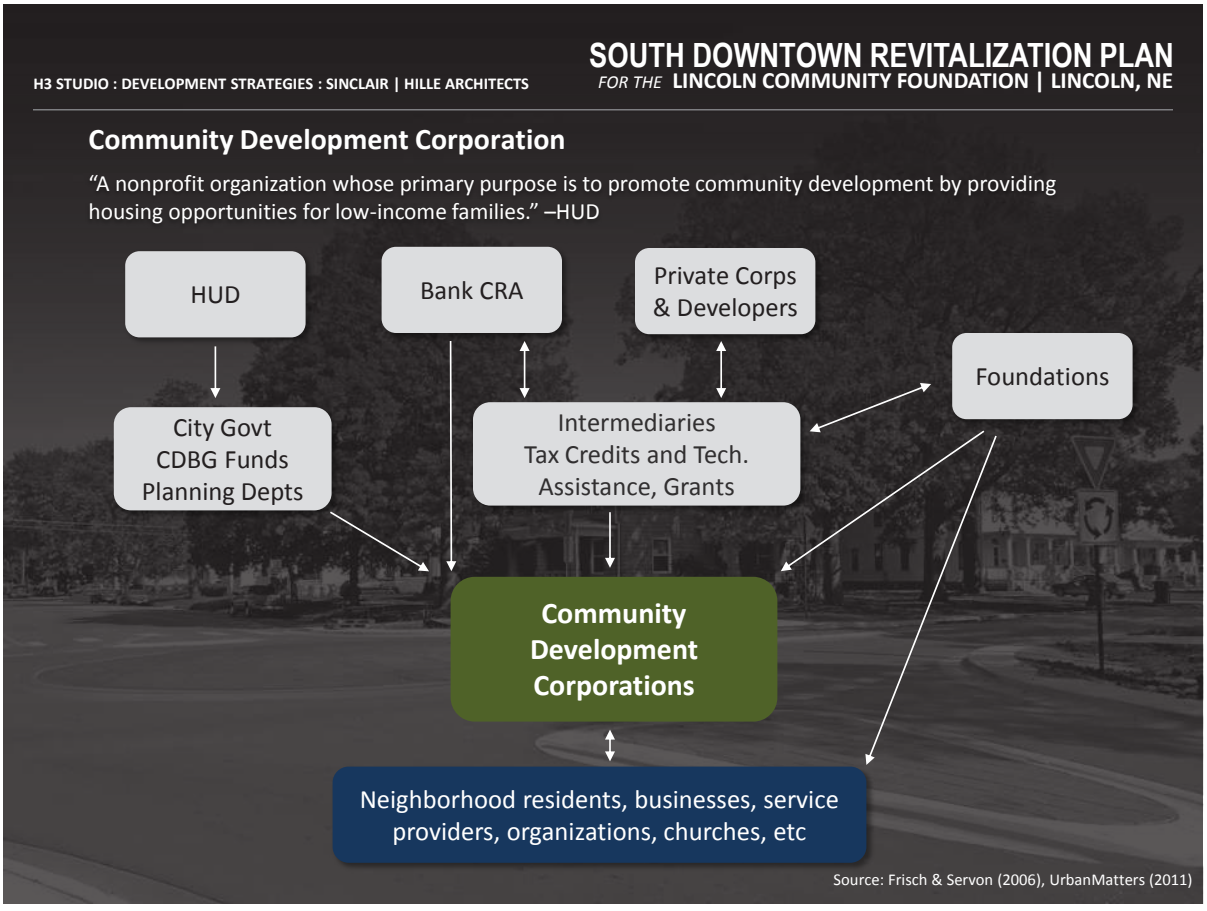
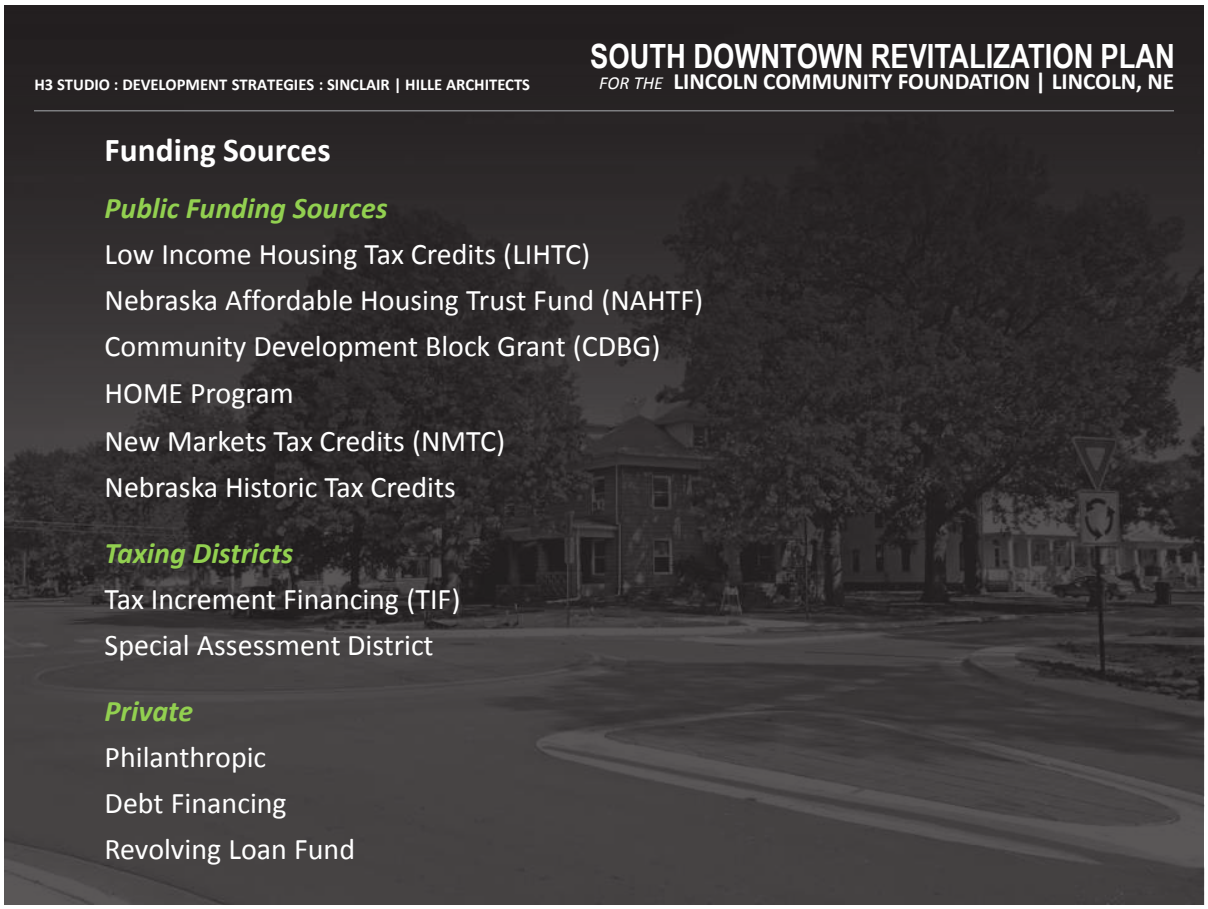
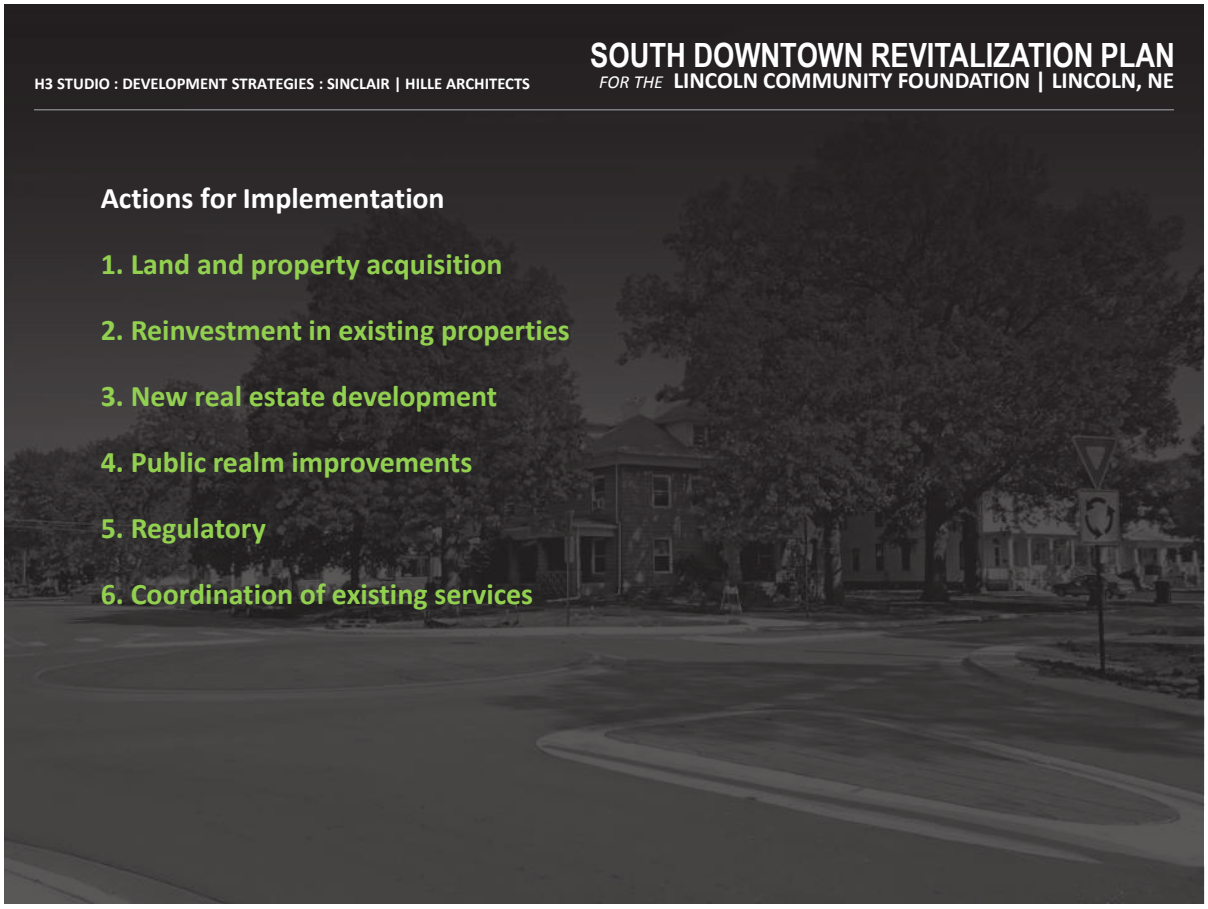
SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE
Economic Development Program and Services
Implications for SoDo
Service Sector Workforce
Existing SoDo Workforce
Professional Workforce
Education and Workforce Development
Recruitment and Talent Retention
Job Accessibility
Innovation and the New Economy
SoDo and Greater Downtown Economic Growth


H3 STUDIO : DEVELOPMENT STRATEGIES : SINCLAIR | HILLE ARCHITECTS
SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE
Community Development Corporation
"A nonprofit organization whose primary purpose is to promote community development by providing housing opportunities for low-income families." –HUD
HUD
Bank CRA
Private Corps & Developers
Foundations
City Govt CDBG Funds Planning Depts
Intermediaries Tax Credits and Tech. Assistance, Grants
Community Development Corporations
Neighborhood residents, businesses, service providers, organizations, churches, etc
Source: Frisch & Servon (2006), UrbanMatters (2011)


H3 STUDIO : DEVELOPMENT STRATEGIES : SINCLAIR | HILLE ARCHITECTS
SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE
Funding Sources
Public Funding Sources
Low Income Housing Tax Credits (LIHTC)
Nebraska Affordable Housing Trust Fund (NAHTF)
Community Development Block Grant (CDBG)
HOME Program
New Markets Tax Credits (NMTC)
Nebraska Historic Tax Credits
Taxing Districts
Tax Increment Financing (TIF)
Special Assessment District
Private
Philanthropic
Debt Financing
Revolving Loan Fund


H3 STUDIO : DEVELOPMENT STRATEGIES : SINCLAIR | HILLE ARCHITECTS
SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE
Actions for Implementation
1. Land and property acquisition
2. Reinvestment in existing properties
3. New real estate development
4. Public realm improvements
5. Regulatory
6. Coordination of existing services

H3 STUDIO : DEVELOPMENT STRATEGIES : SINCLAIR | HILLE ARCHITECTS

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

SODO REVITALIZATION FRAMEWORK PLAN

H3 STUDIO : DEVELOPMENT STRATEGIES : SINCLAIR | HILLE ARCHITECTS

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

REVITALIZATION FRAMEWORK OPTIONS

OPTION 01: Neighborhood Centers

OPTION 02: Lincoln Mall + Neighborhood Housing

OPTION 03: The Capital District + Everett + South Bottoms Neighborhoods

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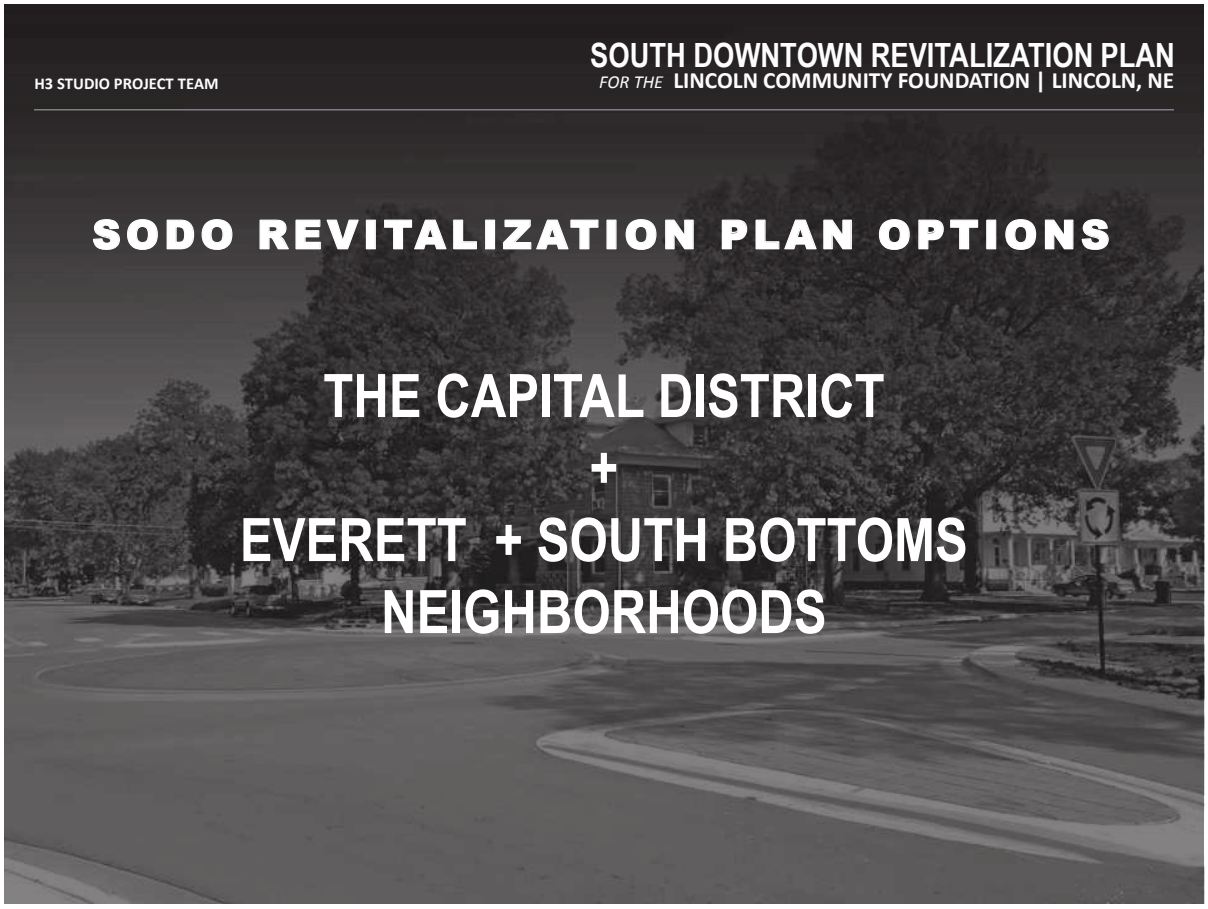
SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE
SODO REVITALIZATION PLAN OPTIONS
PREFFERED OPTION:


H3 STUDIO PROJECT TEAM
SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE
SODO REVITALIZATION PLAN OPTIONS
THE CAPITAL DISTRICT
+
EVERETT + SOUTH BOTTOMS
NEIGHBORHOODS

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

REVITALIZATION FRAMEWORK

Capital District + Neighborhoods

This option will require

30+ years

of focused development!

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

REVITALIZATION FRAMEWORK
PREFFERED OPTION

BASEMAP

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FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE

REVITALIZATION FRAMEWORK PREFFERED OPTION

Capital District + Neighborhoods

1. Expand existing neighborhood retail and develop mixed-use district to O Street

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

REVITALIZATION FRAMEWORK PREFFERED OPTION

Capital District + Neighborhoods

1. Expand existing neighborhood retail and develop mixed-use district to O Street
2. 11th street link to downtown and adjacent neighborhoods

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

REVITALIZATION FRAMEWORK PREFFERED OPTION

Capital District + Neighborhoods

1. Expand existing neighborhood retail and develop mixed-use district to O Street
2. 11th street link to downtown and adjacent neighborhoods
3. Support and expand impact of schools as community hubs

H3 STUDIO PROJECT TEAM

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

REVITALIZATION FRAMEWORK PREFFERED OPTION

Capital District + Neighborhoods

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4. Provide new neighborhood park at F Street Recreation Center

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

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5. Improve pedestrian safety and comfort on F Street, 8th Street, and 13th Street

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

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6. Continue development Centennial Mall redevelopment [library]

H3 STUDIO PROJECT TEAM

SOUTH DOWNTOWN REVITALIZATION PLAN
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REVITALIZATION FRAMEWORK PREFFERED OPTION

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7. New mixed-use and condominium/apartment housing + rehab existing

H3 STUDIO PROJECT TEAM

SOUTH DOWNTOWN REVITALIZATION PLAN
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H3 STUDIO PROJECT TEAM

SOUTH DOWNTOWN REVITALIZATION PLAN
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REVITALIZATION FRAMEWORK PREFFERED OPTION

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H3 STUDIO PROJECT TEAM

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

REVITALIZATION FRAMEWORK PREFFERED OPTION

Capital District + Neighborhoods

1. Expand existing neighborhood retail and develop mixed-use district to O Street
2. 11th street link to downtown and adjacent neighborhoods
3. Support and expand impact of schools as community hubs
4. Provide new neighborhood park at F Street Recreation Center
5. Improve pedestrian safety and comfort on F Street, 8th Street, and 13th Street
6. Continue development Centennial Mall redevelopment [library]
7. New mixed-use and condominium/apartment housing + rehab existing
8. New safe crossings and traffic signals on 9th and 10th Street

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7. New mixed-use and condominium/apartment housing + rehab existing
8. New safe crossings and traffic signals on 9th and 10th Street
9. Provide dedicated parallel parking and safe pedestrian crossings on 16th and 17th Street

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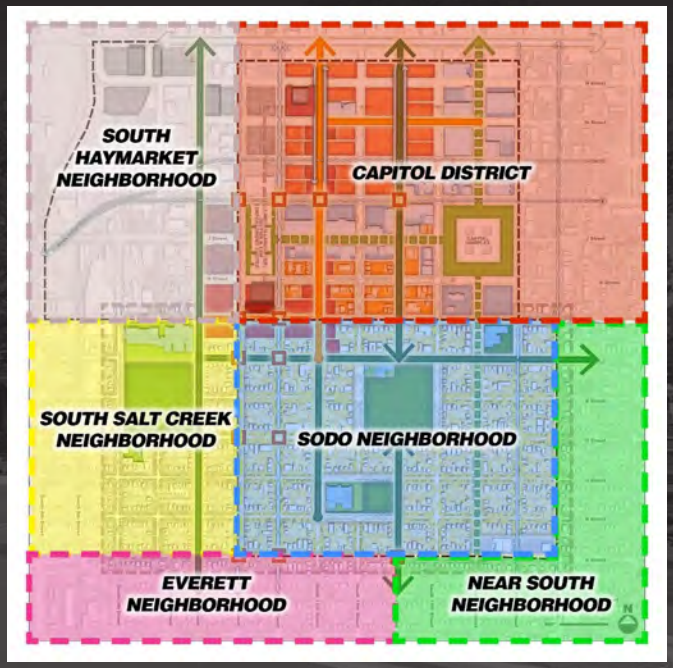
SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE

NEIGHBORHOODS/DISTRICTS

- Capitol District (red)
- South Haymarket Neighborhood (Purple)
- South Salt Creek Neighborhood (yellow)
- SODO Neighborhood (blue)
- Everett Neighborhood (pink)
- Near South Neighborhood (green)



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

REVITALIZATION FRAMEWORK OPTIONS| SECTIONS

EXISTING CONDITION

9TH STREET EXISTING CONDITION

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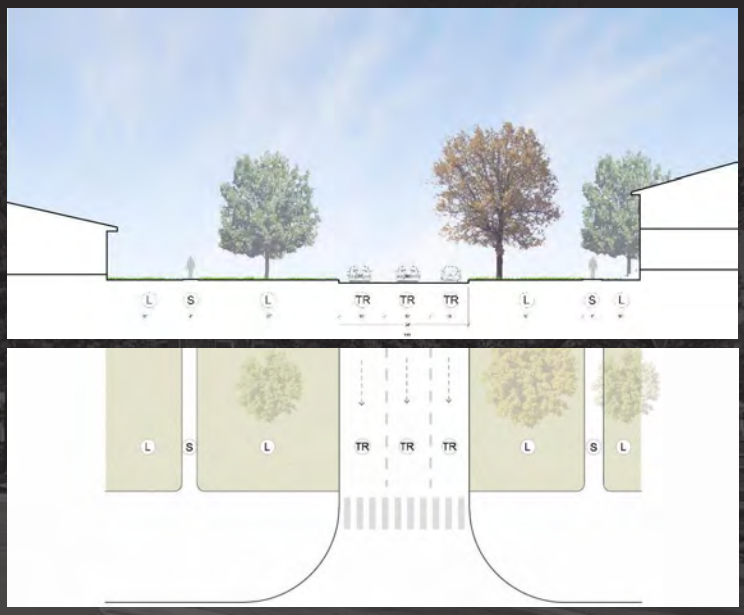
SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

REVITALIZATION FRAMEWORK PREFFERED OPTION SECTIONS

EXISTING CONDITION



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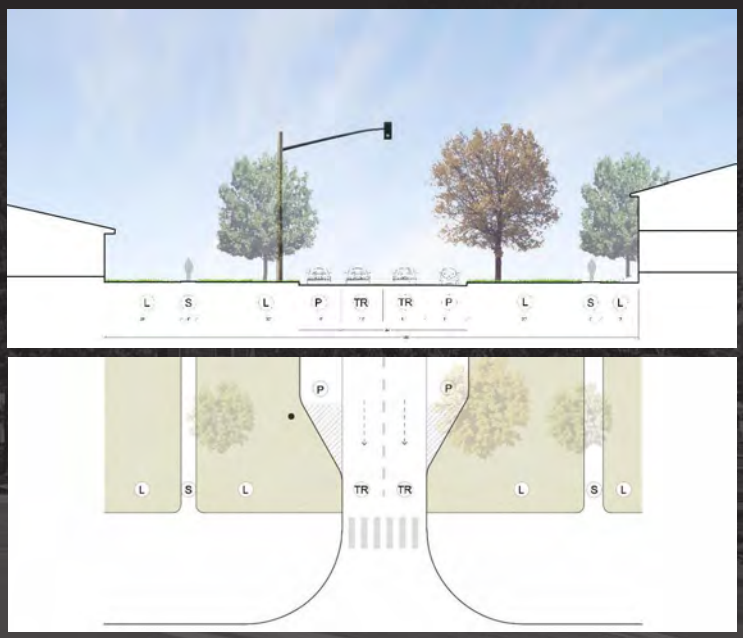
SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

REVITALIZATION FRAMEWORK
PREFFERED OPTION
SECTIONS
OPTION 03

9TH STREET



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

REVITALIZATION FRAMEWORK
PREFFERED OPTION
SECTIONS
EXISTING CONDITION

10TH STREET EXISTING CONDITION

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

REVITALIZATION FRAMEWORK PREFFERED OPTION SECTIONS
EXISTING CONDITION

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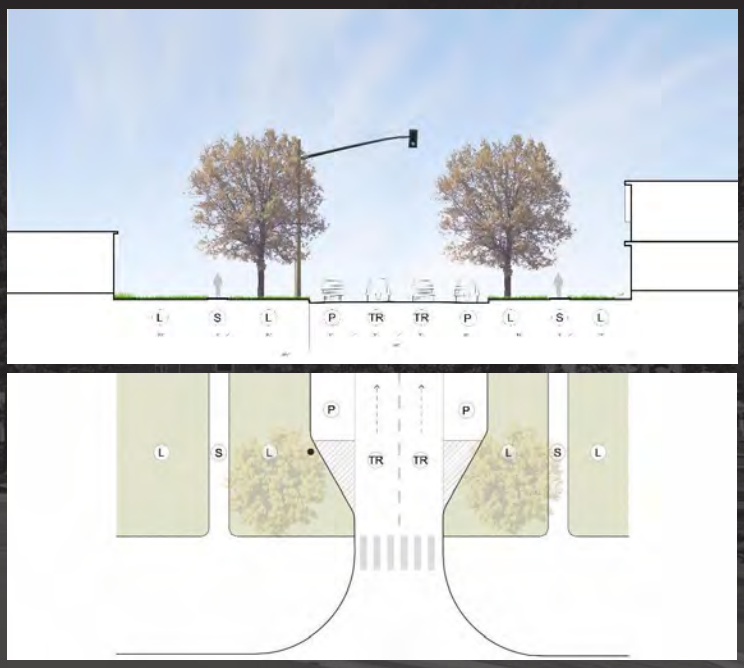
SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE

REVITALIZATION FRAMEWORK PREFFERED OPTION SECTIONS

10TH STREET



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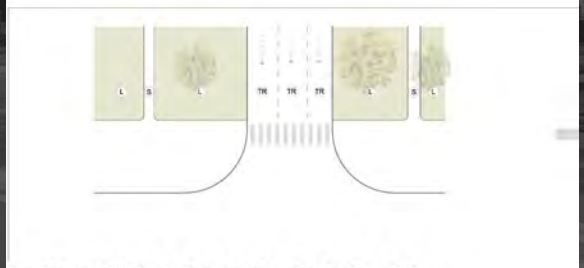
SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

REVITALIZATION FRAMEWORK OPTIONS| SECTIONS

EXISTING CONDITION

9TH / 10th STREET

EXISTING STREET SECTION



EXISTING STREET PLAN

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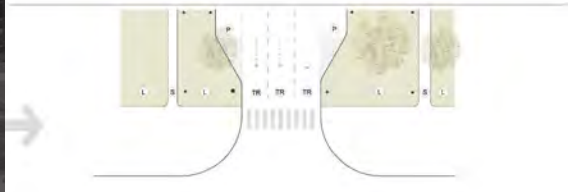
SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

REVITALIZATION FRAMEWORK OPTIONS| SECTIONS

OPTION 01

9TH / 10th Street

PROPOSED STEET SECTION



PROPOSED STREET PLAN

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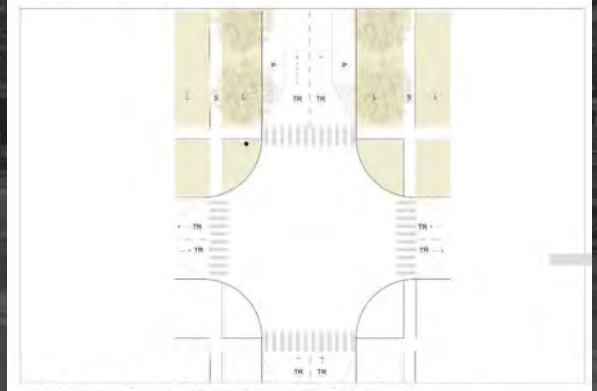
SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

REVITALIZATION FRAMEWORK OPTIONS| SECTIONS

17TH STREET

EXISTING STREET SECTION



EXISTING STREET PLAN

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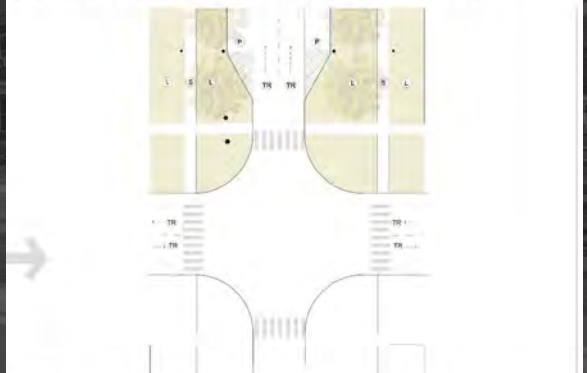
SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

REVITALIZATION FRAMEWORK OPTIONS| SECTIONS

17TH STREET

PROPOSED STEET SECTION



PROPOSED STREET PLAN

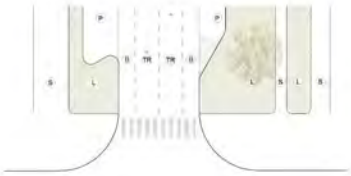
H3 STUDIO PROJECT TEAM

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

REVITALIZATION FRAMEWORK OPTIONS| SECTIONS

11TH STREET

EXISTING STREET SECTION



EXISTING STREET PLAN

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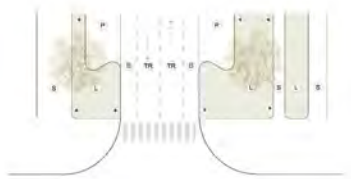
SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

REVITALIZATION FRAMEWORK OPTIONS| SECTIONS

11TH STREET

PROPOSED STEET SECTION



PROPOSED STREET PLAN

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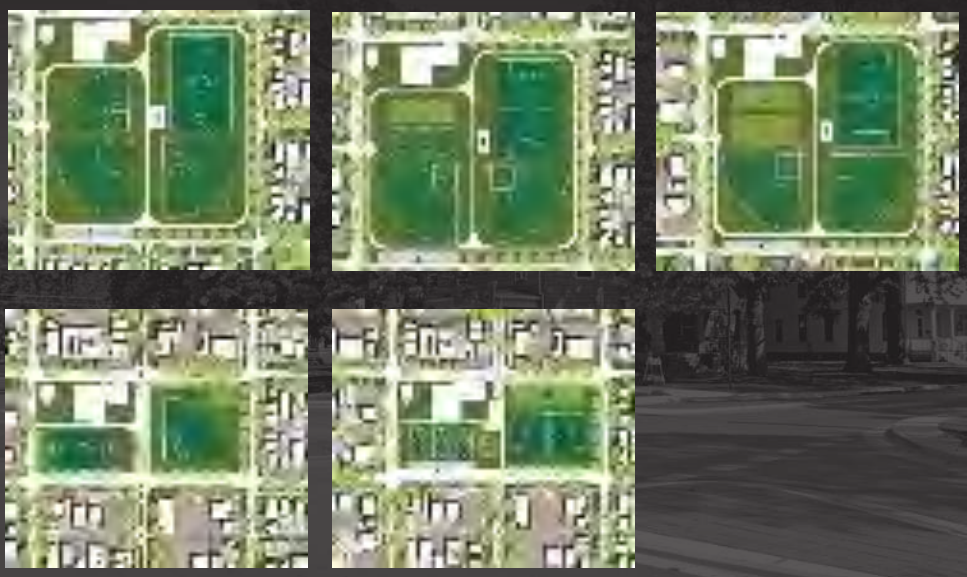
SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE

REVITALIZATION FRAMEWORK
Park



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SOUTH DOWNTOWN REVITALIZATION PLAN
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REVITALIZATION FRAMEWORK
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7. New mixed-use and condominium/apartment housing + rehab existing
8. Convert 16th and 17th Streets to two-way
9. Improve landscape and amenities in parks, malls, and capital complex
10. Provide traffic control and parking on 9th/10th and K/L one-way pairs
11. Improve safety, lighting, and walkability on D Street, F Street, and 13th Street

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11. Improve safety, lighting, and walkability on D Street, F Street, and 13th Street
12. Provide community support programs

H3 STUDIO PROJECT TEAM

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

REVITALIZATION FRAMEWORK PREFFERED OPTION *Capital District + Neighborhoods*
POTENTIAL SOCIAL SERVICES & PROGRAMMING

COMMUNITY SERVICES HUB – *A physical, one-stop shop for residents to access case management and comprehensive social services, including:*

- ✓ Refugee and **immigrant advocacy** and outreach
- ✓ **Substance abuse**, **domestic violence**, and **family assistance** programs
- ✓ **Workforce training** program
- ✓ **Job placement** program
- ✓ **Homeless** services

YOUTH & SENIORS

- ✓ Expanded **after-school programs** *(neighborhood schools and F Street Recreation Center)*
- ✓ Accredited **childcare programs** and facilities
- ✓ **Aging in Place** support program

HEALTH & FOOD SECURITY

- ✓ **Community-supported agriculture** (CSA) program utilizing **community gardens**
- ✓ **Mobile health clinic** and affordable healthcare access

HOUSING & ECONOMIC DEVELOPMENT

- ✓ "Good Neighbor" **landlord and renter training** programs
- ✓ **Homeownership assistance** program
- ✓ Financial **incentive program for rehab** of historic buildings
- ✓ **Blight removal**, land acquisition, and **land-banking** program
- ✓ **Micro-lending "library"** for community-based entrepreneurs
- ✓ State capital **internship program** for college students

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

REVITALIZATION FRAMEWORK PREFFERED OPTION ***Capital District + Neighborhoods***
POTENTIAL SOCIAL SERVICES & PROGRAMMING

STRENGTHEN COMMUNITY through HISTORY

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REVITALIZATION FRAMEWORK PREFFERED OPTION ***Capital District + Neighborhoods***
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REVITALIZATION FRAMEWORK PREFFERED OPTION *Capital District + Neighborhoods*
POTENTIAL SOCIAL SERVICES & PROGRAMMING

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H3 STUDIO PROJECT TEAM

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HEALTH & FOOD SECURITY

- ✓ **Community-supported agriculture** (CSA) program utilizing **community gardens**
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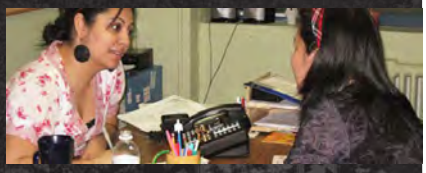

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SOUTH DOWNTOWN REVITALIZATION PLAN
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SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE

HOUSING ASSESSSMENT

- Attached Residential
- Detached Residential
- Mixed Use
- Poor Maintained Building
- Slip-in Apartment
- Vacant Parcel
- Service Parking Lot
- Vacant Building
- Civic
- Commercial

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FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE

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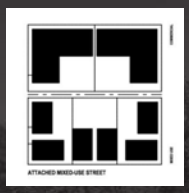
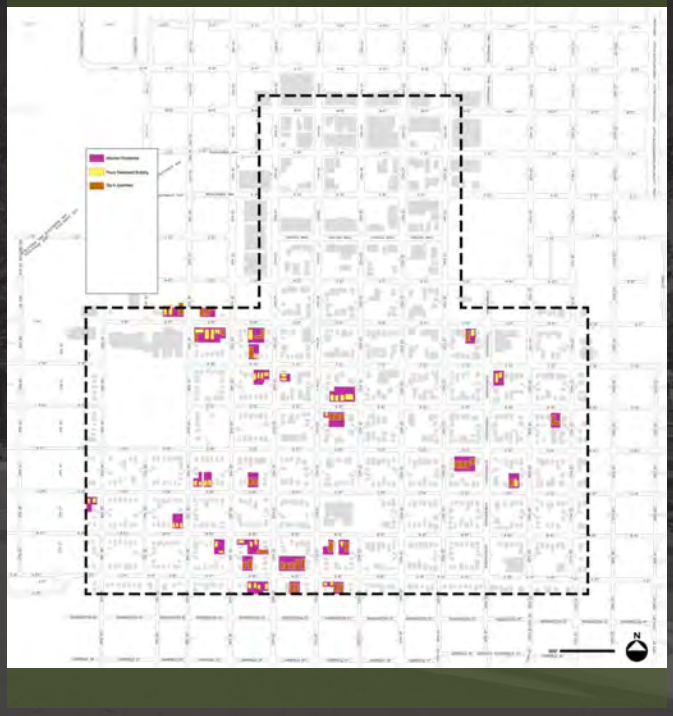
SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE

HOUSING TYPOLOGIES
POSSIBLE ATTACHED RESIDENTIAL



Attached Mixed Use Street

Attached Mixed Family Street



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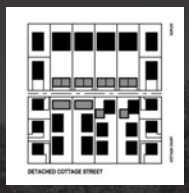
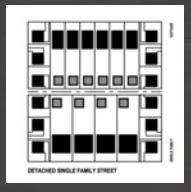
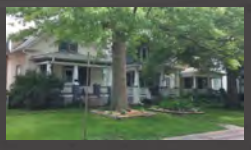
SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE

HOUSING TYPOLOGIES
POSSIBLE DETACHED RESIDENTIAL

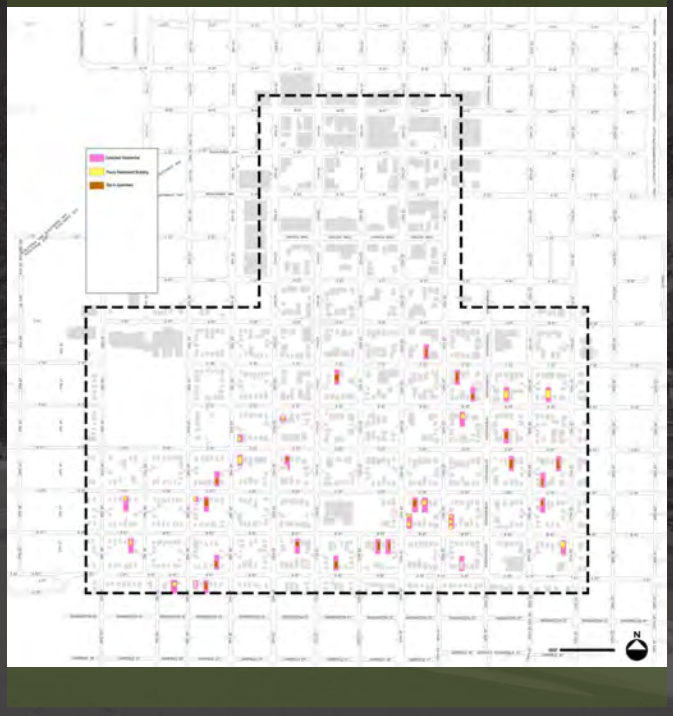


Detached Cottage Street





Detached Single Family Street



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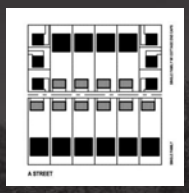
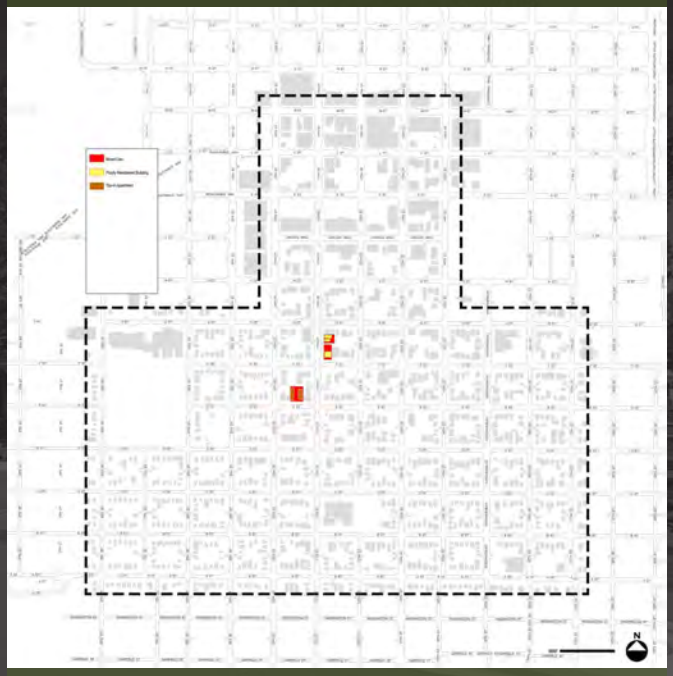
SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE

HOUSING TYPOLOGIES
POSSIBLE MIXED USE



A Street



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

B Street (from east to west)

Housing Condition Assessment

82

75,76

B15

69

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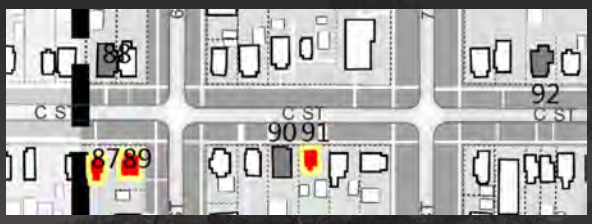
SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE

