

SOUTH DOWNTOWN REVITALIZATION PLAN



COMMUNITY MEETING #1

For the Lincoln Community Foundation
& the South Downtown Investment Fund

H3 STUDIO PROJECT TEAM

H3 STUDIO | DEVELOPMENT STRATEGIES : SINCLAIR | HILLE ARCHITECTS

May 7, 2015

AGENDA

**INTRODUCTION,
PROCESS & PRODUCTS**

**COMMUNITY HISTORY &
PLANNING CONTEXT**

**EXISTING
CONDITIONS**

**DRAFT ISSUES
& IDEAS**

**DISCUSSION &
NEXT STEPS...**



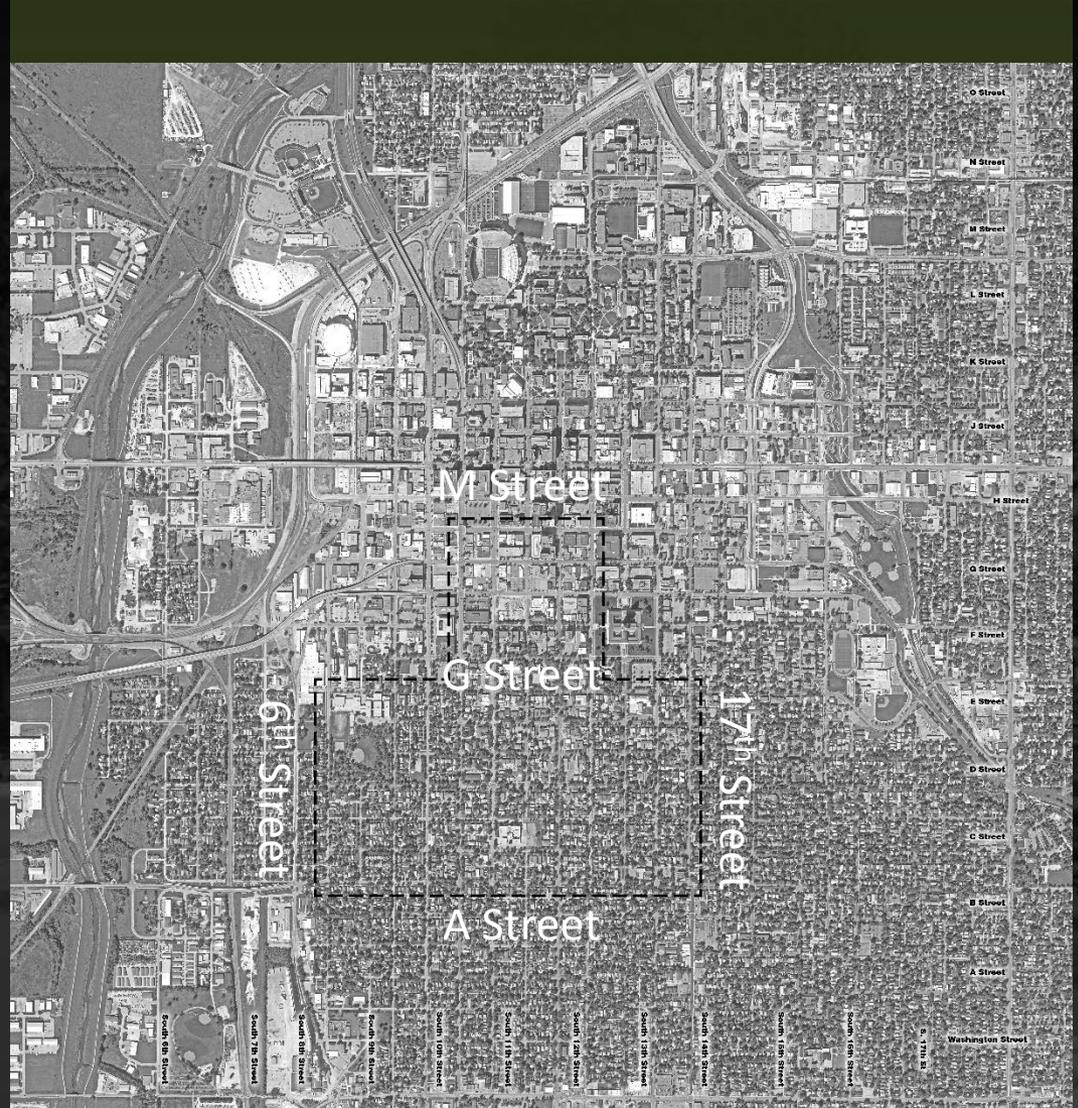


INTRODUCTION, PROCESS & PRODUCTS

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.



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

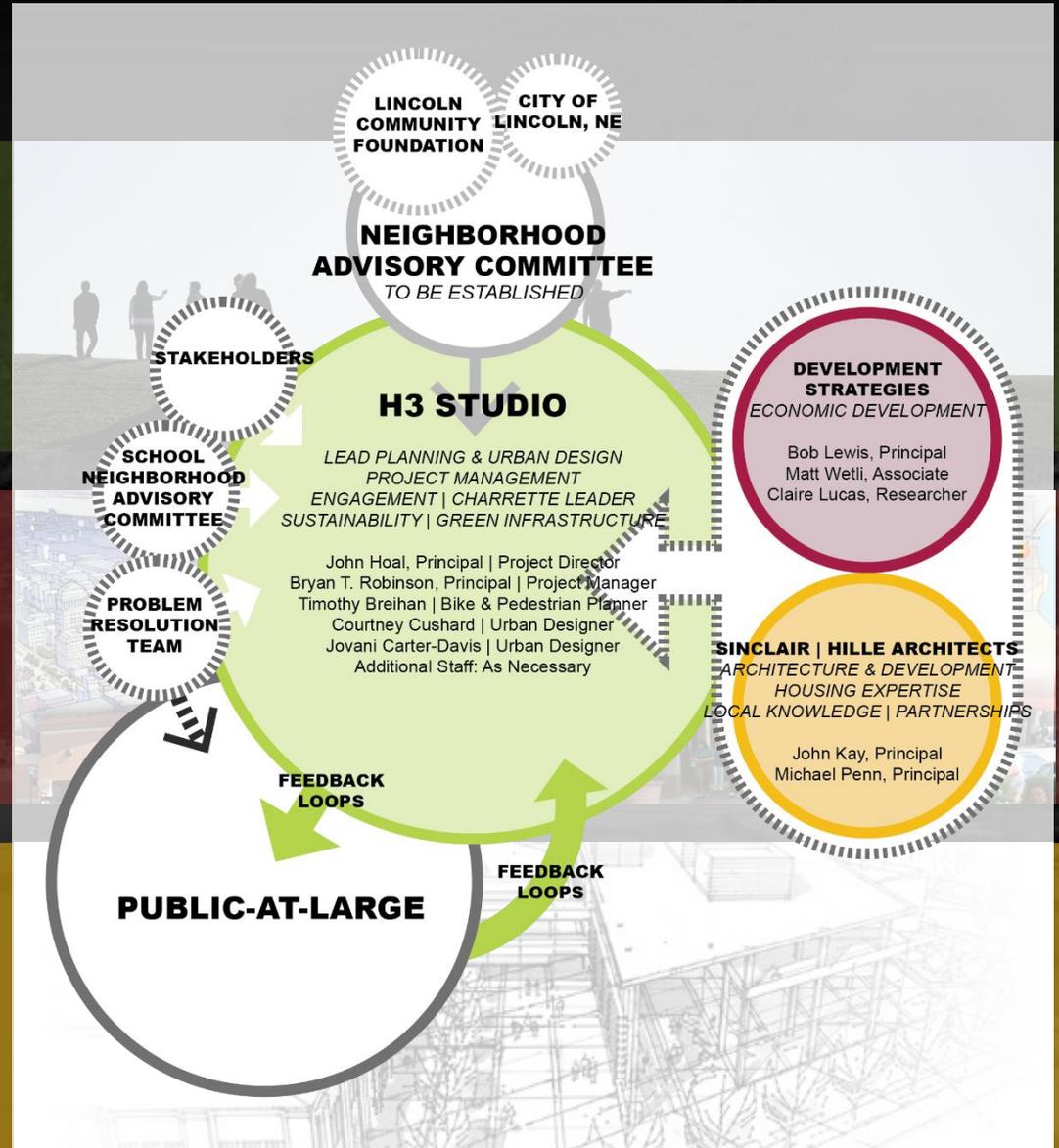
SUB-CONSULTANT

- MARKET | ECONOMIC RESEARCH
- ECONOMIC PROGRAMS & INCENTIVES
- DEVELOPMENT PROGRAM
- IMPLEMENTATION STRATEGY

Sinclair | Hille Architects

SUB-CONSULTANT

- ARCHITECTURE | DEVELOPMENT
- HOUSING EXPERTISE | CIVIC BUILDINGS
- LOCAL KNOWLEDGE | PARTNERSHIPS

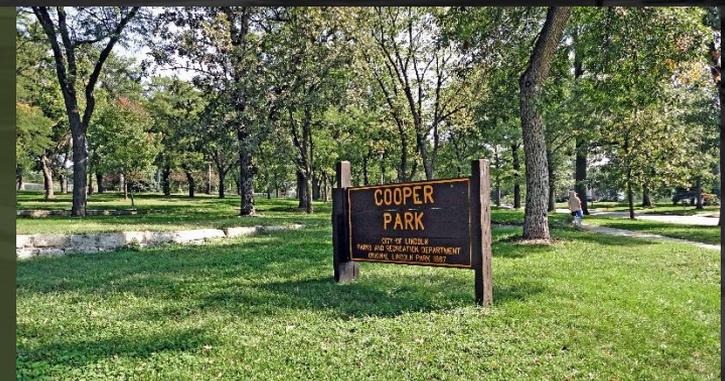


PLANNING PROCESS
MAJOR SCOPE ELEMENTS...

SCOPE OF WORK

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

- 1.0 Pre-charrette**
- 2.0 Charrette**
- 3.0 Post-charrette**



PLANNING PROCESS

ENGAGEMENT SCHEDULE

On-Site Field Surveys (Feb 2-6)

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

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

On-Site Two (2) Day Kick-Off Event (TODAY!)

- Neighborhood Tour
- Steering Committee Meeting #2
- Community | Public Work-Session #1

On-Site Two (5) Day Community Charrette (June)

- Community | Public Work-Session #2
- Municipal | Stakeholder Interviews
- Steering Committee Meeting #3
- Community | Public Work-Session #3

On-Site Two (2) Day Community Charrette (T.B.D.)