C Street (from east to west)

Housing Condition Assessment



87

89

91

H3 STUDIO PROJECT TEAM

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

C Street (from east to west)

Housing Condition Assessment

93

94

95

96,97

H3 STUDIO PROJECT TEAM

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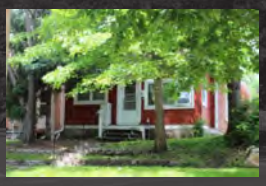
FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE

C Street (from east to west)

Housing Condition Assessment



178

B14

H3 STUDIO PROJECT TEAM

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

C Street (from east to west)

Housing Condition Assessment

100

A3

101

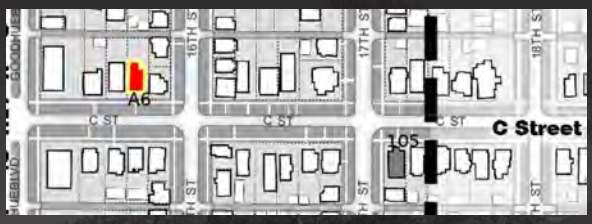
103

H3 STUDIO PROJECT TEAM

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

C Street (from east to west)

Housing Condition Assessment



A6

H3 STUDIO PROJECT TEAM

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

D Street (from east to west)

Housing Condition Assessment

118

A15

H3 STUDIO PROJECT TEAM

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

D Street (from east to west)

Housing Condition Assessment

A10

H3 STUDIO PROJECT TEAM

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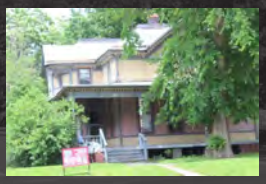
D Street (from east to west)

Housing Condition Assessment



106

107

H3 STUDIO PROJECT TEAM

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

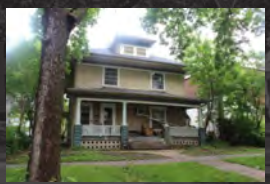
E Street (from east to west)

Housing Condition Assessment

136

137

B6



B5

H3 STUDIO PROJECT TEAM

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

E Street (from east to west)

Housing Condition Assessment

A13

B4

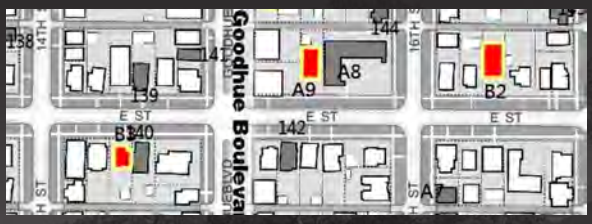
A11

H3 STUDIO PROJECT TEAM

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

E Street (from east to west)

Housing Condition Assessment



B3

A9

B2

H3 STUDIO PROJECT TEAM

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

F Street (from east to west)

Housing Condition Assessment

158

157

156

155

H3 STUDIO PROJECT TEAM

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

F Street (from east to west)

Housing Condition Assessment

B8

H3 STUDIO PROJECT TEAM

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

F Street (from east to west)

Housing Condition Assessment

B1

146

H3 STUDIO PROJECT TEAM

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

G Street (from east to west)

Housing Condition Assessment

B13

A16

B12

B11

H3 STUDIO PROJECT TEAM

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

G Street (from east to west)

Housing Condition Assessment

A17,B10,B9

A18

172

A25

H3 STUDIO PROJECT TEAM

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

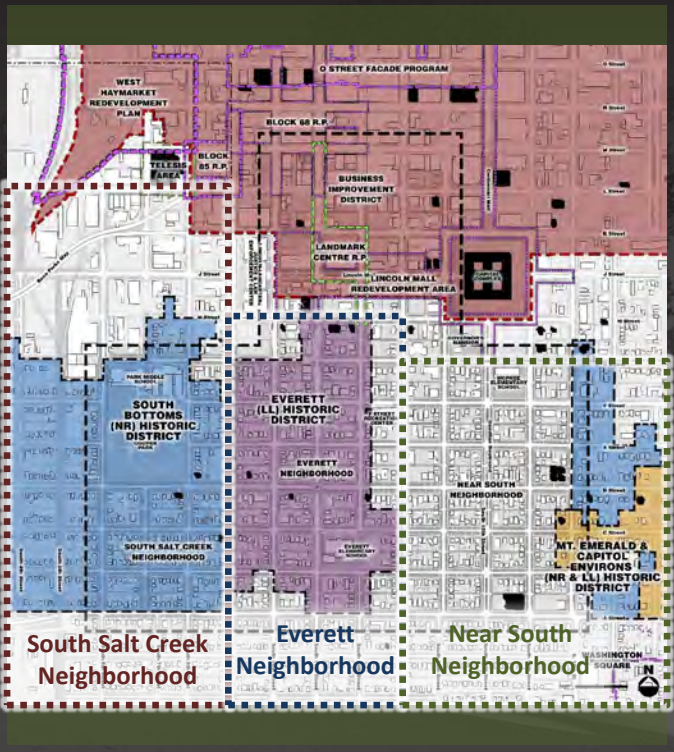
EXISTING CONDITIONS

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



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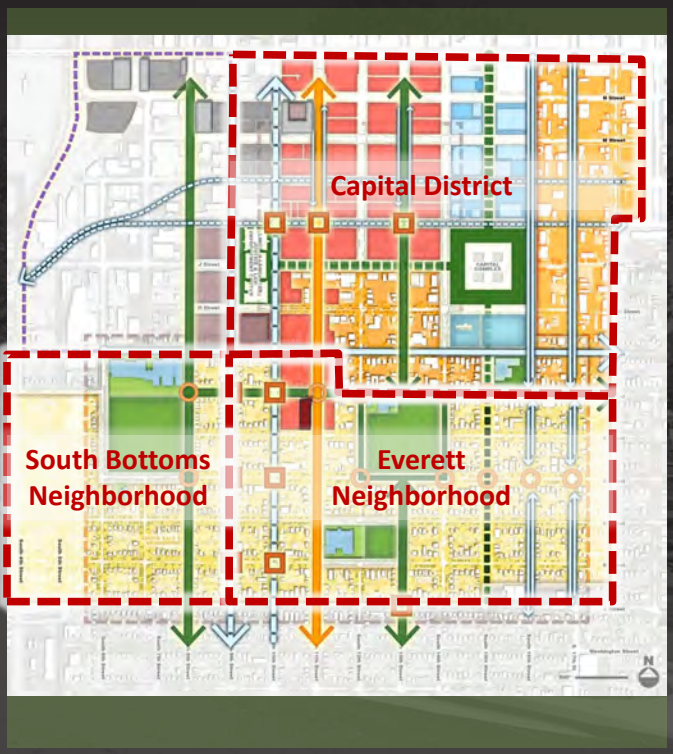
SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE

REVITALIZATION FRAMEWORK OPTIONS

OPTION 03: Capital District + Neighborhoods

Neighborhoods & Proposed Development Entities



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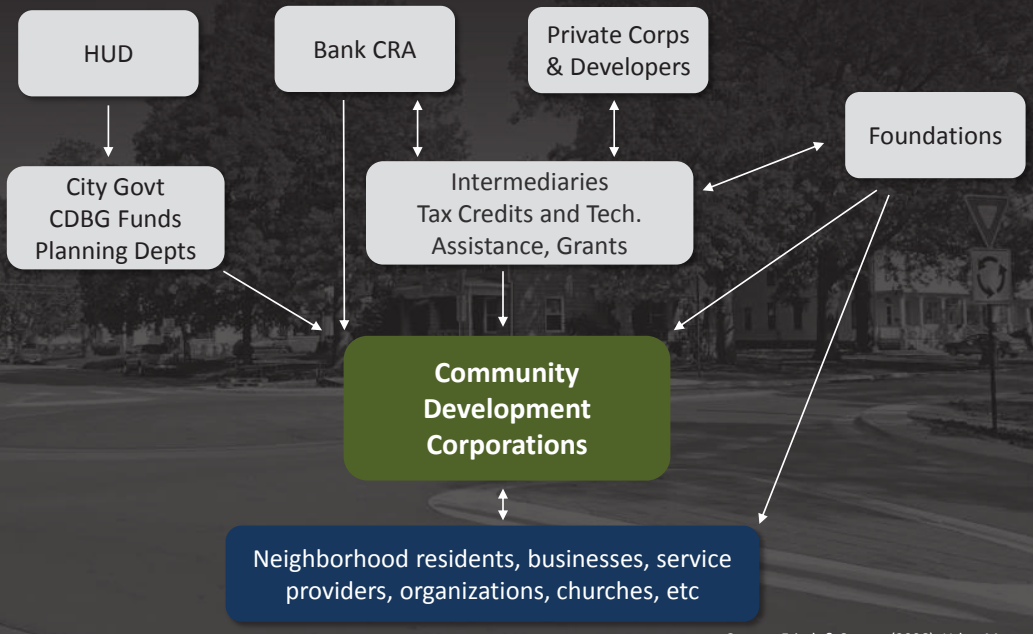
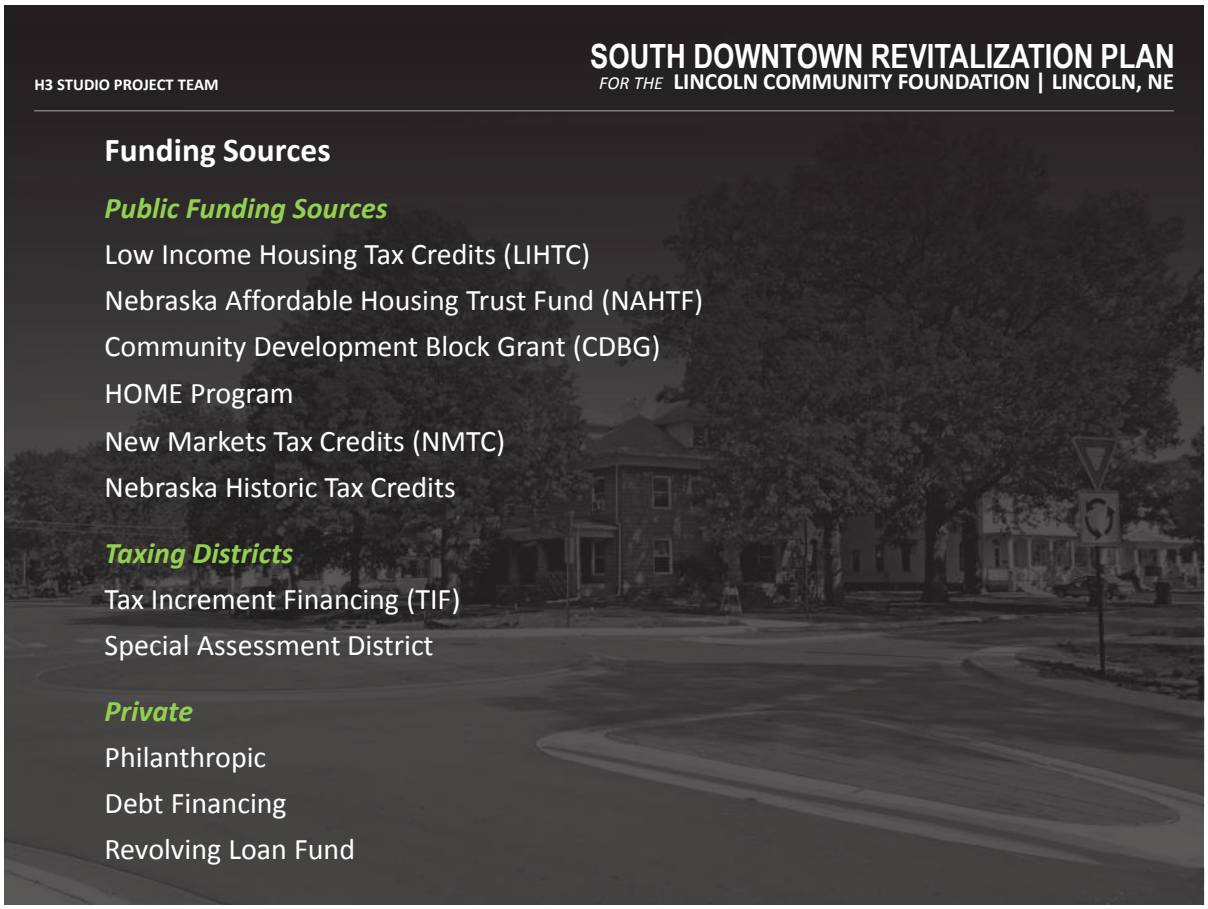
SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE

Community Development Corporation

"A nonprofit organization whose primary purpose is to promote community development by providing housing opportunities for low-income families." –HUD



Source: Frisch & Servon (2006), UrbanMatters (2011)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SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE
Funding Sources
Public Funding Sources
Low Income Housing Tax Credits (LIHTC)
Nebraska Affordable Housing Trust Fund (NAHTF)
Community Development Block Grant (CDBG)
HOME Program
New Markets Tax Credits (NMTC)
Nebraska Historic Tax Credits
Taxing Districts
Tax Increment Financing (TIF)
Special Assessment District
Private
Philanthropic
Debt Financing
Revolving Loan Fund

H3 STUDIO PROJECT TEAM
SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE
Actions for Implementation
1. Land and property acquisition
2. Reinvestment in existing properties
3. New real estate development
4. Public realm improvements
5. Regulatory
6. Coordination of existing services

H3 STUDIO PROJECT TEAM
SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE
NEXT MEETING:
June 6: Public Meeting #3 @ 10:00am
June 3-5: Open Studio 8:30am-5:30pm

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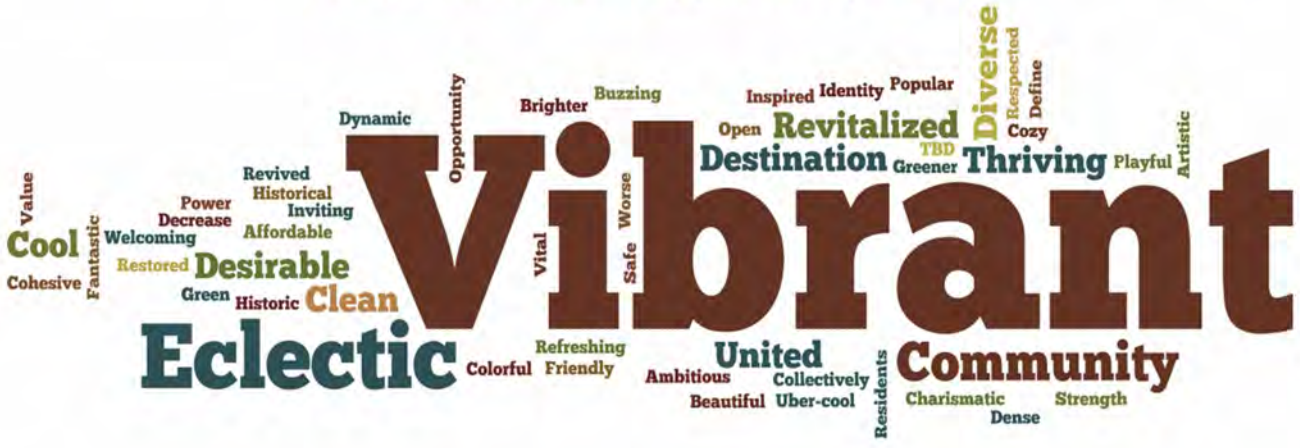
SOUTH DOWNTOWN REVITALIZATION PLAN
LINCOLN, NEBRASKA

SOUTH DOWNTOWN (SODO) COMMUNITY ADVISORY COMMITTEE

TODAY...

FUTURE...

Build upon SoDo's **rich history, diversity, sense of community, grassroots revitalization, and unmatched neighborhood location** to make SoDo Lincoln's premier **healthy, multi-cultural, complete, and caring community—** a neighborhood of opportunity for ALL!



SOUTH DOWNTOWN *REVITALIZATION*

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

STRENGTHEN COMMUNITY

GROW SCHOOLS AS COMMUNITY SERVICES & LEARNING CENTER HUB

PROTECT, ENGAGE AND CARE FOR YOUTH & SENIORS

SOUTH **DO**WNTOWN ***REVITALIZATION***

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PREPARED BY H3 STUDIO

SOUTH DOWNTOWN REVITALIZATION PLAN
LINCOLN, NEBRASKA

SOUTH DOWNTOWN (SODO) COMMUNITY ADVISORY COMMITTEE

STRENGTHEN HEALTH & FOOD SECURITY

STRENGTHEN HOUSING & ECONOMIC DEVELOPMENT

REINVIGORATE ARTS & CULTURE

SOUTH DOWNTOWN REVITALIZATION

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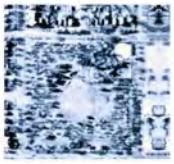
SOUTH DOWNTOWN REVITALIZATION PLAN
LINCOLN, NEBRASKA

SOUTH DOWNTOWN (SODO) COMMUNITY ADVISORY COMMITTEE



SOUTH DOWNTOWN REVITALIZATION

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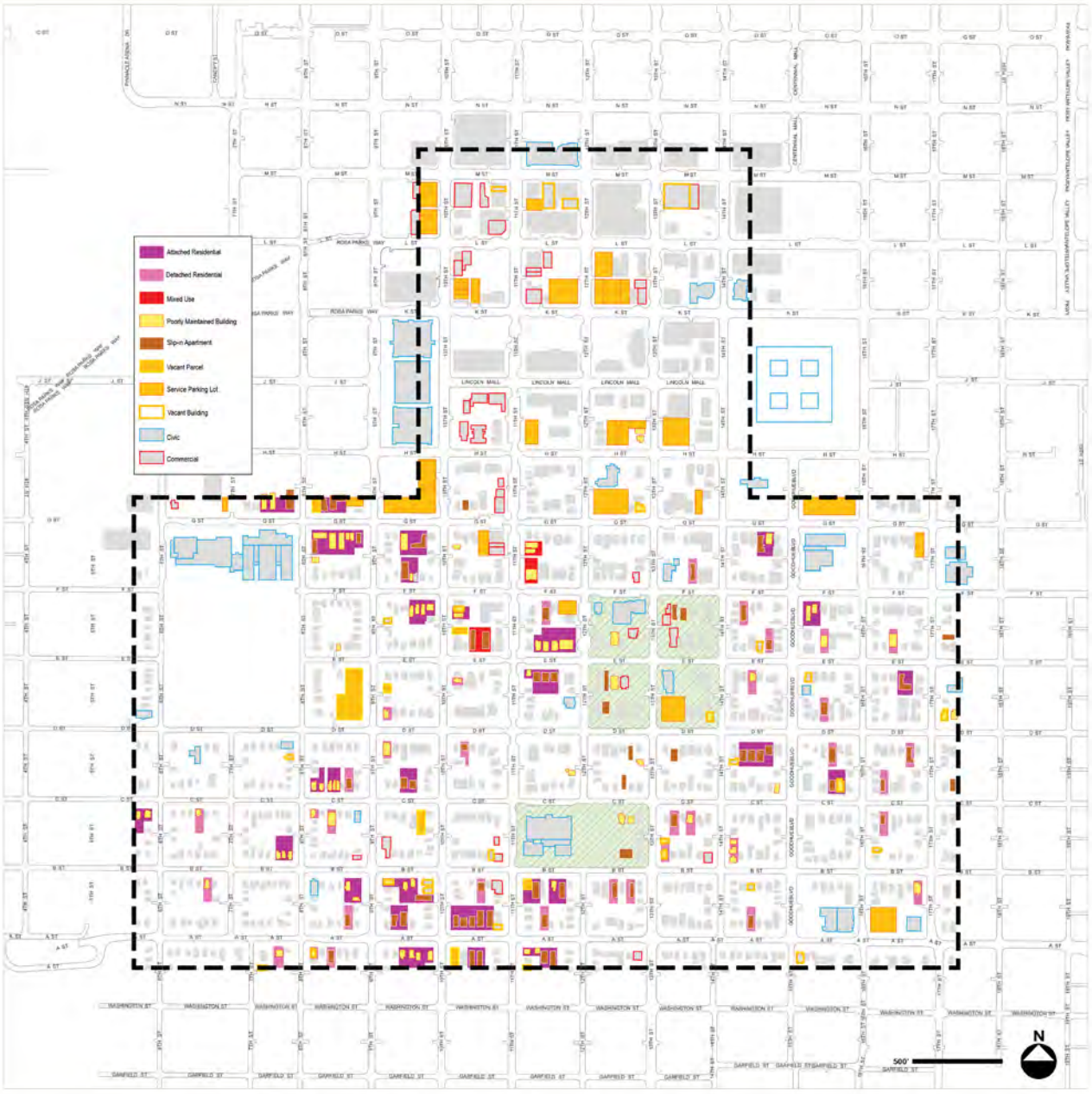
SOUTH DOWNTOWN REVITALIZATION PLAN
LINCOLN, NEBRASKA

SOUTH DOWNTOWN (SODO) COMMUNITY ADVISORY COMMITTEE



SOUTH DOWNTOWN REVITALIZATION HOUSING ASSESSMENT

H3 STUDIO PROJECT TEAM

PREPARED BY H3 STUDIO

SOUTH DOWNTOWN REVITALIZATION PLAN
LINCOLN, NEBRASKA

SOUTH DOWNTOWN (SODO) COMMUNITY ADVISORY COMMITTEE

MIXED USE

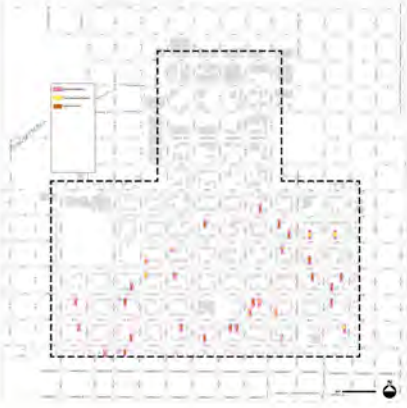
Poorly maintained buildings north of F Street shall be replaced incrementally with new compatible attached residential units (duplexes, mansion apartments, townhouses, mixed use and commercial buildings)

When two or more parcels are vacant or have poorly maintained buildings on them, provide the opportunity to combine parcels for new (mixed use a& commercial buildings already found in the neighborhood

ATTACHED RESIDENTIAL

Poorly maintained buildings along D, E & F Streets shall be replaced incrementally with new compatible detached or attached residential units (single family homes, cottages, cottage courts, duplexes, mansion apartments, townhouses & mixed use buildings)

When two or more parcels are vacant or have poorly maintained buildings on them, provide the opportunity to combine parcels for new cottage courts, duplex units, mansion apartments, townhouses & mixed use buildings already found in the neighborhood



DETACHED RESIDENTIAL

Poorly maintained buildings along A, B & C Streets and in the South Bottoms neighborhood shall be replaced incrementally with new compatible detached residential units (single family homes & cottages)

When two or more parcels are vacant or have poorly maintained buildings on them, provide the opportunity to combine parcels for new cottage courts, duplex units and mansion apartments already found in the neighborhood

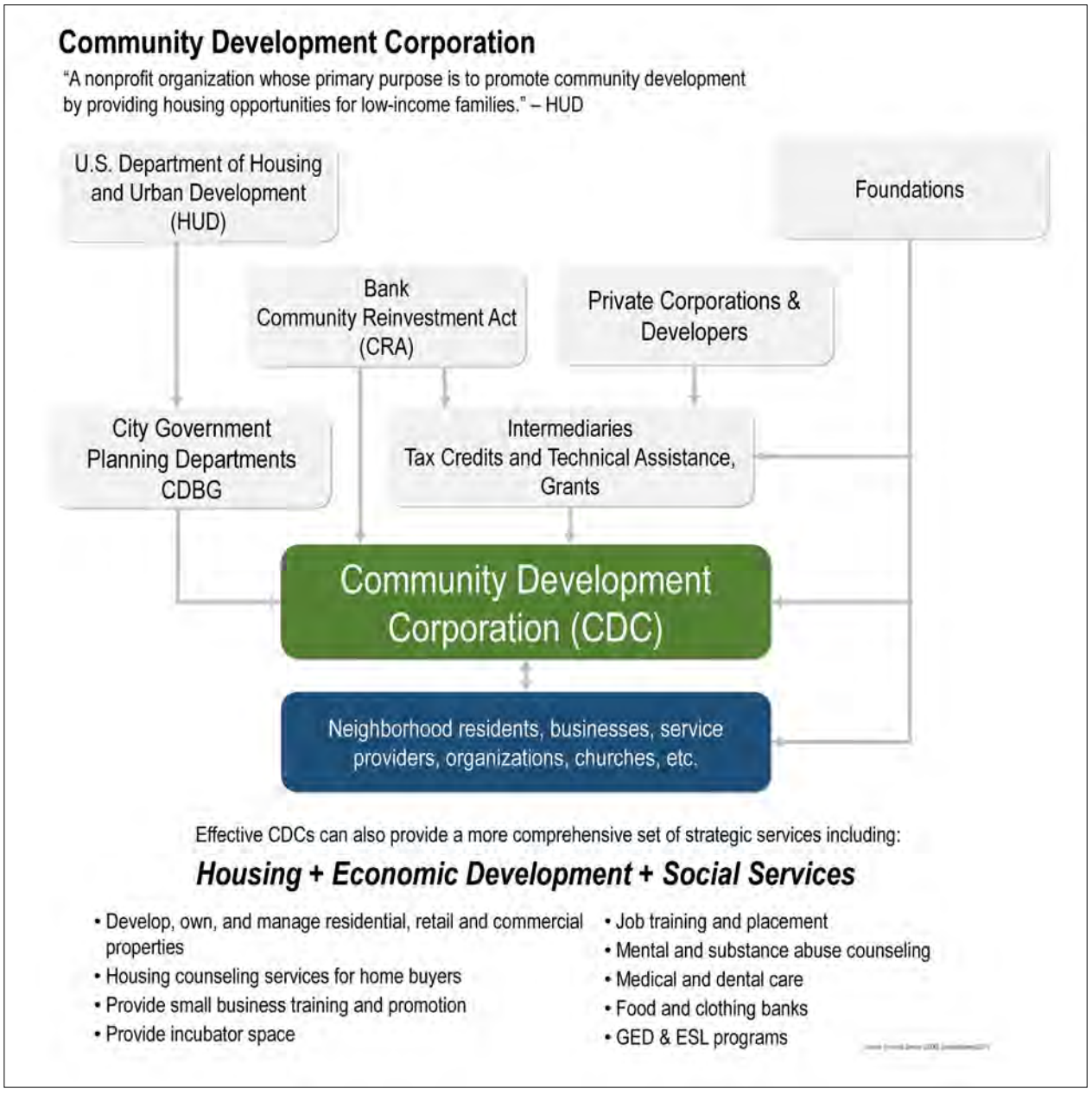
SOUTH DOWNTOWN REVITALIZATION HOUSING TYPOLOGIES

HX STUDIO PROJECT TEAM

PREPARED BY HX STUDIO

SOUTH DOWNTOWN REVITALIZATION PLAN
LINCOLN, NEBRASKA

SOUTH DOWNTOWN (SODO) COMMUNITY ADVISORY COMMITTEE



SOUTH DOWNTOWN REVITALIZATION COMMUNITY DEVELOPMENT CORPORATION

H3 STUDIO PROJECT TEAM
H3 STUDIO | DEVELOPMENT STRATEGIES | SOUTH DOWNTOWN (SODO) COMMUNITY ADVISORY COMMITTEE | SINCLAIR HILLE ARCHITECTS
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SOUTH DOWNTOWN REVITALIZATION PLAN
LINCOLN, NEBRASKA

SOUTH DOWNTOWN (SODO) COMMUNITY ADVISORY COMMITTEE

Actions for Implementation

1. Land and property acquisition
2. Reinvestment in existing properties
3. New real estate development
4. Public realm improvements
5. Regulatory
6. Coordination of existing services

Funding Sources

Public Funding Sources

Low Income Housing Tax Credits (LIHTC)
Nebraska Affordable Housing Trust Fund (NAHTF)
Community Development Block Grant (CDBG)
HOME Program
New Markets Tax Credits (NMTC)

Taxing Districts

Tax Increment Financing (TIF)
Special Assessment District

Private

Philanthropic
Debt Financing
Revolving Loan Fund

SOUTH DOWNTOWN REVITALIZATION IMPLEMENTATION & FUNDING

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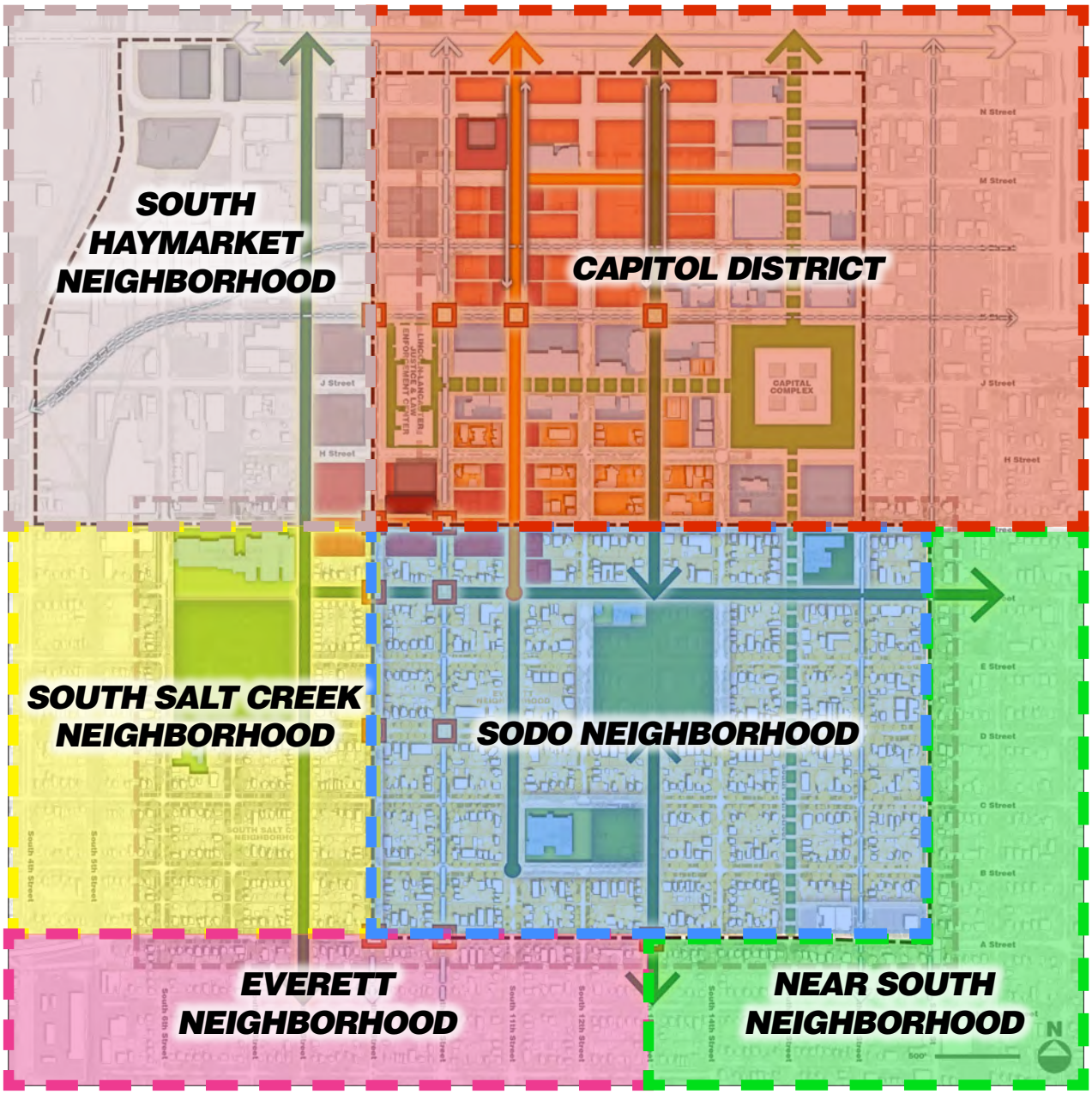
SOUTH DOWNTOWN REVITALIZATION PLAN
LINCOLN, NEBRASKA

SOUTH DOWNTOWN (SODO) COMMUNITY ADVISORY COMMITTEE



SOUTH DOWNTOWN REVITALIZATION
CAPITOL DISTRICT + SODO NEIGHBORHOOD

H3 STUDIO PROJECT TEAM
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SOUTH DOWNTOWN REVITALIZATION PLAN
LINCOLN, NEBRASKA

SOUTH DOWNTOWN (SODO) COMMUNITY ADVISORY COMMITTEE

SOUTH DOWNTOWN REVITALIZATION
PREFERRED OPTION
THE CAPITAL DISTRICT + NEIGHBORHOODS

H3 STUDIO PROJECT TEAM

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

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2.3 ON-SITE FIVE (5) DAY COMMUNITY CHARRETTE

DAY 2&3: Stakeholder | Municipal Staff Interviews

NOTES

Focus Group Meetings

- Developers
- Economic Development
- Education Arts Culture
- Financing Funding
- Hispanic Language Group
- Housing Historic Preservation
- Neighborhood Leaders
- Police Fire Emergency Services
- Public Works Street Transit
- Social Services Health Providers

Client Meeting

Focus Group Meetings

- Neighborhood Leaders

PHOTOS

Focus group comments incorporated into consensus, issues, assets and ideas

Issues

- Slow response time for 911, what is the closest fire/911/emerging responses in the area?
- Not engage police patrolling in neighborhood
- Landlords don't fix things for non-English renters, there is no one to help with this
- Buses don't run late enough. Free rides to/from certain stores
- Dangerous crossing
- D&8th St, D&9th St- have had accidents here, need lights here
- Can't use social services they know about because of lack of transportation
- Can't attend the Catholic social services (GED classes)

  But don't have proper transportation to-from
- People ride bikes from F center to O St but this isn't a safe way
- Parking is an issue at libraries with games going on, needs to be located somewhere else for good accesses/parking (?)

Ideas

- Crystal Ray @ Lancaster County Ctr.? > Festival every year
- Have an advocate for non-English speaking renters so that their complaints are being heard and taken care in a timely manner
- Access to F Street Center is hard because of lack of parking
- A bus/shuttle between those schools because it's hard picking up different kids with current bus schedule
- Transportation running 15-20 mins
- F Street Community Center, McPhee Elementary School BackPack Program, Everett Elementary School BackPack Program- have a liaison at the schools for non-English speakers

Assets

- Like the roundabout because it helps with traffic for kid safety

Vision

Option 1

6. New and rehab housing

- Important idea

7. Convert 16th and 17th Street to two-way

- Like this idea

Others

- vA, D, K St- has light
- G&9th St- need better traffic control

Option 2

6. New mixed-use and condominium/ apartment housing + rehab existing

- Important

10. Improve safety, lighting, and walkability on D St. F St. and 13th Street

- Important

Option 3

- But will take a really long time

5. Improve pedestrian safety and comfort on F Street, 8th Street, and 13th Street

- Important

7. New mixed-use and condominium/apartment housing + rehab existing

- Important
- Lease to own apartments/condos

11. Improve safety, lighting, and walkability on D Street, F Street, and 13th Street

- Important

Food of the Month
Club Rules

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2.3 ON-SITE FIVE (5) DAY COMMUNITY CHARRETTE

DAY1: COMMUNITY | PUBLIC WORK-SESSION

Presentation

Boards

Board Images

Board Notes

Photos

Kids' Activity

SOUTH DOWNTOWN REVITALIZATION PLAN
PUBLIC MEETING#2
For the Lincoln Community Foundation
& the South Downtown Investment Fund
H3 STUDIO PROJECT TEAM
H3 STUDIO | DEVELOPMENT STRATEGIES : SINCLAIR | HILLE ARCHITECTS
June 2, 2015

WELCOME BACK!
TOM SMITH

H3 STUDIO PROJECT TEAM

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

KICKOFF PUBIC MEETING #1

MAY 7, 2015

125+ people were in attendance at the SODO Kickoff Meeting that was held at Everett Elementary School.

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

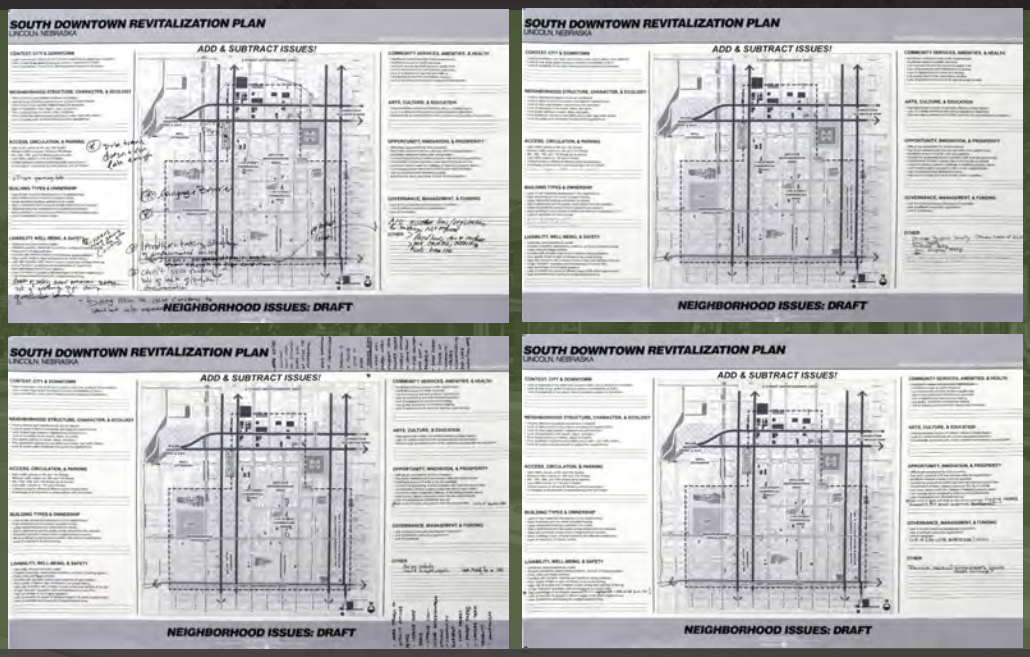
DRAFT ISSUES

WORK-BOARDS

H3 STUDIO PROJECT TEAM

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

DRAFT ISSUES
WORK-BOARDS



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

DRAFT ASSETS & IDEAS
WORK-BOARDS

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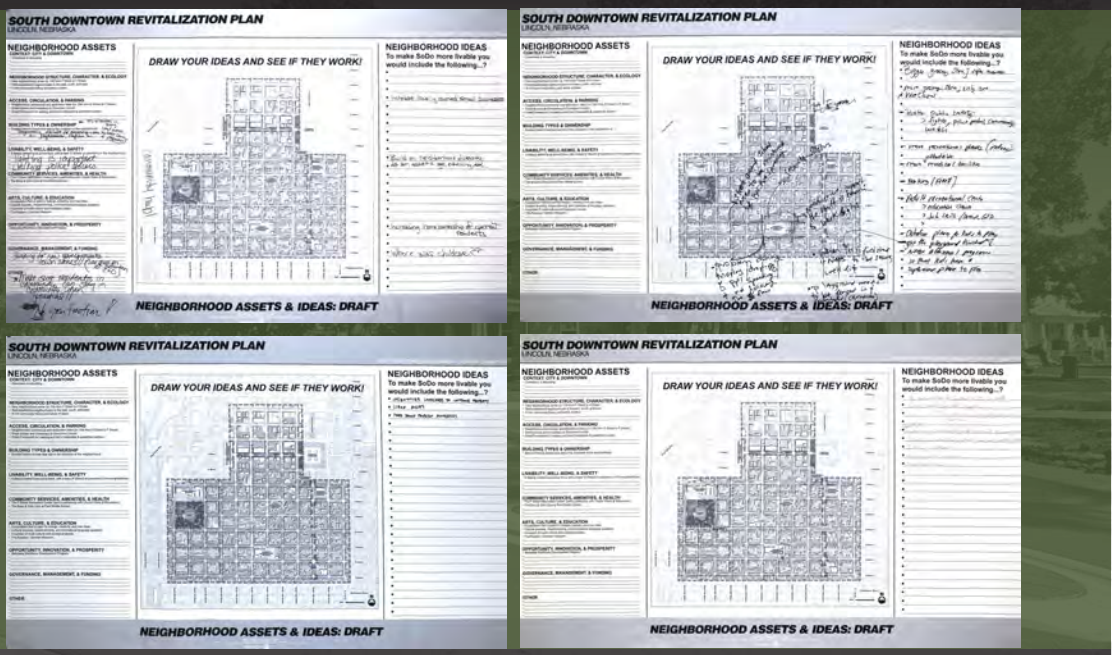
SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE

DRAFT ASSETS & IDEAS
WORK-BOARDS



H3 STUDIO PROJECT TEAM

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

AGENDA

INTRODUCTION, PROCESS + PRODUCTS

EXISTING CONDITIONS + ASSETS

CONSENSUS ISSUES + IDEAS

REVITALIZATION FRAMEWORK OPTIONS

DISCUSSION & NEXT STEPS...

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

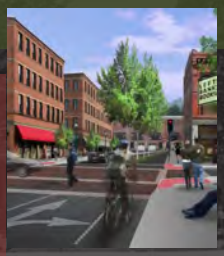
SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE

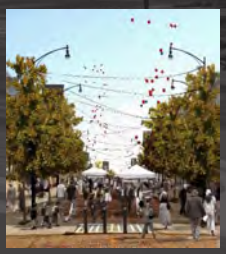
INTRODUCTION
CONSULTANT TEAM: FIRMS

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





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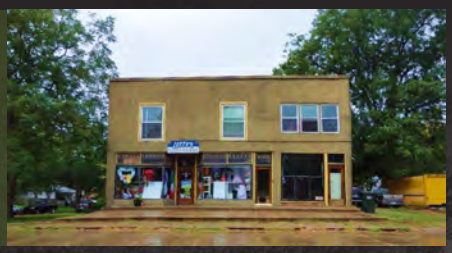
SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE

PLANNING PROCESS
MAJOR SCOPE ELEMENTS...

SCOPE OF WORK

a three (3) phased community planning process 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)

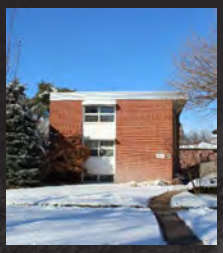
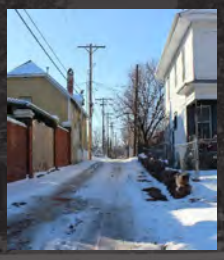
On-Site Stakeholder Interviews: Initial (Feb 4-5)

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

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

On-Site Five (5) Day Community Charrette (TODAY!)
- Community | Public Work-Session #2
- Municipal | Stakeholder worksessions
- Steering Committee Meeting #3 + #4
- 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

PLANNING PROCESS
SUMMARY OF PLANNING PROCESS

***01* PRE-CHARRETTE TASKS:**
4-5 Months

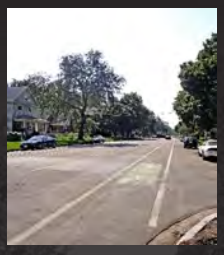
ASSESSMENTS…
Review Documents | On-Site Surveys

EXISTING …
Market & economics | Project Area Analysis

ISSUES & IDEAS…
Stakeholder Interviews

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

ALTERNATES…
Establish Alternate Solutions



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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 5 days on-site*
- *Project team located in Recreational Center … come and visit!*
- *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 two Steering Committee meetings + numerous stakeholder + focus group meetings*
- *Project team conducts on-site audits*

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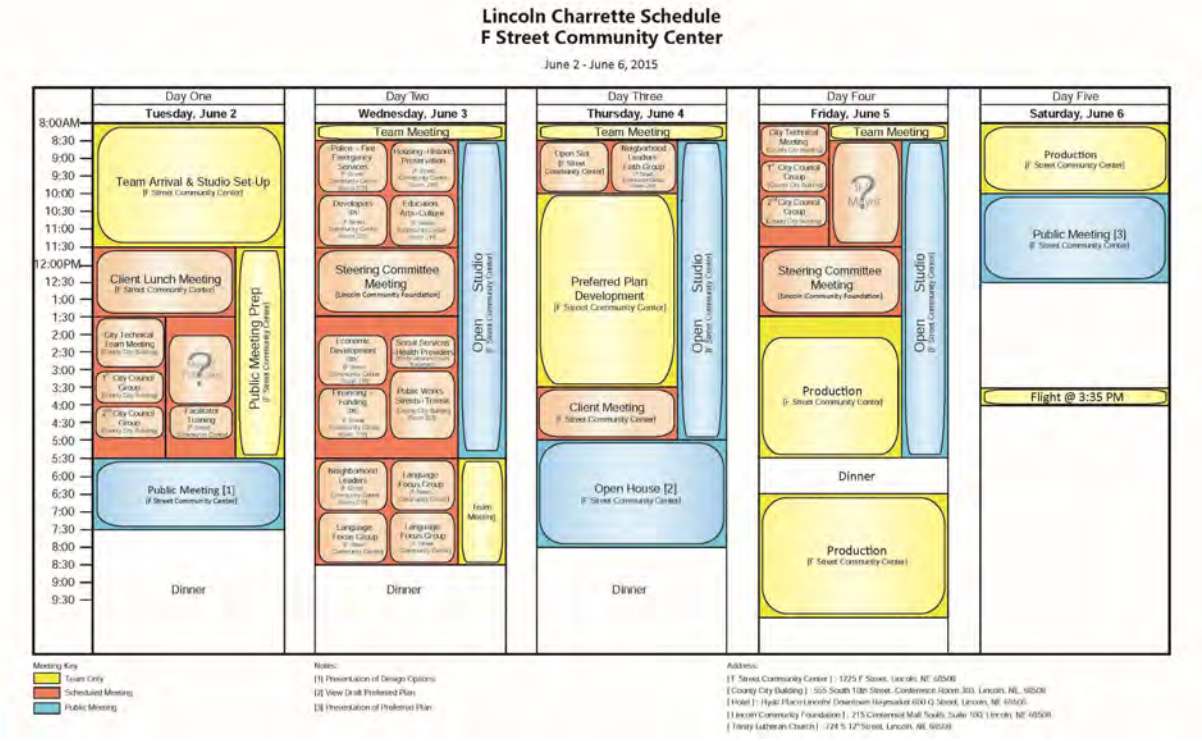
FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE



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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

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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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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

Source: National Register of Historic Places

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

Lincoln, NE 1889

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

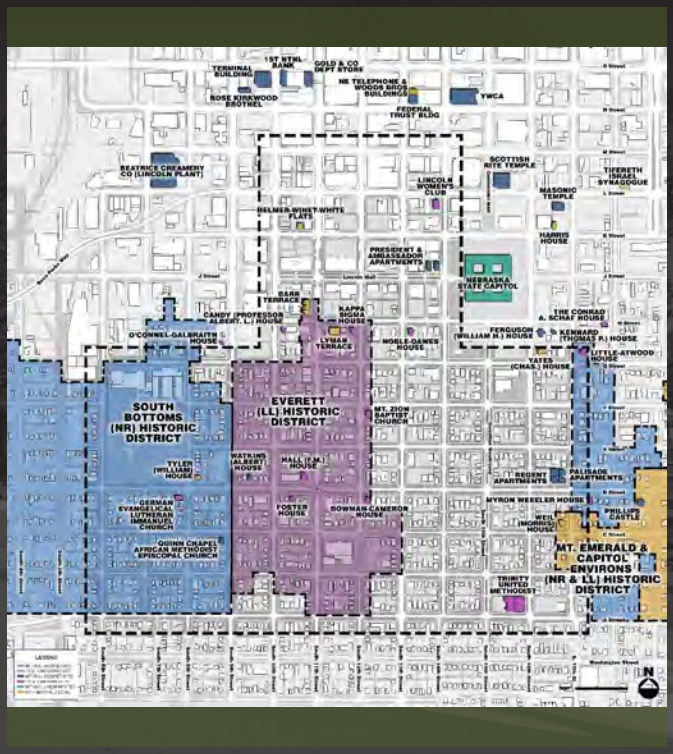
EXISTING CONDITIONS
HISTORIC ASSETS

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

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

Physical & Social Assets

- Current Revitalization: Development occurring to north
- Major Physical Assets: University of Nebraska / Haymarket(s) / Capital Complex / Downtown / Antelope Valley Redevelopment / Ex. Schools / Cooper Park / Bike Lanes & Trails
- Community Pride & Diversity

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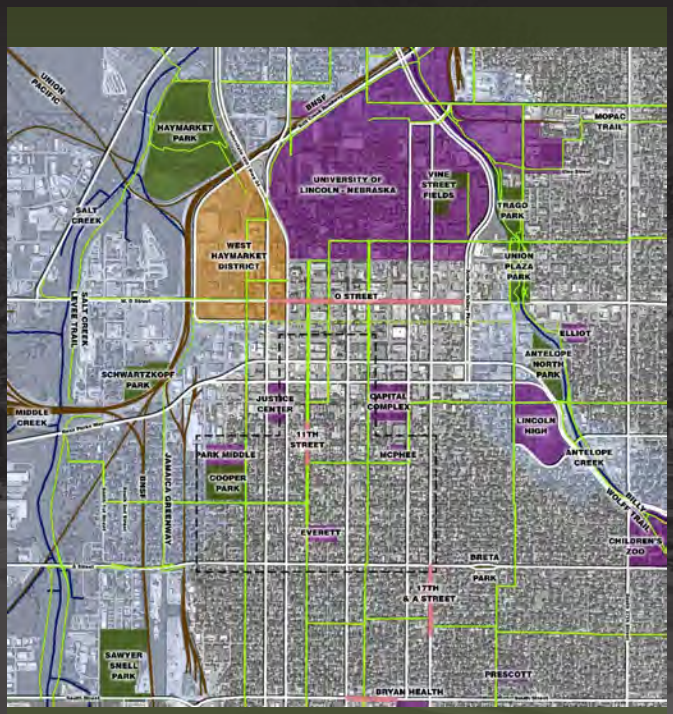
FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE

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

- Long-Term Revitalization: Large amounts of vacant/undeveloped land
- Fragmented districts … many without defined identity
- One way transportation system further fragments & defines districts
- Need for neighborhood services & a diversity of housing types
- Fragmented Community & Diversity



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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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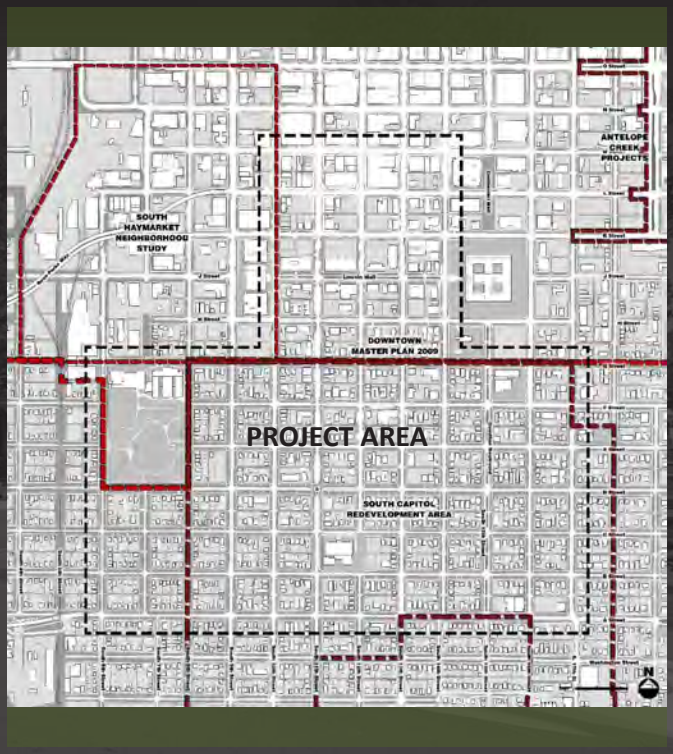
FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE

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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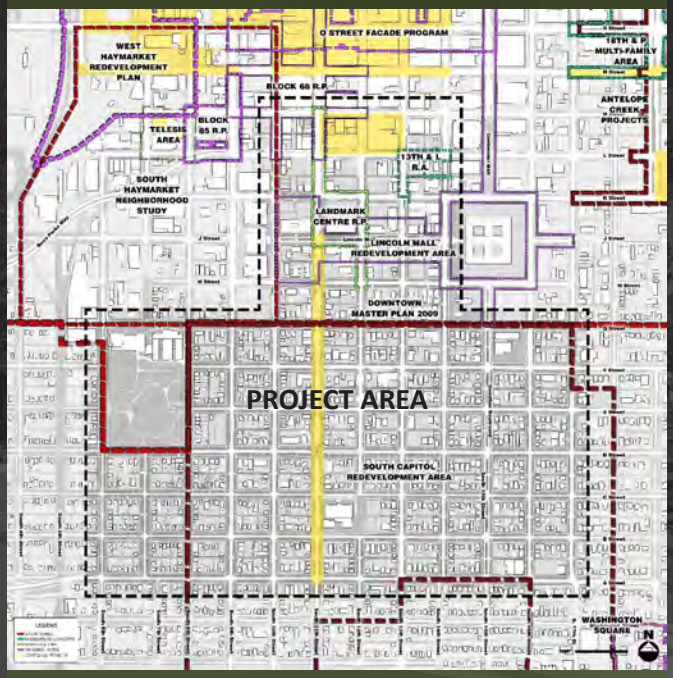
PLANNING CONTEXT
APPLICABLE TO THIS PROCESS

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

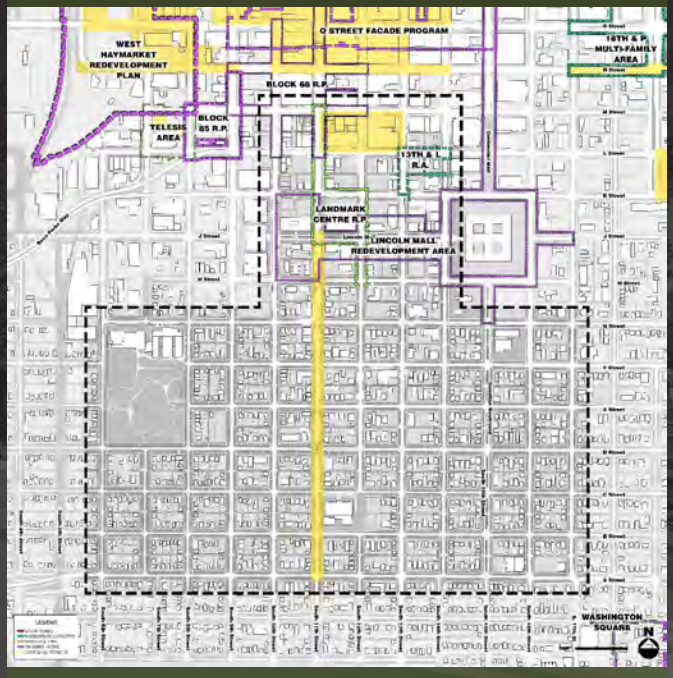
REDEVELOPMENT PLANS & AREAS

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
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SOUTH DOWNTOWN
assets + challenges
district + streets + parks + buildings

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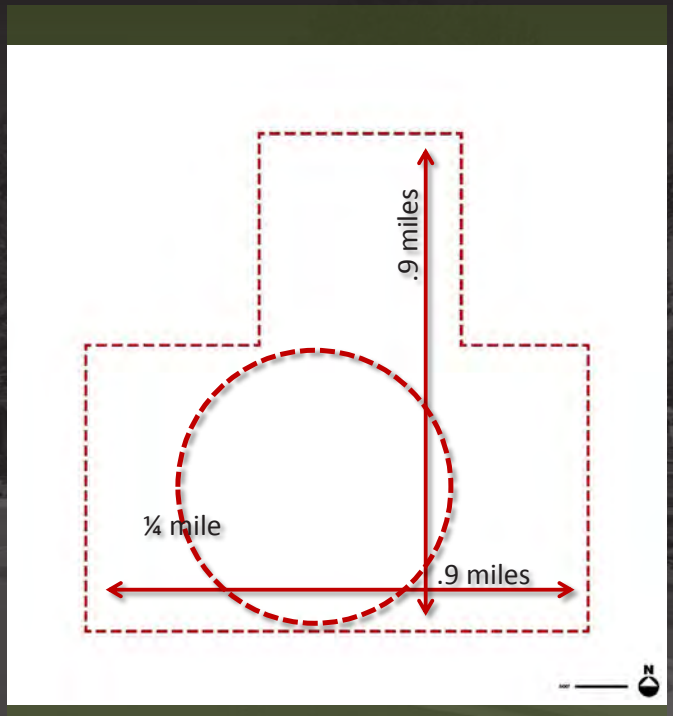
FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE

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

EXISTING CONDITIONS
BASICS OF THE STUDY AREA

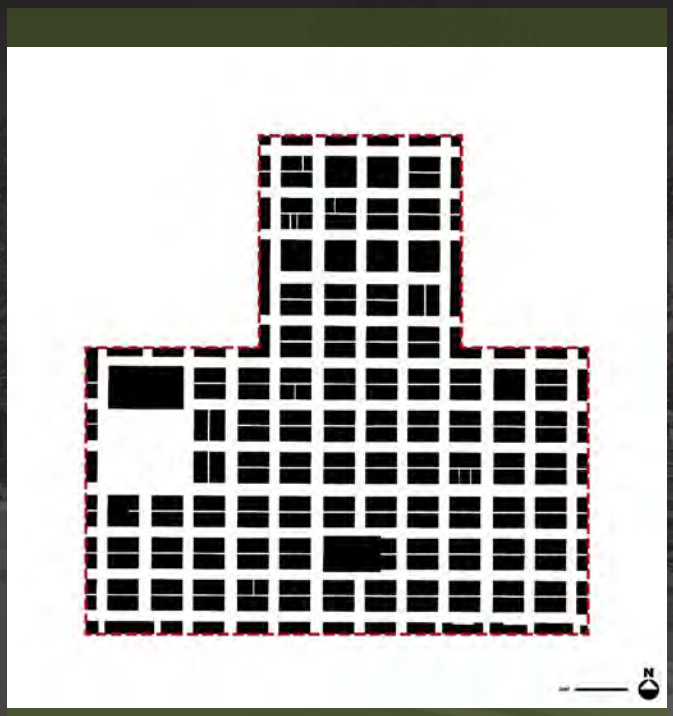
PROJECT AREA
DEVELOPMENT PARCELS

200 *Ac*

51.1% of the study area..

PUBLIC PARKS & OPEN SPACES

COOPER PARK = 11.6 *Ac*



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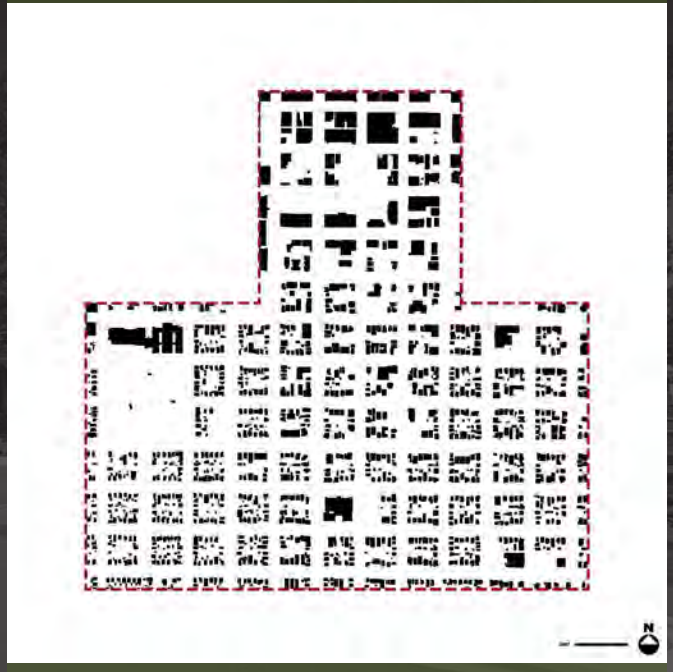
FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE

EXISTING CONDITIONS
GIS DATA & INFORMATION

PROJECT AREA
DEVELOPMENT PARCELS
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…

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FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE

EXISTING CONDITIONS
FIELD SURVEYS & OBSERVATION

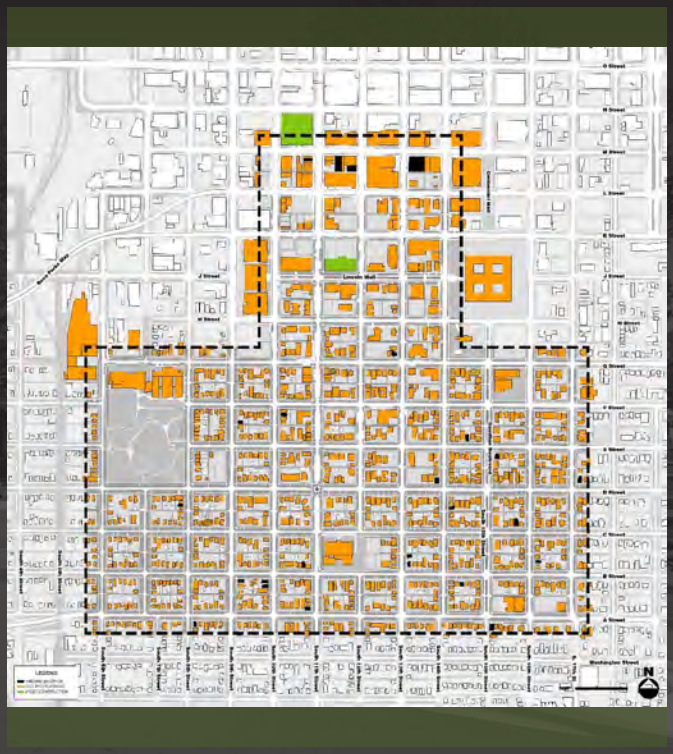
CONDITIONS
OCCUPANCY

- 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.



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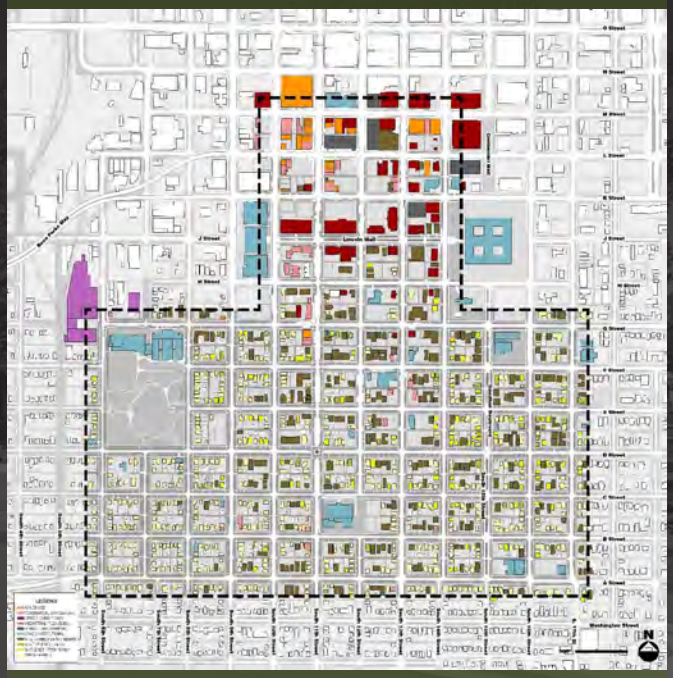
FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE

EXISTING CONDITIONS
FIELD SURVEYS & OBSERVATION

CONDITIONS
OCCUPANCY
TYPOLOGIES

- Mixed-Use Buildings (Orange)
- Commercial Buildings (Pink)
- Office Buildings (Dark Red)
- Flex | Industrial Buildings (Purple)
- Structured Parking (Grey)
- Civic | Institutional Buildings (L. Blue)
- Multi-Family | Apartments Buildings (Brown)
- Multi-Plexes (Dark Yellow)
- Duplexes (Yellow)
- Single-Family Homes (Light Yellow)

***50%** Single Family Residence; almost **25%** are Multi-Plexes*



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EXISTING CONDITIONS
FIELD SURVEYS & OBSERVATION

CONDITIONS
OCCUPANCY
TYPOLOGIES
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*

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EXISTING CONDITIONS
FIELD SURVEYS & OBSERVATION

CONDITIONS
OCCUPANCY
TYPOLOGIES
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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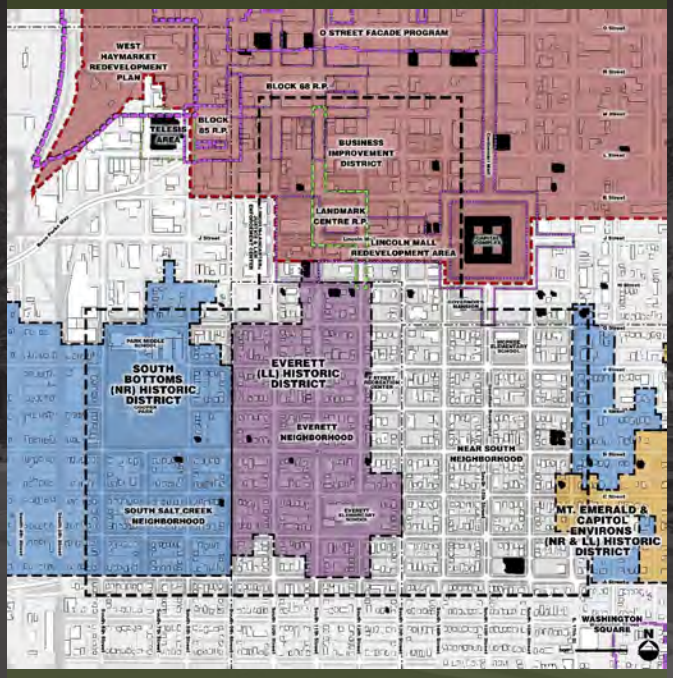
FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE

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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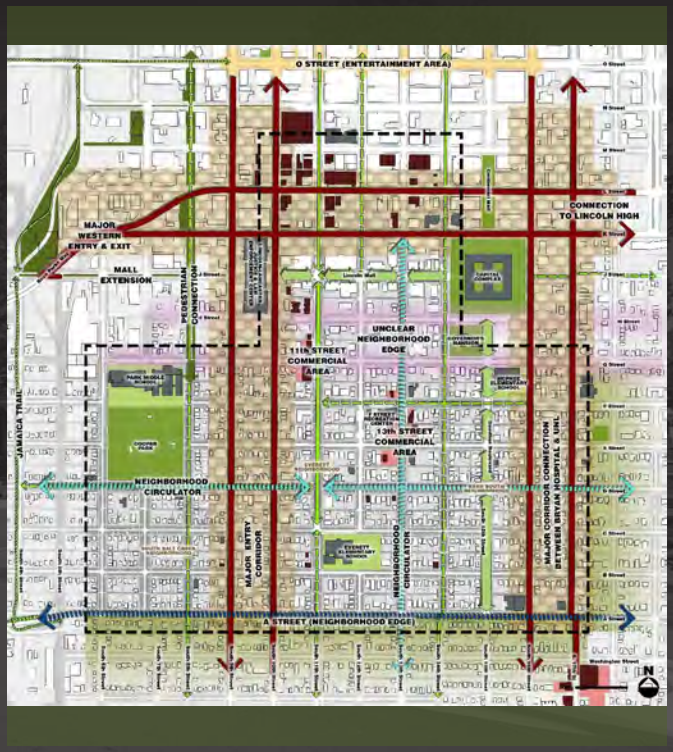
FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE

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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CONSENSUS ISSUES, ASSETS & IDEAS

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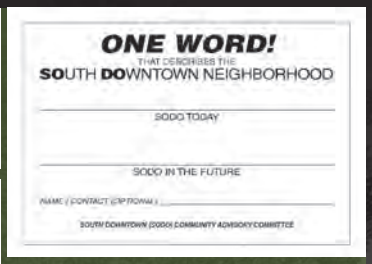
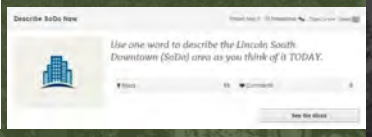
SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE **LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE**

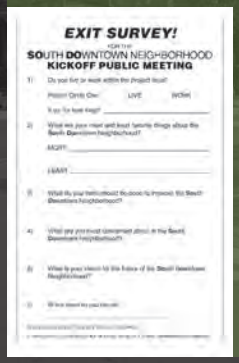
DRAFT CONSENSUS ISSUES, ASSETS, & IDEAS
SYNTHESIZED...

DATA GATHERED FROM...

- Stakeholder Interviews
- Focus Group Meetings
- Kickoff Public Meeting #1
- Community Advisory Committee Meeting #1 & #2
- MindMixer Online Survey
- Public Meeting Exit Surveys
- One Word Cards







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One Word! [Compiled]
SODO TODAY

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FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE

One Word! [Compiled]
SODO IN THE FUTURE

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CONSENSUS ISSUES, ASSETS, & IDEAS

- 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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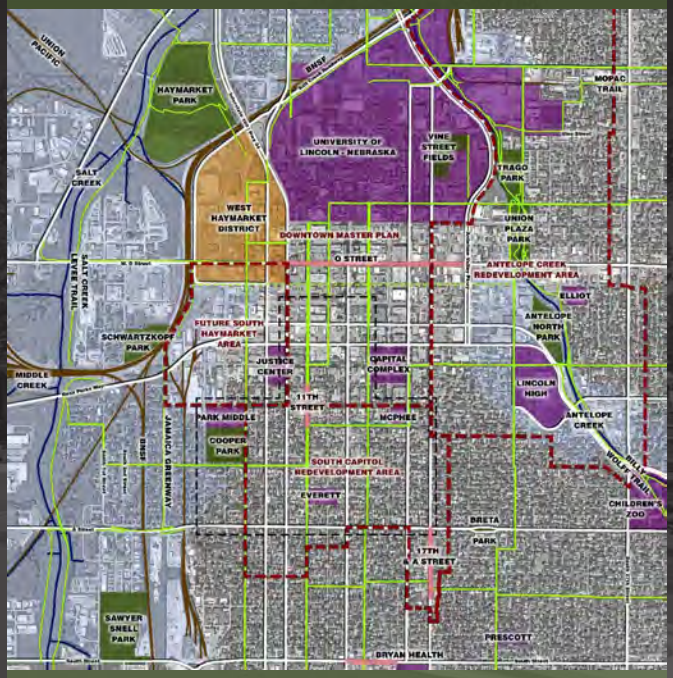
FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE

CONSENSUS ISSUES
01| CONTEXT: CITY & DOWNTOWN

1. Lack of wide range of high quality housing to enhance downtown living.
2. Lack of a broad spectrum of amenities in the urban core.



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CONSENSUS ISSUES
02| NEIGHBORHOOD STRUCTURE, CHARACTER, & ECOLOGY

1. Poor pedestrian experience and safety due to wide, high traffic streets.
2. Poor quality lighting on streets, alleys, and parks.
3. Insufficient investment in the streets, alleys, and parks.
4. Lack of usable parks and greenspace distributed throughout the neighborhood.

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

CONSENSUS ISSUES
03| ACCESS, CIRCULATION, & PARKING

1. 9th, 10th, 16th, and 17th Streets act as barriers.
2. High traffic volume on 9th and 10th Streets.
3. Limited access to efficient & effective public transportation throughout the neighborhood and to other points in the city.
4. A shortage of structured & on-street parking north of H Street.

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FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE

CONSENSUS ISSUES
04| BUILDING TYPES & OWNERSHIP

1. Many buildings in poor physical condition with deferred maintenance.
2. Slip-in apartments and low-quality rentals detract from the character.
3. Absentee landlords are not being held accountable and are unresponsive to neighborhood concerns.
4. High rentership and non-owner occupied housing.

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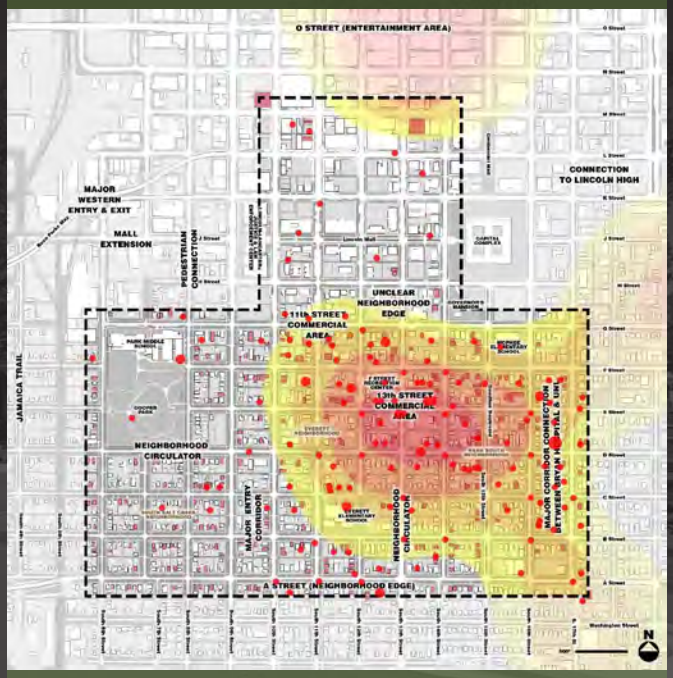
FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE

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

1. Generally, area perceived as unsafe.
2. Problem properties, deteriorating conditions, and lack of building upkeep.
3. Petty crime and illegal activities.
4. High rate of poverty with a median income of less than half that of the city.

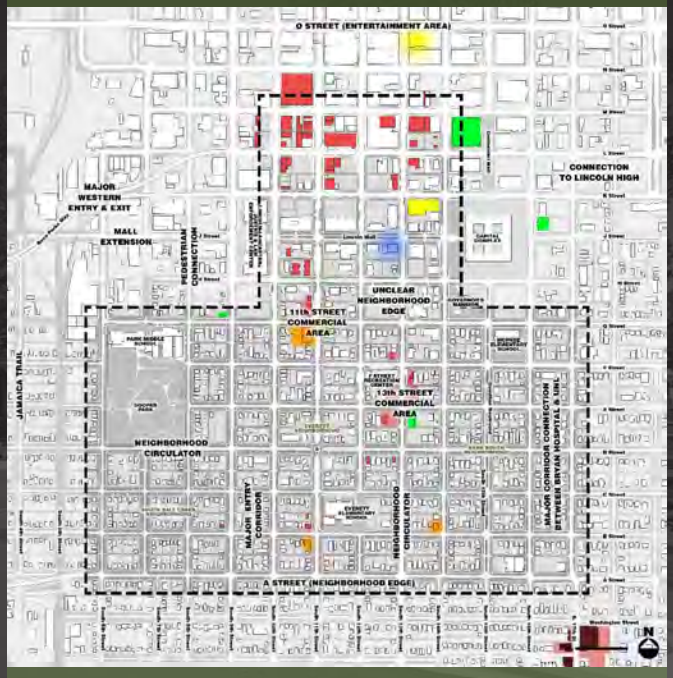


H3 STUDIO PROJECT TEAM

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

CONSENSUS ISSUES
06| COMMUNITY SERVICES, AMENITIES, & HEALTH

1. Low food security and lack access to quality food.
2. Lack of neighborhood services and retailing.
3. Low-quality, second tier convenience retailing.
4. Lack of awareness and access to regional social services.
5. Lack of recreational and entertainment amenities.

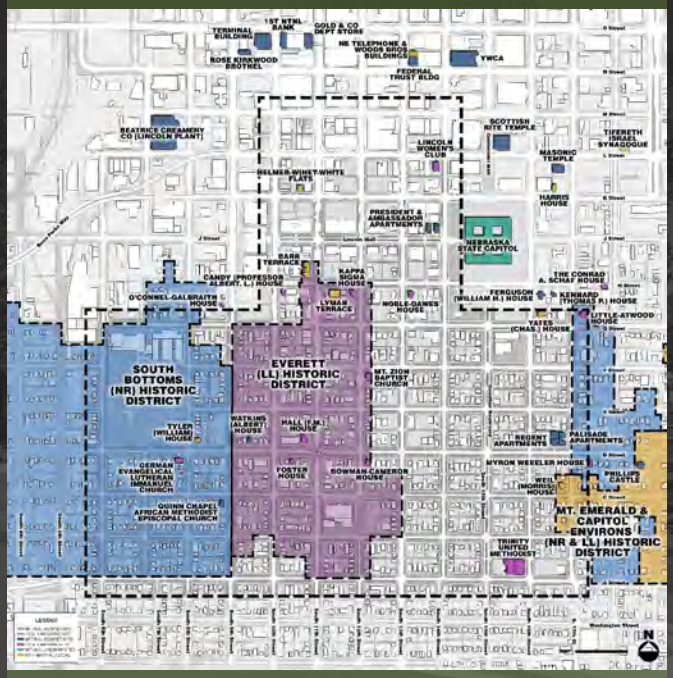


H3 STUDIO PROJECT TEAM

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

CONSENSUS ISSUES
07| ARTS, CULTURE, & EDUCATION

1. Lack of a skilled workforce and minimal educational attainment.
2. Educationally accessible jobs to SoDo residents are physically less accessible.
3. Lack of high-quality affordable childcare

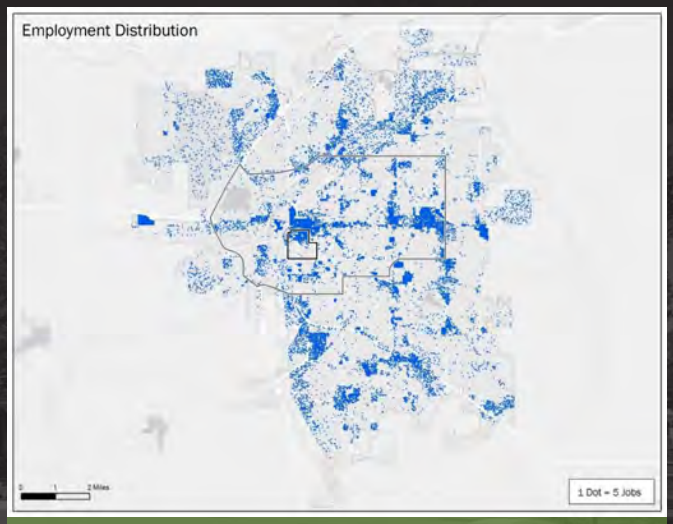


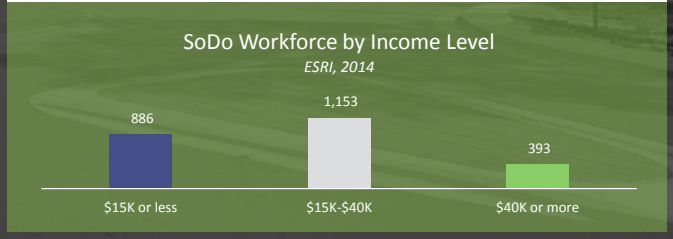
H3 STUDIO PROJECT TEAM

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

CONSENSUS ISSUES
08| OPPORTUNITY, INNOVATION, & PROSPERITY

1. High costs for repair and rehab of older historic properties.
2. Concentration of lower property values than the city as a whole.
3. Difficult job accessibility for SoDo residents.
4. Low housing values compared to other neighborhoods.





H3 STUDIO PROJECT TEAM

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

CONSENSUS ISSUES
09| GOVERNANCE, MANAGEMENT, & FUNDING

1. Fractured community.
2. Lack of investment.
3. Lack of a true community development corporation (CDC).

H3 STUDIO PROJECT TEAM

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

SOUTH DOWNTOWN REVITALIZATION PLAN
LINCOLN, NEBRASKA

CONSENSUS ISSUES

01| CONTEXT: CITY & DOWNTOWN
- Lack of wide range of high quality housing to enhance downtown living.
- Lack of a broad spectrum of amenities in the urban core.

02| NEIGHBORHOOD STRUCTURE, CHARACTER, & ECOLOGY
- Poor pedestrian experience and safety due to wide, high traffic streets.
- Poor quality lighting on streets, alleys, and parks.
- Insufficient encumbrance on the streets, alleys, and parks.
- Lack of smaller parks and greenspace distributed throughout the neighborhood.

03| ACCESS, CIRCULATION, & PARKING
- Min. 10th, 16th, and 17th Streets act as barriers.
- High traffic volume on 9th and 10th Streets.
- Limited access to efficient & effective public transportation throughout the neighborhood and to cities across the city.
- A shortage of wayfinding & on-street parking north of N Street.

04| BUILDING TYPES & OWNERSHIP
- Many buildings in poor physical condition with extensive maintenance.
- Stock of apartments and low-quality rentals (vacant) from the downturn.
- Absentee landlords and rent-paying, hard working individuals and are unresponsive to neighborhood concerns.
- High turnover and non-owner occupied housing.

05| LIVABILITY, WELL-BEING, & SAFETY
- Commonly, area perceived as unsafe.
- Problem properties, deteriorating conditions, and lack of building upkeep.
- Petty crime and illegal activities.
- High rate of poverty with a median income at less than half that of the city.

06| COMMUNITY SERVICES, AMENITIES, & HEALTH
- Low food security and lack access to quality food.
- Lack of neighborhood services and retailing.
- Unarguably vacated low convenience retailing.
- Lack of awareness and access to regional social services.

07| ARTS, CULTURE, & EDUCATION
- Lack of a unified identity and cultural/educational attainment.
- Educationally vulnerable jobs to SoDo residents are physically less accessible.
- Lack of high-quality affordable childcare.

08| OPPORTUNITY, INNOVATION, & PROSPERITY
- High costs for repair and rehab of older historic properties.
- Concentration of lower property values than the city as a whole.
- Difficult job accessibility for SoDo residents.
- Low housing values compared to other neighborhoods.

09| GOVERNANCE, MANAGEMENT, & FUNDING
- Fractured community.
- Lack of investment.
- Lack of a true community development corporation (CDC).