- Final Community or Committee Work-Session





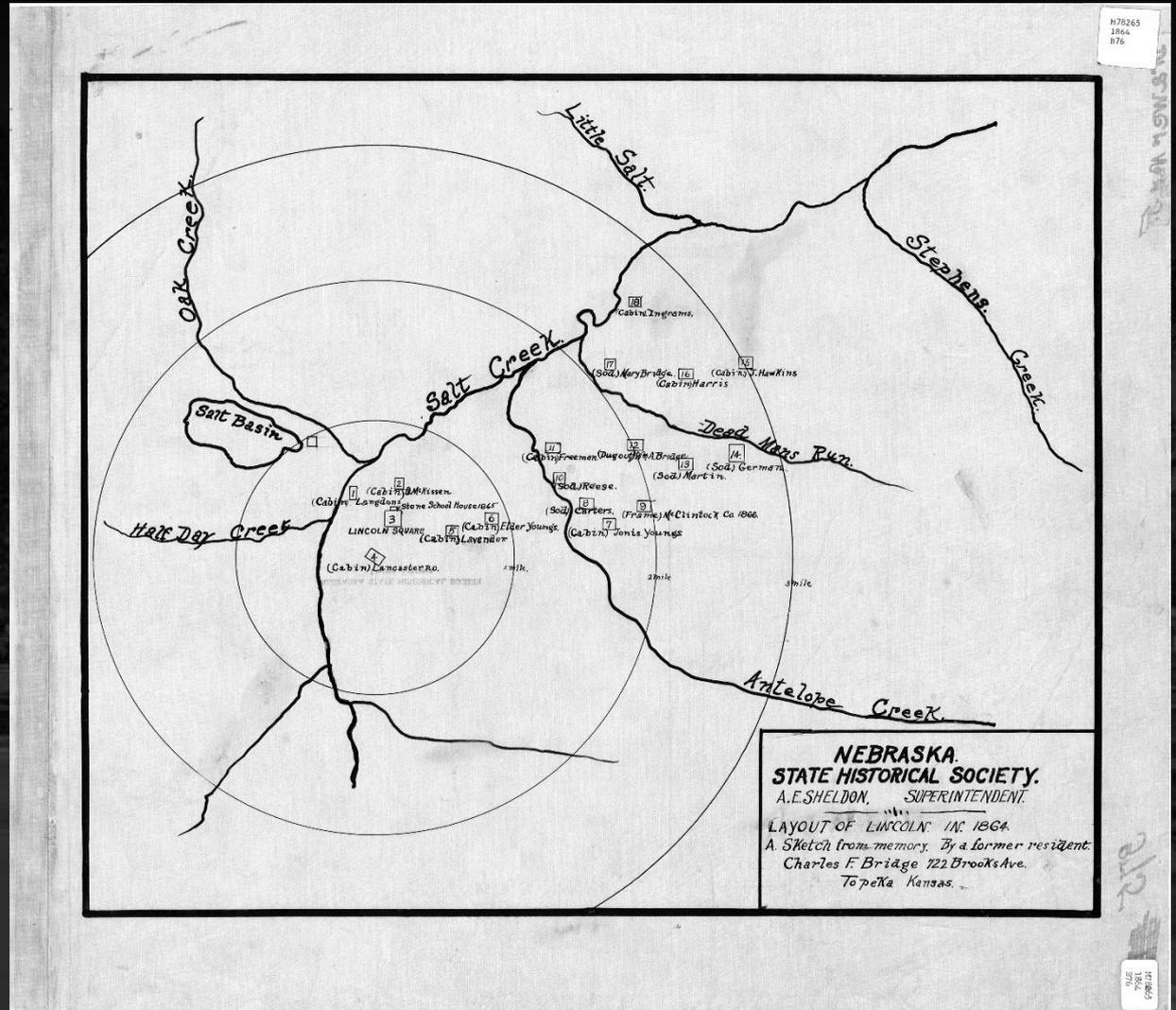
COMMUNITY HISTORY

"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.'

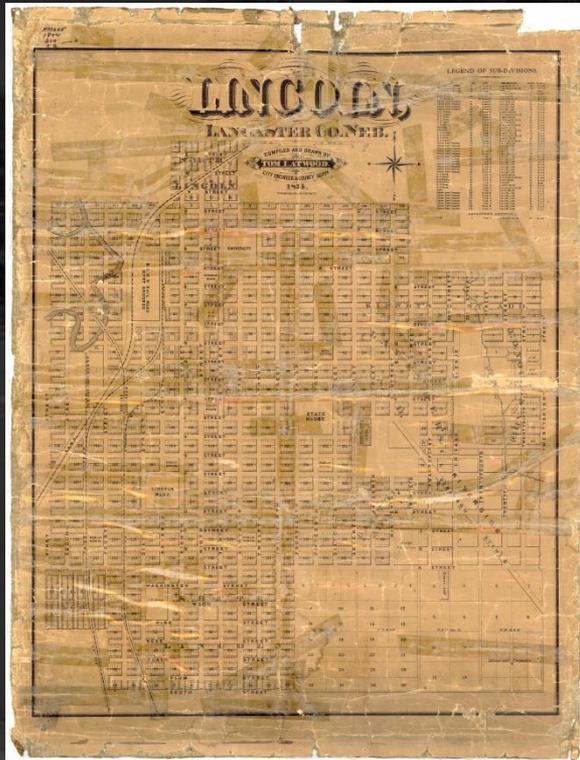
Newspaperman Samuel D. Cox with A. B. Hayes, in their *History of the City of Lincoln Nebraska* (1889)

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

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



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.

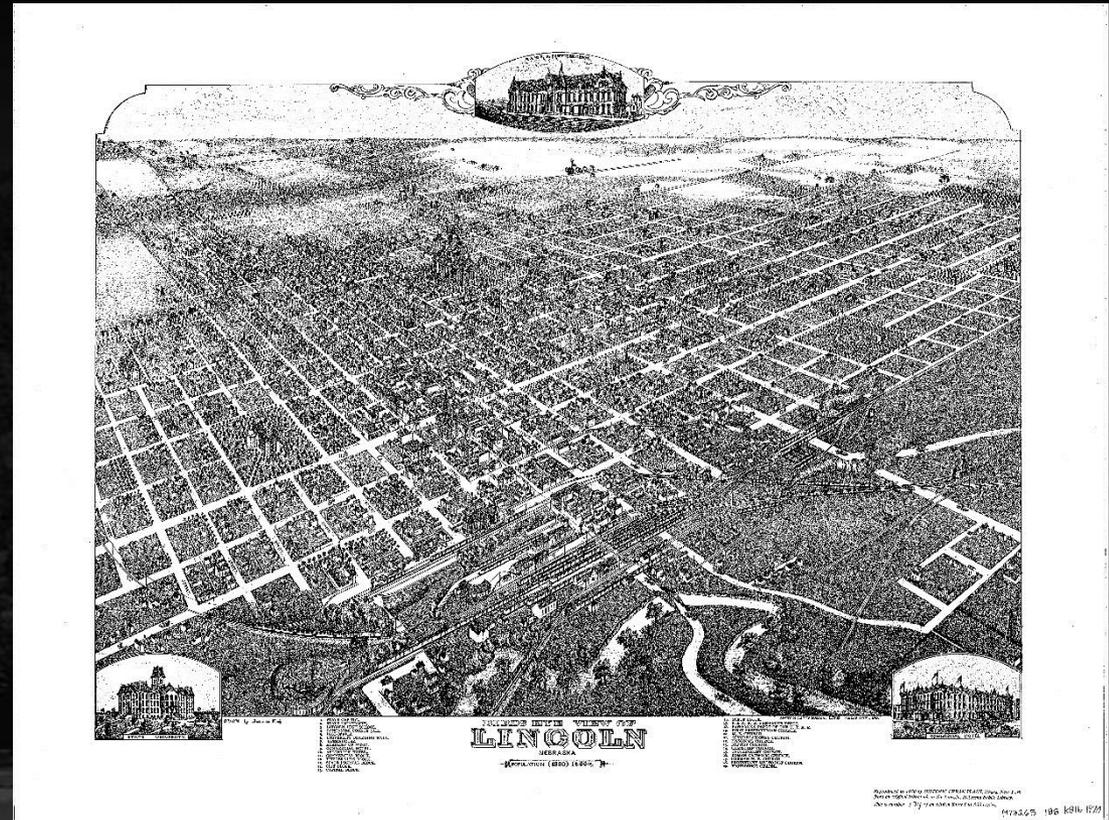


1874



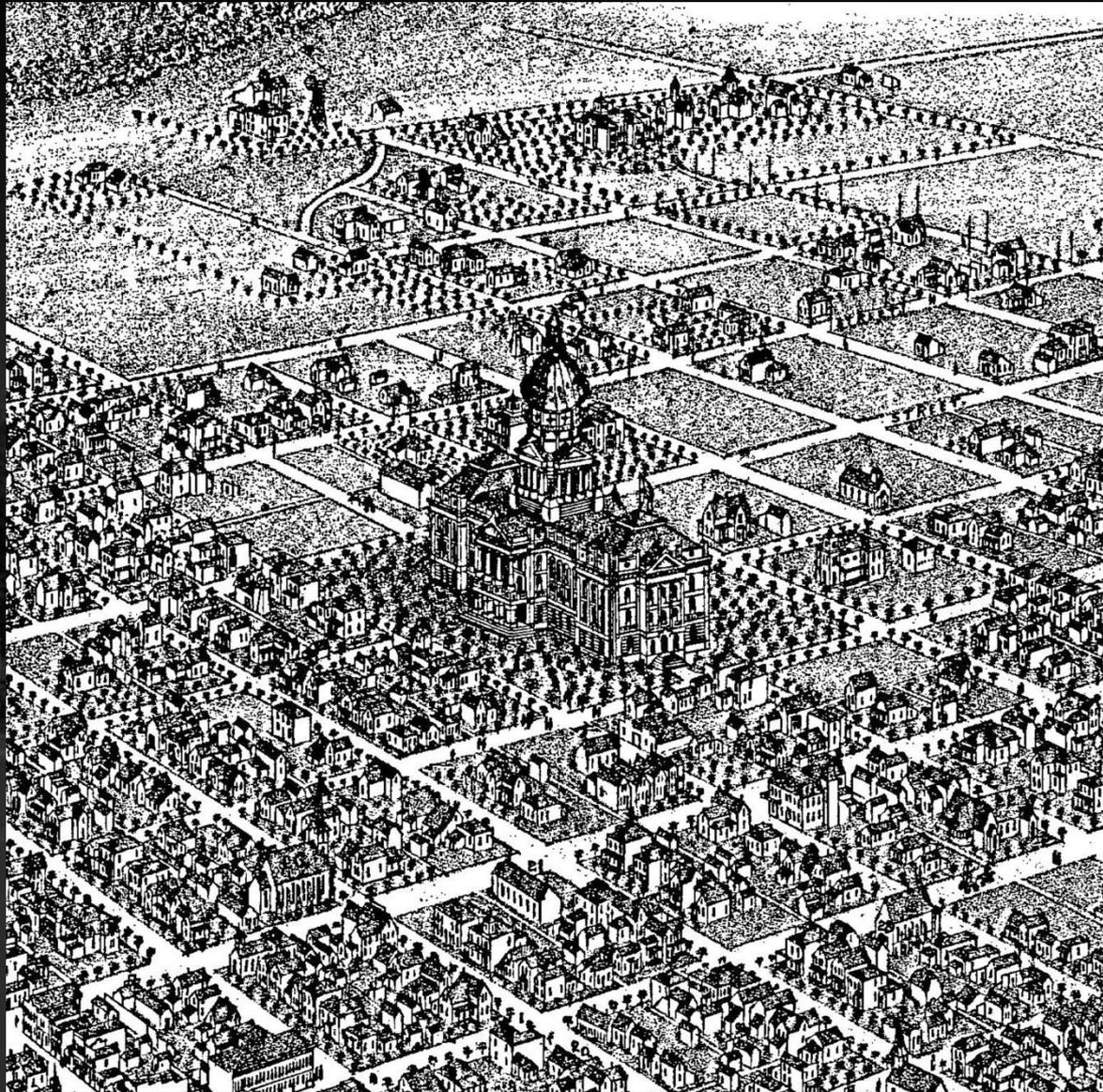
Source: Edward Zimmer, Ph D., Historic Preservation Planner

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.