10| OTHER

VISION

"Build upon SoDo's rich history, diversity, sense of community, grassroots revitalization, and unmatched neighborhood location to make SoDo Lincoln's premier healthy, multi-cultural, and complete community—a neighborhood of opportunity for ALL!"

OPTION 1: NEIGHBORHOOD CENTERS

1. Explore and develop neighborhood retail and services at N St. Streets.
2. 17th should be downtown and adjacent neighborhoods.
3. Support and expand impact of schools as community hubs.
4. Explore mixed-use at redevelopment corridors.
5. Improve pedestrian safety and comfort on F Street and 17th Street.
6. New mixed-use and complementary service housing + retail/ dwelling.
7. Convert 16th and 17th Streets to two-way.
8. Improve landscape and amenities in parks, malls, and capital complex.
9. Provide traffic control on 9th/10th and K/L one-way pairs.
10. Improve safety, lighting, and walkability on D Street, F Street, and 13th Street.
11. Provide community support programs.

OPTION 2: LINCOLN MALL + NEIGHBORHOOD HOUSING

1. Explore existing neighborhood retail and develop mixed-use at N St. Streets.
2. 17th should be downtown and adjacent neighborhoods.
3. Support and expand impact of schools as community hubs.
4. Opportunity expand existing area of recreation center.
5. Improve pedestrian safety and comfort on F Street and 17th Street.
6. New mixed-use and complementary service housing + retail/ dwelling.
7. Convert 16th and 17th Streets to two-way.
8. Improve landscape and amenities in parks, malls, and capital complex.
9. Provide traffic control on 9th/10th and K/L one-way pairs.
10. Improve safety, lighting, and walkability on D Street, F Street, and 13th Street.
11. Provide community support programs.

OPTION 3: THE CAPITAL DISTRICT + EVERETT + SHOUTH BOTTOMS NEIGHBORHOODS

1. Explore existing neighborhood retail and develop mixed-use at N St. Streets.
2. 17th should be downtown and adjacent neighborhoods.
3. Support and expand impact of schools as community hubs.
4. Provide new neighborhood park at F Street Recreation Center.
5. Improve pedestrian safety and comfort on F Street, 9th Street, and 10th Street.
6. Continue Development Centered on Mall redevelopment (Macy's).
7. New mixed-use and complementary service housing + retail/ dwelling.
8. Convert 16th and 17th Streets to two-way.
9. Improve landscape and amenities in parks, malls, and capital complex.
10. Provide traffic control and parking on 9th/10th and K/L one-way pairs.
11. Improve safety, lighting, and walkability on D Street, F Street, and 13th Street.
12. Provide community support programs.

GOALS

1. Envision Cooper Park, the schools and the F Street Recreation Center as community hubs and the 'heart' of the neighborhood.
2. Develop a series of mixed-use Neighborhood Centers and Districts for retail and community services.
3. Continue the ongoing revitalization of S. 11th Street as a walkable, mixed-use, urban, multi-modal corridor.
4. Diversify the building types and provide new housing to retain and continue to attract a diversity of residents for an inclusive community.
5. Incentivize and create new neighborhood businesses and services to achieve a mixed-use, complete community.
6. Promote owner occupancy of single family homes and responsible management of rental properties.
7. Create a multi-generational neighborhood that supports active and independent lifestyle choices for all ages.
8. Enhance neighborhood integration, circulation, safety, and connectivity for all residents—pedestrians, cyclists, drivers, and transit riders.
9. Improve the visual quality, safety, and connectivity of major 1-way street pairs including 9th and 10th Streets, 16th and 17th Streets, and K Street and L Street.
10. Improve parks, playgrounds, malls, community gardens, and open space amenities.
11. Improve safety and visual quality of streets with healthy trees, robust native landscapes, and improved sidewalks.
12. Promote community health, safety, and environmental sustainability.
13. Organize for implementation success and community empowerment and leadership.

REVITALIZATION PLAN OPTIONS

H3 STUDIO PROJECT TEAM

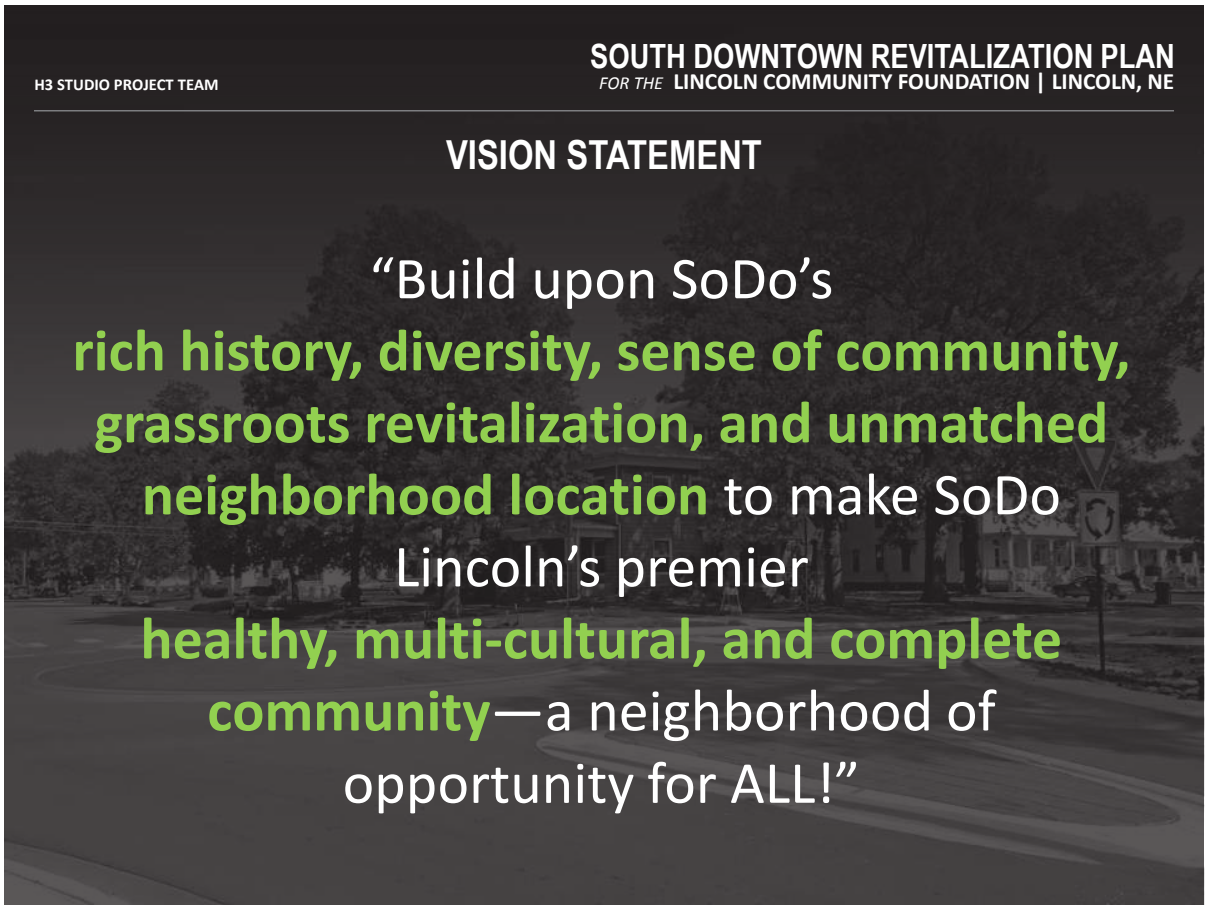
SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE

SODO REVITALIZATION FRAMEWORK PLAN: OPTIONS

H3 STUDIO PROJECT TEAM

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

SODO VISION & GOALS


H3 STUDIO PROJECT TEAM
SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE
VISION STATEMENT
"Build upon SoDo's
rich history, diversity, sense of community, grassroots revitalization, and unmatched neighborhood location to make SoDo Lincoln's premier
healthy, multi-cultural, and complete community—a neighborhood of opportunity for ALL!"

H3 STUDIO PROJECT TEAM
SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE
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H3 STUDIO PROJECT TEAM

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

GOALS *(continued...)*

8. Enhance **neighborhood integration, circulation, safety, and connectivity** for **all residents**—pedestrians, cyclists, drivers, and transit riders.
9. Improve the **visual quality, safety, and connectivity of major 1-way street pairs** including 9th and 10th Streets, 16th and 17th Streets, and K Street and L Street.
10. Improve **parks, playgrounds, malls, community gardens, and open space amenities**.
11. Improve **safety and visual quality of streets** with healthy trees, robust native landscapes, and improved sidewalks.
12. Promote **community health, safety, and environmental sustainability**.
13. Organize for **implementation success and community empowerment** and leadership.

H3 STUDIO PROJECT TEAM

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

SOUTH DOWNTOWN REVITALIZATION PLAN
LINCOLN, NEBRASKA

CONSENSUS ISSUES

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

10| OTHER

VISION

"Build upon SoDo's rich history, diversity, sense of community, grassroots revitalization, and unmatched neighborhood location to make SoDo Lincoln's premier healthy, multi-cultural, and complete community—a neighborhood of opportunity for ALL!"

OPTION 1: NEIGHBORHOOD CENTERS

OPTION 2: LINCOLN MALL + NEIGHBORHOOD HOUSING

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REVITALIZATION PLAN OPTIONS

H3 STUDIO PROJECT TEAM

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

SODO DEVELOPMENT PROGRAM

H3 STUDIO PROJECT TEAM

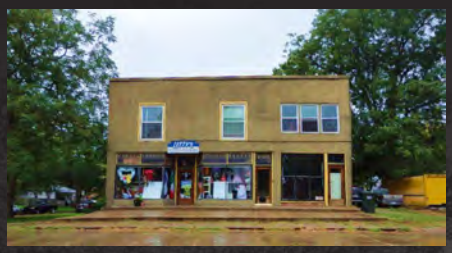
SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE

REVITALIZATION FRAMEWORK OPTIONS

ECONOMIC & MARKET POTENTIAL

Key Components of Development Program

1. ***QUANTIFYING DEMAND BY MARKET NICHES***
2. ***HOUSING TYPOLOGIES/PRODUCTS***
3. ***INCENTIVES/FEASIBILITY/PROGRAMS***
4. ***NEIGHBORHOOD AMENITIES/SERVICES***



H3 STUDIO : DEVELOPMENT STRATEGIES : SINCLAIR | HILLE ARCHITECTS

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

Goals of the SoDo Residential Development Program

- ❖ Diversification of Households
- ❖ Diversification of Housing Types
- ❖ Increasing Rate of Ownership

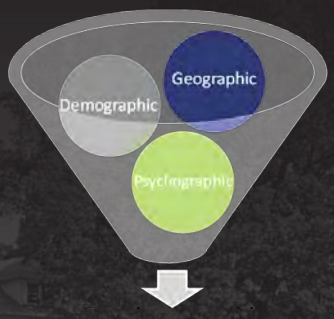
H3 STUDIO : DEVELOPMENT STRATEGIES : SINCLAIR | HILLE ARCHITECTS

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

Analytics for Development Program

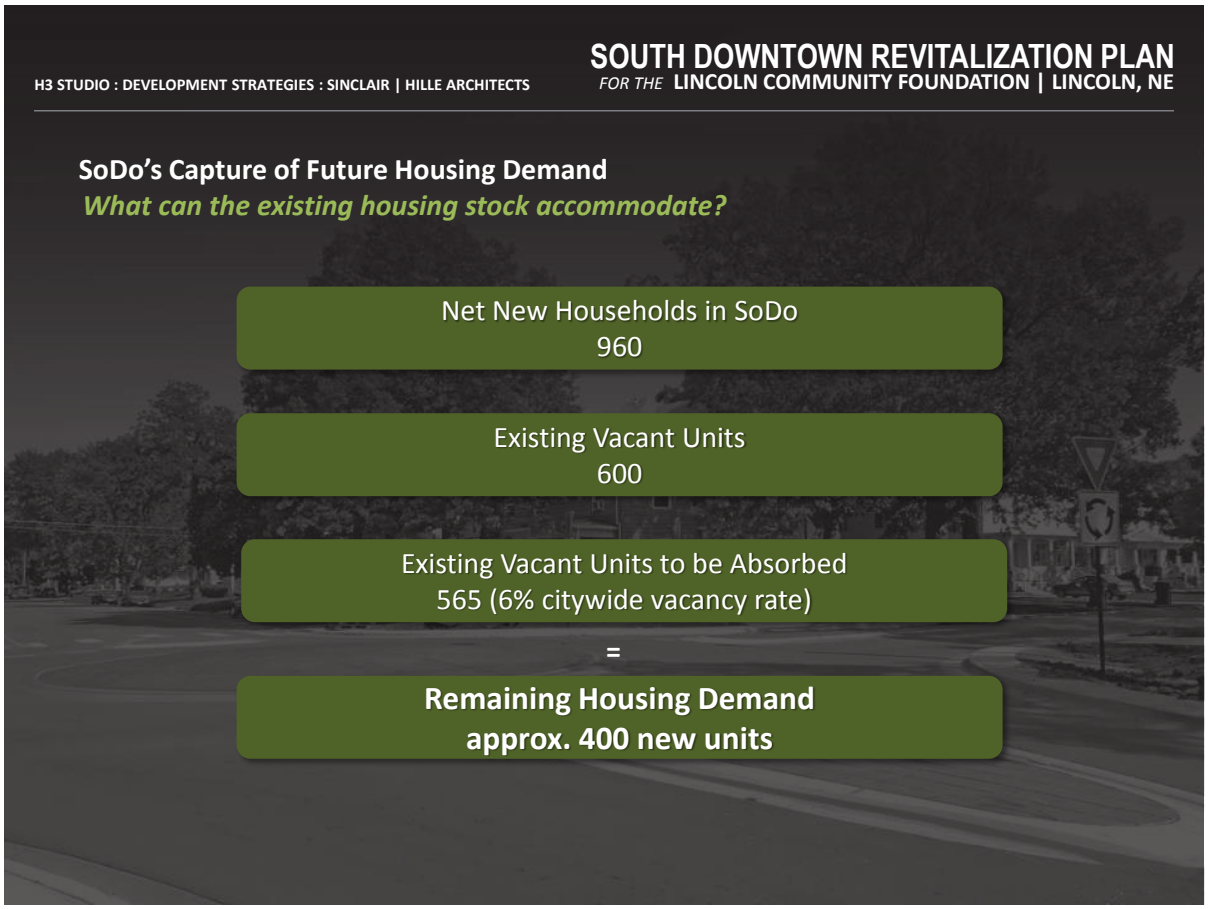
Tapestry Segmentation

- Data combining demographics, neighborhood preferences, and consumer preferences.
- Common data source for product marketing and political campaigning, but can be used for planning and urban development
- There are 65-segment groups in the U.S. (Lincoln has 30 of these groups)



Geodemographic Segmentation

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	


H3 STUDIO : DEVELOPMENT STRATEGIES : SINCLAIR | HILLE ARCHITECTS
SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE
SoDo's Capture of Future Housing Demand
What can the existing housing stock accommodate?
Net New Households in SoDo
960
Existing Vacant Units
600
Existing Vacant Units to be Absorbed
565 (6% citywide vacancy rate)
=
Remaining Housing Demand
approx. 400 new units

H3 STUDIO : DEVELOPMENT STRATEGIES : SINCLAIR | HILLE ARCHITECTS
SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE
Housing Development Program
New Construction
Total New Units
420 to 450 (assumes vacancy rate)
150 to 200 Rental Units
275 to 325 Ownership Units

H3 STUDIO : DEVELOPMENT STRATEGIES : SINCLAIR | HILLE ARCHITECTS

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

Housing Development Program
Increasing Ownership Rate

- Currently, *over 90 percent of SoDo's households are renters*.
- Based on national averages, SoDo's household groups have a *rental rate of 79 percent*.

Current SoDo Renter HH: 3,100

↓

National average for SoDo's groups: 2,600

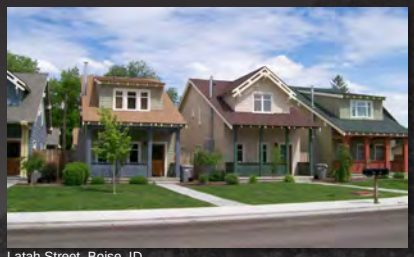
↓

Transition of Existing SoDo Residents to Ownership Goal: approx. 500

H3 STUDIO : DEVELOPMENT STRATEGIES : SINCLAIR | HILLE ARCHITECTS

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

Housing Typologies
Single-Family Infill, Traditional


Latah Street, Boise, ID

Nashville, TN

Denver, CO

Denver, CO

Goldsboro, NC

Columbus, OH

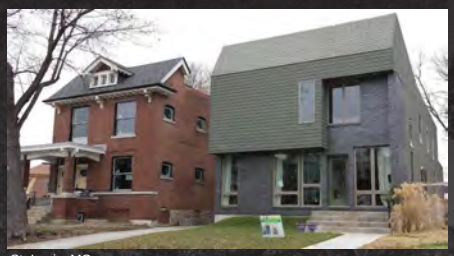
H3 STUDIO : DEVELOPMENT STRATEGIES : SINCLAIR | HILLE ARCHITECTS

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

Housing Typologies
Single-Family Infill, Contemporary

St. Louis, MO

Denver, CO


St. Louis, MO

Edmonton (Canada)

Chicago, IL

Seattle, WA

H3 STUDIO : DEVELOPMENT STRATEGIES : SINCLAIR | HILLE ARCHITECTS

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

Housing Typologies
Townhomes and Condominiums

Carburetor Lofts, Indianapolis, IN

Hennepin & 32nd St., Minneapolis, MN

Ferncliff at Lenox, Atlanta, GA

Battery Park, Cleveland, OH

2428 Champa, Denver, CO

Pacifica, Carrboro, NC

H3 STUDIO : DEVELOPMENT STRATEGIES : SINCLAIR | HILLE ARCHITECTS

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

Housing Typologies
Mixed-Income (Subsidized)

Crawford Square, Pittsburgh, PA

North Sarah, St. Louis, MO

Chatam Square, Lafayette, IN

The Reservoir, Madison, WI

Central Park Rows, Denver, CO

Carlson Commons, Rochester, NY

H3 STUDIO : DEVELOPMENT STRATEGIES : SINCLAIR | HILLE ARCHITECTS

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

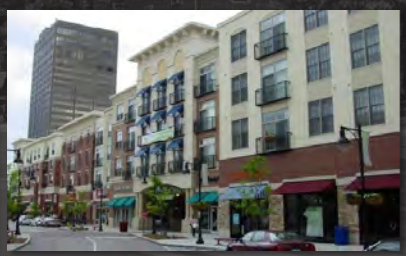
Housing Typologies
Smaller Scale Mixed-Use

15th and Pearl, Boulder, CO

Mariposa, Denver, CO

Eat Street Flats, Minneapolis, MN

Arts Quarters, Minneapolis, MN


Allegro at the Boulevard, St. Louis, MO

Station Plaza, St. Louis, MO

H3 STUDIO : DEVELOPMENT STRATEGIES : SINCLAIR | HILLE ARCHITECTS

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

Housing Typologies
Multi-Family

Fries & Schuele, Cleveland, OH

Gillam Park Row, Kansas City , MO

Washington Rowhouses, Madison, WI

Waverly Station, Cleveland, OH

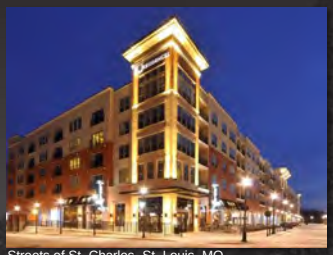
229 at Lakelawn, Madison, WI

Tassafaronga Village, Oakland, CA

H3 STUDIO : DEVELOPMENT STRATEGIES : SINCLAIR | HILLE ARCHITECTS

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

Housing Typologies
Mixed-Use


Streets of St. Charles, St. Louis, MO

Avenir, Milwaukee, WI

St. Louis Park, Minnesota, MN

222 Hennepin, Minneapolis, MN

Axis, Indianapolis, IN

Vélo, Minneapolis, MN

H3 STUDIO : DEVELOPMENT STRATEGIES : SINCLAIR | HILLE ARCHITECTS

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

Retail Development
Mixed-Use with Grocery Store Tenant

The Lofts at Washington University, St. Louis, MO

5th & L Streets NW, Washington, DC

Museum Place Lofts & Townhouses, Portland, OR

3rd Central, Gresham, OR

Penrose Square, Arlington County, VA

Culinaria, St. Louis, MO

H3 STUDIO : DEVELOPMENT STRATEGIES : SINCLAIR | HILLE ARCHITECTS

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

Retail Development
Pedestrian Scale

Brightleaf Square, Durham, North Carolina

Albany, New York

Traverse City, Michigan

Westport, Kansas City

Delmar Loop, St. Louis

H3 STUDIO : DEVELOPMENT STRATEGIES : SINCLAIR | HILLE ARCHITECTS
SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE
Economic Development Program and Services
Implications for SoDo
Service Sector Workforce
Existing SoDo Workforce
Professional Workforce
Education and Workforce Development
Recruitment and Talent Retention
Job Accessibility
Innovation and the New Economy
SoDo and Greater Downtown Economic Growth

H3 STUDIO : DEVELOPMENT STRATEGIES : SINCLAIR | HILLE ARCHITECTS
SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE
SODO REVITALIZATION FRAMEWORK PLAN: OPTIONS

H3 STUDIO : DEVELOPMENT STRATEGIES : SINCLAIR | HILLE ARCHITECTS

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

SOUTH DOWNTOWN REVITALIZATION PLAN
LINCOLN, NEBRASKA

CONSENSUS ISSUES

01| CONTEXT: CITY & DOWNTOWN
- Lack of wide range of high quality housing to enhance downtown living
- Lack of a broad spectrum of amenities in the urban core

02| NEIGHBORHOOD STRUCTURE, CHARACTER, & ECOLOGY
- Poor pedestrian experience and safety due to wide, high traffic streets
- Poor quality lighting on streets, alleys, and paths
- Significant disconnect in the streets, alleys, and paths
- Lack of smaller parks and greenspace distributed throughout the neighborhood

03| ACCESS, CIRCULATION, & PARKING
- Mix. 10th, 16th, and 17th Streets act as barriers
- High traffic volume on 16th and 10th Streets
- Limited access to efficient & effective public transportation throughout the neighborhood and to other places in the city
- A shortage of short-term & on-street parking north of H Street

04| BUILDING TYPES & OWNERSHIP
- Many buildings in poor physical condition with extensive maintenance
- Stock of apartments and low-quality rentals (vacant) from the character
- Absentee landlords are not living, held in downfalls and are unresponsive to neighborhood concerns
- High turnaround and non-owner occupied housing

05| LIVABILITY, WELL-BEING, & SAFETY
- Generally, area perceived as unsafe
- Problem properties: deteriorating conditions, and lack of building upkeep
- Petty crime and illegal activities
- High rate of poverty with a median income at less than half that of the city

06| COMMUNITY SERVICES, AMENITIES, & HEALTH
- Low food security and lack access to quality food
- Lack of neighborhood services and retailing
- Unarguably vacant for convenience retailing
- Lack of awareness and access to regional social services

07| ARTS, CULTURE, & EDUCATION
- Lack of a unified arts district and minimal educational attainment
- Educationally vulnerable jobs to SoDo residents are physically less accessible
- Lack of high-quality affordable childcare

08| OPPORTUNITY, INNOVATION, & PROSPERITY
- High costs for repair and rehab of older historic properties
- Concentration of lower property values than the city as a whole
- Difficult job accessibility for SoDo residents
- Land following values compared to other neighborhoods

09| GOVERNANCE, MANAGEMENT, & FUNDING
- Fractured community
- Lack of investment
- Lack of a true community development corporation (CDC)

10| OTHER

VISION

"Build upon SoDo's rich history, diversity, sense of community, grassroots revitalization, and unmatched neighborhood location to make SoDo Lincoln's premier healthy, multi-cultural, and complete community—a neighborhood of opportunity for ALL!"

OPTION 1: NEIGHBORHOOD CENTERS

1. Expand and develop neighborhood retail
2. Infill storefront to downtown
3. Support and expand impact of schools as community hubs
4. Expand outdoor uses of recreation center
5. Improve pedestrian safety and comfort on F Street and 16th Street
6. New mixed-use and complementary service housing + retail/ dwelling
7. Convert 16th and 17th Streets to two-way
8. Improve landscape and amenities in parks, trails, and capital complex
9. Provide traffic control on 9th/10th and K/L one-way pairs
10. Improve safety, lighting, and walkability on D Street, F Street, and 13th Street
11. Provide community support programs

OPTION 2: LINCOLN MALL + NEIGHBORHOOD HOUSING

1. Explore existing neighborhood retail and develop mixed-use on K, Streets
2. 17th street link to downtown and adjacent neighborhoods
3. Support and expand impact of schools as community hubs
4. Potentially expand outdoor uses of recreation center
5. Improve pedestrian safety and comfort on F Street and 17th Street
6. New mixed-use and complementary service housing + retail/ dwelling
7. Convert 16th and 17th Streets to two-way
8. Improve landscape and amenities in parks, trails, and capital complex
9. Provide traffic control on 9th/10th and K/L one-way pairs
10. Improve safety, lighting, and walkability on D Street, F Street, and 13th Street
11. Provide community support programs

OPTION 3: THE CAPITAL DISTRICT + EVERETT + SHOUTH BOTTOMS NEIGHBORHOODS

1. Explore existing neighborhood retail and develop mixed-use along K, D Street
2. 17th street link to downtown and adjacent neighborhoods
3. Support and expand impact of schools as community hubs
4. Provide new neighborhood park at F Street Recreation Center
5. Improve pedestrian safety and comfort on F Street, 9th Street, and 10th Street
6. Continue Development Commercial Mall redevelopment (Mixed)
7. New mixed-use and complementary service housing + retail/ dwelling
8. Convert 16th and 17th Streets to two-way
9. Improve landscape and amenities in parks, trails, and capital complex
10. Provide traffic control and parking on 9th/10th and K/L one-way pairs
11. Improve safety, lighting, and walkability on D Street, F Street, and 13th Street
12. Provide community support programs

GOALS

1. Envision Cooper Park, the schools and the F Street Recreation Center as community hubs and the 'heart' of the neighborhood.
2. Develop a series of mixed-use Neighborhood Centers and Districts for retail and community services.
3. Continue the ongoing revitalization of S. 11th Street as a walkable, mixed-use, urban, multi-modal corridor.
4. Diversify the building types and provide new housing to retain and continue to attract a diversity of residents for an inclusive community.
5. Incentivize and create new neighborhood businesses and services to achieve a mixed-use, complete community.
6. Promote owner occupancy of single family homes and responsible management of rental properties.
7. Create a multi-generational neighborhood that supports active and independent lifestyle choices for all ages.
8. Enhance neighborhood integration, circulation, safety, and connectivity for all residents—pedestrians, cyclists, drivers, and transit riders.
9. Improve the visual quality, safety, and connectivity of major 1-way street pairs including 9th and 10th Streets, 16th and 17th Streets, and K Street and L Street.
10. Improve parks, playgrounds, malls, community gardens, and open space amenities.
11. Improve safety and visual quality of streets with healthy trees, robust native landscapes, and improved sidewalks.
12. Promote community health, safety, and environmental sustainability.
13. Organize for implementation success and community empowerment and leadership.

REVITALIZATION PLAN OPTIONS

H3 STUDIO PROJECT TEAM

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

SODO REVITALIZATION PLAN OPTIONS

OPTION ONE:

NEIGHBORHOOD CENTERS

H3 STUDIO PROJECT TEAM

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

REVITALIZATION FRAMEWORK OPTIONS

OPTION 01: BASEMAP

H3 STUDIO PROJECT TEAM

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

REVITALIZATION FRAMEWORK OPTIONS

OPTION 01: Neighborhood Centers

1. **Expand and develop neighborhood retail**

H3 STUDIO PROJECT TEAM

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

REVITALIZATION FRAMEWORK OPTIONS
OPTION 01: Neighborhood Centers

1. Expand and develop neighborhood retail
2. 11th street link to downtown

H3 STUDIO PROJECT TEAM

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

REVITALIZATION FRAMEWORK OPTIONS
OPTION 01: Neighborhood Centers

1. Expand and develop neighborhood retail
2. 11th street link to downtown
3. Support and expand impact of schools as community hubs

H3 STUDIO PROJECT TEAM

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

REVITALIZATION FRAMEWORK OPTIONS

OPTION 01: Neighborhood Centers

1. Expand and develop neighborhood retail
2. 11th street link to downtown
3. Support and expand impact of schools as community hubs
4. Expand outdoor area of recreation center

H3 STUDIO PROJECT TEAM

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

REVITALIZATION FRAMEWORK OPTIONS

OPTION 01: Neighborhood Centers

1. Expand and develop neighborhood retail
2. 11th street link to downtown
3. Support and expand impact of schools as community hubs
4. Expand outdoor area of recreation center
5. Improve pedestrian safety and comfort on F Street and 11th Street

H3 STUDIO PROJECT TEAM

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

SODO REVITALIZATION PLAN OPTIONS

OPTION TWO:

LINCOLN MALL + NEIGHBORHOOD HOUSING

H3 STUDIO PROJECT TEAM

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

REVITALIZATION FRAMEWORK OPTIONS

OPTION 02: BASEMAP

H3 STUDIO PROJECT TEAM

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

REVITALIZATION FRAMEWORK OPTIONS

OPTION 02: CAPITAL DISTRICT + HOUSING

1. Expand existing neighborhood retail and develop mixed-use on K/L Streets

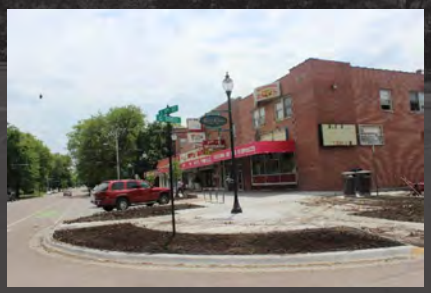
H3 STUDIO PROJECT TEAM

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

REVITALIZATION FRAMEWORK OPTIONS

OPTION 02: CAPITAL DISTRICT + HOUSING

1. Expand existing neighborhood retail and develop mixed-use on K/L Streets
2. 11th street link to downtown and adjacent neighborhoods



H3 STUDIO PROJECT TEAM

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

REVITALIZATION FRAMEWORK OPTIONS

OPTION 02: CAPITAL DISTRICT + HOUSING

1. Expand existing neighborhood retail and develop mixed-use on K/L Streets
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H3 STUDIO PROJECT TEAM

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

REVITALIZATION FRAMEWORK OPTIONS

OPTION 02: CAPITAL DISTRICT + HOUSING

1. Expand existing neighborhood retail and develop mixed-use on K/L Streets
2. 11th street link to downtown and adjacent neighborhoods
3. Support and expand impact of schools as community hubs
4. Significantly expand outdoor area of recreation center

H3 STUDIO PROJECT TEAM

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

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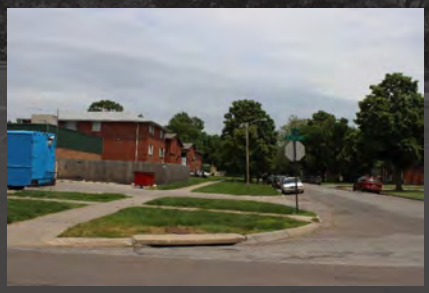

H3 STUDIO PROJECT TEAM

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FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE

REVITALIZATION FRAMEWORK OPTIONS

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5. Improve pedestrian safety and comfort on F Street and 13th Street
6. New mixed-use and condominium/apartment housing + rehab existing

H3 STUDIO PROJECT TEAM

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

REVITALIZATION FRAMEWORK OPTIONS

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H3 STUDIO PROJECT TEAM

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

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7. Convert 16th and 17th Streets to two-way

H3 STUDIO PROJECT TEAM

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

REVITALIZATION FRAMEWORK OPTIONS

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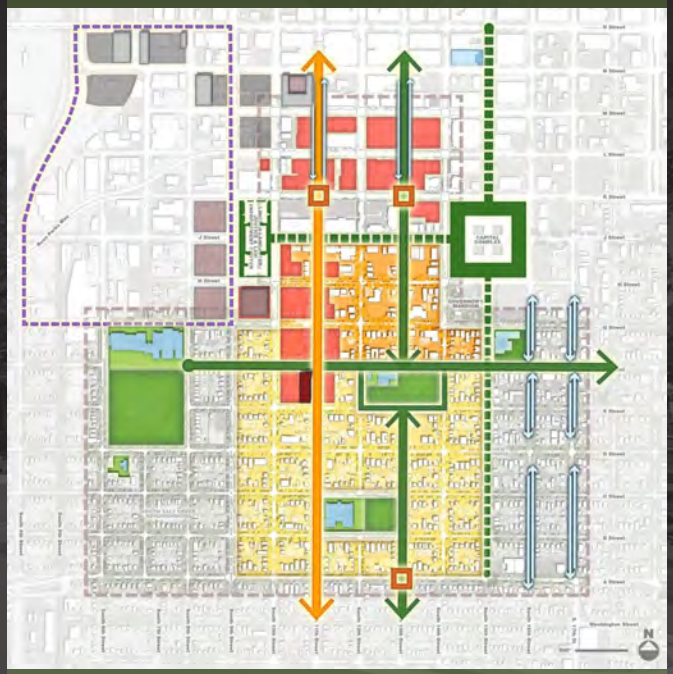
8. Improve landscape and amenities in parks, malls, and capital complex



H3 STUDIO PROJECT TEAM

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

REVITALIZATION FRAMEWORK OPTIONS

OPTION 01: Neighborhood Centers

1. Expand and develop neighborhood retail
2. 11th street link to downtown
3. Support and expand impact of schools as community hubs
4. Expand outdoor area of recreation center
5. Improve pedestrian safety and comfort on F Street and 11th Street
6. New and rehab housing

H3 STUDIO PROJECT TEAM

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

REVITALIZATION FRAMEWORK OPTIONS
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H3 STUDIO PROJECT TEAM

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

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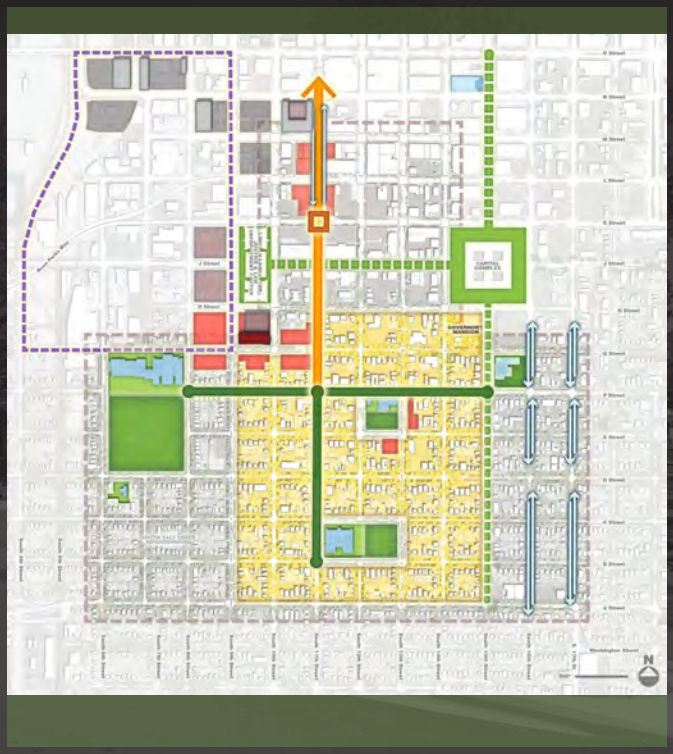

H3 STUDIO PROJECT TEAM

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

REVITALIZATION FRAMEWORK OPTIONS

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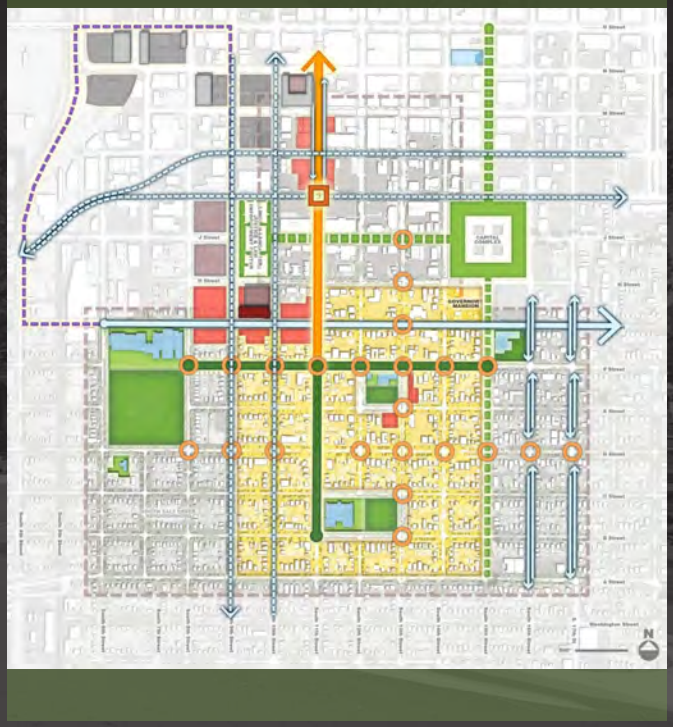

H3 STUDIO PROJECT TEAM

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

REVITALIZATION FRAMEWORK OPTIONS

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5. Improve pedestrian safety and comfort on F Street and 11th Street
6. New and rehab housing
7. Convert 16th and 17th Streets to two-way
8. Improve safety, lighting, and walkability on D Street, F Street, and 13th Street
9. Provide community support programs

H3 STUDIO PROJECT TEAM

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

REVITALIZATION FRAMEWORK OPTIONS

OPTION 01: Neighborhood Centers

This option will require

10 to 15 years

of focused development!

H3 STUDIO PROJECT TEAM

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

REVITALIZATION FRAMEWORK OPTIONS – *OPTION 01: Neighborhood Centers*

POTENTIAL SOCIAL SERVICES & PROGRAMMING

COMMUNITY SERVICES HUB – *A physical, one-stop shop for residents to access case management and comprehensive social services, including:*

- ✓ Refugee and **immigrant advocacy** and outreach
- ✓ **Substance abuse**, **domestic violence**, and **family assistance** programs

YOUTH & SENIORS

- ✓ Expanded **after-school programs** *(neighborhood schools and F Street Recreation Center)*

HEALTH & FOOD SECURITY

- ✓ **Community-supported agriculture** (CSA) program utilizing **community gardens**

NEIGHBORHOOD & ECONOMIC DEVELOPMENT

- ✓ "Good Neighbor" **landlord and renter training** programs

H3 STUDIO PROJECT TEAM

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

REVITALIZATION FRAMEWORK OPTIONS
OPTION 01: Neighborhood Centers

Neighborhoods & Proposed Development Entities

H3 STUDIO PROJECT TEAM

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

SOUTH DOWNTOWN REVITALIZATION PLAN
LINCOLN, NEBRASKA

CONSENSUS ISSUES

01| CONTEXT: CITY & DOWNTOWN
- Lack of wide range of high quality housing in immediate downtown living
- Lack of a broad spectrum of amenities in the urban core

02| NEIGHBORHOOD STRUCTURE, CHARACTER, & ECOLOGY
- Poor pedestrian experience and safety due to wide, high traffic streets
- Poor quality lighting on streets, alleys, and parks
- Insufficient encasement of the railroad, levee, and parks
- Lack of smaller parks and greenspace distributed throughout the neighborhood

03| ACCESS, CIRCULATION, & PARKING
- Min. 10th, 16th, and 17th Streets act as barriers
- High traffic volume on 9th and 10th Streets
- Limited access to efficient & effective public transportation throughout the neighborhood and to cities points in the city
- A shortage of wayfinding & on-street parking north of H Street

04| BUILDING TYPES & OWNERSHIP
- Many buildings in poor physical condition with extensive maintenance
- Stigma apartments and low-quality rentals detract from the character
- Absentee landlords and rent-being held w/individuals and are unresponsive to neighborhood concerns
- High turnaround and non-owner occupied housing

05| LIVABILITY, WELL-BEING, & SAFETY
- Commonly, area perceived as unsafe
- Problem properties, deteriorating conditions, and lack of building upkeep
- Petty crime and illegal activities
- High rate of poverty with a median income at less than half that of the city

06| COMMUNITY SERVICES, AMENITIES, & HEALTH
- Low food security and lack access to quality food
- Lack of neighborhood services and retailing
- Unequally secured low convenience retailing
- Lack of awareness and access to regional social services

07| ARTS, CULTURE, & EDUCATION
- Lack of a unified identity and minimal educational attainment
- Educationally vulnerable jobs to SoDo residents are physically less accessible
- Lack of high-quality affordable childcare

08| OPPORTUNITY, INNOVATION, & PROSPERITY
- High costs for repair and rehab of older historic properties
- Concentration of lower property values than the city as a whole
- Difficult job accessibility for SoDo residents
- Low housing values compared to other neighborhoods

09| GOVERNANCE, MANAGEMENT, & FUNDING
- Fractured community
- Lack of investment
- Lack of a true community development corporation (CDC)

10| OTHER

VISION

"Build upon SoDo's rich history, diversity, sense of community, grassroots revitalization, and unmatched neighborhood location to make SoDo Lincoln's premier healthy, multi-cultural, and complete community—a neighborhood of opportunity for ALL!"

OPTION 1: NEIGHBORHOOD CENTERS

1. Explore and develop neighborhood retail and services at N.W. Streets.
2. 17th should be downtown and adjacent neighborhoods.
3. Support and expand impact of schools as community hubs.
4. Explore mixed-use development opportunities.
5. Improve pedestrian safety and comfort on F Street and 17th Street.
6. Explore mixed-use and live/work/entrepreneurial housing + retail/dining.
7. Connect 16th and 17th Streets to two-way.
8. Improve landscape and amenities in parks, trails, and capital complex.
9. Provide traffic calming on 9th/10th and A2, one-way pairs.
10. Improve safety, lighting, and walkability on D Street, F Street, and 13th Street.
11. Provide community support programs.

OPTION 2: LINCOLN MALL + NEIGHBORHOOD HOUSING

1. Explore existing neighborhood retail and develop mixed-use on N.W. Streets.
2. 17th should be downtown and adjacent neighborhoods.
3. Support and expand impact of schools as community hubs.
4. Explore mixed-use development opportunities.
5. Improve pedestrian safety and comfort on F Street and 17th Street.
6. Explore mixed-use and live/work/entrepreneurial housing + retail/dining.
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11. Provide community support programs.

OPTION 3: THE CAPITAL DISTRICT + EVERETT + SHOUTH BOTTOMS NEIGHBORHOODS

1. Explore existing neighborhood retail and develop mixed-use on N.W. Streets.
2. 17th should be downtown and adjacent neighborhoods.
3. Support and expand impact of schools as community hubs.
4. Provide new neighborhood park at F Street Recreation Center.
5. Improve pedestrian safety and comfort on F Street, 9th Street, and 10th Street.
6. Continue Development Commercial Mall redevelopment (Sears).
7. New mixed-use and live/work/entrepreneurial housing + retail/dining.
8. Connect 16th and 17th Streets to two-way.
9. Improve landscape and amenities in parks, trails, and capital complex.
10. Provide traffic calming on 9th/10th and A2, one-way pairs.
11. Improve safety, lighting, and walkability on D Street, F Street, and 13th Street.
12. Provide community support programs.

GOALS

1. Envision Cooper Park, the schools and the F Street Recreation Center as community hubs and the 'heart' of the neighborhood.
2. Develop a series of mixed-use Neighborhood Centers and Districts for retail and community services.
3. Continue the ongoing revitalization of S. 11th Street as a walkable, mixed-use, urban, multi-modal corridor.
4. Diversify the building types and provide new housing to retain and continue to attract a diversity of residents for an inclusive community.
5. Incentivize and create new neighborhood businesses and services to achieve a mixed-use, complete community.
6. Promote owner occupancy of single family homes and responsible management of rental properties.
7. Create a multi-generational neighborhood that supports active and independent lifestyle choices for all ages.
8. Enhance neighborhood integration, circulation, safety, and connectivity for all residents—pedestrians, cyclists, drivers, and transit riders.
9. Improve the visual quality, safety, and connectivity of major 1-way street pairs including 9th and 10th Streets, 16th and 17th Streets, and K Street and L Street.
10. Improve parks, playgrounds, malls, community gardens, and open space amenities.
11. Improve safety and visual quality of streets with healthy trees, robust native landscapes, and improved sidewalks.
12. Promote community health, safety, and environmental sustainability.
13. Organize for implementation success and community empowerment and leadership.

REVITALIZATION PLAN OPTIONS

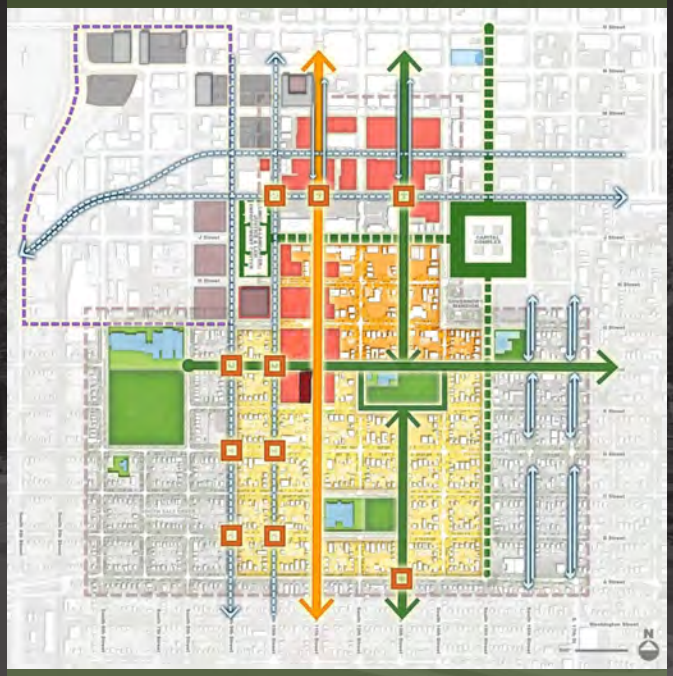
H3 STUDIO PROJECT TEAM

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

REVITALIZATION FRAMEWORK OPTIONS

OPTION 02: CAPITAL DISTRICT + HOUSING

1. Expand existing neighborhood retail and develop mixed-use on K/L Streets
2. 11th street link to downtown and adjacent neighborhoods
3. Support and expand impact of schools as community hubs
4. Significantly expand outdoor area of recreation center
5. Improve pedestrian safety and comfort on F Street and 13th Street
6. New mixed-use and condominium/apartment housing + rehab existing
7. Convert 16th and 17th Streets to two-way
8. Improve landscape and amenities in parks, malls, and capital complex
9. Provide traffic control on 9th/10th and K/L one-way pairs



H3 STUDIO PROJECT TEAM

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

REVITALIZATION FRAMEWORK OPTIONS

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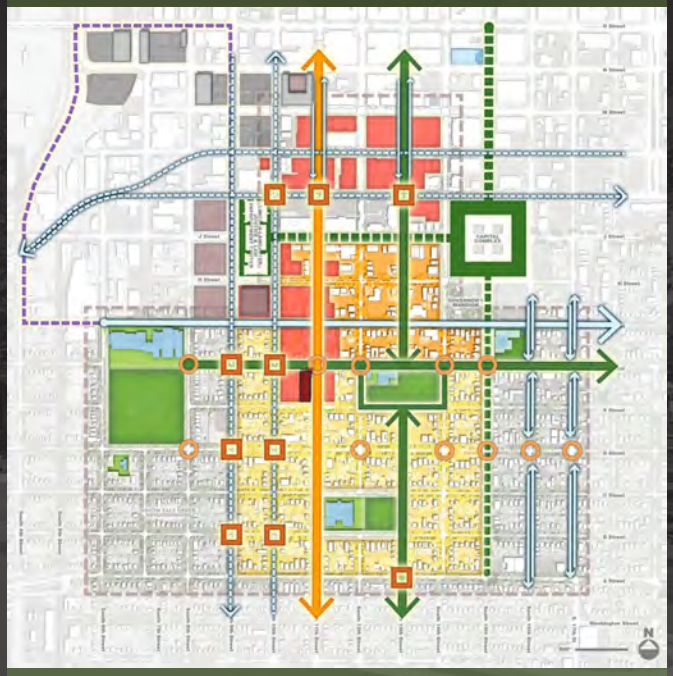


H3 STUDIO PROJECT TEAM

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

REVITALIZATION FRAMEWORK OPTIONS

OPTION 02: CAPITAL DISTRICT + HOUSING

1. Expand existing neighborhood retail and develop mixed-use on K/L Streets
2. 11th street link to downtown and adjacent neighborhoods
3. Support and expand impact of schools as community hubs
4. Significantly expand outdoor area of recreation center
5. Improve pedestrian safety and comfort on F Street and 13th Street
6. New mixed-use and condominium/apartment housing + rehab existing
7. Convert 16th and 17th Streets to two-way
8. Improve landscape and amenities in parks, malls, and capital complex
9. Provide traffic control on 9th/10th and K/L one-way pairs
10. Improve safety, lighting, and walkability on D Street, F Street, and 13th Street
11. Provide community support programs

H3 STUDIO PROJECT TEAM

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

REVITALIZATION FRAMEWORK OPTIONS

OPTION 02: CAPITAL DISTRICT + HOUSING

This option will require

20 to 25 years

of focused development!

H3 STUDIO PROJECT TEAM

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

REVITALIZATION FRAMEWORK OPTIONS – *OPTION 02: CAPITAL DISTRICT + HOUSING*
POTENTIAL SOCIAL SERVICES & PROGRAMMING

COMMUNITY SERVICES HUB – *A physical, one-stop shop for residents to access case management and comprehensive social services, including:*

- ✓ Refugee and **immigrant advocacy** and outreach
- ✓ **Substance abuse**, **domestic violence**, and **family assistance** programs
- ✓ **Workforce training** program
- ✓ **Job placement** program
- ✓ **Homeless** services

YOUTH & SENIORS

- ✓ Expanded **after-school programs** *(neighborhood schools and F Street Recreation Center)*
- ✓ Accredited **childcare programs** and facilities

HEALTH & FOOD SECURITY

- ✓ **Community-supported agriculture** (CSA) program utilizing **community gardens**
- ✓ **Mobile health clinic** and affordable healthcare access

HOUSING & ECONOMIC DEVELOPMENT

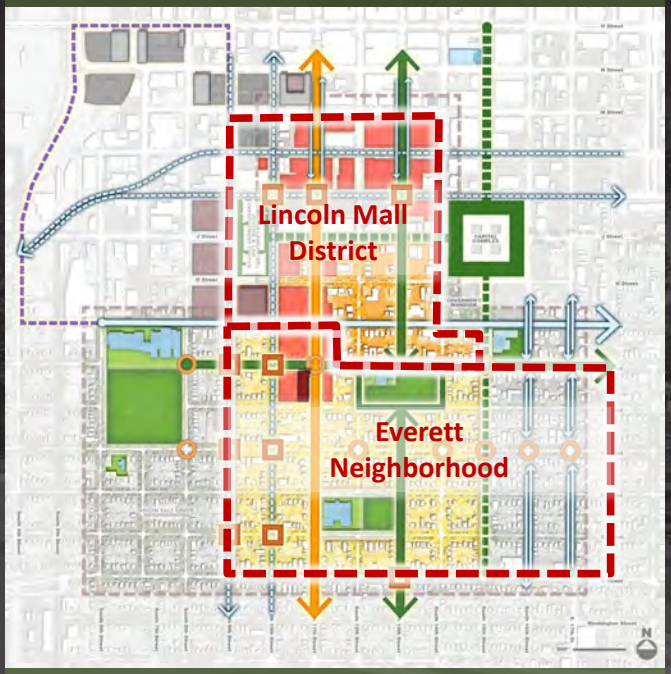
- ✓ "Good Neighbor" **landlord and renter training** programs
- ✓ **Homeownership assistance** program
- ✓ Financial **incentive program for rehab** of historic buildings

H3 STUDIO PROJECT TEAM

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

REVITALIZATION FRAMEWORK OPTIONS
OPTION 02: CAPITAL DISTRICT + HOUSING

Neighborhoods & Proposed Development Entities



H3 STUDIO PROJECT TEAM

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

SOUTH DOWNTOWN REVITALIZATION PLAN
LINCOLN, NEBRASKA

CONSENSUS ISSUES

01| CONTEXT: CITY & DOWNTOWN
- Lack of wide range of high quality housing to enhance downtown living
- Lack of a broad spectrum of amenities in the urban core

02| NEIGHBORHOOD STRUCTURE, CHARACTER, & ECOLOGY
- Poor pedestrian experience and safety due to wide, high traffic streets
- Poor quality lighting on streets, alleys, and paths
- Insufficient enforcement in the streets, alleys, and parks
- Lack of smaller parks and greenspace distributed throughout the neighborhood

03| ACCESS, CIRCULATION, & PARKING
- Min. 10th, 16th, and 17th Streets act as barriers
- High traffic volume on 9th and 10th Streets
- Limited access to efficient & effective public transportation throughout the neighborhood and to other places in the city
- A shortage of short-term & on-street parking north of N Street

04| BUILDING TYPES & OWNERSHIP
- Many buildings in poor physical condition with deferred maintenance
- Stock of apartments and low-quality rentals (issue) from the character
- Absentee landlords are not living next to tenants and are unresponsive to neighborhood concerns
- High turnover and non-owner occupied housing

05| LIVABILITY, WELL-BEING, & SAFETY
- Generally, area perceived as unsafe
- Problem properties (deteriorating conditions, and lack of building upkeep)
- Petty crime and illegal activities
- High rate of poverty with a median income at less than half that of the city

06| COMMUNITY SERVICES, AMENITIES, & HEALTH
- Low food security and lack access to quality food
- Lack of neighborhood services and retailing
- Unarguably second tier convenience retailing
- Lack of awareness and access to regional social services

07| ARTS, CULTURE, & EDUCATION
- Lack of a unified arts district and minimal educational attainment
- Educationally vulnerable jobs to SoDo residents are physically less accessible
- Lack of high-quality affordable childcare

08| OPPORTUNITY, INNOVATION, & PROSPERITY
- High costs for repair and rehab of older historic properties
- Concentration of lower property values than the city as a whole
- Difficult job accessibility for SoDo residents
- Land following values compared to other neighborhoods

09| GOVERNANCE, MANAGEMENT, & FUNDING
- Fractured community
- Lack of investment
- Lack of a true community development corporation (CDC)

10| OTHER

VISION

"Build upon SoDo's rich history, diversity, sense of community, grassroots revitalization, and unmatched neighborhood location to make SoDo Lincoln's premier healthy, multi-cultural, and complete community—a neighborhood of opportunity for ALL!"

OPTION 1: NEIGHBORHOOD CENTERS

1. Expand and develop neighborhood retail
2. 7th street link to downtown
3. Support and expand impact of schools as community hubs
4. Expand complete street at intersection corridor
5. Improve pedestrian safety and comfort on F Street and 16th Street
6. New mixed-use and condo/assisted living + rehab housing
7. Convert 16th and 17th Streets to two-way
8. Improve landscape and amenities in parks, trails, and capital complex
9. Provide traffic control on 9th/10th and K/L, one-way pairs
10. Improve safety, lighting, and walkability on D (21st), F Street, and 13th Street
11. Provide continuing support programs

OPTION 2: LINCOLN MALL + NEIGHBORHOOD HOUSING

1. Explore existing neighborhood retail and develop mixed-use on N, Streets
2. 17th street link to downtown and adjacent neighborhoods
3. Support and expand impact of schools as community hubs
4. Typically expand existing area of recreation center
5. Improve pedestrian safety and comfort on F Street and 17th Street
6. New mixed-use and condo/assisted living + rehab housing
7. Convert 16th and 17th Streets to two-way
8. Improve landscape and amenities in parks, trails, and capital complex
9. Provide traffic control on 9th/10th and K/L, one-way pairs
10. Improve safety, lighting, and walkability on D (21st), F Street, and 13th Street
11. Provide continuing support programs

OPTION 3: THE CAPITAL DISTRICT + EVERETT + SHOUTH BOTTOMS NEIGHBORHOODS

1. Explore existing neighborhood retail and develop mixed-use along N, O Street
2. 17th street link to downtown and adjacent neighborhoods
3. Support and expand impact of schools as community hubs
4. Provide new neighborhood park at F Street Recreation Center
5. Improve pedestrian safety and comfort on F Street, 9th Street, and 10th Street
6. Continue Development Commercial Mall redevelopment (retail)
7. New mixed-use and condo/assisted living + rehab housing
8. Convert 16th and 17th Streets to two-way
9. Improve landscape and amenities in parks, trails, and capital complex
10. Provide traffic control and parking on 9th/10th and K/L corridor pairs
11. Improve safety, lighting, and walkability on D Street, F Street, and 13th Street
12. Provide community support programs

GOALS

1. Envision Cooper Park, the schools and the F Street Recreation Center as community hubs and the 'heart' of the neighborhood.
2. Develop a series of mixed-use Neighborhood Centers and Districts for retail and community services.
3. Continue the ongoing revitalization of S. 11th Street as a walkable, mixed-use, urban, multi-modal corridor.
4. Diversify the building types and provide new housing to retain and continue to attract a diversity of residents for an inclusive community.
5. Incentivize and create new neighborhood businesses and services to achieve a mixed-use, complete community.
6. Promote owner occupancy of single family homes and responsible management of rental properties.
7. Create a multi-generational neighborhood that supports active and independent lifestyle choices for all ages.
8. Enhance neighborhood integration, circulation, safety, and connectivity for all residents—pedestrians, cyclists, drivers, and transit riders.
9. Improve the visual quality, safety, and connectivity of major 1-way street pairs including 9th and 10th Streets, 16th and 17th Streets, and K Street and L Street.
10. Improve parks, playgrounds, malls, community gardens, and open space amenities.
11. Improve safety and visual quality of streets with healthy trees, robust native landscapes, and improved sidewalks.
12. Promote community health, safety, and environmental sustainability.
13. Organize for implementation success and community empowerment and leadership.

REVITALIZATION PLAN OPTIONS

H3 STUDIO PROJECT TEAM

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

SODO REVITALIZATION PLAN OPTIONS

OPTION THREE:

THE CAPITAL DISTRICT
+
EVERETT + SOUTH BOTTOMS NEIGHBORHOODS

H3 STUDIO PROJECT TEAM

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

REVITALIZATION FRAMEWORK OPTIONS

OPTION 03| BASEMAP

H3 STUDIO PROJECT TEAM

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

REVITALIZATION FRAMEWORK OPTIONS

OPTION 03: Capital District + Neighborhoods

1. Expand existing neighborhood retail and develop mixed-use district to O Street

H3 STUDIO PROJECT TEAM

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

REVITALIZATION FRAMEWORK OPTIONS

OPTION 03: Capital District + Neighborhoods

1. Expand existing neighborhood retail and develop mixed-use district to O Street
2. 11th street link to downtown and adjacent neighborhoods

H3 STUDIO PROJECT TEAM

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

REVITALIZATION FRAMEWORK OPTIONS

OPTION 03: Capital District + Neighborhoods

1. Expand existing neighborhood retail and develop mixed-use district to O Street
2. 11th street link to downtown and adjacent neighborhoods
3. Support and expand impact of schools as community hubs

H3 STUDIO PROJECT TEAM

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

REVITALIZATION FRAMEWORK OPTIONS

OPTION 03: Capital District + Neighborhoods

1. Expand existing neighborhood retail and develop mixed-use district to O Street
2. 11th street link to downtown and adjacent neighborhoods
3. Support and expand impact of schools as community hubs
4. Provide new neighborhood park at F Street Recreation Center

H3 STUDIO PROJECT TEAM

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

REVITALIZATION FRAMEWORK OPTIONS

OPTION 03: Capital District + Neighborhoods

1. Expand existing neighborhood retail and develop mixed-use district to O Street
2. 11th street link to downtown and adjacent neighborhoods
3. Support and expand impact of schools as community hubs
4. Provide new neighborhood park at F Street Recreation Center
5. Improve pedestrian safety and comfort on F Street, 8th Street, and 13th Street

H3 STUDIO PROJECT TEAM

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

REVITALIZATION FRAMEWORK OPTIONS

OPTION 03: Capital District + Neighborhoods

1. Expand existing neighborhood retail and develop mixed-use district to O Street
2. 11th street link to downtown and adjacent neighborhoods
3. Support and expand impact of schools as community hubs
4. Provide new neighborhood park at F Street Recreation Center
5. Improve pedestrian safety and comfort on F Street, 8th Street, and 13th Street
6. Continue development Centennial Mall redevelopment [library]

H3 STUDIO PROJECT TEAM

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

REVITALIZATION FRAMEWORK OPTIONS

OPTION 03: Capital District + Neighborhoods

1. Expand existing neighborhood retail and develop mixed-use district to O Street
2. 11th street link to downtown and adjacent neighborhoods
3. Support and expand impact of schools as community hubs
4. Provide new neighborhood park at F Street Recreation Center
5. Improve pedestrian safety and comfort on F Street, 8th Street, and 13th Street
6. Continue development Centennial Mall redevelopment [library]
7. New mixed-use and condominium/apartment housing + rehab existing

H3 STUDIO PROJECT TEAM

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

REVITALIZATION FRAMEWORK OPTIONS

OPTION 03: Capital District + Neighborhoods

1. Expand existing neighborhood retail and develop mixed-use district to O Street
2. 11th street link to downtown and adjacent neighborhoods
3. Support and expand impact of schools as community hubs
4. Provide new neighborhood park at F Street Recreation Center
5. Improve pedestrian safety and comfort on F Street, 8th Street, and 13th Street
6. Continue development Centennial Mall redevelopment [library]
7. New mixed-use and condominium/apartment housing + rehab existing

H3 STUDIO PROJECT TEAM

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

REVITALIZATION FRAMEWORK OPTIONS

OPTION 03: Capital District + Neighborhoods

1. Expand existing neighborhood retail and develop mixed-use district to O Street
2. 11th street link to downtown and adjacent neighborhoods
3. Support and expand impact of schools as community hubs
4. Provide new neighborhood park at F Street Recreation Center
5. Improve pedestrian safety and comfort on F Street, 8th Street, and 13th Street
6. Continue development Centennial Mall redevelopment [library]
7. New mixed-use and condominium/apartment housing + rehab existing
8. Convert 16th and 17th Streets to two-way

H3 STUDIO PROJECT TEAM

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

REVITALIZATION FRAMEWORK OPTIONS

OPTION 03: Capital District + Neighborhoods

1. Expand existing neighborhood retail and develop mixed-use district to O Street
2. 11th street link to downtown and adjacent neighborhoods
3. Support and expand impact of schools as community hubs
4. Provide new neighborhood park at F Street Recreation Center
5. Improve pedestrian safety and comfort on F Street, 8th Street, and 13th Street
6. Continue development Centennial Mall redevelopment [library]
7. New mixed-use and condominium/apartment housing + rehab existing
8. Convert 16th and 17th Streets to two-way
9. Improve landscape and amenities in parks, malls, and capital complex

H3 STUDIO PROJECT TEAM

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

REVITALIZATION FRAMEWORK OPTIONS

OPTION 03: Capital District + Neighborhoods

1. Expand existing neighborhood retail and develop mixed-use district to O Street
2. 11th street link to downtown and adjacent neighborhoods
3. Support and expand impact of schools as community hubs
4. Provide new neighborhood park at F Street Recreation Center
5. Improve pedestrian safety and comfort on F Street, 8th Street, and 13th Street
6. Continue development Centennial Mall redevelopment [library]
7. New mixed-use and condominium/apartment housing + rehab existing
8. Convert 16th and 17th Streets to two-way
9. Improve landscape and amenities in parks, malls, and capital complex
10. Provide traffic control and parking on 9th/10th and K/L one-way pairs

H3 STUDIO PROJECT TEAM

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

REVITALIZATION FRAMEWORK OPTIONS

OPTION 03: Capital District + Neighborhoods

1. Expand existing neighborhood retail and develop mixed-use district to O Street
2. 11th street link to downtown and adjacent neighborhoods
3. Support and expand impact of schools as community hubs
4. Provide new neighborhood park at F Street Recreation Center
5. Improve pedestrian safety and comfort on F Street, 8th Street, and 13th Street
6. Continue development Centennial Mall redevelopment [library]
7. New mixed-use and condominium/apartment housing + rehab existing
8. Convert 16th and 17th Streets to two-way
9. Improve landscape and amenities in parks, malls, and capital complex
10. Provide traffic control and parking on 9th/10th and K/L one-way pairs
11. Improve safety, lighting, and walkability on D Street, F Street, and 13th Street

H3 STUDIO PROJECT TEAM

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

REVITALIZATION FRAMEWORK OPTIONS

OPTION 03: Capital District + Neighborhoods

1. Expand existing neighborhood retail and develop mixed-use district to O Street
2. 11th street link to downtown and adjacent neighborhoods
3. Support and expand impact of schools as community hubs
4. Provide new neighborhood park at F Street Recreation Center
5. Improve pedestrian safety and comfort on F Street, 8th Street, and 13th Street
6. Continue development Centennial Mall redevelopment [library]
7. New mixed-use and condominium/apartment housing + rehab existing
8. Convert 16th and 17th Streets to two-way
9. Improve landscape and amenities in parks, malls, and capital complex
10. Provide traffic control and parking on 9th/10th and K/L one-way pairs
11. Improve safety, lighting, and walkability on D Street, F Street, and 13th Street
12. Provide community support programs

H3 STUDIO PROJECT TEAM

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

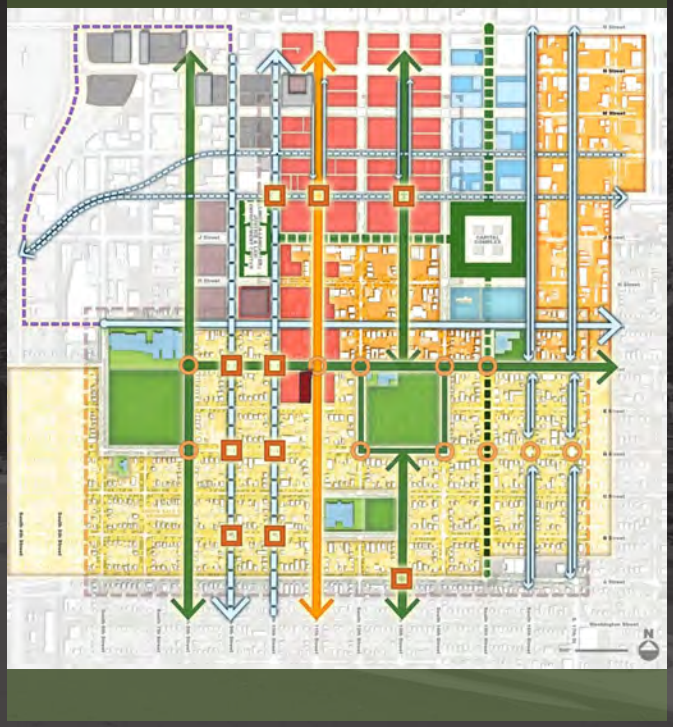
REVITALIZATION FRAMEWORK OPTIONS

OPTION 03: Capital District + Neighborhoods

This option will require

30+ years

of focused development!



H3 STUDIO PROJECT TEAM

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

REVITALIZATION FRAMEWORK OPTIONS – *OPTION 03: Capital District + Neighborhoods*

POTENTIAL SOCIAL SERVICES & PROGRAMMING

COMMUNITY SERVICES HUB – *A physical, one-stop shop for residents to access case management and comprehensive social services, including:*

- ✓ Refugee and **immigrant advocacy** and outreach
- ✓ **Substance abuse**, **domestic violence**, and **family assistance** programs
- ✓ **Workforce training** program
- ✓ **Job placement** program
- ✓ **Homeless** services

YOUTH & SENIORS

- ✓ Expanded **after-school programs** *(neighborhood schools and F Street Recreation Center)*
- ✓ Accredited **childcare programs** and facilities
- ✓ **Aging in Place** support program

HEALTH & FOOD SECURITY

- ✓ **Community-supported agriculture** (CSA) program utilizing **community gardens**
- ✓ **Mobile health clinic** and affordable healthcare access

HOUSING & ECONOMIC DEVELOPMENT

- ✓ "Good Neighbor" **landlord and renter training** programs
- ✓ **Homeownership assistance** program
- ✓ Financial **incentive program for rehab** of historic buildings
- ✓ **Blight removal**, land acquisition, and **land-banking** program
- ✓ **Micro-lending "library"** for community-based entrepreneurs
- ✓ State capital **internship program** for college students

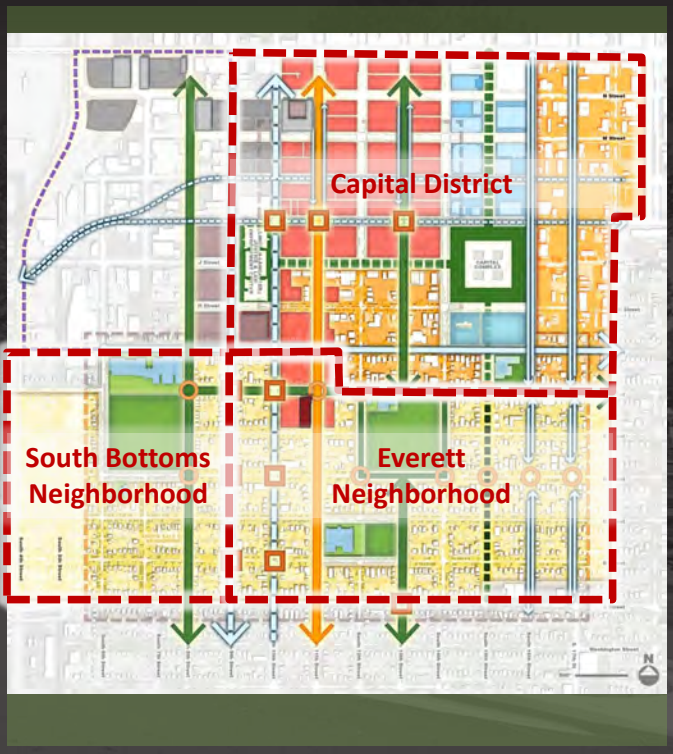
H3 STUDIO PROJECT TEAM

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

REVITALIZATION FRAMEWORK OPTIONS

OPTION 03: Capital District + Neighborhoods

Neighborhoods & Proposed Development Entities



H3 STUDIO PROJECT TEAM

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

SOUTH DOWNTOWN REVITALIZATION PLAN
LINCOLN, NEBRASKA

CONSENSUS ISSUES

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

10| OTHER

VISION

"Build upon SoDo's rich history, diversity, sense of community, grassroots revitalization, and unmatched neighborhood location to make SoDo Lincoln's premier healthy, multi-cultural, and complete community—a neighborhood of opportunity for ALL!"

OPTION 1: NEIGHBORHOOD CENTERS

OPTION 2: LINCOLN MALL + NEIGHBORHOOD HOUSING

OPTION 3: THE CAPITAL DISTRICT + EVERETT + SHOUTH BOTTOMS NEIGHBORHOODS

GOALS

1. Envision Cooper Park, the schools and the F Street Recreation Center as community hubs and the 'heart' of the neighborhood.
2. Develop a series of mixed-use Neighborhood Centers and Districts for retail and community services.
3. Continue the ongoing revitalization of S. 11th Street as a walkable, mixed-use, urban, multi-modal corridor.
4. Diversify the building types and provide new housing to retain and continue to attract a diversity of residents for an inclusive community.
5. Incentivize and create new neighborhood businesses and services to achieve a mixed-use, complete community.
6. Promote owner occupancy of single family homes and responsible management of rental properties.
7. Create a multi-generational neighborhood that supports active and independent lifestyle choices for all ages.
8. Enhance neighborhood integration, circulation, safety, and connectivity for all residents—pedestrians, cyclists, drivers, and transit riders.
9. Improve the visual quality, safety, and connectivity of major 1-way street pairs including 9th and 10th Streets, 16th and 17th Streets, and K Street and L Street.
10. Improve parks, playgrounds, malls, community gardens, and open space amenities.
11. Improve safety and visual quality of streets with healthy trees, robust native landscapes, and improved sidewalks.
12. Promote community health, safety, and environmental sustainability.
13. Organize for implementation success and community empowerment and leadership.

REVITALIZATION PLAN OPTIONS

H3 STUDIO PROJECT TEAM
SOUTH DOWNTOWN REVITALIZATION PLAN
FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE
NEXT MEETINGS: Open House June 4 @5:30-7:30pm
June 3-5: Open Studio 8:30am-5:30pm
June 8: Public Meeting #3 @ 10:00am
DISCUSSION
& NEXT STEPS...

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SOUTH DOWNTOWN REVITALIZATION PLAN
LINCOLN, NEBRASKA

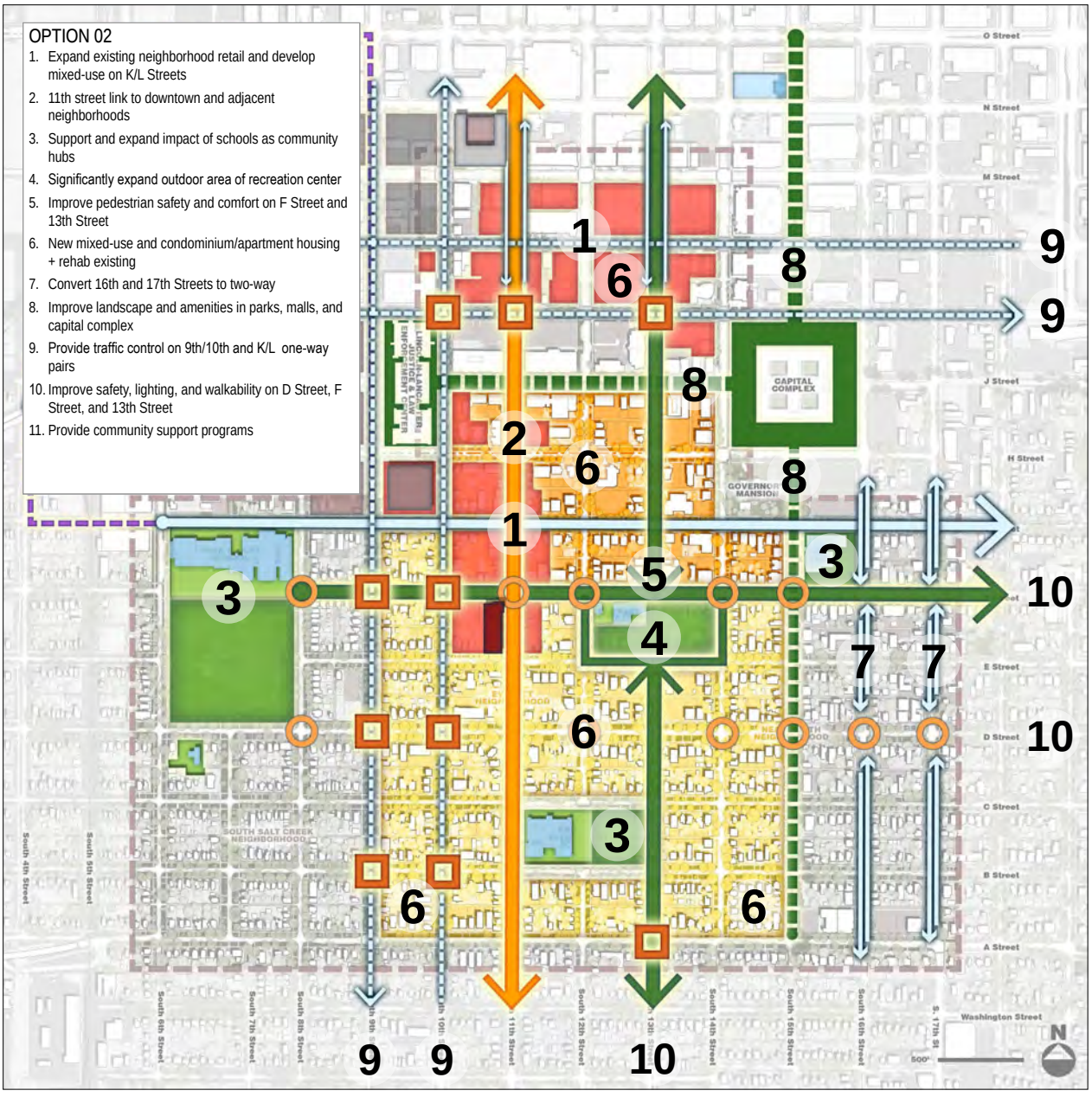
SOUTH DOWNTOWN (SODO) COMMUNITY ADVISORY COMMITTEE

SOUTH DOWNTOWN REVITALIZATION
OPTION 01| NEIGHBORHOOD CENTERS

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



SOUTH DOWNTOWN *REVITALIZATION*
OPTION 02| LINCOLN MALL+NEIGHBORHOOD HOUSING

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

SOUTH DOWNTOWN REVITALIZATION
OPTION 03| THE CAPITAL DISTRICT+ EVERETT+SOUTH BOTTOMS NEIGHBORHOODS

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

CONSENSUS ISSUES

01| CONTEXT: CITY & DOWNTOWN
- Lack of wide range of high quality housing to enhance downtown living.
- Lack of a broad spectrum of amenities in the urban core.

02| NEIGHBORHOOD STRUCTURE, CHARACTER, & ECOLOGY
- Poor pedestrian experience and safety due to wide, high traffic streets.
- Poor quality lighting on streets, alleys, and parks.
- Insufficient investment in the streets, alleys, and parks.
- Lack of usable parks and greenspace distributed throughout the neighborhood.

03| ACCESS, CIRCULATION, & PARKING
- 9th, 10th, 16th, and 17th Streets act as barriers.
- High traffic volume on 9th and 10th Streets.
- Limited access to efficient & effective public transportation throughout the neighborhood and to other points in the city.
- A shortage of structured & on-street parking north of H Street.

04| BUILDING TYPES & OWNERSHIP
- Many buildings in poor physical condition with deferred maintenance.
- Slip-in apartments and low-quality rentals detract from the character.
- Absentee landlords are not being held accountable and are unresponsive to neighborhood concerns.
- High rentership and non-owner occupied housing.

05| LIVABILITY, WELL-BEING, & SAFETY
- Generally, area perceived as unsafe.
- Problem properties, deteriorating conditions, and lack of building upkeep.
- Petty crime and illegal activities.
- High rate of poverty with a median income of less than half that of the city.

06| COMMUNITY SERVICES, AMENITIES, & HEALTH
- Low food security and lack access to quality food.
- Lack of neighborhood services and retailing.
- Low-quality, second tier convenience retailing.
- Lack of awareness and access to regional social services.

07| ARTS, CULTURE, & EDUCATION
- Lack of a skilled workforce and minimal educational attainment.
- Educationally accessible jobs to SoDo residents are physically less accessible.
- Lack of high-quality affordable childcare

08| OPPORTUNITY, INNOVATION, & PROSPERITY
- High costs for repair and rehab of older historic properties.
- Concentration of lower property values than the city as a whole.
- Difficult job accessibility for SoDo residents.
- Low housing values compared to other neighborhoods.

09| GOVERNANCE, MANAGEMENT, & FUNDING
- Fractured community.
- Lack of investment.
- Lack of a true community development corporation (CDC).

10| OTHER

VISION

"Build upon SoDo's rich history, diversity, sense of community, grassroots revitalization, and unmatched neighborhood location to make SoDo Lincoln's premier healthy, multi-cultural, and complete community—a neighborhood of opportunity for ALL!"

OPTION 1: NEIGHBORHOOD CENTERS

1. Expand and develop neighborhood retail
2. 11th street link to downtown
3. Support and expand impact of schools as community hubs
4. Expand outdoor area of recreation center
5. Improve pedestrian safety and comfort on F Street and 11th Street
6. New and rehab housing
7. Convert 16th and 17th Streets to two-way
8. Improve safety, lighting, and walkability on D Street, F Street, and 13th Street
9. Provide community support programs

OPTION 2: LINCOLN MALL + NEIGHBORHOOD HOUSING

1. Expand existing neighborhood retail and develop mixed-use on K/L Streets
2. 11th street link to downtown and adjacent neighborhoods
3. Support and expand impact of schools as community hubs
4. Significantly expand outdoor area of recreation center
5. Improve pedestrian safety and comfort on F Street and 13th Street
6. New mixed-use and condominium/apartment housing + rehab existing
7. Convert 16th and 17th Streets to two-way
8. Improve landscape and amenities in parks, malls, and capital complex
9. Provide traffic control on 9th/10th and K/L one-way pairs
10. Improve safety, lighting, and walkability on D Street, F Street, and 13th Street
11. Provide community support programs

OPTION 3: THE CAPITAL DISTRICT + EVERETT + SHOUTH BOTTOMS NEIGHBORHOODS

1. Expand existing neighborhood retail and develop mixed-use district to O Street
2. 11th street link to downtown and adjacent neighborhoods
3. Support and expand impact of schools as community hubs
4. Provide new neighborhood park at F Street Recreation Center
5. Improve pedestrian safety and comfort on F Street, 8th Street, and 13th Street
6. Continue development Centennial Mall redevelopment [library]
7. New mixed-use and condominium/apartment housing + rehab existing
8. Convert 16th and 17th Streets to two-way
9. Improve landscape and amenities in parks, malls, and capital complex
10. Provide traffic control and parking on 9th/10th and K/L one-way pairs
11. Improve safety, lighting, and walkability on D Street, F Street, and 13th Street
12. Provide community support programs

GOALS

1. Envision Cooper Park, the schools and the F Street Recreation Center as community hubs and the 'heart' of the neighborhood.
2. Develop a series of mixed-use Neighborhood Centers and Districts for retail and community services.
3. Continue the ongoing revitalization of S. 11th Street as a walkable, mixed-use, urban, multi-modal corridor.
4. Diversify the building types and provide new housing to retain and continue to attract a diversity of residents for an inclusive community.
5. Incentivize and create new neighborhood businesses and services to achieve a mixed-use, complete community.
6. Promote owner occupancy of single family homes and responsible management of rental properties.
7. Create a multi-generational neighborhood that supports active and independent lifestyle choices for all ages.
8. Enhance neighborhood integration, circulation, safety, and connectivity for all residents—pedestrians, cyclists, drivers, and transit riders.
9. Improve the visual quality, safety, and connectivity of major 1-way street pairs including 9th and 10th Streets, 16th and 17th Streets, and K Street and L Street.
10. Improve parks, playgrounds, malls, community gardens, and open space amenities.
11. Improve safety and visual quality of streets with healthy trees, robust native landscapes, and improved sidewalks.
12. Promote community health, safety, and environmental sustainability.
13. Organize for implementation success and community empowerment and leadership.