SOUTH DOWNTOWN REVITALIZATION PLAN

FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE

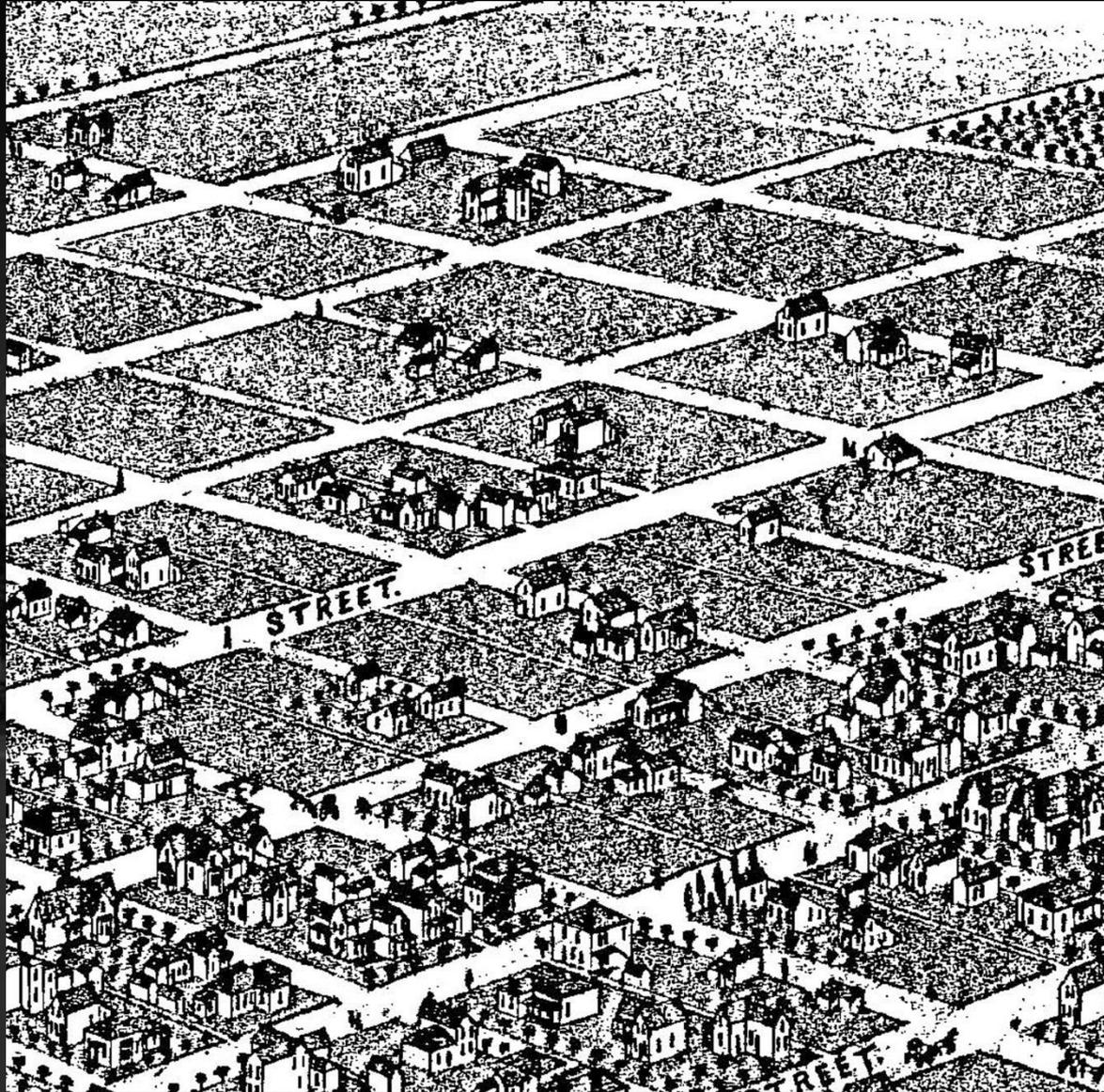




The Nebraska State Capitol, the product of a nationwide design competition won by New York Architect Bertram Grosvenor Goodhue in 1920. Constructed in four phases over ten years from 1922-1932, the building, with furnishings and landscaping, was completed at a cost just under the \$10 million budget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

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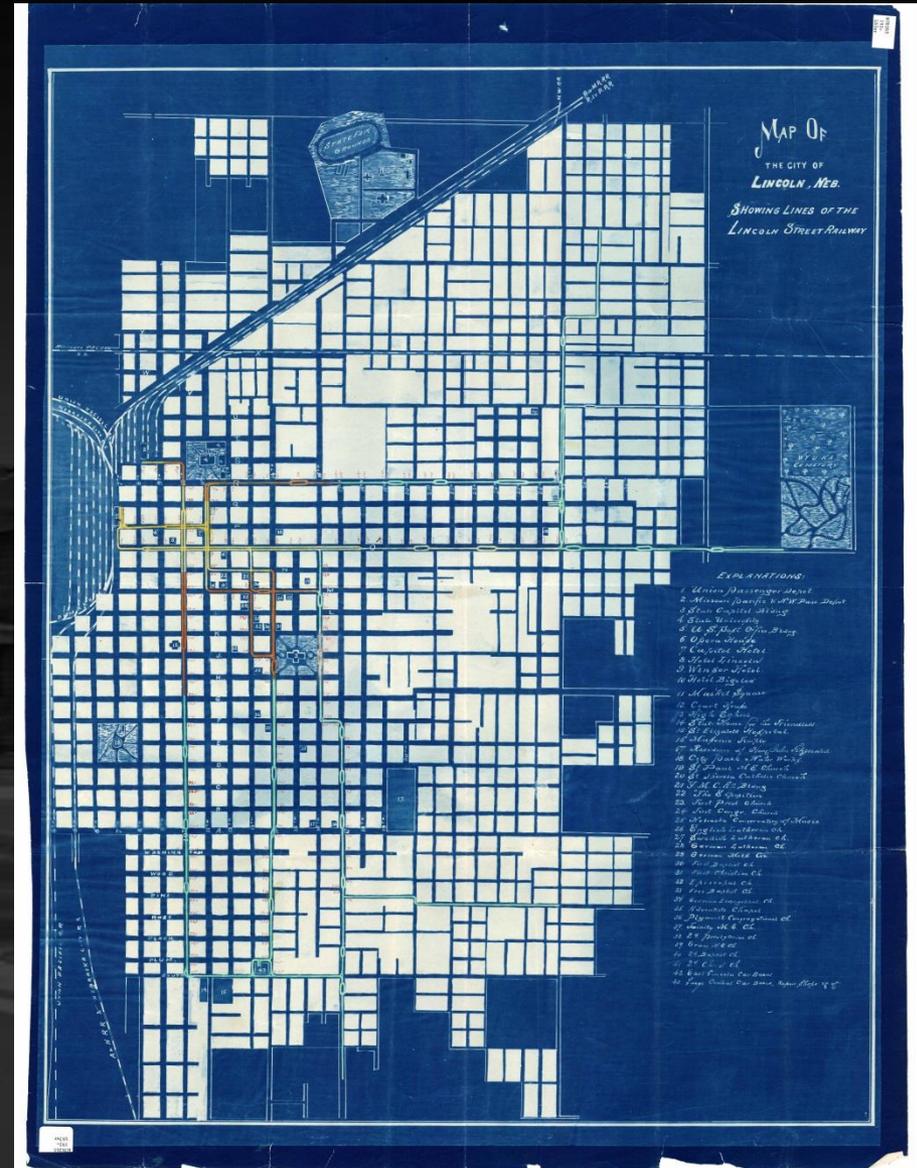
Lincoln has had a public transit system since 1883, when Lincoln Street Railway initiated the first horse-car line with a 5 cent fare. Lines were quickly added to South Street and east to 27th Street.

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



Streetcars (1883-1925)

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



SOUTH DOWNTOWN REVITALIZATION PLAN

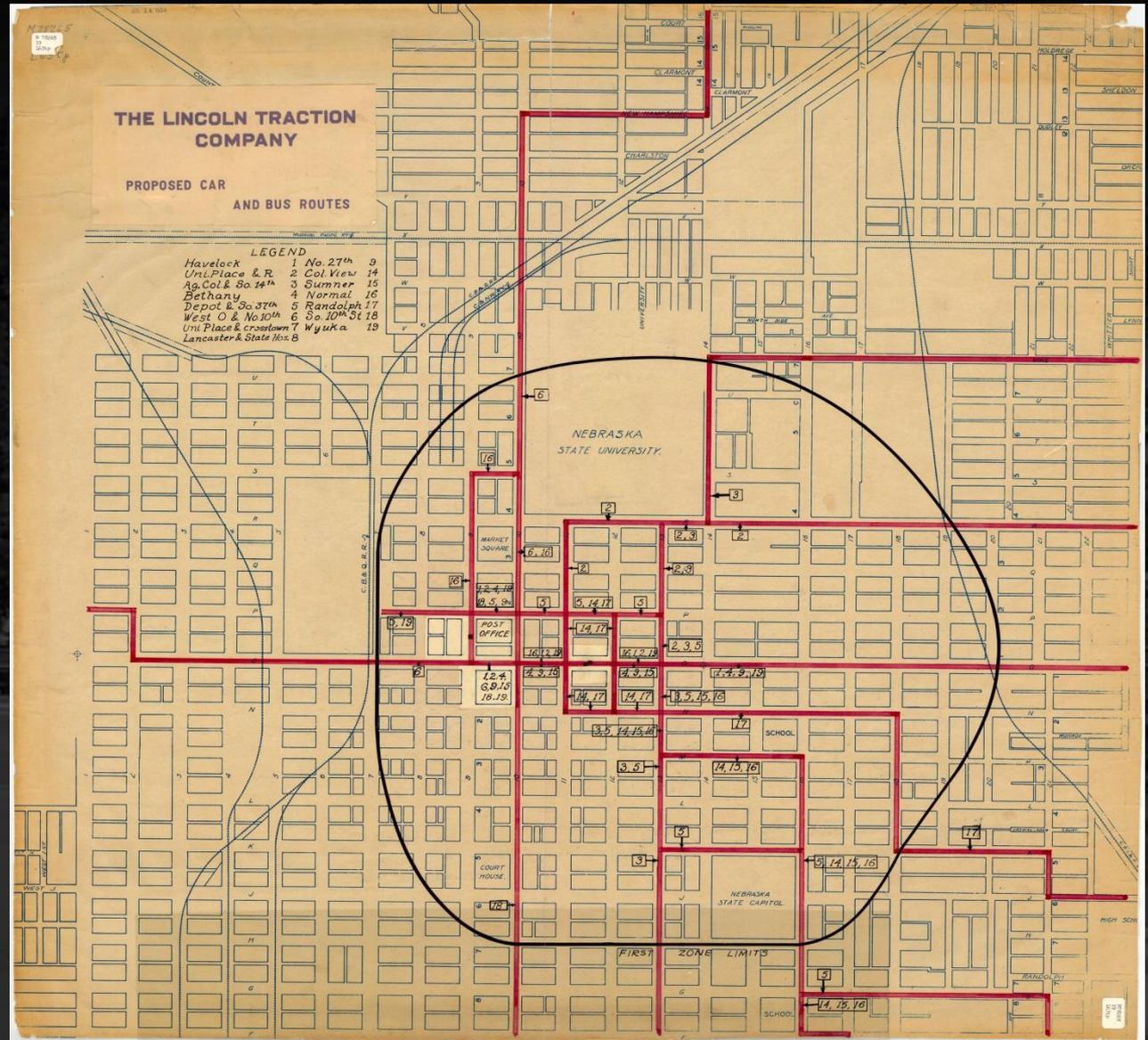
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1926-1930: buses begin to replace streetcars throughout the city

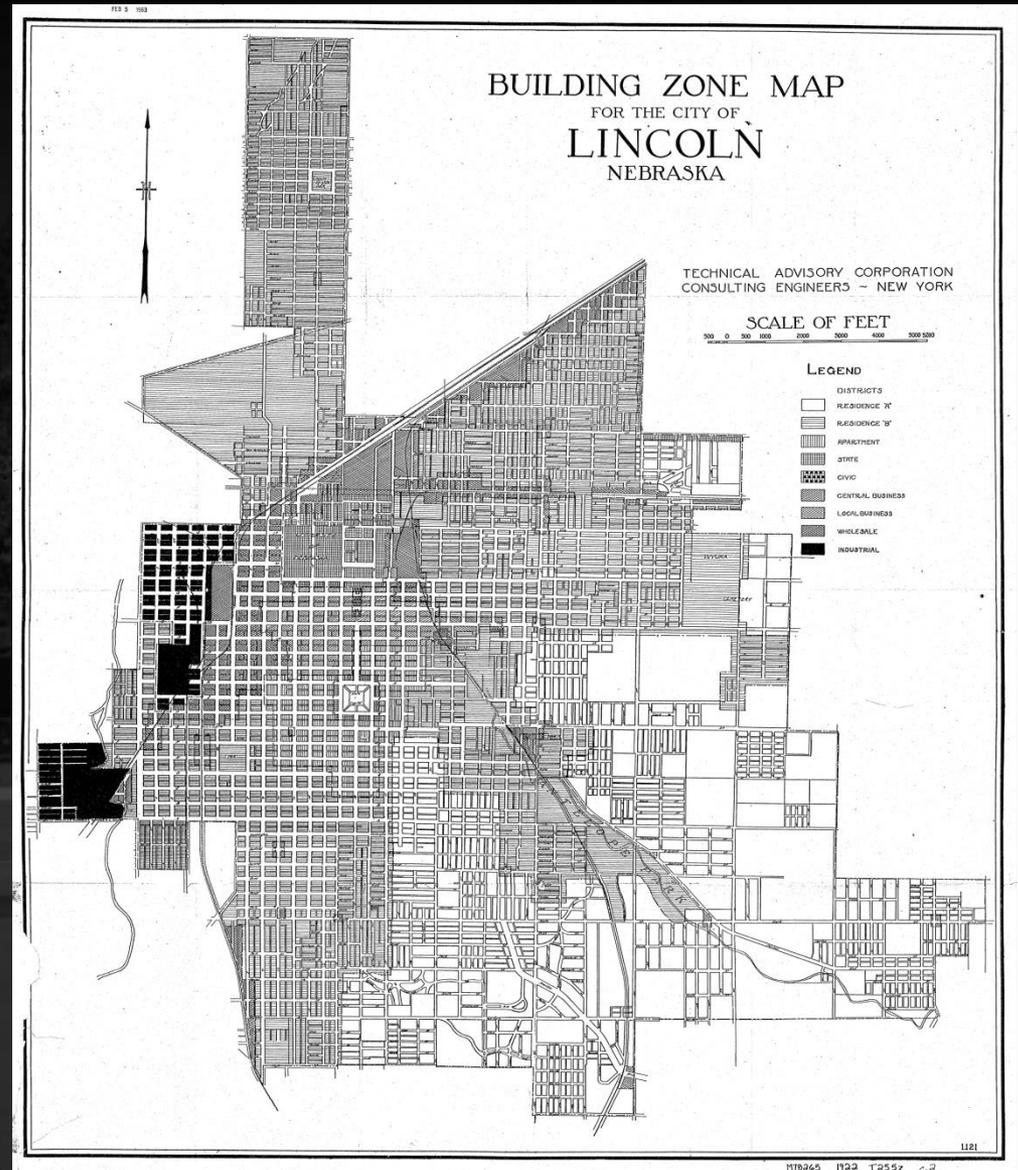
The Lincoln Traction Company starts its first bus routes between Downtown and University Place and by 1927, they have added three more bus routes

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

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

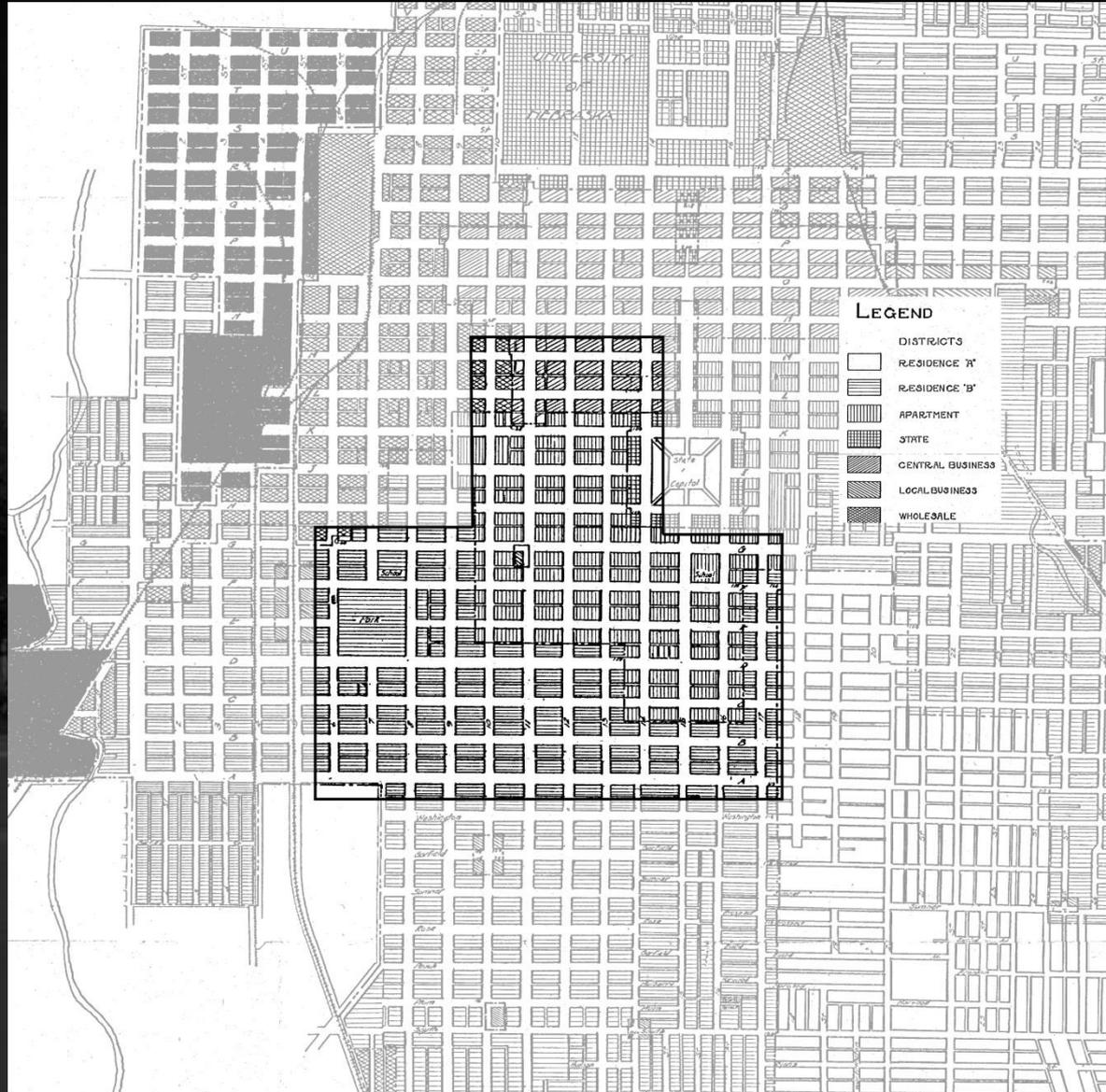


- In the early 1920s the Chamber of Commerce commissioned studies which proposed zoning regulations, which were adopted in 1924.
- State legislation extended the city's zoning jurisdiction three miles beyond its corporate limits in 1929, creating a potent tool for the community to guide its growth.
-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