REVITALIZATION PLAN OPTIONS

H3 STUDIO PROJECT TEAM

PREPARED BY H3 STUDIO

SOUTH DOWNTOWN REVITALIZATION PLAN
LINCOLN, NEBRASKA
SOUTH DOWNTOWN (SODO) COMMUNITY ADVISORY COMMITTEE
CONSENSUS ISSUES
VISION
"Build upon SoDo's rich history, diversity, sense of community, grassroots revitalization, and unmatched neighborhood location to make SoDo Lincoln's premier healthy, multi-cultural, and complete community—a neighborhood of opportunity for ALL!"
GOALS
REVITALIZATION PLAN OPTIONS

SOUTH DOWNTOWN REVITALIZATION PLAN
LINCOLN, NEBRASKA

SOUTH DOWNTOWN (SODO) COMMUNITY ADVISORY COMMITTEE

CONSENSUS ISSUES

01| CONTEXT: CITY & DOWNTOWN
- Lack of wide range of high quality housing to enhance downtown living.
- Lack of a broad spectrum of amenities in the urban core.

02| NEIGHBORHOOD STRUCTURE, CHARACTER, & ECOLOGY
- Poor pedestrian experience and safety due to wide, high traffic streets.
- Poor quality lighting on streets, alleys, and parks.
- Insufficient investment in the streets, alleys, and parks.
- Lack of usable parks and greenspace distributed throughout the neighborhood.

03| ACCESS, CIRCULATION, & PARKING
- 9th, 10th, 16th, and 17th Streets act as barriers.
- High traffic volume on 9th and 10th Streets.
- Limited access to efficient & effective public transportation throughout the neighborhood and to other points in the city.
- A shortage of structured & on-street parking north of H Street.

04| BUILDING TYPES & OWNERSHIP
- Many buildings in poor physical condition with deferred maintenance.
- Slip-in apartments and low-quality rentals detract from the character.
- Absentee landlords are not being held accountable and are unresponsive to neighborhood concerns.
- High rentership and non-owner occupied housing.

05| LIVABILITY, WELL-BEING, & SAFETY
- Generally, area perceived as unsafe.
- Problem properties, deteriorating conditions, and lack of building upkeep.
- Petty crime and illegal activities.
- High rate of poverty with a median income of less than half that of the city.

06| COMMUNITY SERVICES, AMENITIES, & HEALTH
- Low food security and lack access to quality food.
- Lack of neighborhood services and retailing.
- Low-quality, second tier convenience retailing.
- Lack of awareness and access to regional social services.

07| ARTS, CULTURE, & EDUCATION
- Lack of a skilled workforce and minimal educational attainment.
- Educationally accessible jobs to SoDo residents are physically less accessible.
- Lack of high-quality affordable childcare.

08| OPPORTUNITY, INNOVATION, & PROSPERITY
- High costs for repair and rehab of older historic properties.
- Concentration of lower property values than the city as a whole.
- Difficult job accessibility for SoDo residents.
- Low housing values compared to other neighborhoods.

09| GOVERNANCE, MANAGEMENT, & FUNDING
- Fractured community.
- Lack of investment.
- Lack of a true community development corporation (CDC).

10| OTHER

VISION

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OPTION 1: NEIGHBORHOOD CENTERS

1. Expand and develop neighborhood retail
2. 11th street link to downtown
3. Support and expand impact of schools as community hubs
4. Expand outdoor area of recreation center
5. Improve pedestrian safety and comfort on F Street and 11th Street
6. New and rehab housing -
7. Convert 16th and 17th Streets to two-way
8. Improve safety, lighting, and walkability on D Street, F Street, and 13th Street
9. Provide community support programs

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4. Significantly expand outdoor area of recreation center
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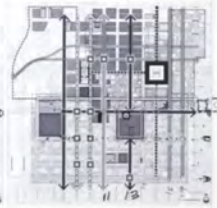
OPTION 3: THE CAPITAL DISTRICT + EVERETT + SOUTH BOTTOMS NEIGHBORHOODS



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REVITALIZATION PLAN OPTIONS

SOUTH DOWNTOWN REVITALIZATION PLAN
LINCOLN, NEBRASKA

SOUTH DOWNTOWN (SODO) COMMUNITY ADVISORY COMMITTEE

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VISION

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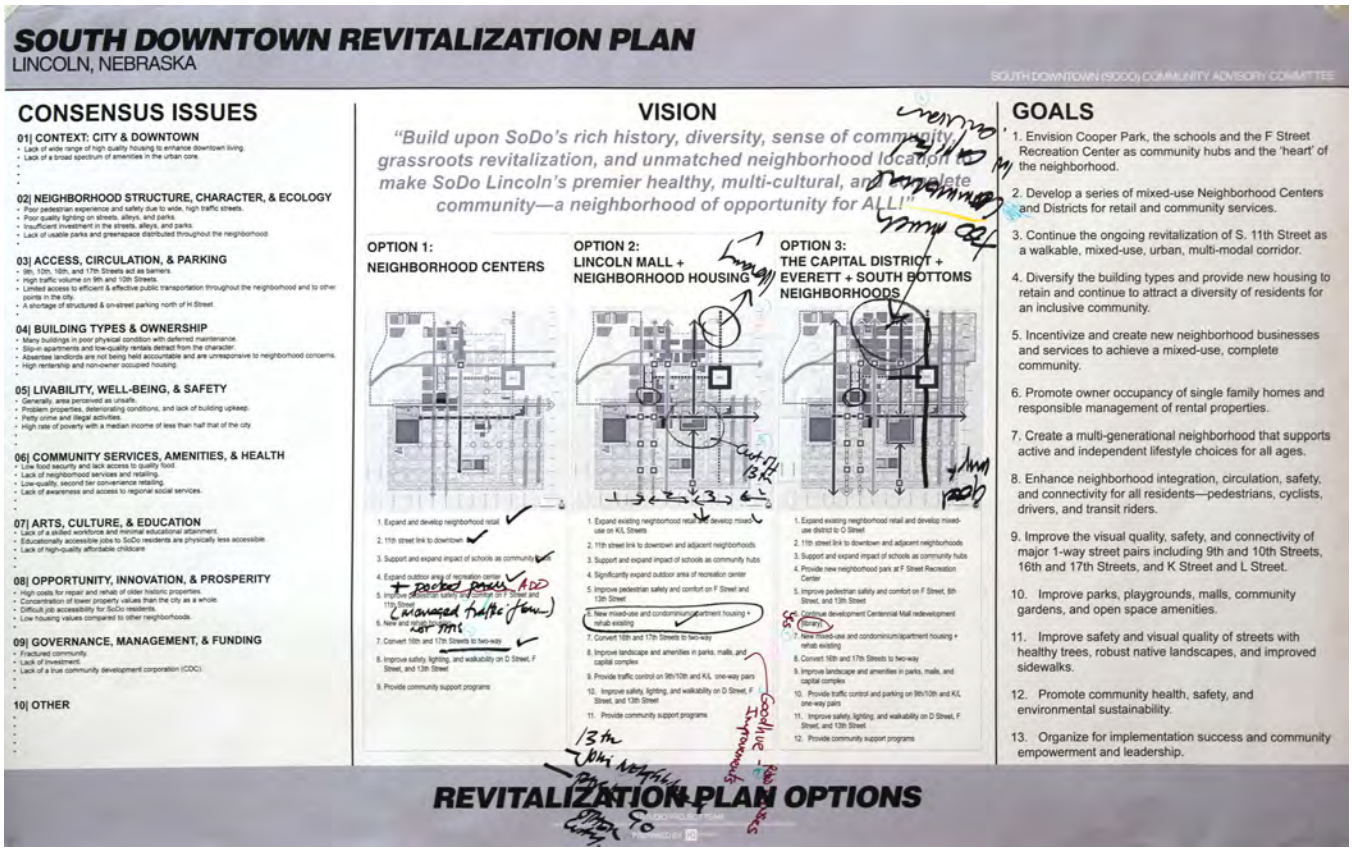
REVITALIZATION PLAN OPTIONS


SOUTH DOWNTOWN REVITALIZATION PLAN
LINCOLN, NEBRASKA
SOUTH DOWNTOWN (SODO) COMMUNITY ADVISORY COMMITTEE
CONSENSUS ISSUES
01| CONTEXT: CITY & DOWNTOWN
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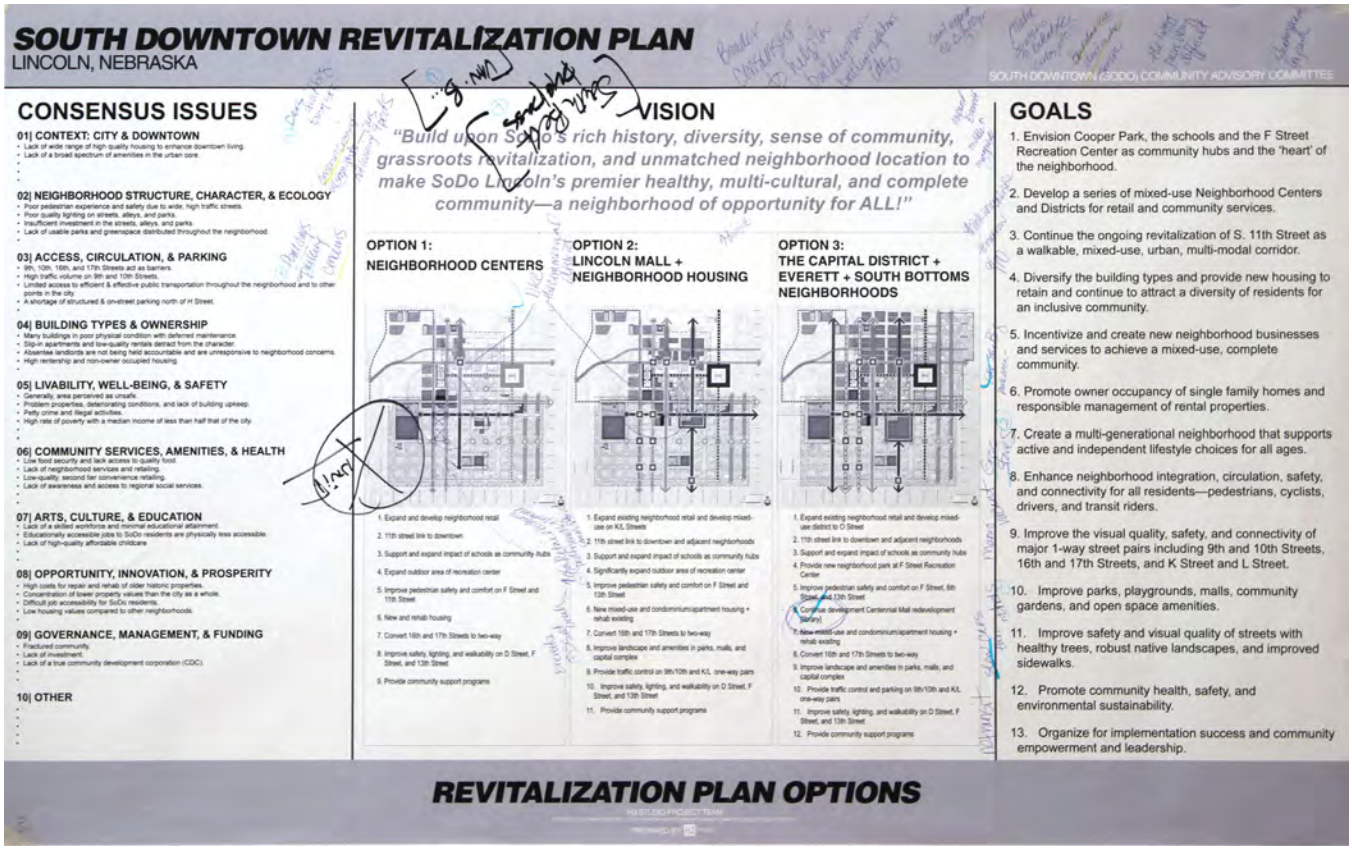
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LINCOLN, NEBRASKA
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LINCOLN, NEBRASKA

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- Limited access to efficient & effective public transportation throughout the neighborhood and to other points in the city.
- A shortage of structured & on-street parking north of H Street.

04| BUILDING TYPES & OWNERSHIP
- Many buildings in poor physical condition with deferred maintenance.
- Slip-in apartments and low-quality rentals detract from the character.
- Absentee landlords are not being held accountable and are unresponsive to neighborhood concerns.
- High rentership and non-owner occupied housing.

05| LIVABILITY, WELL-BEING, & SAFETY
- Generally, area perceived as unsafe.
- Problem properties, deteriorating conditions, and lack of building upkeep.
- Petty crime and illegal activities.
- High rate of poverty with a median income of less than half that of the city.

06| COMMUNITY SERVICES, AMENITIES, & HEALTH
- Low food security and lack access to quality food.
- Lack of neighborhood services and retailing.
- Low-quality, second tier convenience retailing.
- Lack of awareness and access to regional social services.

07| ARTS, CULTURE, & EDUCATION
- Lack of a skilled workforce and minimal educational attainment.
- Educationally accessible jobs to SoDo residents are physically less accessible.
- Lack of high-quality affordable childcare

08| OPPORTUNITY, INNOVATION, & PROSPERITY
- High costs for repair and rehab of older historic properties.
- Concentration of lower property values than the city as a whole.
- Difficult job accessibility for SoDo residents.
- Low housing values compared to other neighborhoods.

09| GOVERNANCE, MANAGEMENT, & FUNDING
- Fractured community.
- Lack of investment.
- Lack of a true community development corporation (CDC).

10| OTHER

VISION

"Build upon SoDo's rich history, diversity, sense of community, grassroots revitalization, and unmatched neighborhood location to make SoDo Lincoln's premier healthy, multi-cultural, and complete community—a neighborhood of opportunity for ALL!"

OPTION 1: NEIGHBORHOOD CENTERS

1. Expand and develop neighborhood retail
2. 11th street link to downtown
3. Support and expand impact of schools as community hubs
4. Expand outdoor area of recreation center
5. Improve pedestrian safety and comfort on F Street and 11th Street
6. New and rehab housing
7. Convert 16th and 17th Streets to two-way
8. Improve safety, lighting, and walkability on D Street, F Street, and 13th Street
9. Provide community support programs

OPTION 2: LINCOLN MALL + NEIGHBORHOOD HOUSING

1. Expand existing neighborhood retail and develop mixed-use on K/L Streets
2. 11th street link to downtown and adjacent neighborhoods
3. Support and expand impact of schools as community hubs
4. Significantly expand outdoor area of recreation center
5. Improve pedestrian safety and comfort on F Street and 13th Street
6. New mixed-use and condominium/apartment housing + rehab existing
7. Convert 16th and 17th Streets to two-way
8. Improve landscape and amenities in parks, malls, and capital complex
9. Provide traffic control on 9th/10th and K/L one-way pairs
10. Improve safety, lighting, and walkability on D Street, F Street, and 13th Street
11. Provide community support programs

OPTION 3: THE CAPITAL DISTRICT + EVERETT + SOUTH BOTTOMS NEIGHBORHOODS

1. Expand existing neighborhood retail and develop mixed-use district to O Street
2. 11th street link to downtown and adjacent neighborhoods
3. Support and expand impact of schools as community hubs
4. Provide new neighborhood park at F Street Recreation Center
5. Improve pedestrian safety and comfort on F Street, 8th Street, and 13th Street
6. Continue development Centennial Mall redevelopment [library]
7. New mixed-use and condominium/apartment housing + rehab existing
8. Convert 16th and 17th Streets to two-way
9. Improve landscape and amenities in parks, malls, and capital complex
10. Provide traffic control and parking on 9th/10th and K/L one-way pairs
11. Improve safety, lighting, and walkability on D Street, F Street, and 13th Street
12. Provide community support programs

GOALS

1. Envision Cooper Park, the schools and the F Street Recreation Center as community hubs and the 'heart' of the neighborhood.
2. Develop a series of mixed-use Neighborhood Centers and Districts for retail and community services.
3. Continue the ongoing revitalization of S. 11th Street as a walkable, mixed-use, urban, multi-modal corridor.
4. Diversify the building types and provide new housing to retain and continue to attract a diversity of residents for an inclusive community.
5. Incentivize and create new neighborhood businesses and services to achieve a mixed-use, complete community.
6. Promote owner occupancy of single family homes and responsible management of rental properties.
7. Create a multi-generational neighborhood that supports active and independent lifestyle choices for all ages.
8. Enhance neighborhood integration, circulation, safety, and connectivity for all residents—pedestrians, cyclists, drivers, and transit riders.
9. Improve the visual quality, safety, and connectivity of major 1-way street pairs including 9th and 10th Streets, 16th and 17th Streets, and K Street and L Street.
10. Improve parks, playgrounds, malls, community gardens, and open space amenities.
11. Improve safety and visual quality of streets with healthy trees, robust native landscapes, and improved sidewalks.
12. Promote community health, safety, and environmental sustainability.
13. Organize for implementation success and community empowerment and leadership.

REVITALIZATION PLAN OPTIONS

SOUTH DOWNTOWN REVITALIZATION PLAN
LINCOLN, NEBRASKA
SOUTH DOWNTOWN (SODO) COMMUNITY ADVISORY COMMITTEE
CONSENSUS ISSUES
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
10| OTHER
VISION
"Build upon SoDo's rich history, diversity, sense of community, grassroots revitalization, and unmatched neighborhood location to make SoDo Lincoln's premier healthy, multi-cultural, and complete community—a neighborhood of opportunity for ALL!"
OPTION 1: NEIGHBORHOOD CENTERS
OPTION 2: LINCOLN MALL + NEIGHBORHOOD HOUSING
OPTION 3: THE CAPITAL DISTRICT + EVERETT + SOUTH BOTTOMS NEIGHBORHOODS
GOALS
REVITALIZATION PLAN OPTIONS

SOUTH DOWNTOWN REVITALIZATION PLAN
LINCOLN, NEBRASKA

SOUTH DOWNTOWN (SODO) COMMUNITY ADVISORY COMMITTEE

CONSENSUS ISSUES

01| CONTEXT: CITY & DOWNTOWN
- Lack of wide range of high quality housing to enhance downtown living.
- Lack of a broad spectrum of amenities in the urban core.

02| NEIGHBORHOOD STRUCTURE, CHARACTER, & ECOLOGY
- Poor pedestrian experience and safety due to wide, high traffic streets.
- Poor quality lighting on streets, alleys, and parks.
- Insufficient investment in the streets, alleys, and parks.
- Lack of usable parks and greenspace distributed throughout the neighborhood.

03| ACCESS, CIRCULATION, & PARKING
- 9th, 10th, 16th, and 17th Streets act as barriers.
- High traffic volume on 9th and 10th Streets.
- Limited access to efficient & effective public transportation throughout the neighborhood and to other points in the city.
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- Many buildings in poor physical condition with deferred maintenance.
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- Absentee landlords are not being held accountable and are unresponsive to neighborhood concerns.
- High rentership and non-owner occupied housing.

05| LIVABILITY, WELL-BEING, & SAFETY
- Generally, area perceived as unsafe.
- Problem properties, deteriorating conditions, and lack of building upkeep.
- Petty crime and illegal activities.
- High rate of poverty with a median income of less than half that of the city.

06| COMMUNITY SERVICES, AMENITIES, & HEALTH
- Low food security and lack access to quality food.
- Lack of neighborhood services and retailing.
- Low-quality, second tier convenience retailing.
- Lack of awareness and access to regional social services.

07| ARTS, CULTURE, & EDUCATION
- Lack of a skilled workforce and minimal educational attainment.
- Educationally accessible jobs to SoDo residents are physically less accessible.
- Lack of high-quality affordable childcare.

08| OPPORTUNITY, INNOVATION, & PROSPERITY
- High costs for repair and rehab of older historic properties.
- Concentration of lower property values than the city as a whole.
- Difficult job accessibility for SoDo residents.
- Low housing values compared to other neighborhoods.

09| GOVERNANCE, MANAGEMENT, & FUNDING
- Fractured community.
- Lack of investment.
- Lack of a true community development corporation (CDC).

10| OTHER

VISION

"Build upon SoDo's rich history, diversity, sense of community, grassroots revitalization, and unmatched neighborhood location to make SoDo Lincoln's premier healthy, multi-cultural, and complete community—a neighborhood of opportunity for ALL!"

OPTION 1: NEIGHBORHOOD CENTERS

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6. New and rehab housing
7. Convert 16th and 17th Streets to two-way
8. Improve safety, lighting, and walkability on D Street, F Street, and 13th Street
9. Provide community support programs

OPTION 2: LINCOLN MALL + NEIGHBORHOOD HOUSING

1. Expand existing neighborhood retail and develop mixed-use on K/L Streets
2. 11th street link to downtown and adjacent neighborhoods
3. Support and expand impact of schools as community hubs
4. Significantly expand outdoor area of recreation center
5. Improve pedestrian safety and comfort on F Street and 13th Street
6. New mixed-use and condominium/apartment housing + rehab existing
7. Convert 16th and 17th Streets to two-way
8. Improve landscape and amenities in parks, malls, and capital complex
9. Provide traffic control on 9th/10th and K/L one-way pairs
10. Improve safety, lighting, and walkability on D Street, F Street, and 13th Street
11. Provide community support programs

OPTION 3: THE CAPITAL DISTRICT + EVERETT + SOUTH BOTTOMS NEIGHBORHOODS

1. Expand existing neighborhood retail and develop mixed-use district to O Street
2. 11th street link to downtown and adjacent neighborhoods
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12. Provide community support programs

GOALS

1. Envision Cooper Park, the schools and the F Street Recreation Center as community hubs and the 'heart' of the neighborhood.
2. Develop a series of mixed-use Neighborhood Centers and Districts for retail and community services.
3. Continue the ongoing revitalization of S. 11th Street as a walkable, mixed-use, urban, multi-modal corridor.
4. Diversify the building types and provide new housing to retain and continue to attract a diversity of residents for an inclusive community.
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13. Organize for implementation success and community empowerment and leadership.

REVITALIZATION PLAN OPTIONS

HDR STUDIO PROJECT TEAM

PREPARED BY HDR

SOUTH DOWNTOWN REVITALIZATION PLAN
LINCOLN, NEBRASKA

SOUTH DOWNTOWN (SODO) COMMUNITY ADVISORY COMMITTEE

CONSENSUS ISSUES

01| CONTEXT: CITY & DOWNTOWN
- Lack of wide range of high quality housing to enhance downtown living.
- Lack of a broad spectrum of amenities in the urban core.

02| NEIGHBORHOOD STRUCTURE, CHARACTER, & ECOLOGY
- Poor pedestrian experience and safety due to wide, high traffic streets.
- Poor quality lighting on streets, alleys, and parks.
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03| ACCESS, CIRCULATION, & PARKING
- 9th, 10th, 16th, and 17th Streets act as barriers.
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04| BUILDING TYPES & OWNERSHIP
- Many buildings in poor physical condition with deferred maintenance.
- Slip-in apartments and low-quality rentals detract from the character.
- Absentee landlords are not being held accountable and are unresponsive to neighborhood concerns.
- High rentership and non-owner occupied housing.

05| LIVABILITY, WELL-BEING, & SAFETY
- Generally, area perceived as unsafe.
- Problem properties, deteriorating conditions, and lack of building upkeep.
- Petty crime and illegal activities.
- High rate of poverty with a median income of less than half that of the city.

06| COMMUNITY SERVICES, AMENITIES, & HEALTH
- Low food security and lack access to quality food.
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07| ARTS, CULTURE, & EDUCATION
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08| OPPORTUNITY, INNOVATION, & PROSPERITY
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10| OTHER

VISION

"Build upon SoDo's rich history, diversity, sense of community, grassroots revitalization, and unmatched neighborhood location to make SoDo Lincoln's premier healthy, multi-cultural, and complete community—a neighborhood of opportunity for ALL!"

OPTION 1: NEIGHBORHOOD CENTERS

OPTION 2: LINCOLN MALL + NEIGHBORHOOD HOUSING

OPTION 3: THE CAPITAL DISTRICT + EVERETT + SOUTH BOTTOMS NEIGHBORHOODS

GOALS

1. Envision Cooper Park, the schools and the F Street Recreation Center as community hubs and the 'heart' of the neighborhood.
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REVITALIZATION PLAN OPTIONS

SOUTH DOWNTOWN REVITALIZATION PLAN
LINCOLN, NEBRASKA

SOUTH DOWNTOWN (SODO) COMMUNITY ADVISORY COMMITTEE

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9. Provide community support programs

OPTION 2: LINCOLN MALL + NEIGHBORHOOD HOUSING

1. Expand existing neighborhood retail and develop mixed-use on K/L Streets
2. 11th street link to downtown and adjacent neighborhoods
3. Support and expand impact of schools as community hubs
4. Significantly expand outdoor area of recreation center
5. Improve pedestrian safety and comfort on F Street and 13th Street
6. New mixed-use and condominium/apartment housing + rehab existing
7. Convert 16th and 17th Streets to two-way
8. Improve landscape and amenities in parks, malls, and capital complex
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OPTION 3: THE CAPITAL DISTRICT + EVERETT + SOUTH BOTTOMS NEIGHBORHOODS

1. Expand existing neighborhood retail and develop mixed-use district to O Street
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REVITALIZATION PLAN OPTIONS

H3 STUDIO PROJECT TEAM

SOUTH DOWNTOWN REVITALIZATION PLAN
LINCOLN, NEBRASKA

SOUTH DOWNTOWN (SODO) COMMUNITY ADVISORY COMMITTEE

CONSENSUS ISSUES

01| CONTEXT: CITY & DOWNTOWN
- Lack of wide range of high quality housing to enhance downtown living.
- Lack of a broad spectrum of amenities in the urban core.

02| NEIGHBORHOOD STRUCTURE, CHARACTER, & ECOLOGY
- Poor pedestrian experience and safety due to wide, high traffic streets.
- Poor quality lighting on streets, alleys, and parks.
- Insufficient investment in the streets, alleys, and parks.
- Lack of usable parks and greenspace distributed throughout the neighborhood.

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- 9th, 10th, 16th, and 17th Streets act as barriers.
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- Fractured community.
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10| OTHER

VISION

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9. Provide community support programs

OPTION 2: LINCOLN MALL + NEIGHBORHOOD HOUSING

1. Expand existing neighborhood retail and develop mixed-use on K/L Streets
2. 11th street link to downtown and adjacent neighborhoods
3. Support and expand impact of schools as community hubs
4. Significantly expand outdoor area of recreation center
5. Improve pedestrian safety and comfort on F Street and 13th Street
6. New mixed-use and condominium/apartment housing + rehab existing
7. Convert 16th and 17th Streets to two-way
8. Improve landscape and amenities in parks, malls, and capital complex
9. Provide traffic control on 9th/10th and K/L one-way pairs
10. Improve safety, lighting, and walkability on D Street, F Street, and 13th Street
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OPTION 3: THE CAPITAL DISTRICT + EVERETT + SOUTH BOTTOMS NEIGHBORHOODS

1. Expand existing neighborhood retail and develop mixed-use district to O Street
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REVITALIZATION PLAN OPTIONS

H3 STUDIO PROJECT TEAM

SOUTH DOWNTOWN REVITALIZATION PLAN
LINCOLN, NEBRASKA

SOUTH DOWNTOWN (SODO) COMMUNITY ADVISORY COMMITTEE

CONSENSUS ISSUES

01| CONTEXT: CITY & DOWNTOWN
- Lack of wide range of high quality housing to enhance downtown living.
- Lack of a broad spectrum of amenities in the urban core.

02| NEIGHBORHOOD STRUCTURE, CHARACTER, & ECOLOGY
- Poor pedestrian experience and safety due to wide, high traffic streets.
- Poor quality lighting on streets, alleys, and parks.
- Insufficient investment in the streets, alleys, and parks.
- Lack of usable parks and greenspace distributed throughout the neighborhood.

03| ACCESS, CIRCULATION, & PARKING
- 9th, 10th, 16th, and 17th Streets act as barriers.
- High traffic volume on 9th and 10th Streets.
- Limited access to efficient & effective public transportation throughout the neighborhood and to other points in the city.
- A shortage of structured & on-street parking north of H Street.

04| BUILDING TYPES & OWNERSHIP
- Many buildings in poor physical condition with deferred maintenance.
- Slip-in apartments and low-quality rentals detract from the character.
- Absentee landlords are not being held accountable and are unresponsive to neighborhood concerns.
- High rentership and non-owner occupied housing.

05| LIVABILITY, WELL-BEING, & SAFETY
- Generally, area perceived as unsafe.
- Problem properties, deteriorating conditions, and lack of building upkeep.
- Petty crime and illegal activities.
- High rate of poverty with a median income of less than half that of the city.

06| COMMUNITY SERVICES, AMENITIES, & HEALTH
- Low food security and lack access to quality food.
- Lack of neighborhood services and retailing.
- Low-quality, second tier convenience retailing.
- Lack of awareness and access to regional social services.

07| ARTS, CULTURE, & EDUCATION
- Lack of a skilled workforce and minimal educational attainment.
- Educationally accessible jobs to SoDo residents are physically less accessible.
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08| OPPORTUNITY, INNOVATION, & PROSPERITY
- High costs for repair and rehab of older historic properties.
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09| GOVERNANCE, MANAGEMENT, & FUNDING
- Fractured community.
- Lack of investment.
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10| OTHER

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OPTION 1: NEIGHBORHOOD CENTERS

1. Expand and develop neighborhood retail
2. 11th street link to downtown
3. Support and expand impact of schools as community hubs
4. Expand outdoor area of recreation center
5. Improve pedestrian safety and comfort on F Street and 11th Street
6. New and rehab housing
7. Convert 16th and 17th Streets to two-way
8. Improve safety, lighting, and walkability on D Street, F Street, and 13th Street
9. Provide community support programs

OPTION 2: LINCOLN MALL + NEIGHBORHOOD HOUSING

1. Expand existing neighborhood retail and develop mixed-use on K/L Streets
2. 11th street link to downtown and adjacent neighborhoods
3. Support and expand impact of schools as community hubs
4. Significantly expand outdoor area of recreation center
5. Improve pedestrian safety and comfort on F Street and 13th Street
6. New mixed-use and condominium/apartment housing + rehab existing
7. Convert 16th and 17th Streets to two-way
8. Improve landscape and amenities in parks, malls, and capital complex
9. Provide traffic control on 9th/10th and K/L one-way pairs
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OPTION 3: THE CAPITAL DISTRICT + EVERETT + SOUTH BOTTOMS NEIGHBORHOODS

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REVITALIZATION PLAN OPTIONS

AN SODO PROJECT TEAM

DESIGNED BY

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REVITALIZATION PLAN OPTIONS

HS STUDIO PROJECT TEAM

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Issues

01| Context: City & Downtown

- Board 12
    - " Lack of wide range of high quality housing to enhance downtown living " good

02| Neighborhood Structure, Character, & Ecology

- Board 6
    - Alleys "a-men"…
- Board 3
    - Community gardens for potential for later developments
- Board 12
    - Good
- Board 15
    - Neighborhood ... and arbitrary
    - No sense … in South Downtown
    - SoDo not thought of as a single neighborhood, we think of it as three

03| Access, Circulation, & Parking

- Board 6
    - More Parking, especially for C St. high density units. More for St. A, B

    Angle parking and one way

    No parallel parking, it is waste of space
    - No more roundabouts
    - Repair alley
- Board 3
    - Pedestrian overpasses on 9th or 10 th St./ F St
    - Off Street parking for people who drive downtown
- Board 12
    - Pedestrian
    - Down light

11. Improve safety, lighting, an walkability n D Street, F street, and 13th Street

- Board 1
    - K & M Street are barriers
    - Crime needs to be addressed at K, M, 11th, 13th

12. Provide community support programs

-

Other

- Board1
    - Need fun, more green space
    - Connected to be addressed?
- Board 4
    - Too much commercial in (capitol avenue?)
- Board 9
    - Connection to east of capitol
    - Bike, slow people
    - Renter high for people leave (retail area)
- Board 12
    - The F Street to South Creek Levee trail
    - Office space & rental above 11 & 14th St.
    - Remain dense 11th & 14th St.
    - Like new traffic circle (… need… higher)
    - Like 17th and 18th park
- Board 15
    - Concerned about displacement
    - Need plan for low income
    - … affordable house
- Board 13
    - Services appeared here (opt 3)
    - Weeds to go through all plants
    - Biased having particular population on steering committee (center point deal breaker; will form coalition)

- Has the most long term investment; but not the short term
-

Goals

1. Envision Cooper Park, the schools and the F Street Recreation Center as community hubs and the 'heart' of the neighborhood.

- Board 6
  - Like recreation center as community hub
- Board 12
  - Yes. No … in park
- Board 14
  - Like this idea very much, more trainings and education classes and courses – job skills, etc.
- Board 11
  - No passive historic park for cooper
-

2. Develop a series of mixed-use Neighborhood Centers and Districts for retail and community services

- Board 12
  - Done first

3. Continue the ongoing revitalization of S. 11th Street as a walkable, mixed use, urban, multi-modal corridor

- Board 12
  - Yes
- Board 14
  - Like this idea very much, "multi-modal"

4. Diversify the building types and provide new housing to retain and continue to attract a diversity of residents for an inclusive community.

- Board 7
  - Like "diversity

5. Incentivize and create new neighborhood business and services to achieve a mixed-use, complete community

- Board 12
    - Yes
    - South street business
- Board 7
    - Like this idea
- Board 14
    - Like “mixed-use
    - Keep local businesses – rehabilitation center

6. Promote owner occupancy of single family homes and responsible management of rental properties

- Board 6
    - No functional system to do a good job. Check better when relicensing annually.
- Board 3
    - Rental … incentives, taxes, etc.
    - Young people
    - Housing … enforcement
- Board 12
    - Very Important
    - Small business/ Art/ …/ Legal business?
    - Apartment to Condo
- Board 10
    - Need storm protection
    - Need more responsible management
    - How to convince owners to improve the housing quality
    -
- Board 8
    - Need more responsible management
- Board 14
    - Rental properties -> subsidized housing
    - Provide more houses which accept housing vouchers – rent is so expensive
- Board 11

- Create accessibility by money

7. Create a multi-generational neighborhood that supports active and independent lifestyle choices for all ages.

8. Enhance neighborhood integration, circulation, safety, and connectivity for all residents-pedestrians, cyclists, drivers, and transit riders.

- They think the bike path doesn't make sense. You need to go through the bike path to park your car.

- Board 6
  - Make it more Walkable
- Board 12
  - Safety Schedule
- Board 14
  - like the idea for pedestrians and cyclist
  -

9. Improve the visual quality, safety, and connectivity of major 1-way street pairs including 9th and 10th Street and L Street

- More street trees

- Board 14
  - Like "improve the visual quality"
- Board 11
  - Trust issues: understanding cultures/ translation/ marketing +outreach
  - Perception/presentation
  -

10. Improve parks, playgrounds, malls, community gardens, and open space amenities

- Board 6
  - Like it
- Board 10
  - Add more
- Board 12
  - Add more Community Gardens & Green roofs
- Board 2
  - I really like the park between 12th – 14th + D - F: How about community garden space in the park?

- Board 7
    - Like open space amenities and opportunities
- Board 8
    - Anchors should come first, swimming pool as anchor - has pool 1039 P offgrid ?
- Board 14
    - Like community gardens

11. Improve safety and visual quality of streets with healthy trees, robust native landscapes, and improved sidewalks.

- Board 10, Board 2
    - Like “robust native landscapes”
- Board 2
    - Overhead power lines are unsightly and hazardous
- Board 14
    - Like “healthy trees”
- Board 11
    - Very important
    -

12. Promote community health, safety, and environmental sustainability.

- Board 12
    - Yes
- Board 14
    - Like “environmental sustainability”
    -

13. Organize for implementation success and community empowerment and leadership

- Board 12
    - Grants programs
    - Police
- Board 13
    - Important idea
    -

Other

- Board 6
    - Don’t tear down and get rid of El Chapparo

- Board 1
    - Make sure that new development does not push out exiting neighborhood & residents
    - Deal with crime & problem property
    - Will the plan raise rent & displace residents?
    - Traffic engineers need to be involved

- Board 5
    - … concerns
    - … avoid big busy streets
    - Concern crossing w/stop/lights- cars not looking for pedestrians
    - Boarder consensus to help in building new and better neighbors
    - Can't expect no …
    - Middle manageable, expand Everett
    - Think … to narrow 9/10
    - Like the big park area
    - Manage vacant …
    - No transit Stop cars …
    - … curbs
    - Boundaries don't make sense
    - The … very efficient
    - …

- Board 9
    - No one can afford condo
    - Rent keep low, but house good
    - Landlord
    - Lift the value of the land

- ? sub housing
- 3 different options is good
- Already not … pedestrian walk
- Concern walkway owner? Streets
- Park friendly access (invite people to use) (not use in night, no light?)
- Bike lane further & more continue
- Calculate people who need (more people need)
- Not slowing down traffic (resistance), but … the walkability
- Retail – complex
  - Condo & town house
  - No … down
  - More divide down north
  - Grocery stores
  - 13 … to across
  - Transportation (hub), more hub, no (area)
  - center should be good/ not need (for job)

- Board 12
  - Not suburban connect…
  - Façade program
  - Grant
  - Landlord
  - Well maintained
  - Rep… management
  - Apartment to condo …
  - Favorite ideas
    - Expanding green space
    - Community Source
    - …
    - 8th, 11th, F improvement (less favorite)

Board 16

Crystal …

- Sidewalks more …
- Not all 2way
- Speed
- …

- Board 15
  - "High traffic volume on 9th and 10th Streets" One way streets, so glad you brought this up
  - Exits
  - More bicycle safety

04| Building Types & Ownership

- Board 6
  - "Absentee landlords are not being held accountable and are unresponsive to neighborhood concerns" very true. Need a system to … dealing with problems
  - Funding
  - Problem of affordable housing has not been solved
- Board 15
  - "Slip-in apartments and low-quality rentals detract from the character" important
  - "Absentee landlords are not being held accountable and are unresponsive to neighborhood concerns" They don't care who live in there

05| Livability, Well-Being, and Safety

- Board 6
  - "problem properties, deteriorating conditions, and lack of building upkeep" Exterior paint needed
  - Bike lane is important, need more
- Board 12
  - Lighten 11th St. … happened
- Board 1
  - Lightening is very important

06| Community Services, Amenities, & Health

- Board 6

- More volunteer group
- Trash problem

- Board 12
  - agree

07| Arts, Culture, & Education

- Board 6
  - Need program to educate the young people
- Board 12
  - agree

08| Opportunity, Innovation, & Prosperity

- Board 6
  - “High costs for repair and rehab of older historic properties” need help of founding, need paint
- Board 12
  - agree
  -

09| Governance, Management, & Funding

- Board 12
  - Agree
  - No environment …
- Board 15
  - Yes to CDC that focuses on rehab
  - Plans for prevent gentrification

10|Other

- Board 6
  - Need more frequent street sweepers in residential areas
  - Relay … to allen more … street

- … development
- Why are the Sodo Boundaries? Who decided?

- Board 3
  - City wide block parties to enhance neighbor relationship
  - Neighborhood watch
- Board 12
  - D Street between 9th & b17th, D St. between 9th and 8th (west of 8th): 4 Way Stop
  - 8th , D on Traffic Cude?
  - 8th too fast
  - Food/ sources needed
  -

Option1

1. Expand and develop neighborhood retail

- Board 4
  - Good
- Board 5
  - like the commercial district
- Board 9
  - Grocery store, not plug in the middle, need to serve around
- Board 15
  - 27th Street South to downtown
    - … example of traffic issue
  - Grocery store in the block of 9th, 12th, G, H
    - A lot of rebuild has fulfilled here
    - Serve downtown
    - Anchor downtown

2. 11th Street link to downtown

- Board 4
  - Good

3. Support and expand impact of schools as community hubs

- Board 4
    - Good
- Board 15
    - Yes

4. Expand outdoor area of recreation center

- Board 4
    - Good
    - Add pocket parks

5. Improve pedestrian safety and comfort on F Street and 11th Street

- Board 4
    - Managed traffic flow
- Board 15
    - Yes! Yes!