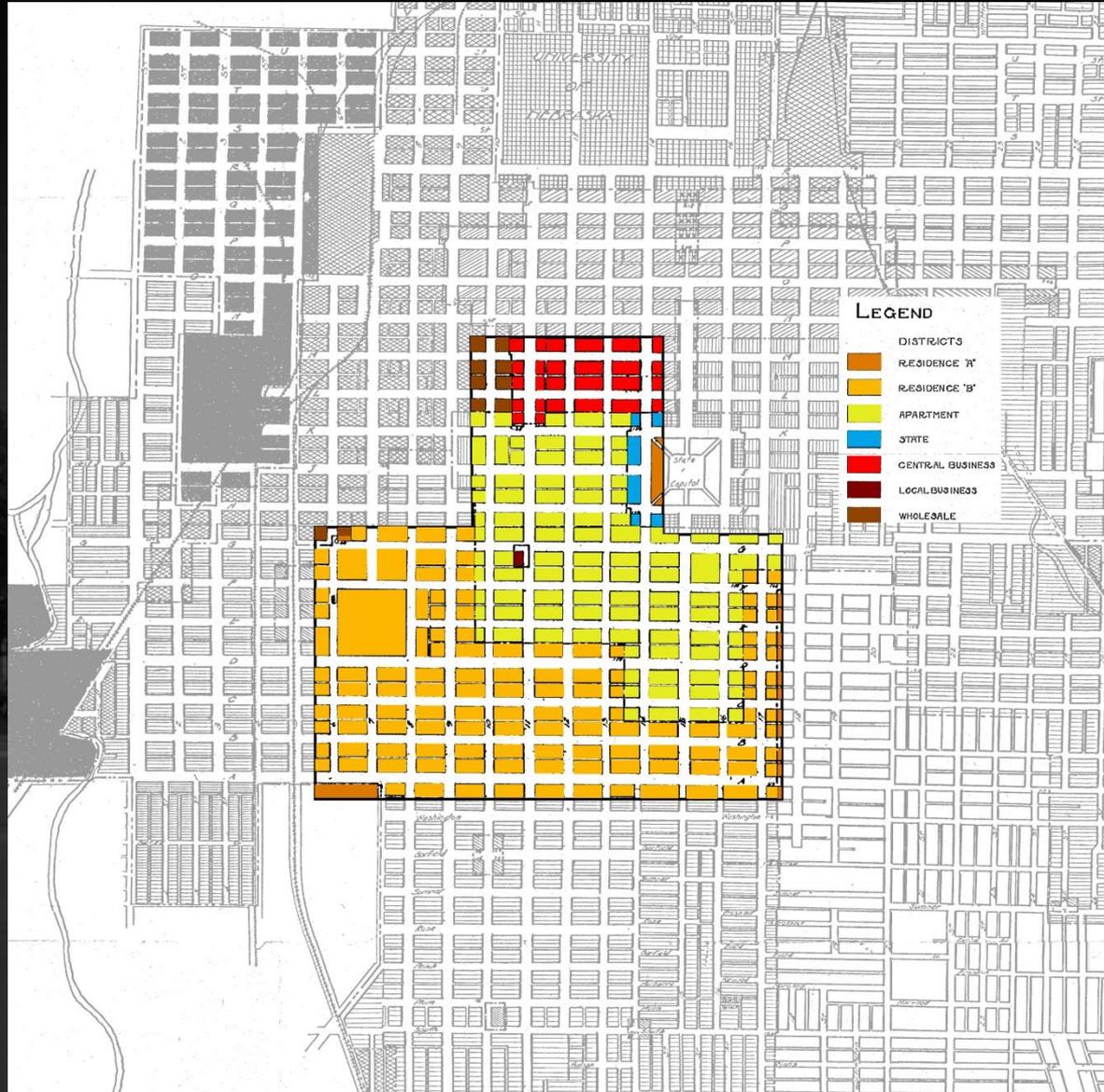
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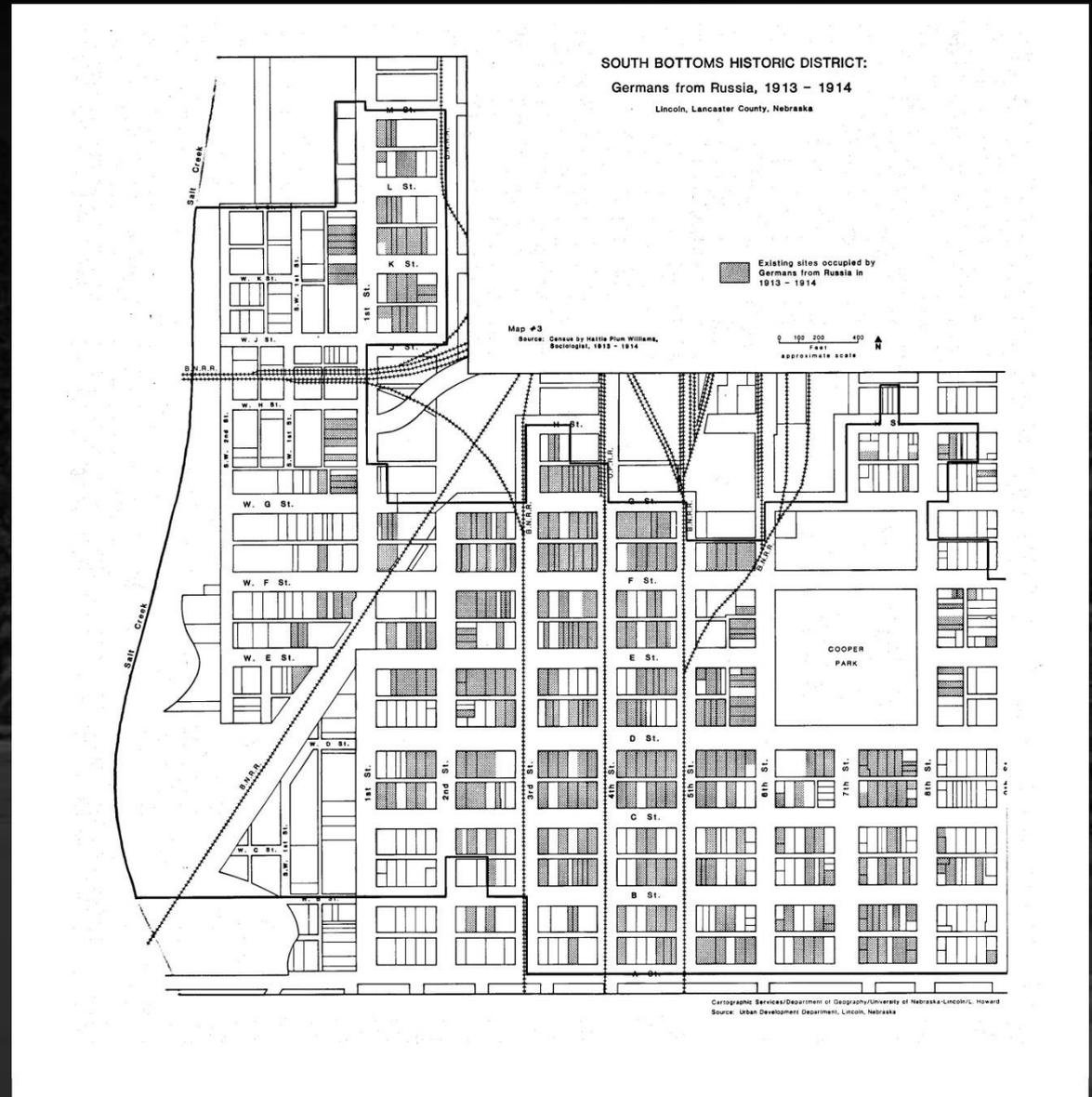
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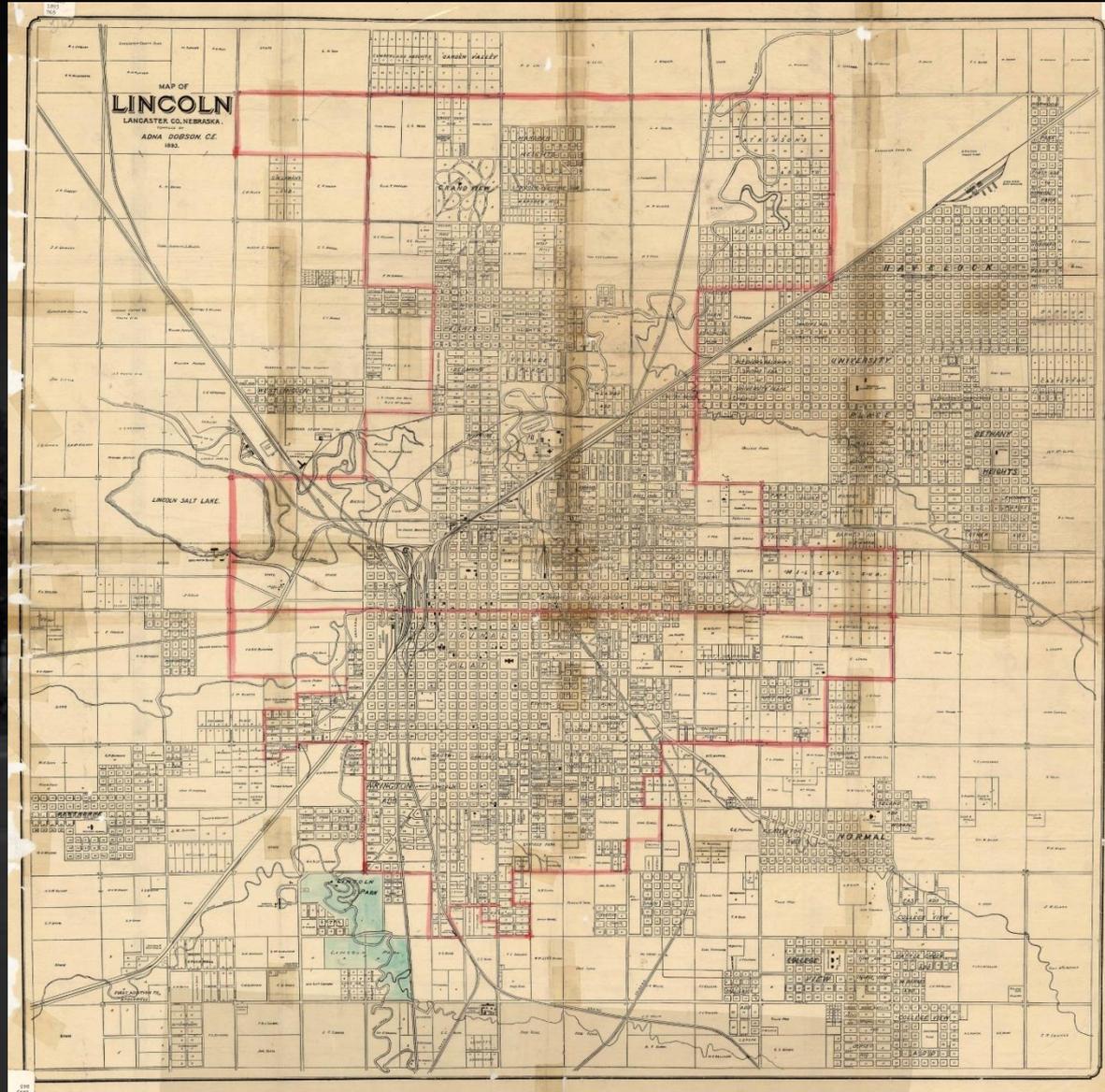
The worldwide depression in the 1890s hit Lincoln hard, resulting in a population decline to 37,000 by 1900. The arrival of a significant influx of Germans from Russia, who became Lincoln's largest immigrant community, helped bolster the city in the early decades of the 20th century. Their distinctive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



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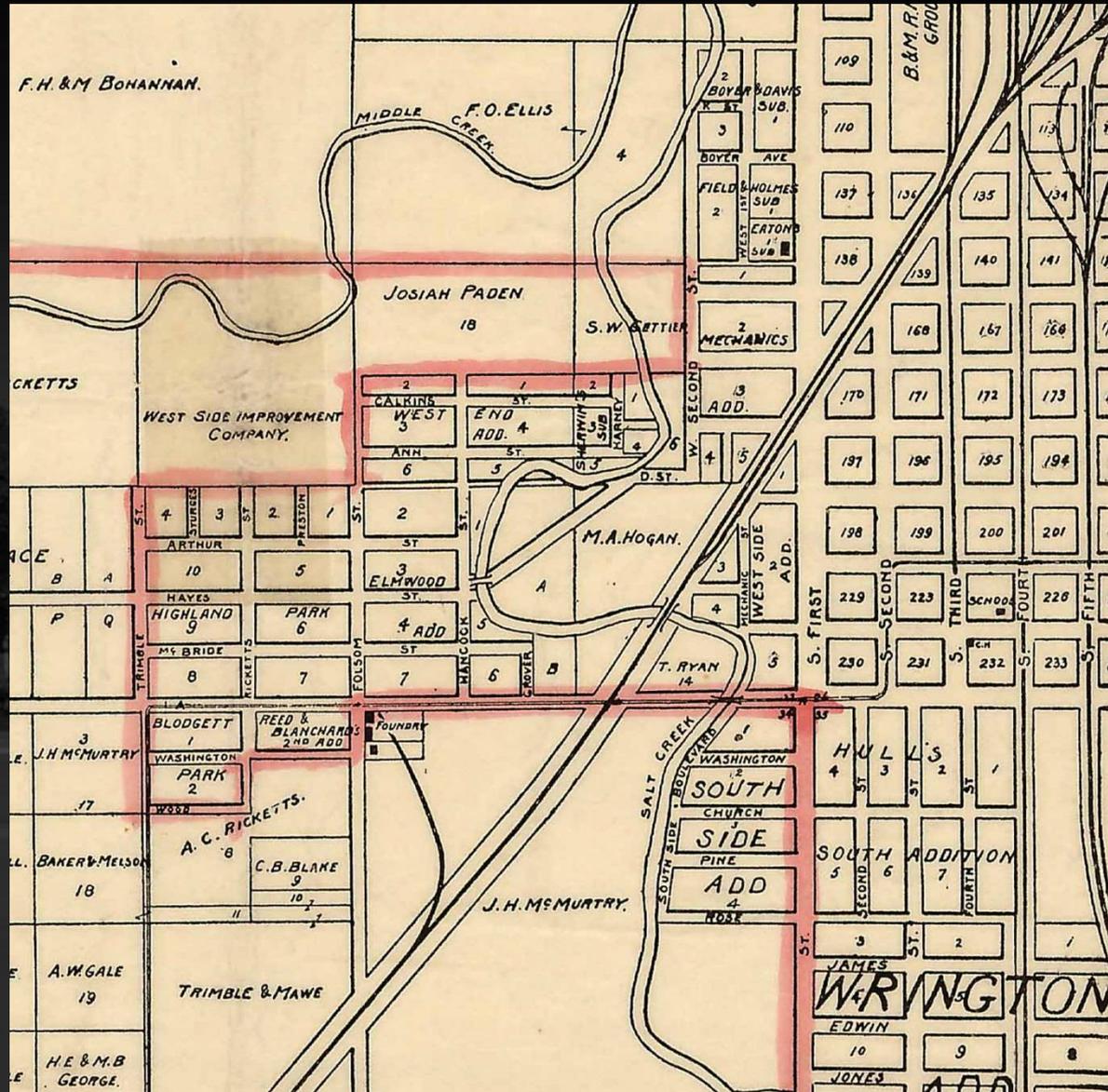


Lincoln, NE 1893

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Lincoln, NE 1893

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EXISTING CONDITIONS

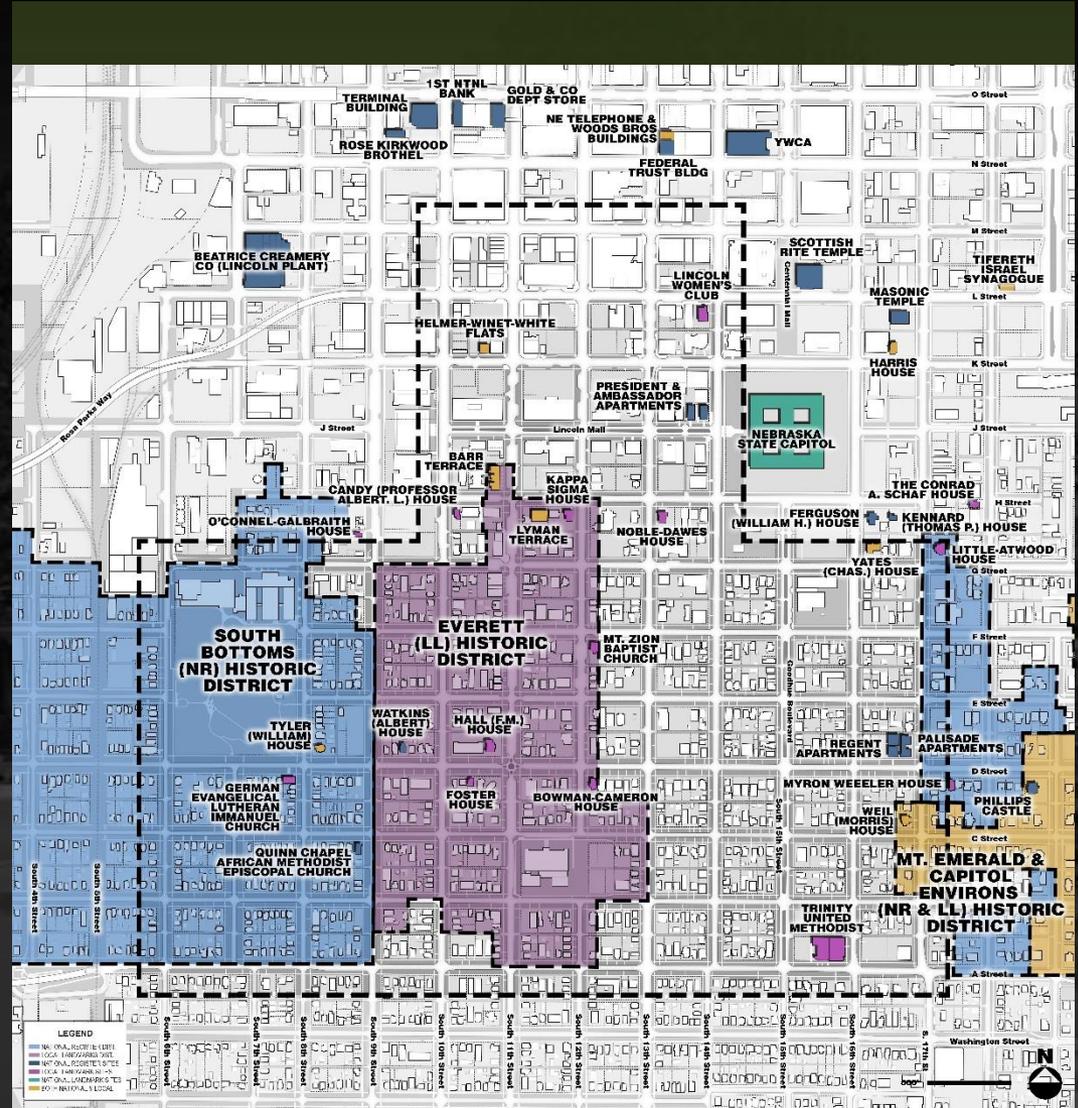
HISTORIC ASSETS

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)