6. New and rehab housing

- Board 3
    - Avoid gentrification
- Board 4
    - Not …
- Board 12
    - … liked older

7. Convert 16th and 17th Street to two-way

- Board 4
    - Good
- Board 6
    - Stay one way
- Board 3
    - Like it

- Option: dedicated bike/pedestrian path or 16th/17th

8. Improve safety, lighting, and walkability on D Street, F Street, and 13th Street

- Board 3
  - Important
- Board 12
  - D St. and F St. is important

Other

- Board 3
  - Bus loop in and around SoDo
- Board 3
  - Besoorces?? for tenants and house owners about acts & rights – Core Enforcement
  - Near South

    Concern that Everett will expand into near South

    Don't want to lose our neighborhood

    Maintain Price
- Board 5
  - Three blocks within 10th, 11th, E and H
    - Everett? ….
- Board 12
  - Cooper Park
    - Expand
    - Add amenities
    - New bathrooms
    - Add trash cans
  - Active actual interest …
  - Pedestrian … 11 … green space
  - Add green space to Opt 1
    - "significantly expand outdoor area of recreation center
    - " Improve landscape and amenities in parks, malls, and capital complex"
  - Add " Provide community support programs" to Opt 1
  - Add 8th St. for B… nice pedestrian street & full connectivity w/ lighting (+11th St.)
  - Add 11th St. to South Street with bike lane/ lights

Option2

1. Expand existing neighborhood retail and develop mixed use on K/L Street

- Board 9
  - Retail- outdoor eating, not just shopping
  - like
- Board 15

- could be a good place for apartment
- cost would be issue

4. Significantly expand outdoor area of recreation center

- Board 9
  - good

5. Improve pedestrian safety and comfort on F Street and 13th Street

- Board 9
  - Important

6. New mixed-use and condominium/ apartment housing + rehab existing

- Board 4
  - Good
- Board 9
  - Mixed housing
  - Rental prices

7. Convert 16th and 17th Streets to two-way

- Board 12
  - Not sure there is a need of

8. Improve landscape and amenities in parks, malls, and capital complex

- Board 4
  - Goodhue, … houses improvements

9. Provide traffic control on 9th/10th and K/l one-way pairs

- Board 9
  - Pedestrian walkway across 9th and 10th – not necessarily traffic control
  - Traffic control commuter unhappy

10. Improve safety, lighting, and walkability on D St. F St. and 13th Street

- Board 3
  - Important

11. Provide community support programs

- Board 15

- Phasing a … aspect

Other

- Board 1
  - Need more police enforcement of traffic
  - Need to encourage immigrants and refugee populations to participate, bring the community to them
  - Grocery Store could be too expanded
  - Local market to serve immigrant population, Etverret market
- Board 3
  - Townhouse are w/ urban community, play area
- Board 4
  - 13th Join neighborhood
- Board 12
  - Like urban townhouse closer to Downtown
  - Like Urbanity…

Option3

1. Expand existing neighborhood retail and develop mixed-use district to O Street

2. 11th street link to downtown and adjacent neighborhoods

- Option 3 really helps link the market to Everett/Cooper!!!

3. Support and expand impact of schools as community hubs

- Board 3
  - School is existing assets & Community …

4. Provide new neighborhood park at F Street Recreation Center

- Board 10
  - Like this idea
- Board 2
  - Need more park space
- Board 13
  - Code for population that have higher incomes

5. Improve pedestrian safety and comfort on F Street, 8th Street, and 13th Street

6. Continue development Centennial Mall redevelopment [library]

- Board 6
    - Central library is a waste of money and source
    - Smaller and more libraries rather than a big one Think here!
- Board 4
    - Library …
- Board 5
    - Like
- Board 9
    - Propose low-income library for smaller scale use
    - Low income area need library
    - Safety/ walkability access to resources
- Board 12
    - New library good
- Board 10
    - Like this idea
- Board 8
    - Community would regret not doing this – 14th + N (?) Correct library
    -

7. Convert 16th and 17th Street to two-way

- Create a fast track to convert 8 plexes to Condo's
- Board 3
    - Like
    - Dislike

8. Convert 16th and 17th Streets to two-way

9. Improve landscape and amenities in parks, malls, and capital complex

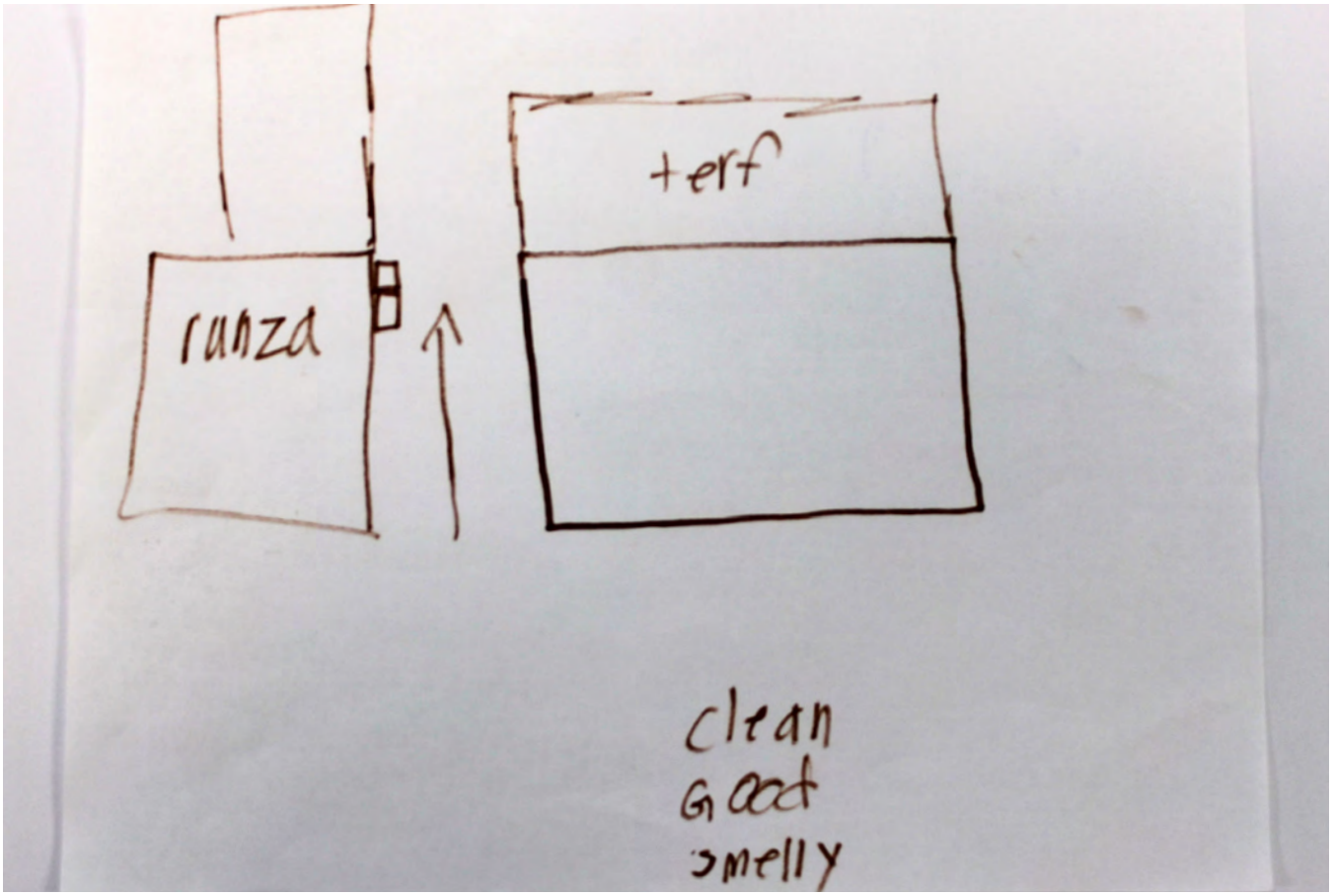
- Board 10
    - Needs more emphasis on Cooper Park

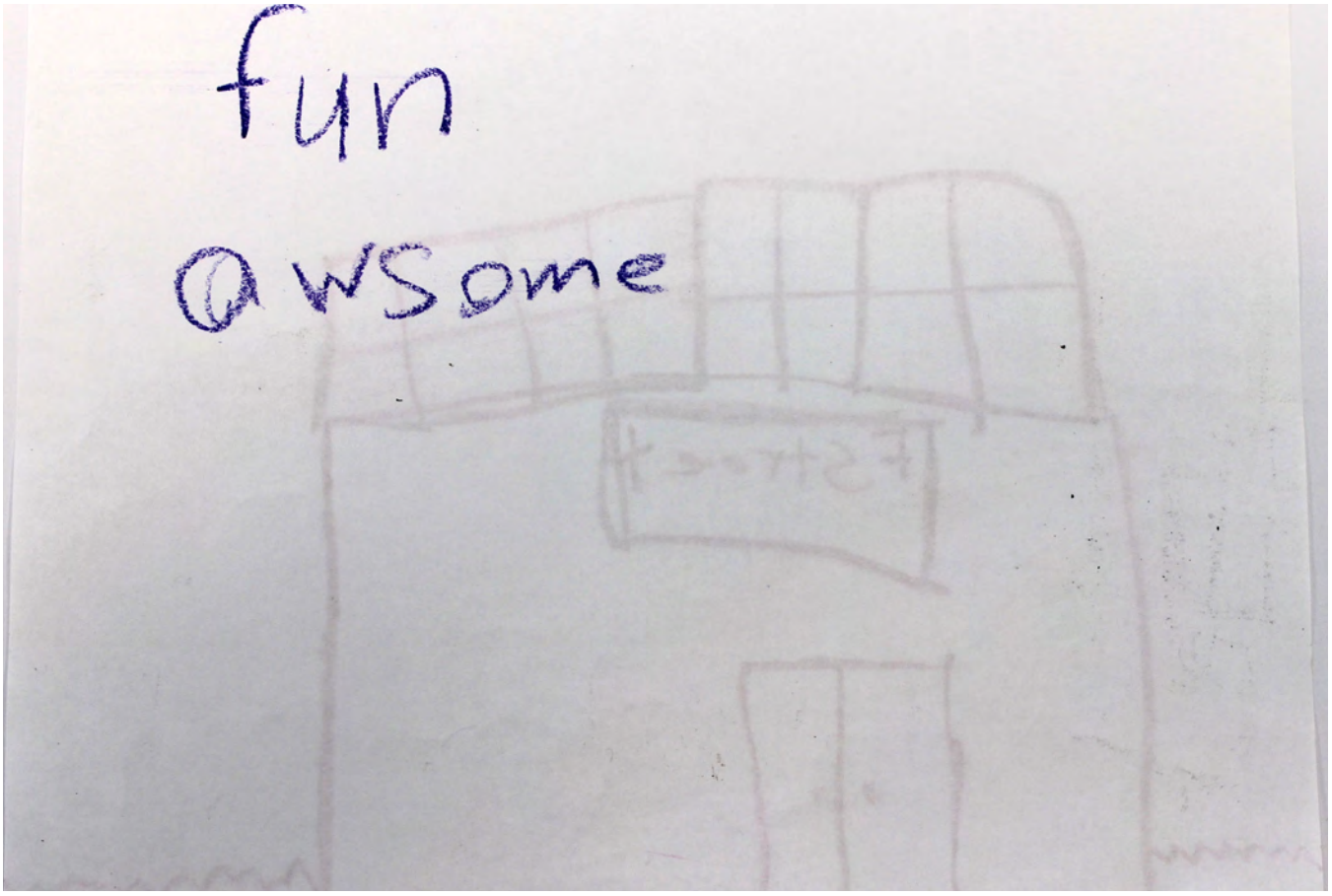
10. Provide traffic control and parking on 9th/10th and K/L one-way pairs

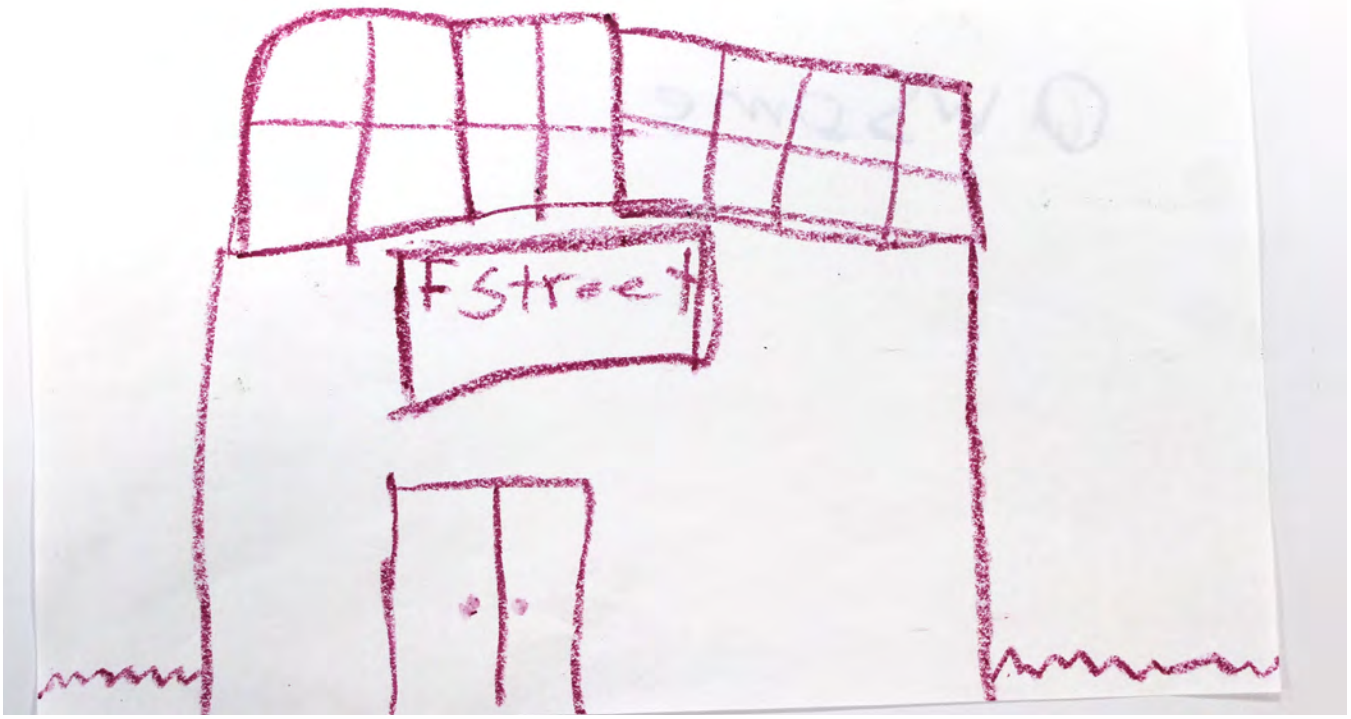
NO DUNKING
264 Poor Condition Buildings

DRAW YOUR IDEAS AND SEE IF THEY WORK!
PARK MIDDLE SCHOOL
COOPER PARK
EVERETT NEIGHBORHOOD
GOVERNOR'S MANSION
J Street
H Street
N

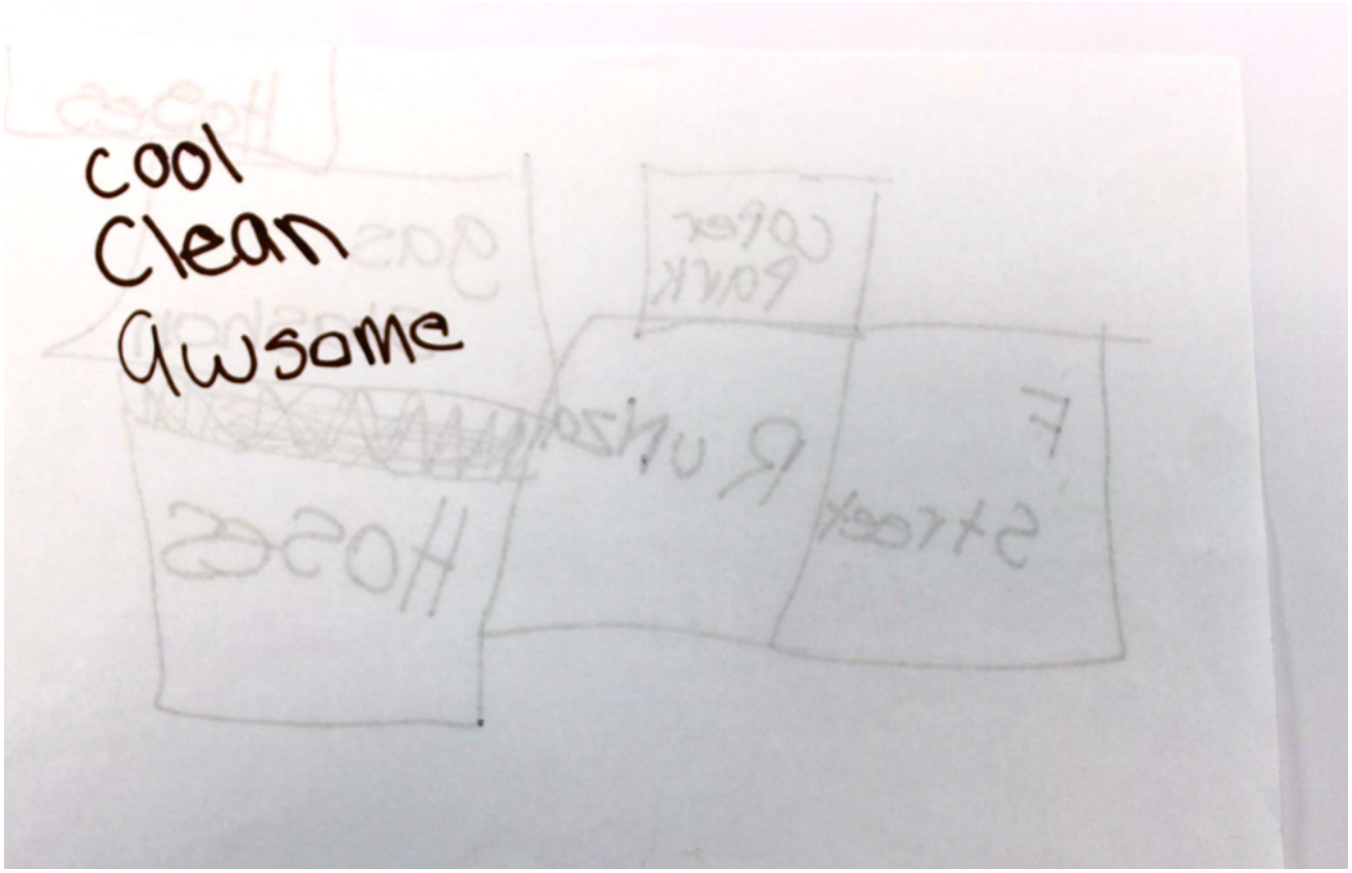
Really
fun

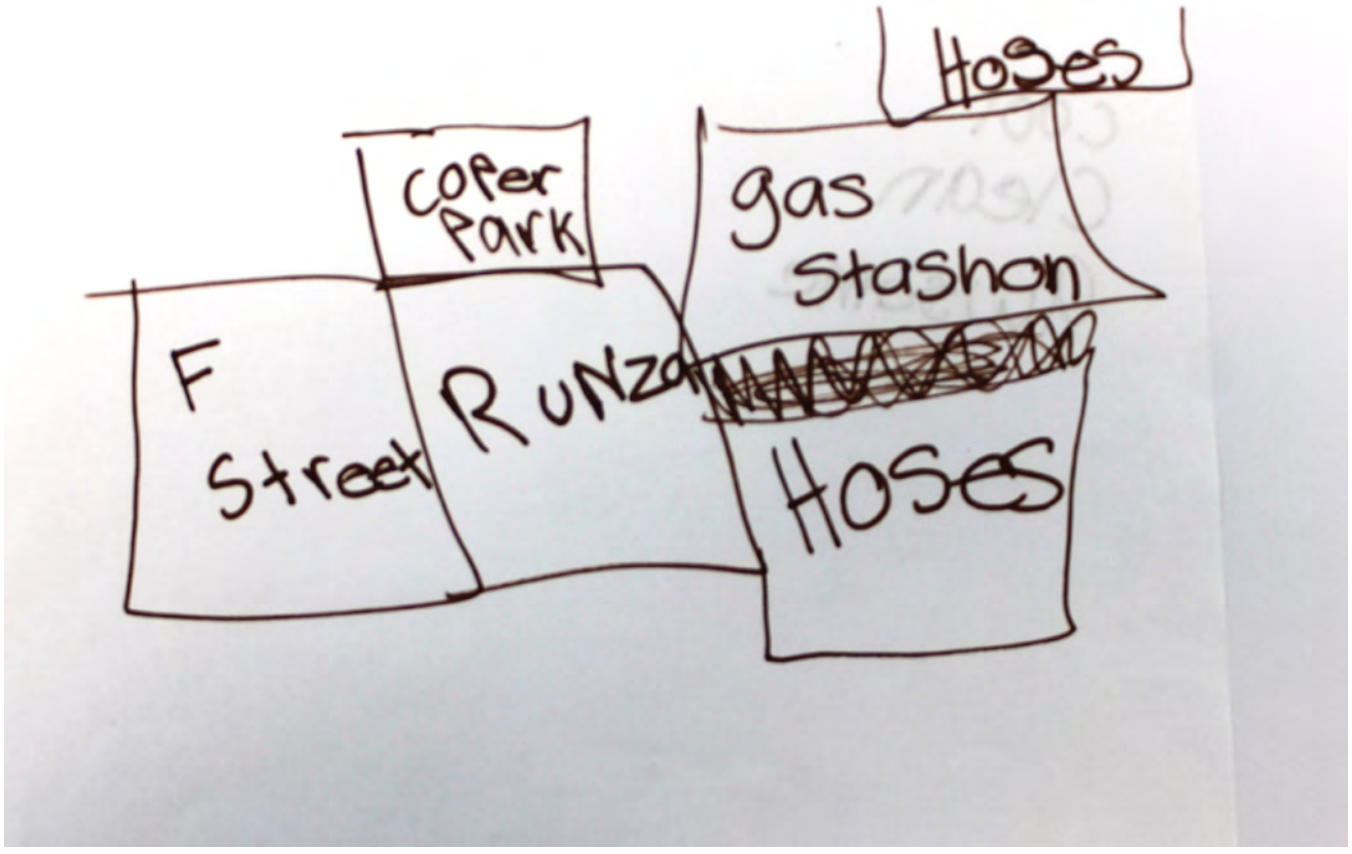

+erf
runza
clean
Good
smelly

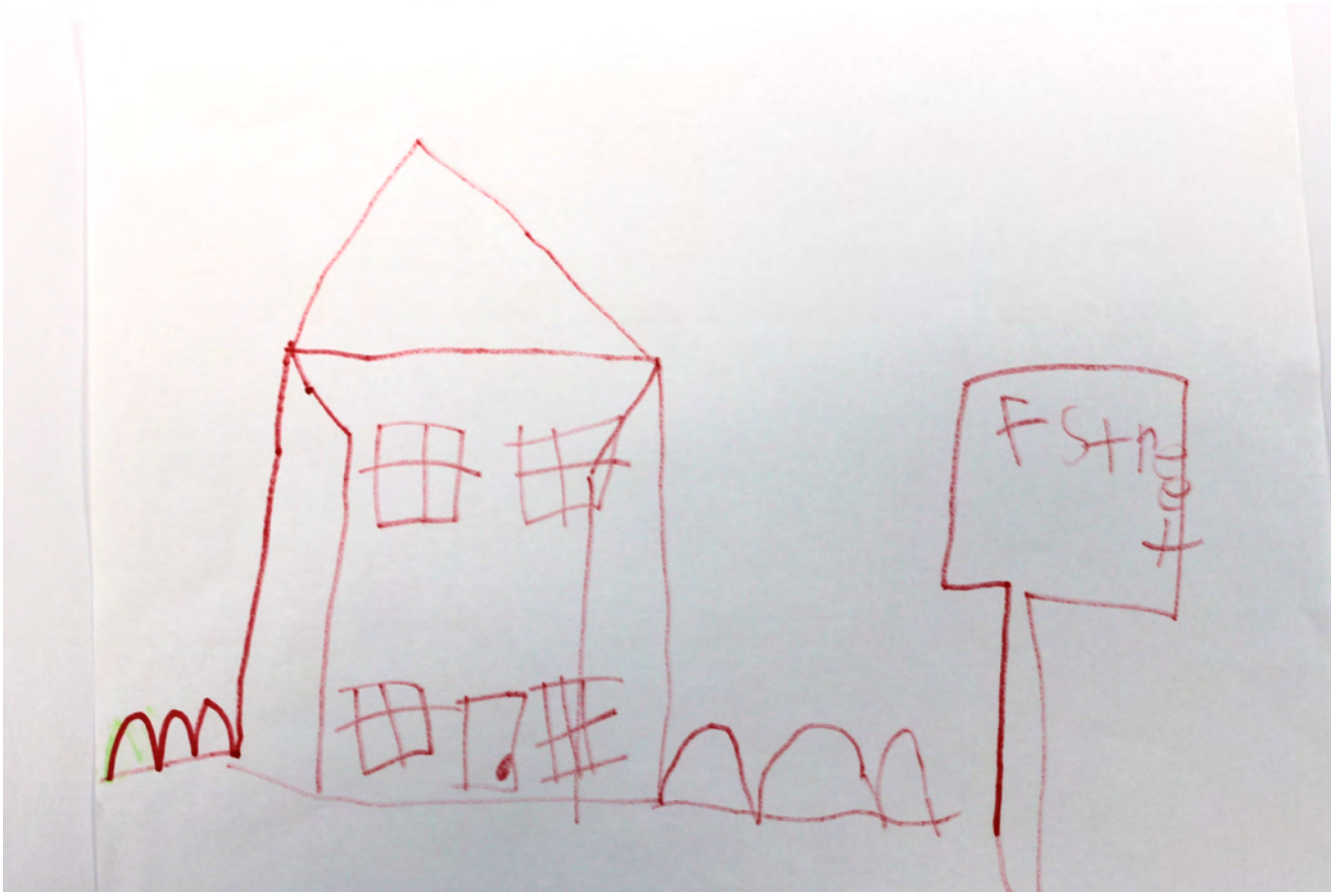

fun
awsome

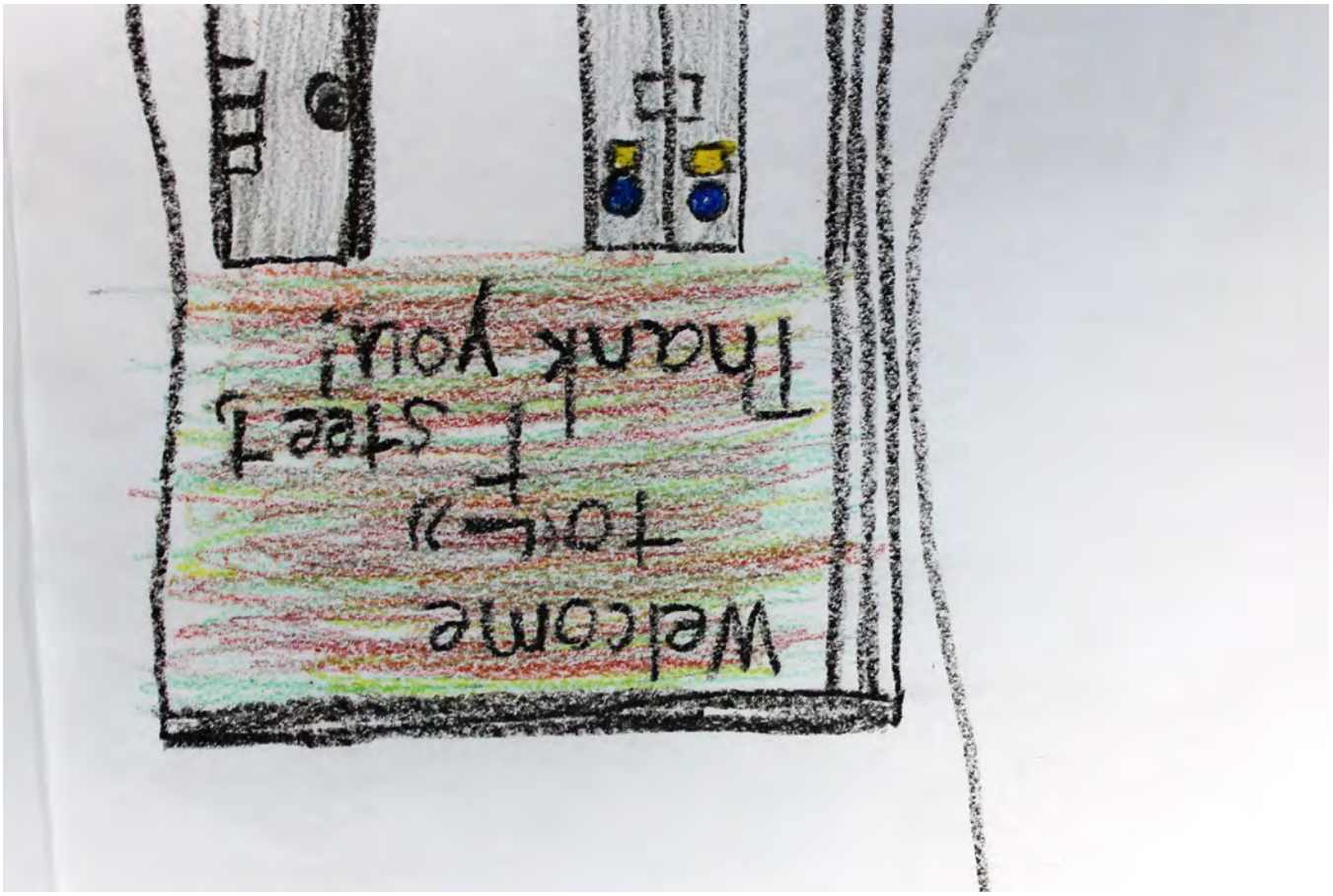

F Street

fun
awesome


cool
Clean
awsome


Hoses
cofer Park
gas Stashon
F Street
RUNZA
HOSES

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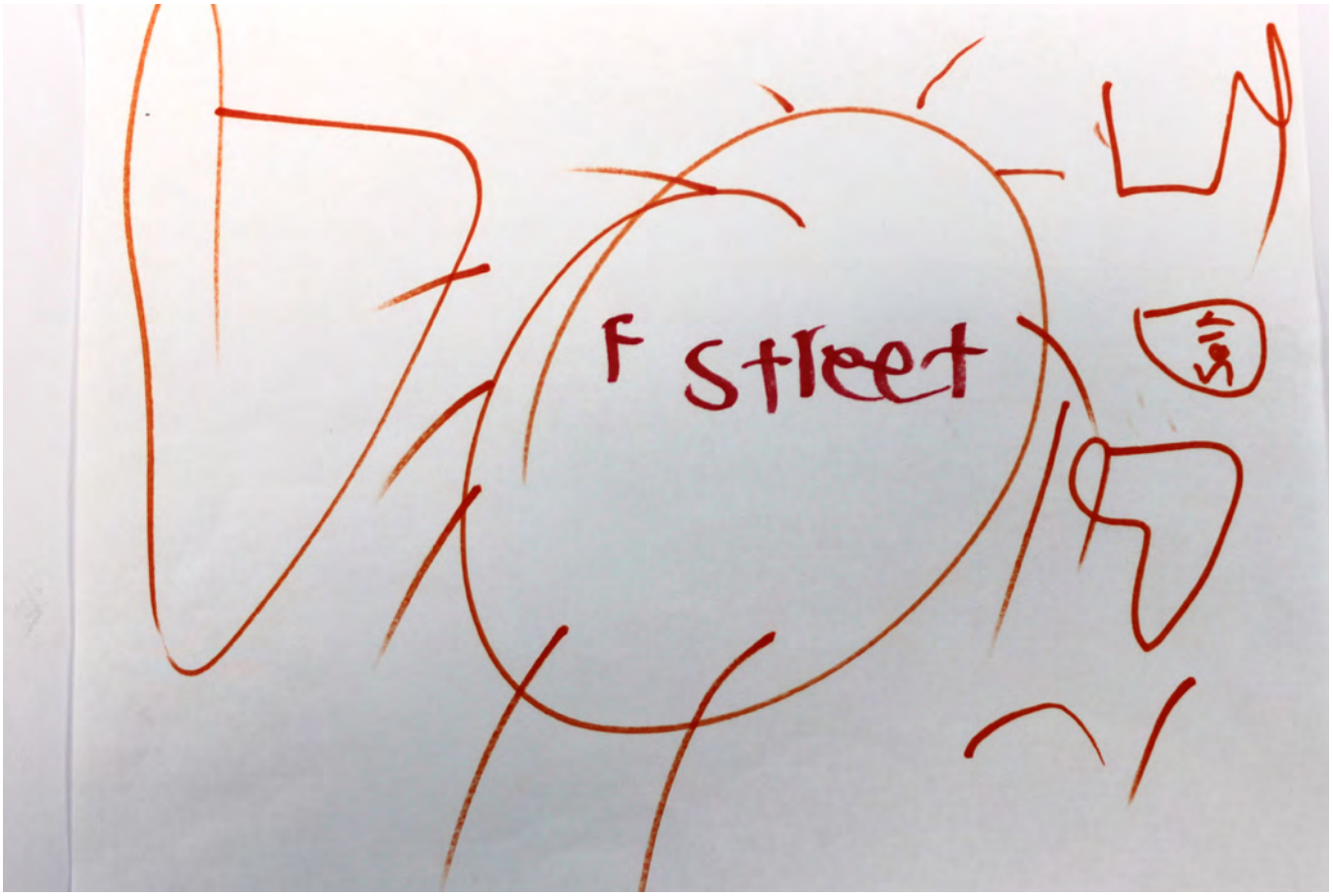
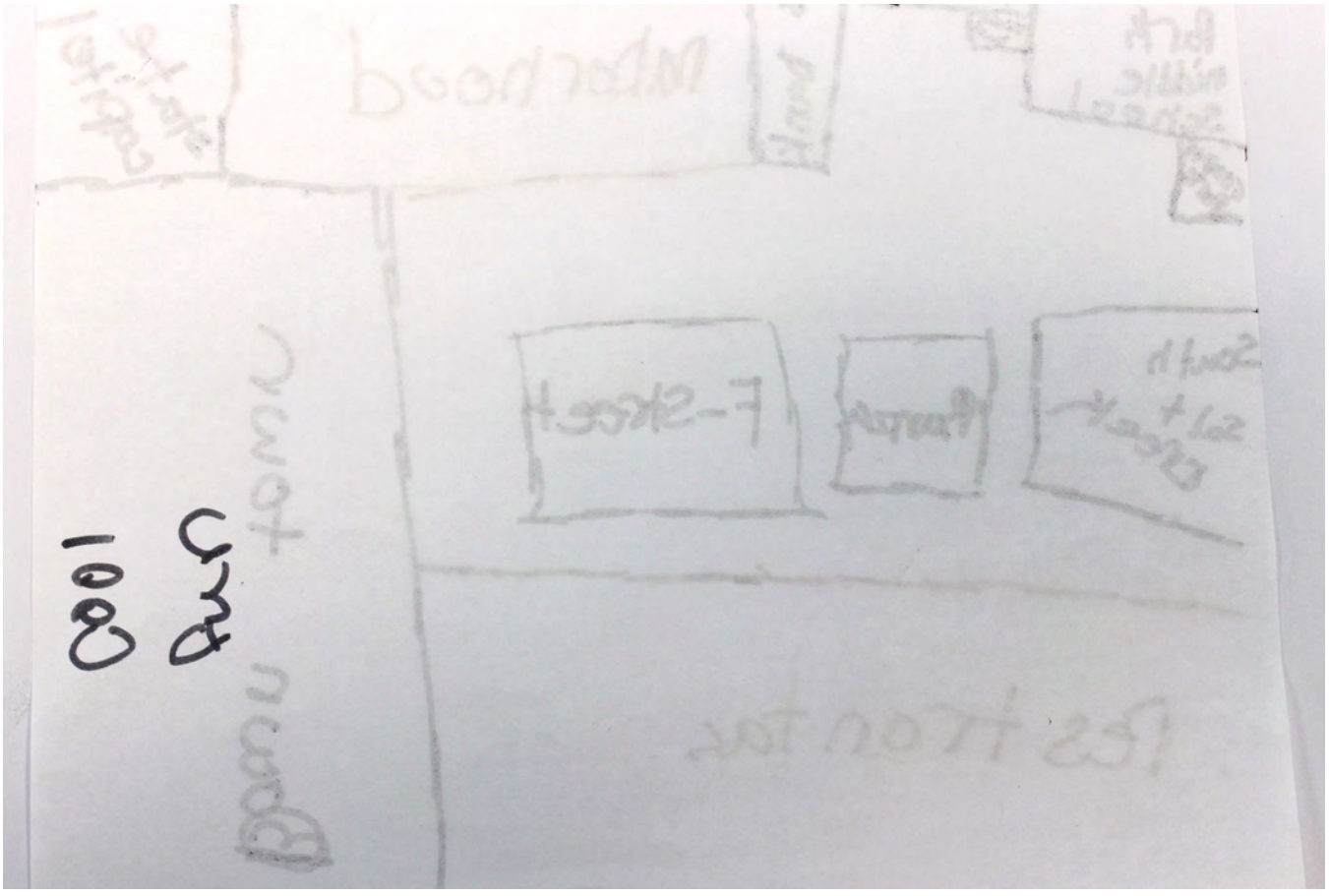
Thank you!