PLANNING CONTEXT

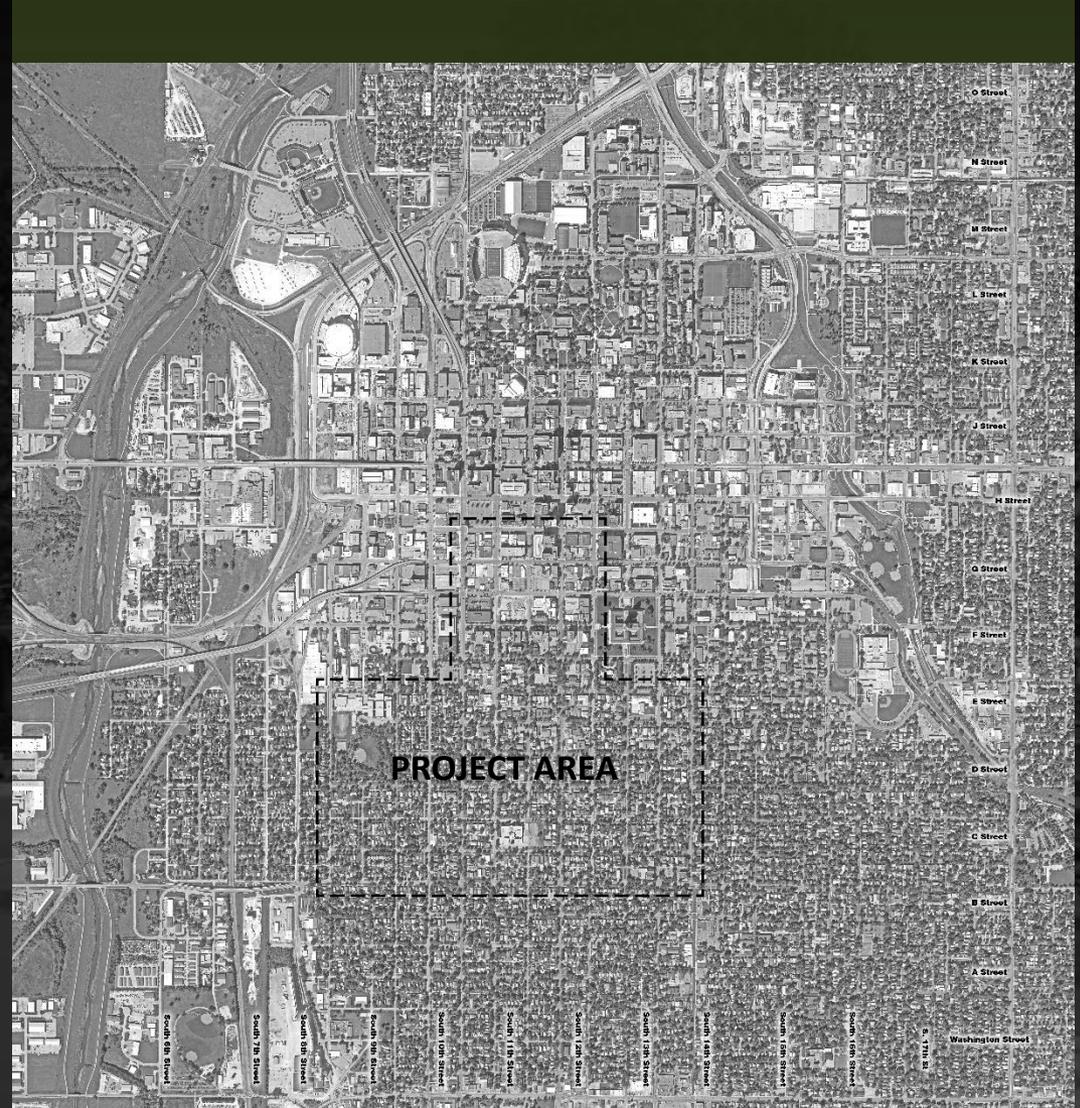
PLANNING CONTEXT

APPLICABLE TO THIS PROCESS

CONTEXTUAL PLANNING AREA

PLANNING DOCUMENTS & REPORTS

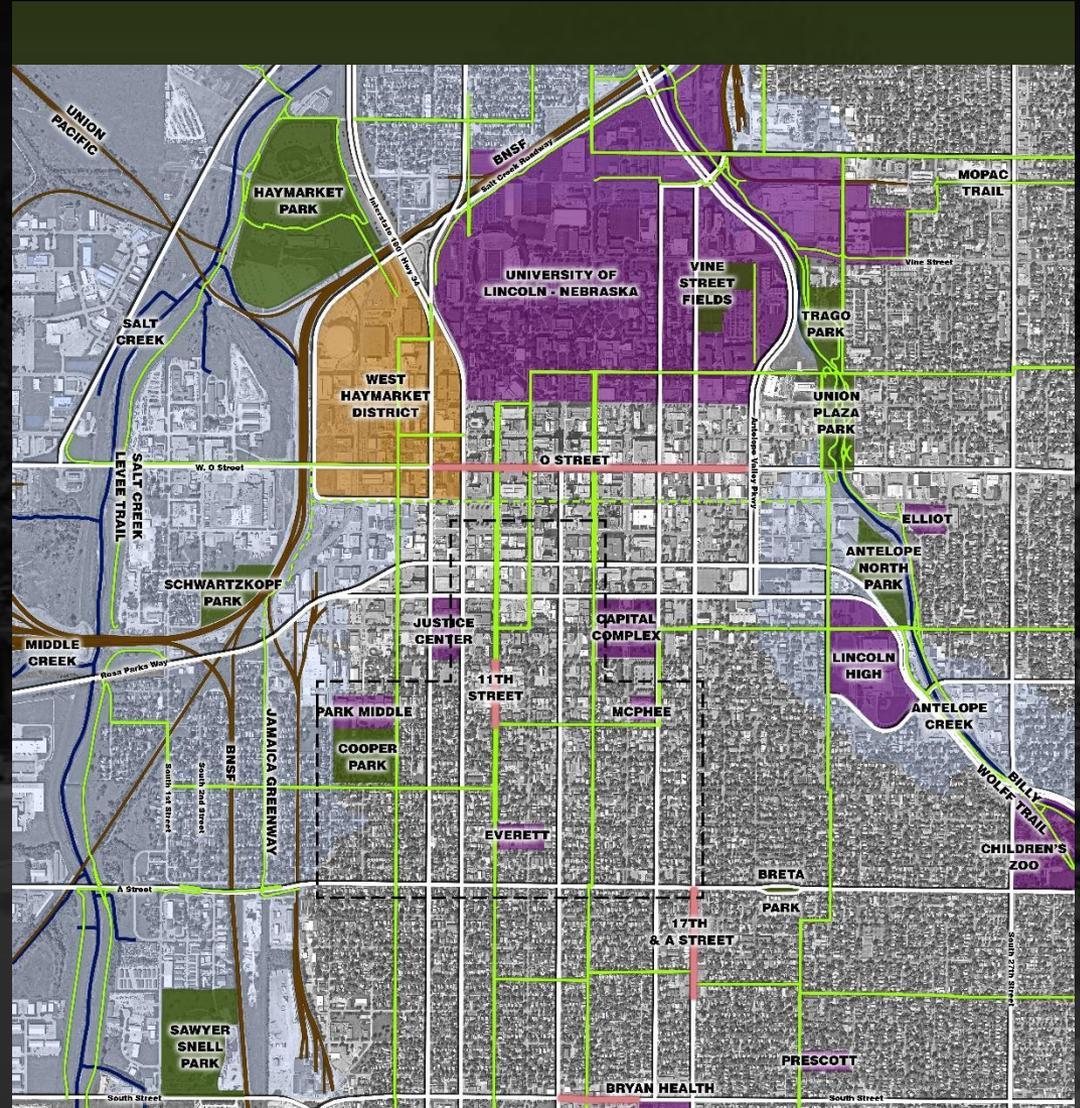
REDEVELOPMENT PLANS & AREAS



PLANNING CONTEXT

APPLICABLE TO THIS PROCESS

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



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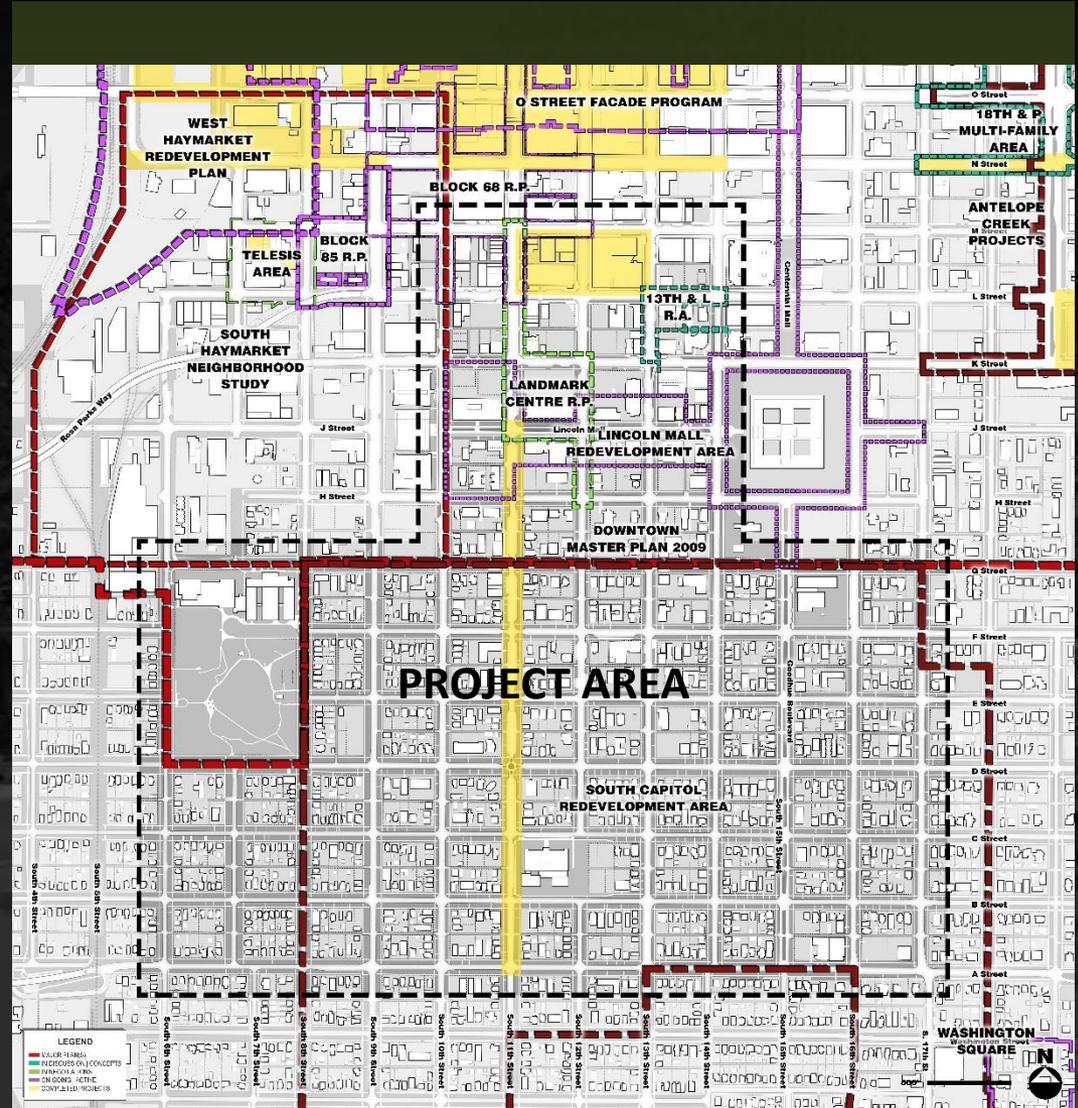
PLANNING CONTEXT

APPLICABLE TO THIS PROCESS

CONTEXTUAL PLANNING AREA

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REDEVELOPMENT PLANS & AREAS



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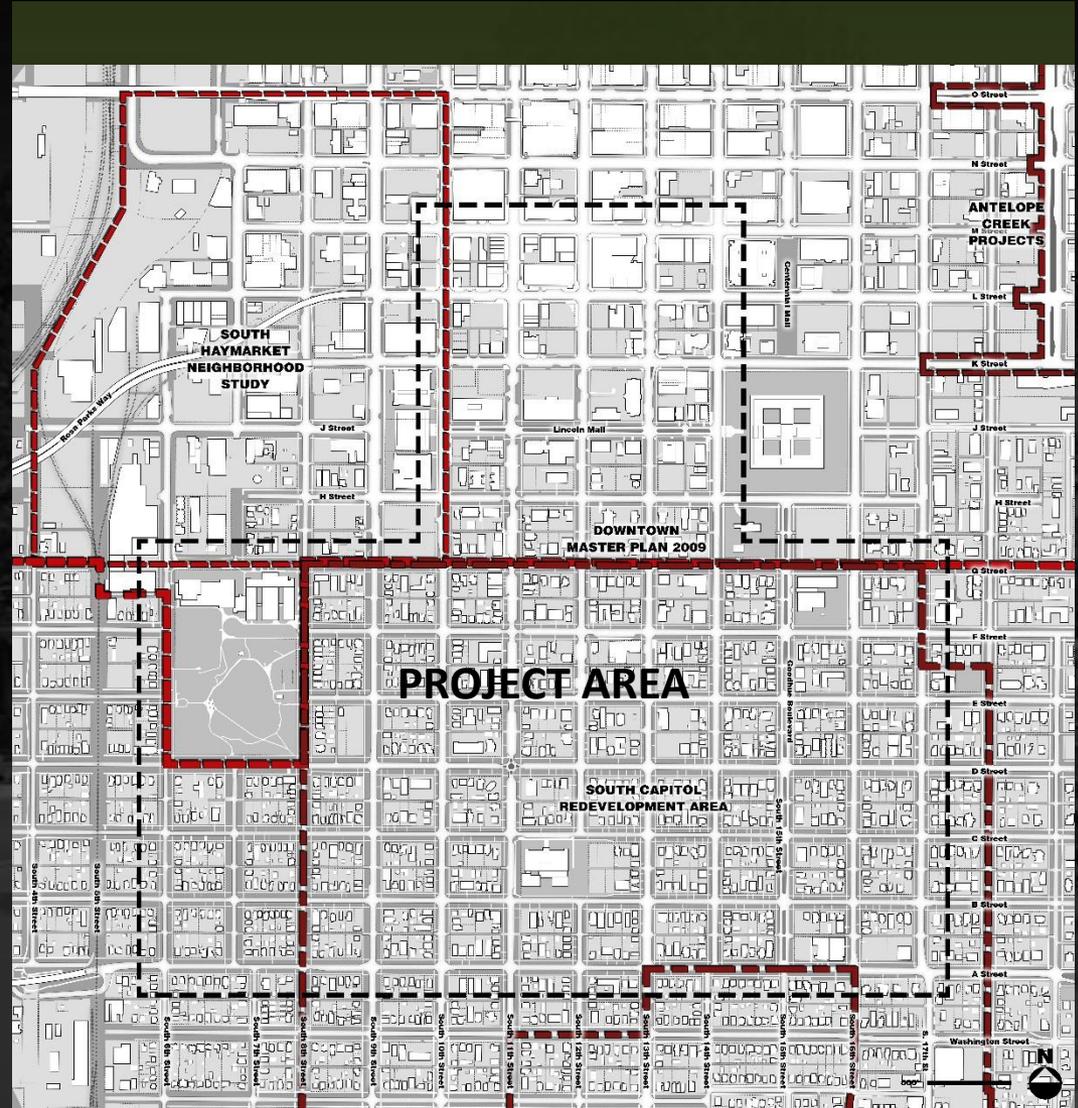
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PLANNING CONTEXT

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

REDEVELOPMENT PLANS & AREAS

COMPLETED

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

ACTIVE

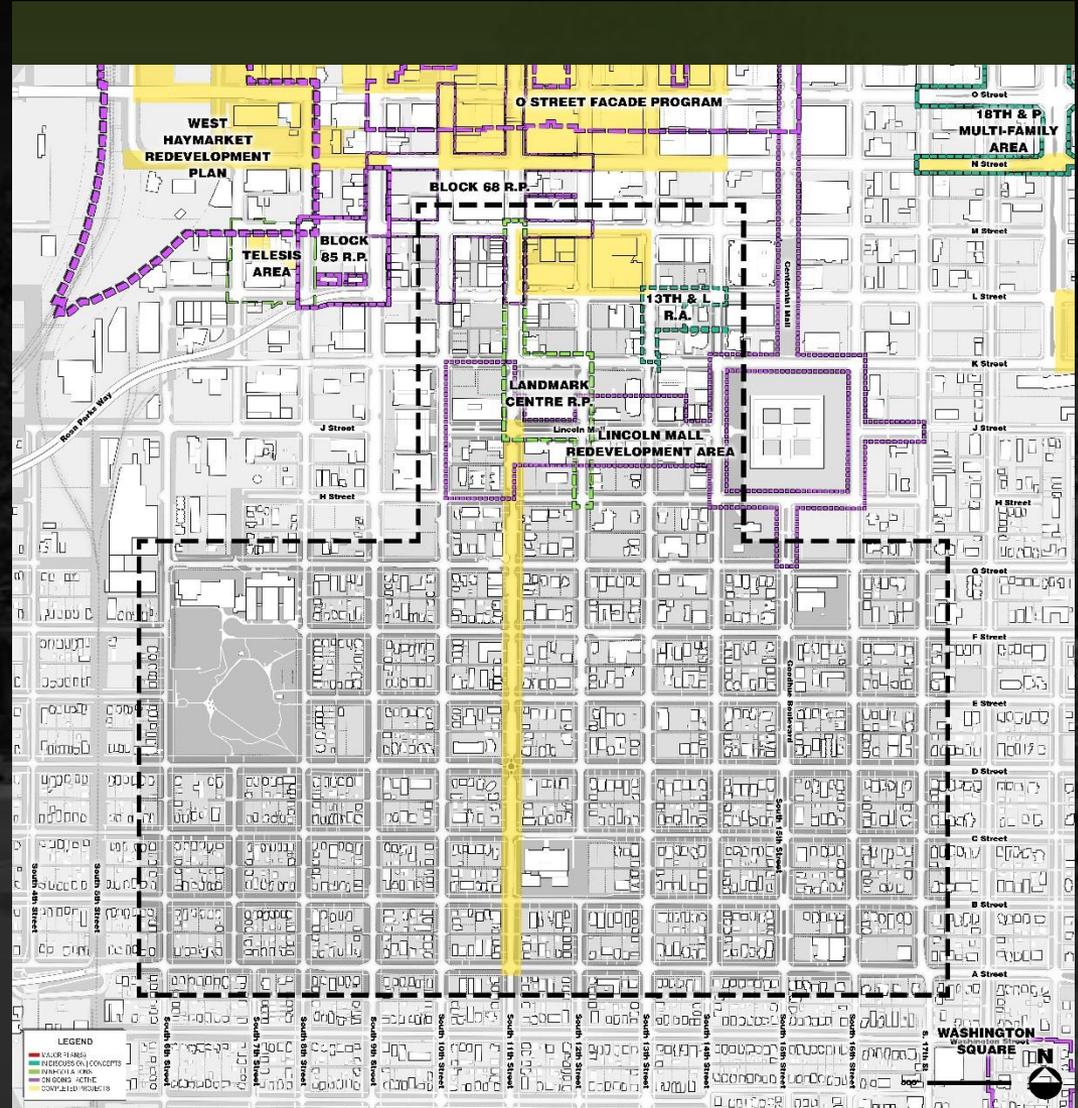
- Lincoln Mall Redevelopment Project
- West Haymarket Redevelopment Project
- Block 85 Redevelopment Project
- Block 68 Redevelopment Project
- O Street Façade Program