F Street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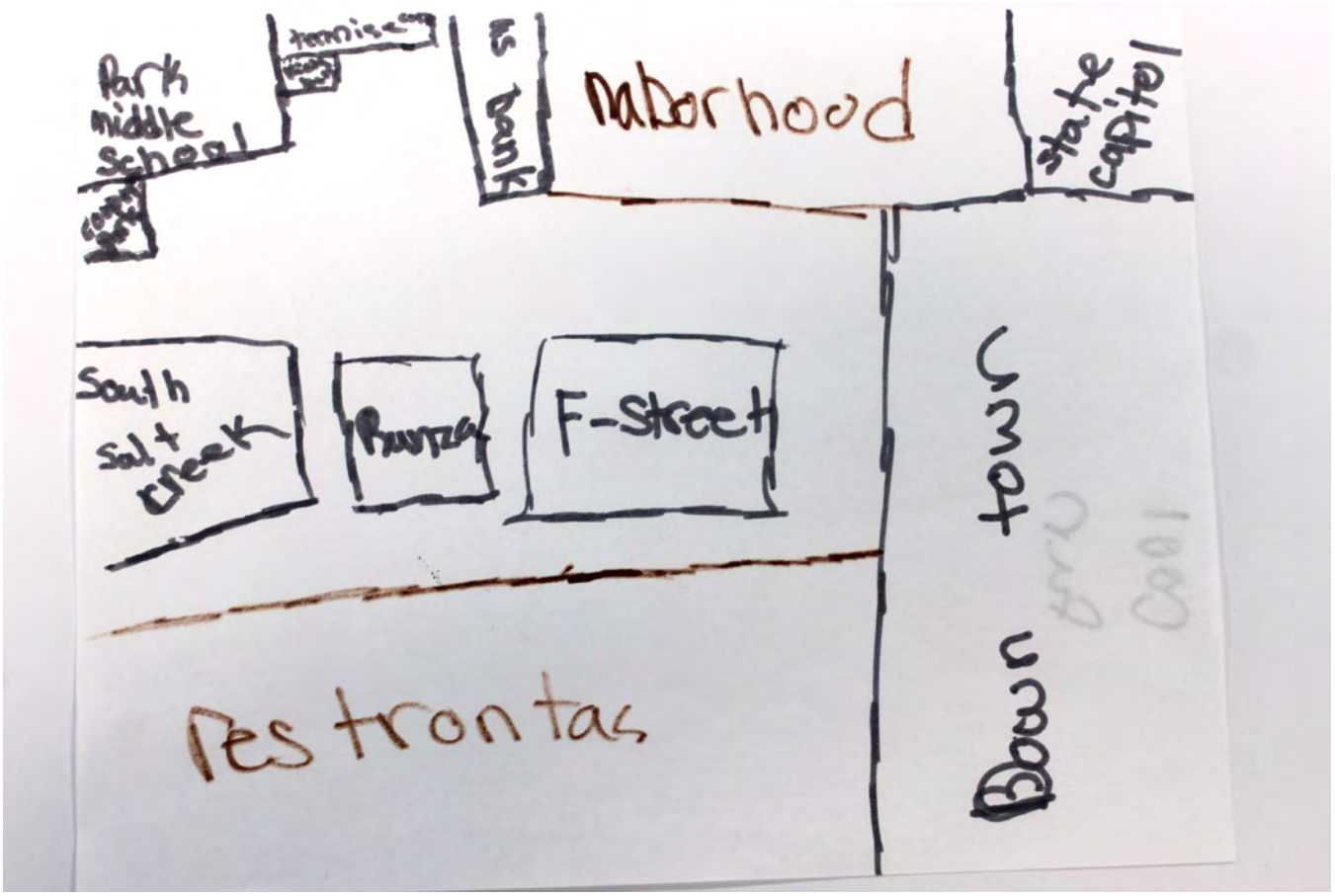
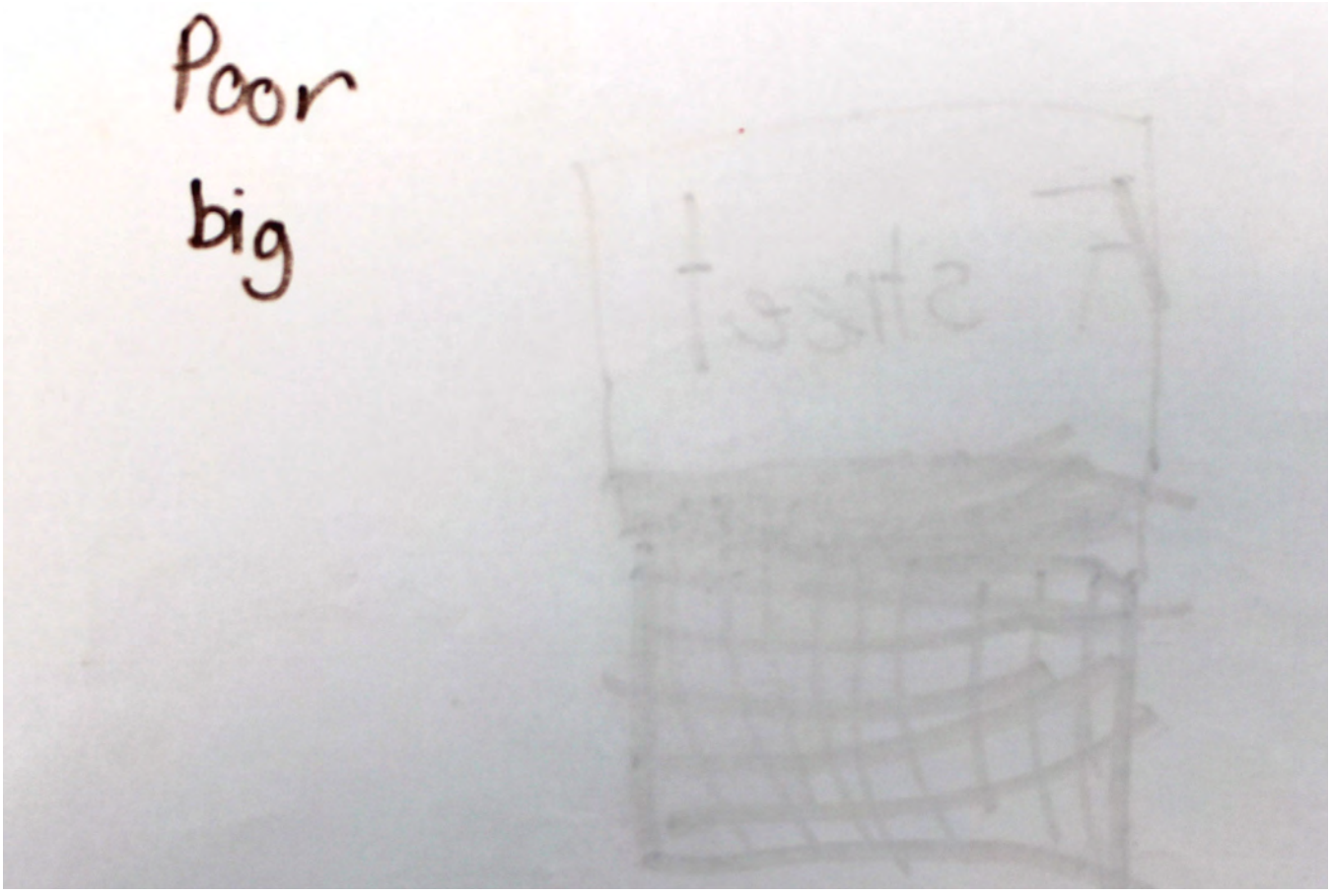
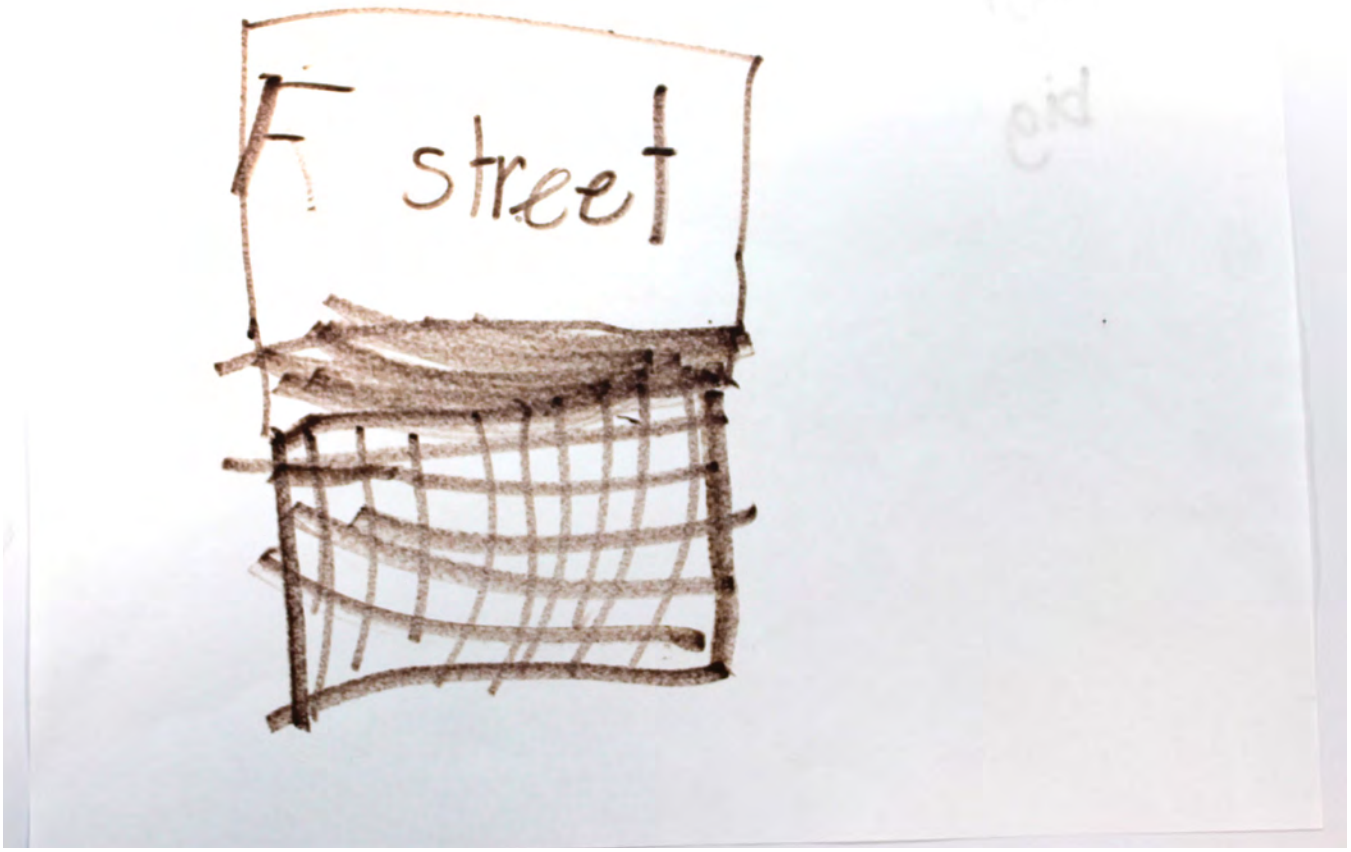
Ave

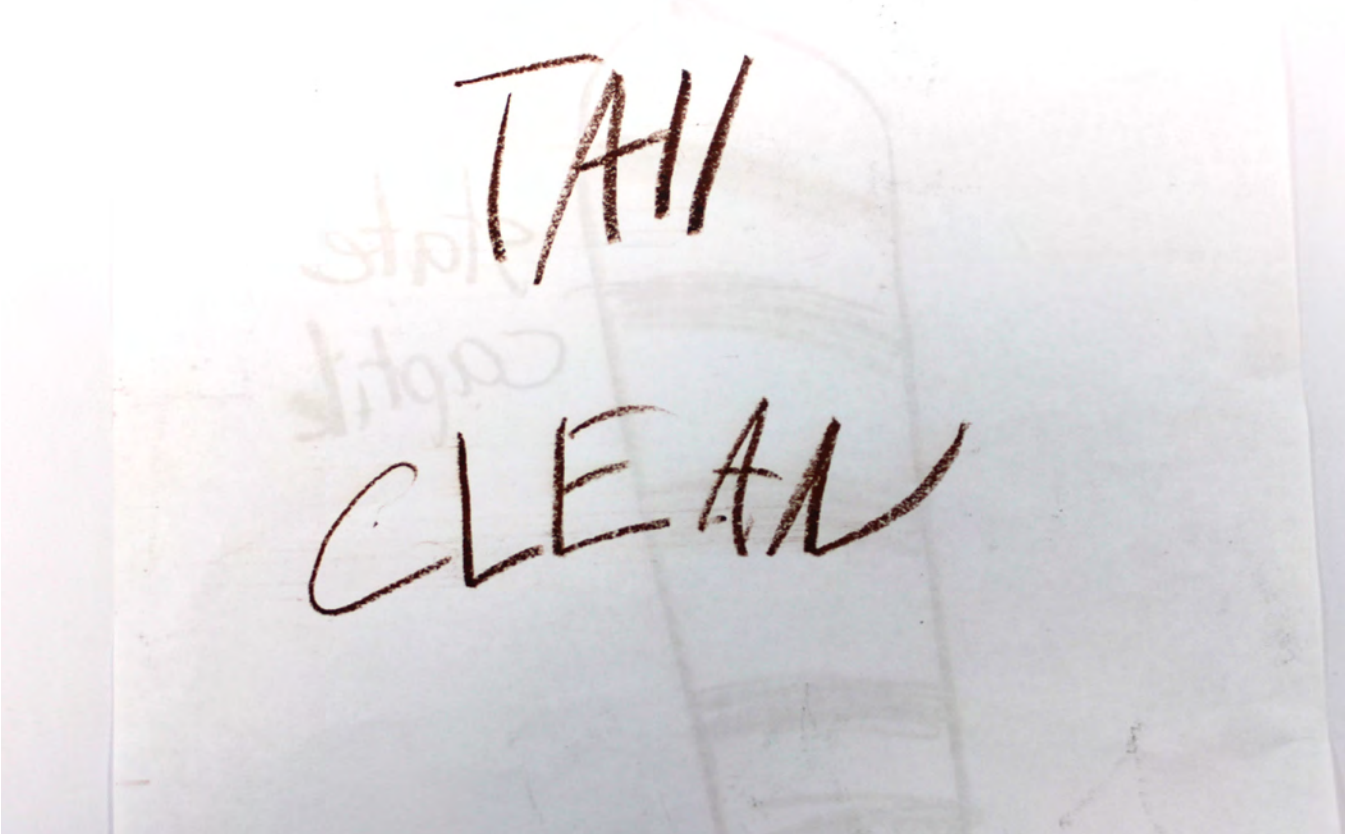

park
middle
school
tennis
bank
neighborhood
state
capitol
South
Salt
Creek
Pizza
F-Street
Restrontas
Down town

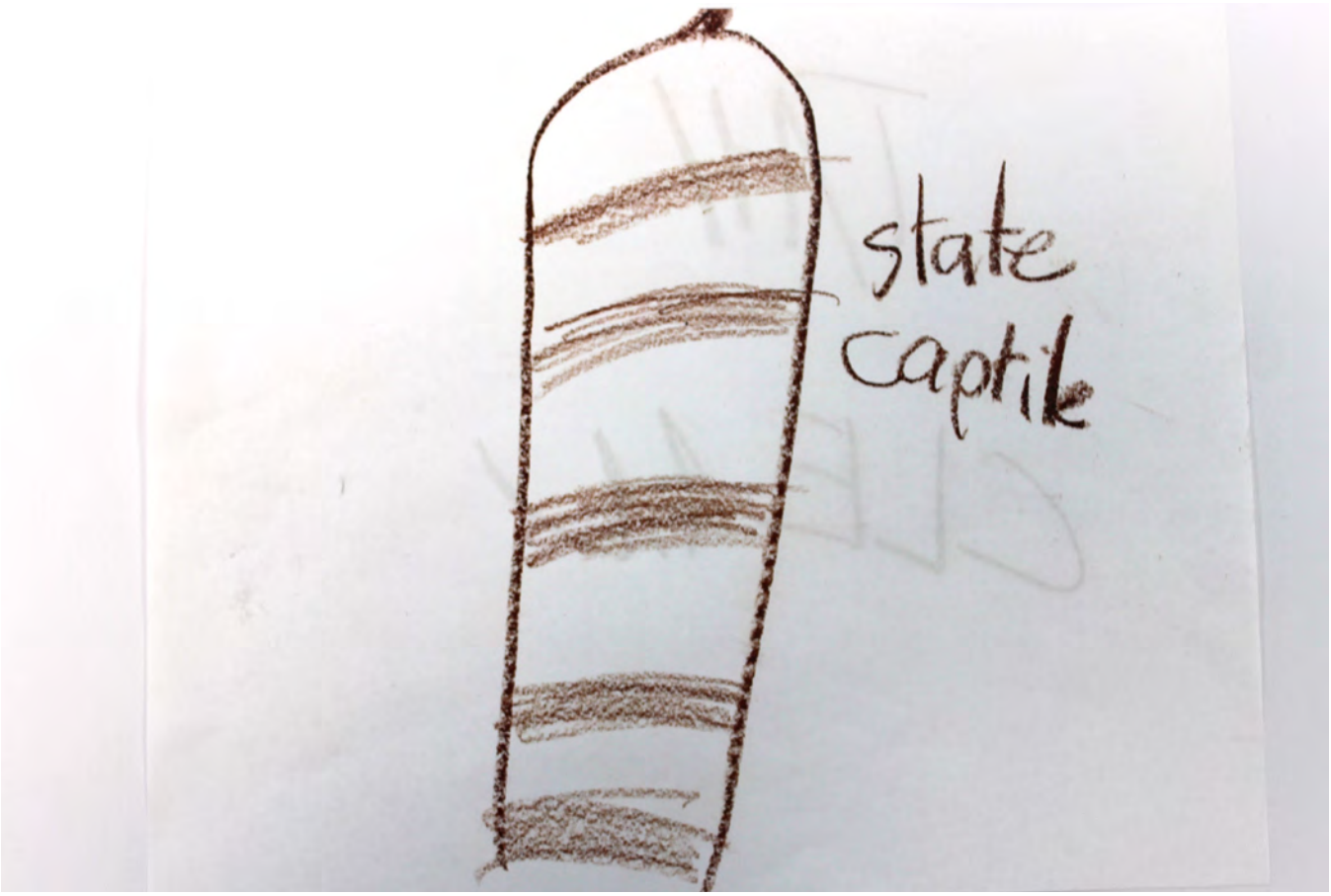

Poor
big

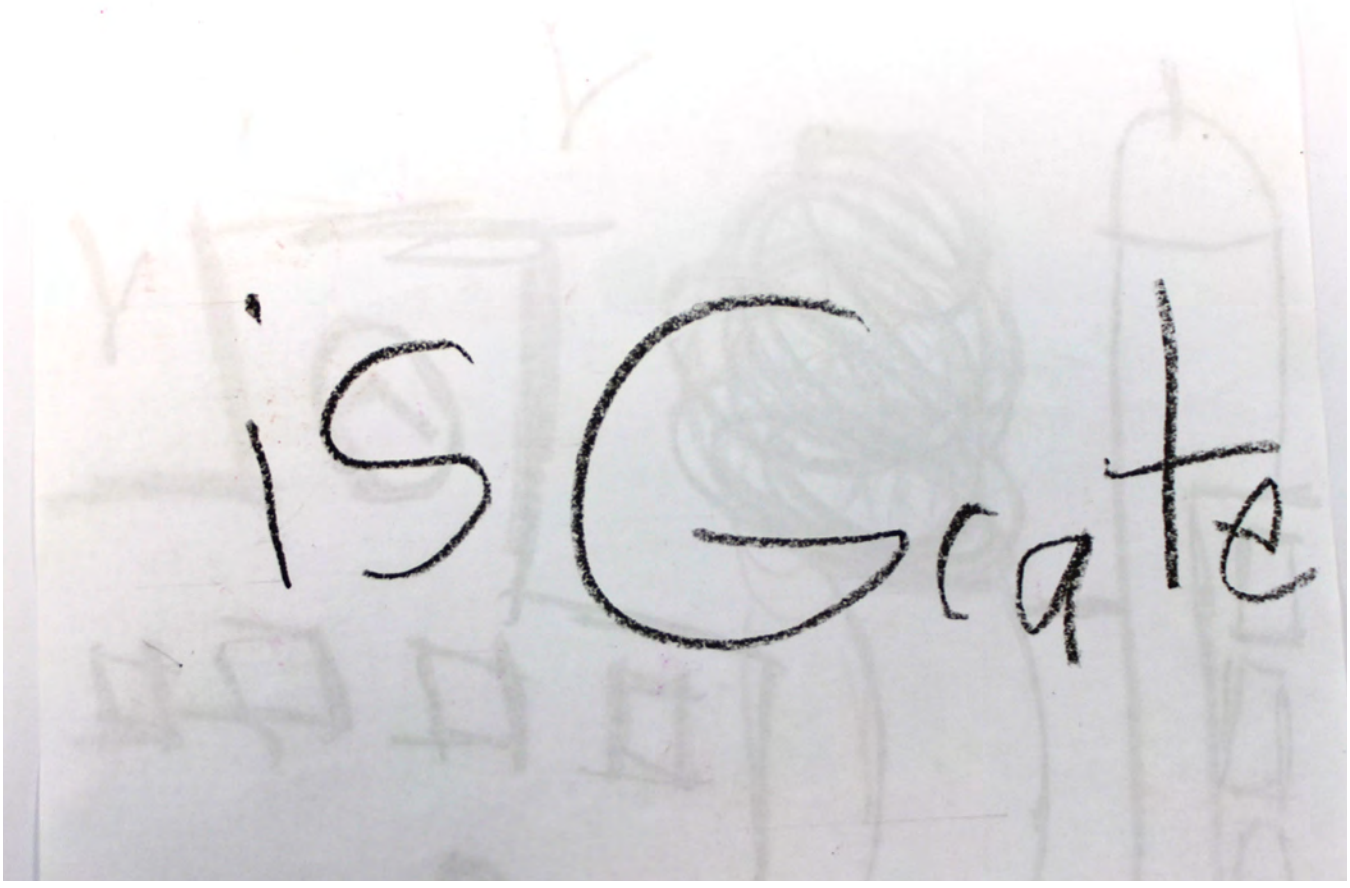

F street

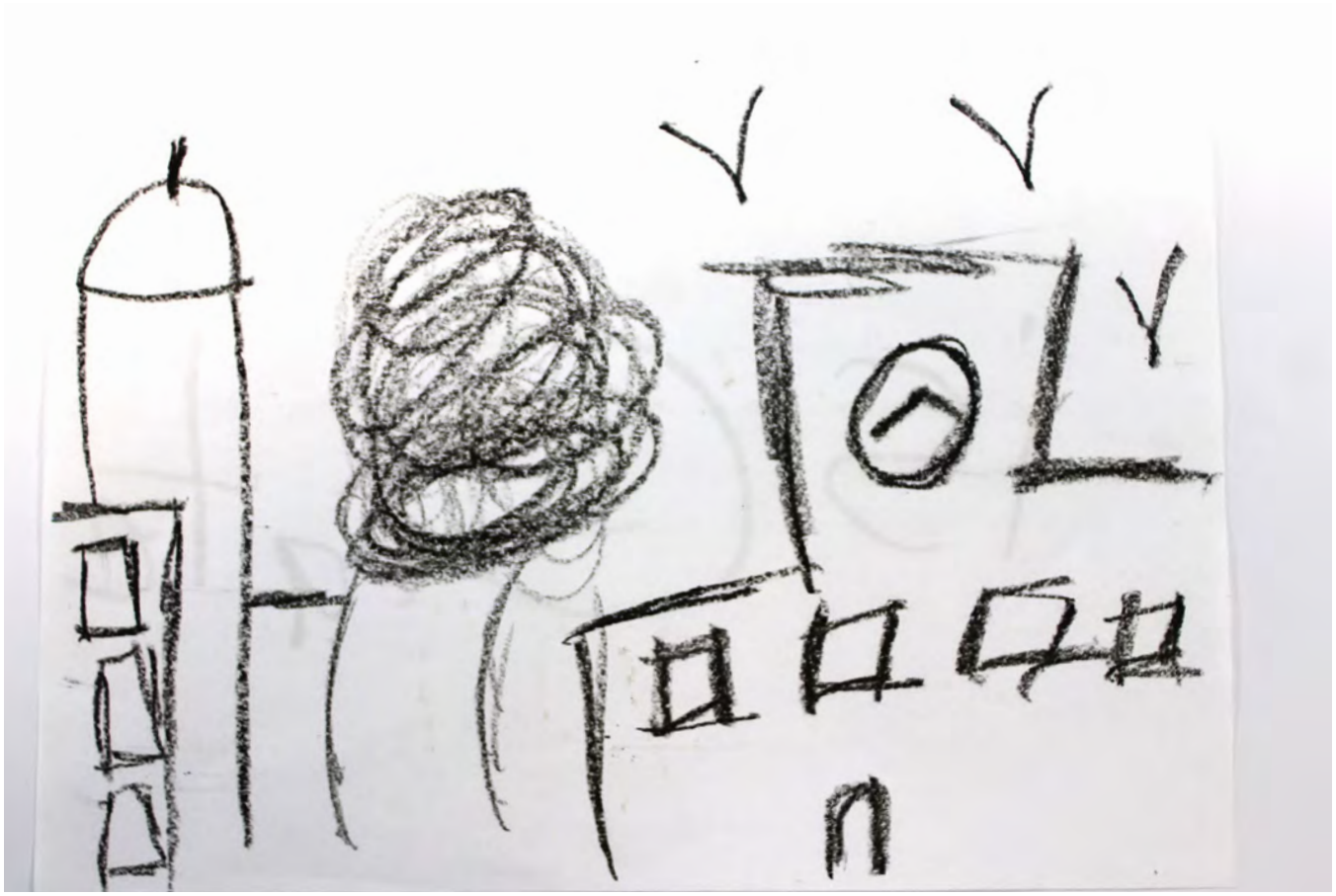
fun, trashy, and responsible

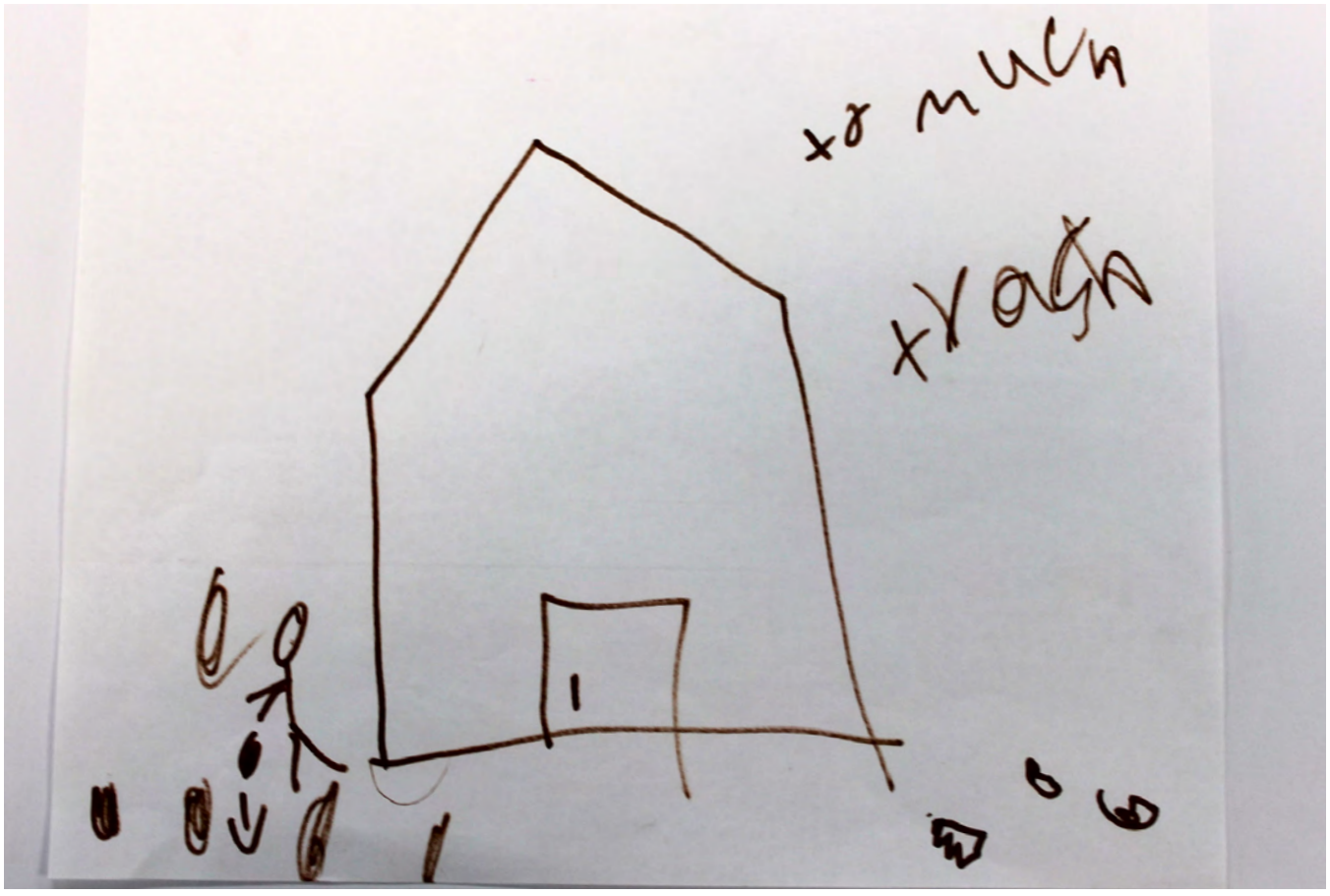
trash
F - street
wee

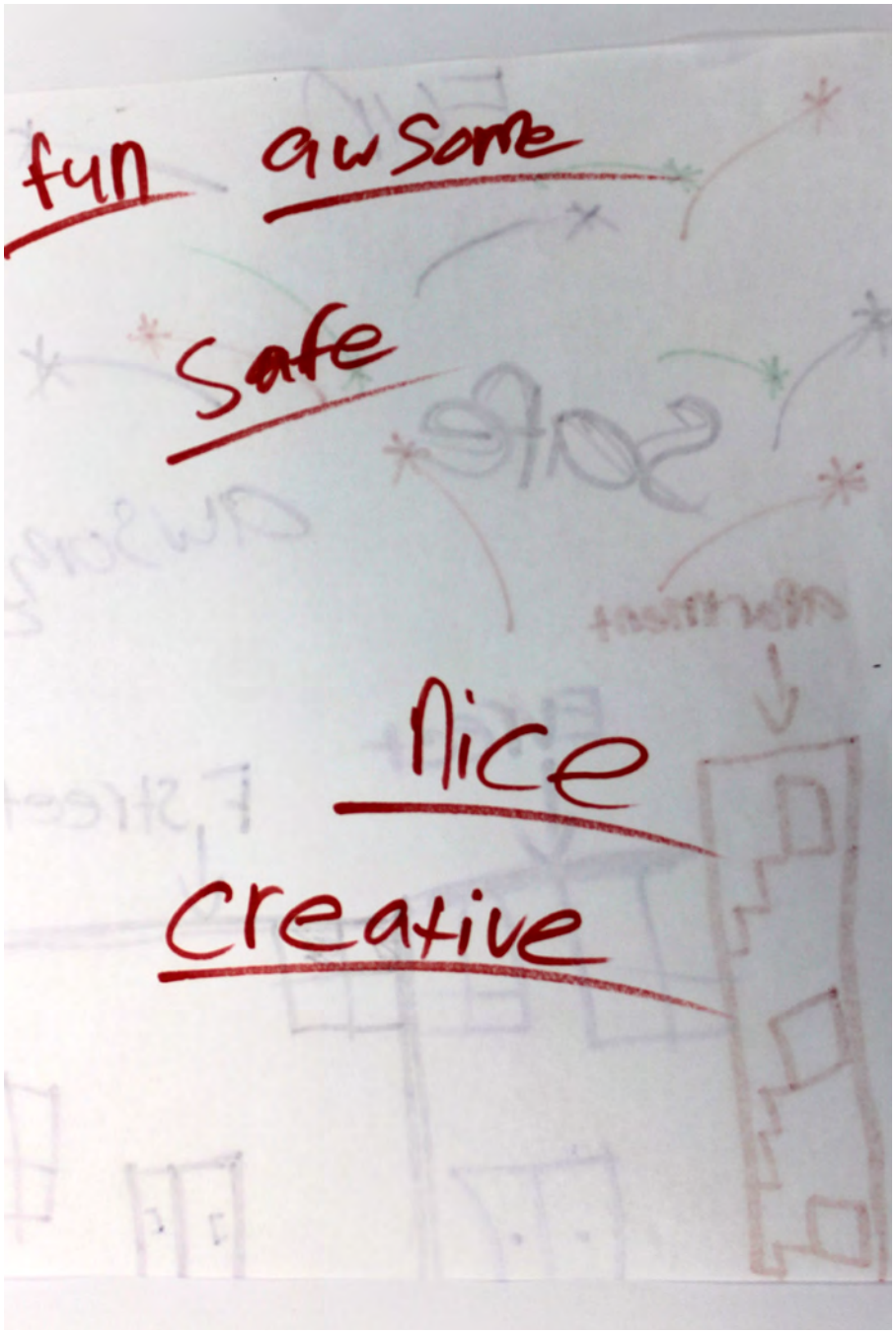

TAH
CLEAN


state
captik

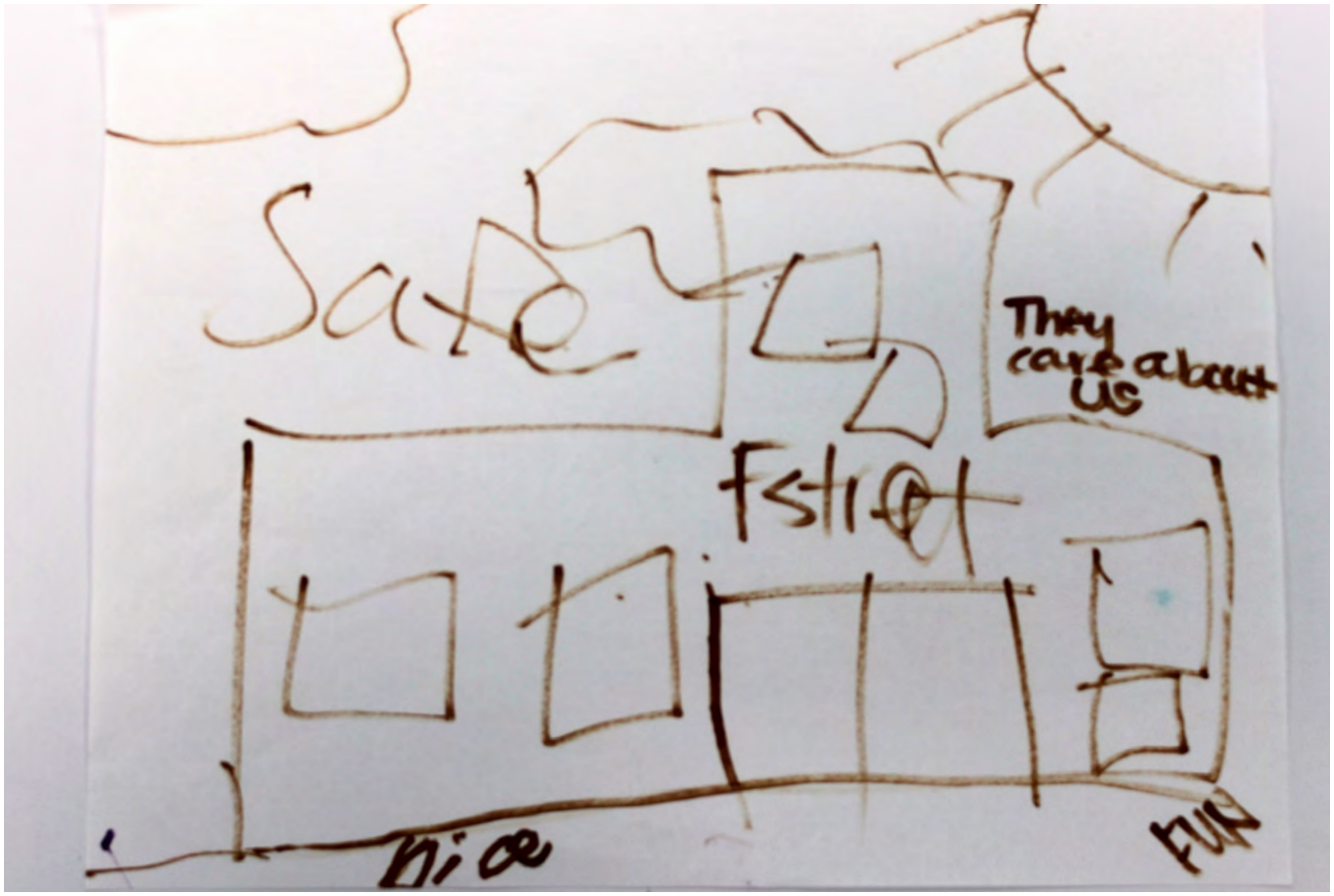

is Gate

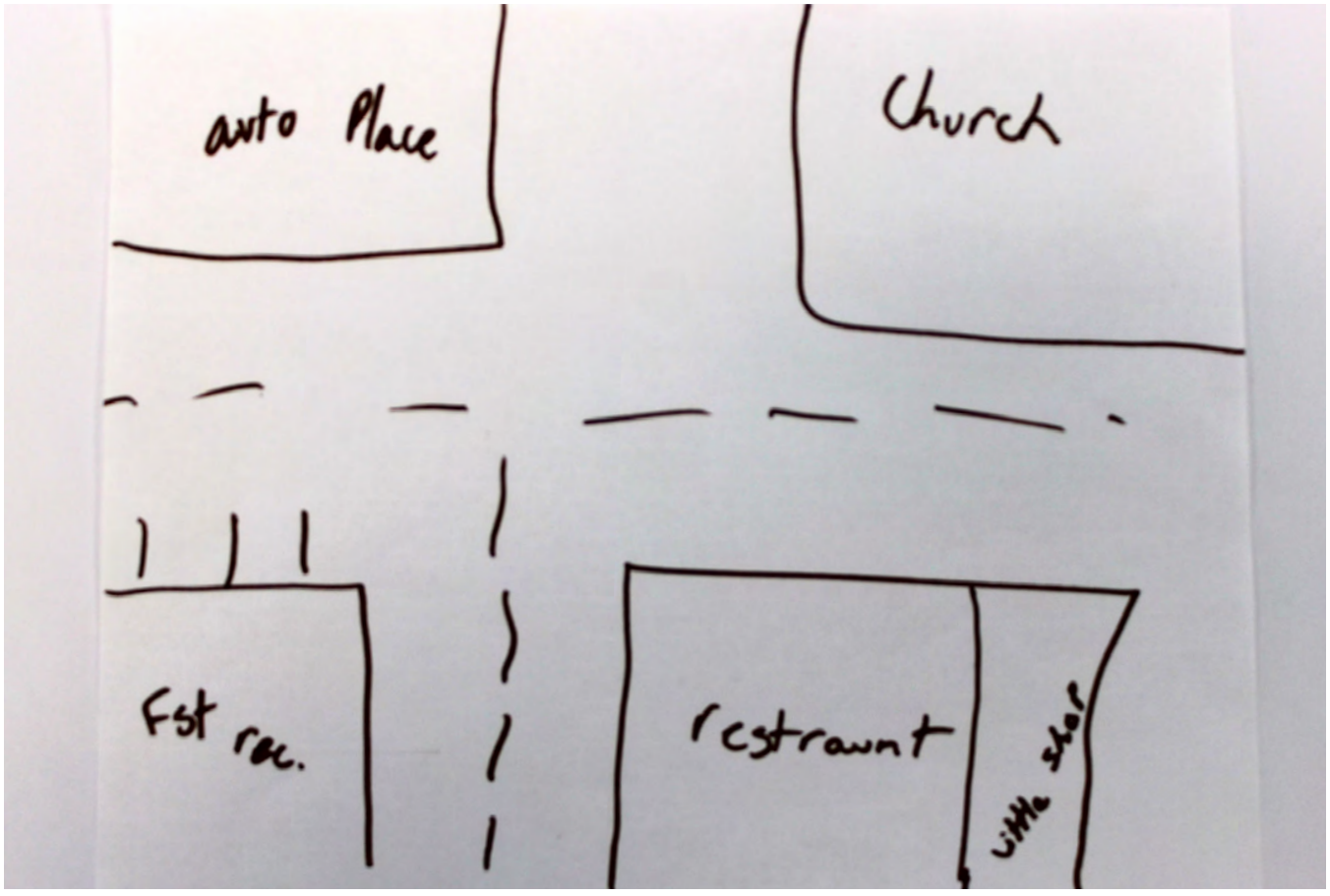




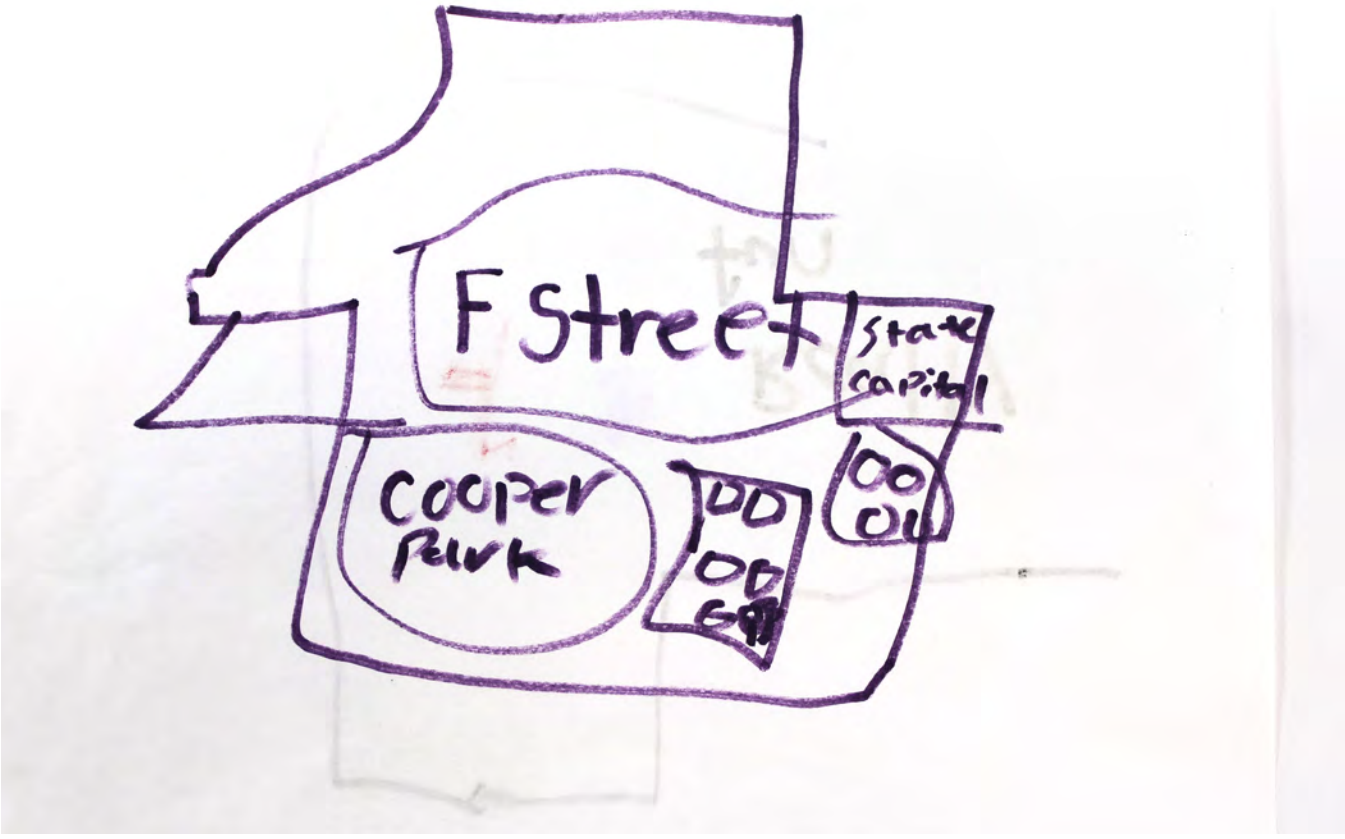

fun
awsome
safe
nice
creative

F Street
Eleventh
awsome
safe
Fun


Safe
They care about us
fstlot
Nice
FUN


auto Place
Church
Fst rec.
restraunt
little shop

F street


F Street
State Capitol
Cooper Park