IN-NEGOTIATIONS

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

IN-DISCUSSION

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





EXISTING CONDITIONS

EXISTING CONDITIONS
BASICS OF THE STUDY AREA

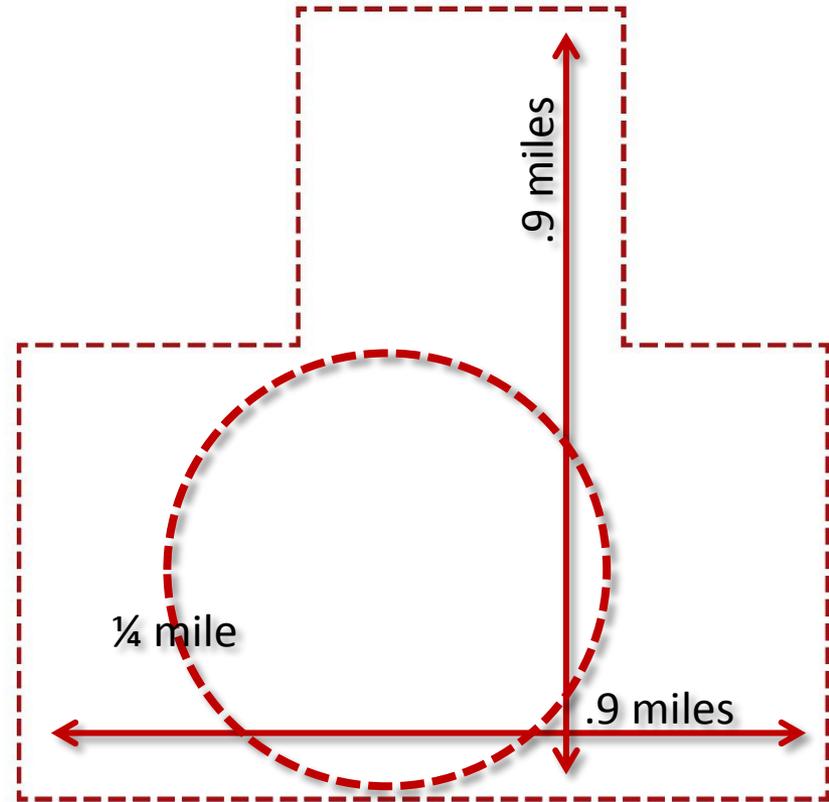
PROJECT AREA

390 Ac

86+ Blocks

.9 Mile East | West

.9 Mile North | South



EXISTING CONDITIONS

FIELD SURVEYS & OBSERVATION

CONDITIONS
OCCUPANCY
MATERIALITY
TYOLOGIES
HEIGHT
GROUND FLOOR USE
UPPER FLOOR USES

SUMMARY BUILDING CHALLENGES

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



EXISTING CONDITIONS

GIS DATA & INFORMATION

ZONING DISTRICTS

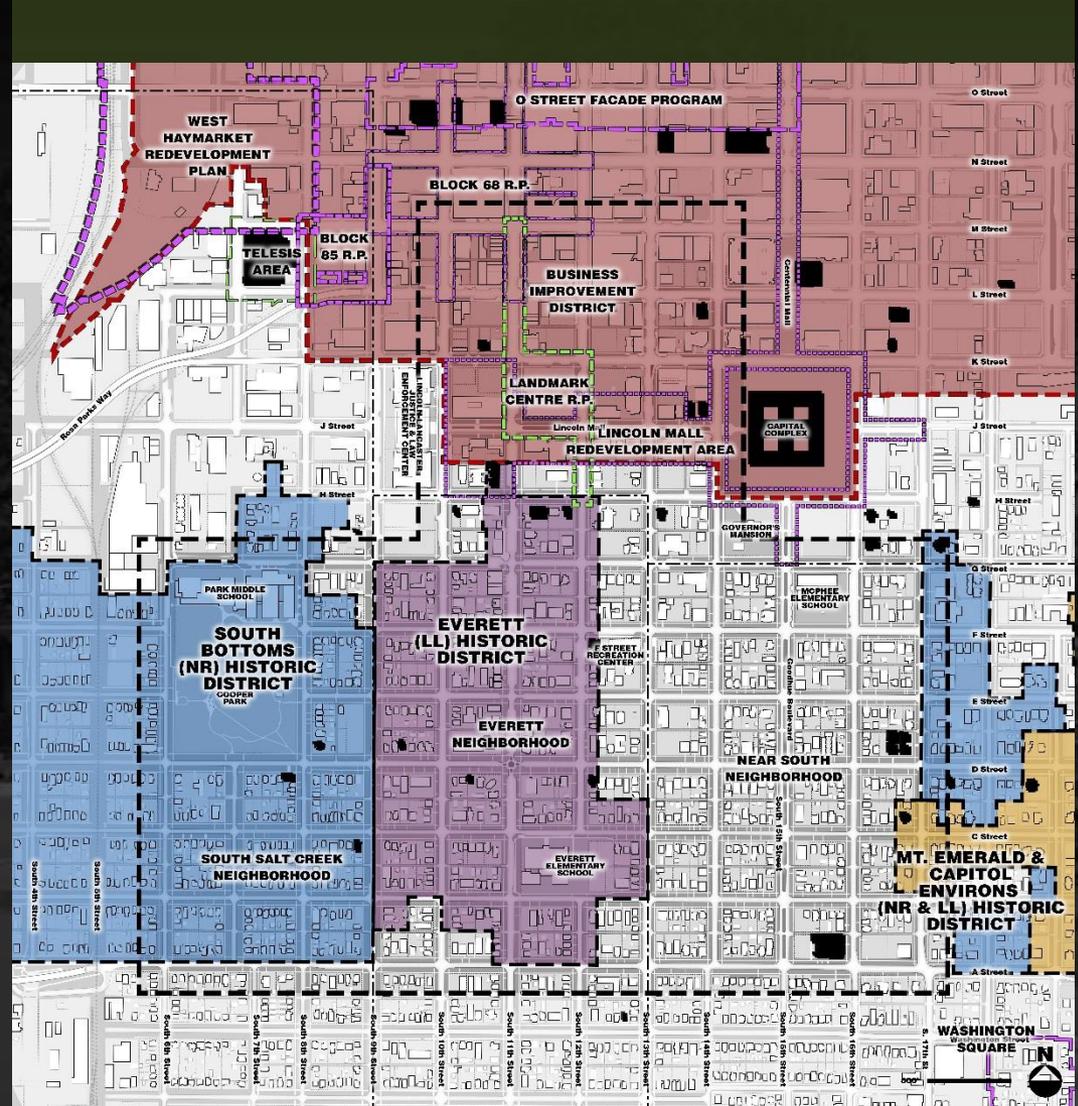
HISTORIC ASSETS

SPECIAL DISTRICTS

NEIGHBORHOOD ASSOC.

SUMMARY ORGANIZATION & REGULATORY CHALLENGES

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



SOUTH DOWNTOWN REVITALIZATION PLAN

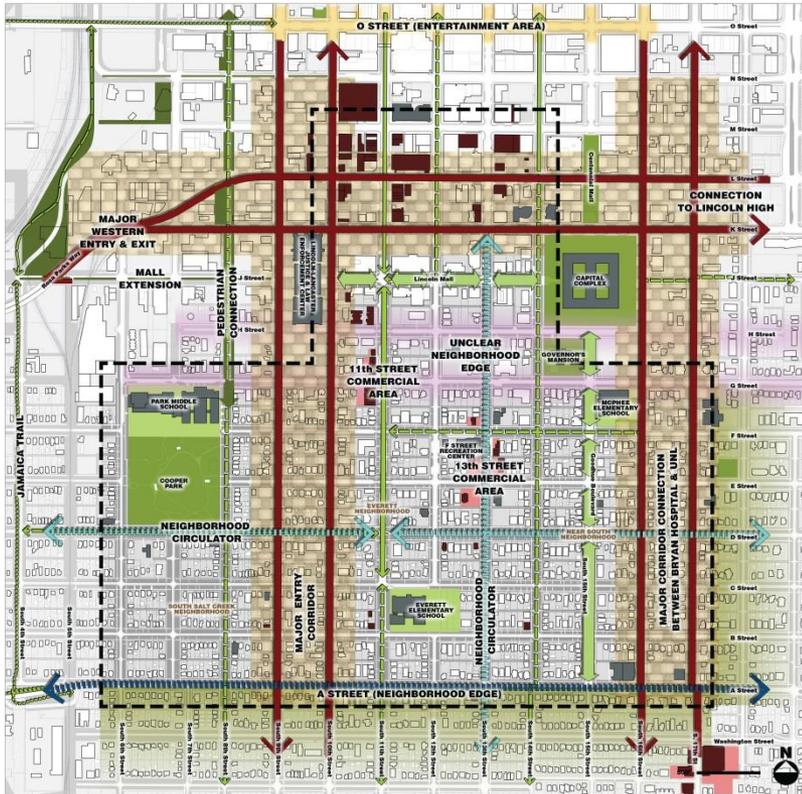
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SOUTH DOWNTOWN REVITALIZATION PLAN

LINCOLN, NEBRASKA

SOUTH DOWNTOWN
REINVESTMENT FUND

LINCOLN COMMUNITY
FOUNDATION



UNCLEAR DISTRICT BOUNDARIES : MAJOR TRAFFIC ON COUPLER STREETS : CUT-THROUGH STREETS : SCATTERED COMMERCIAL AREAS : EDGE BETWEEN NEIGHBORHOOD AN DOWNTOWN : COMPETING ENTERTAINMENT AREA (O STREET) : NEIGHBORHOOD EDGES : MULTIPLE CIVIC AMENITIES

DISTRICT CHALLENGES

SOUTH DOWNTOWN REVITALIZATION PLAN

LINCOLN, NEBRASKA

SOUTH DOWNTOWN
REINVESTMENT FUND

LINCOLN COMMUNITY
FOUNDATION



APPROXIMATELY 1162 BUILDINGS IN THE AREA : 262 MULTI-FAMILY BUILDINGS (22%) : 11% OF ALL MULTI-FAMILY BUILDINGS ARE IN POOR CONDITION : 598 SINGLE FAMILY DWELLINGS : 30% OF ALL SINGLE FAMILY DWELLINGS ARE IN POOR CONDITION

BUILDING CHALLENGES



**ECONOMIC
DEVELOPMENT**

Key Issues for Enhancing Marketability of SoDo

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



**DRAFT
CONSENSUS ISSUES**



KEYPAD POLLING EXERCISE

DRAFT ISSUES CATEGORIES

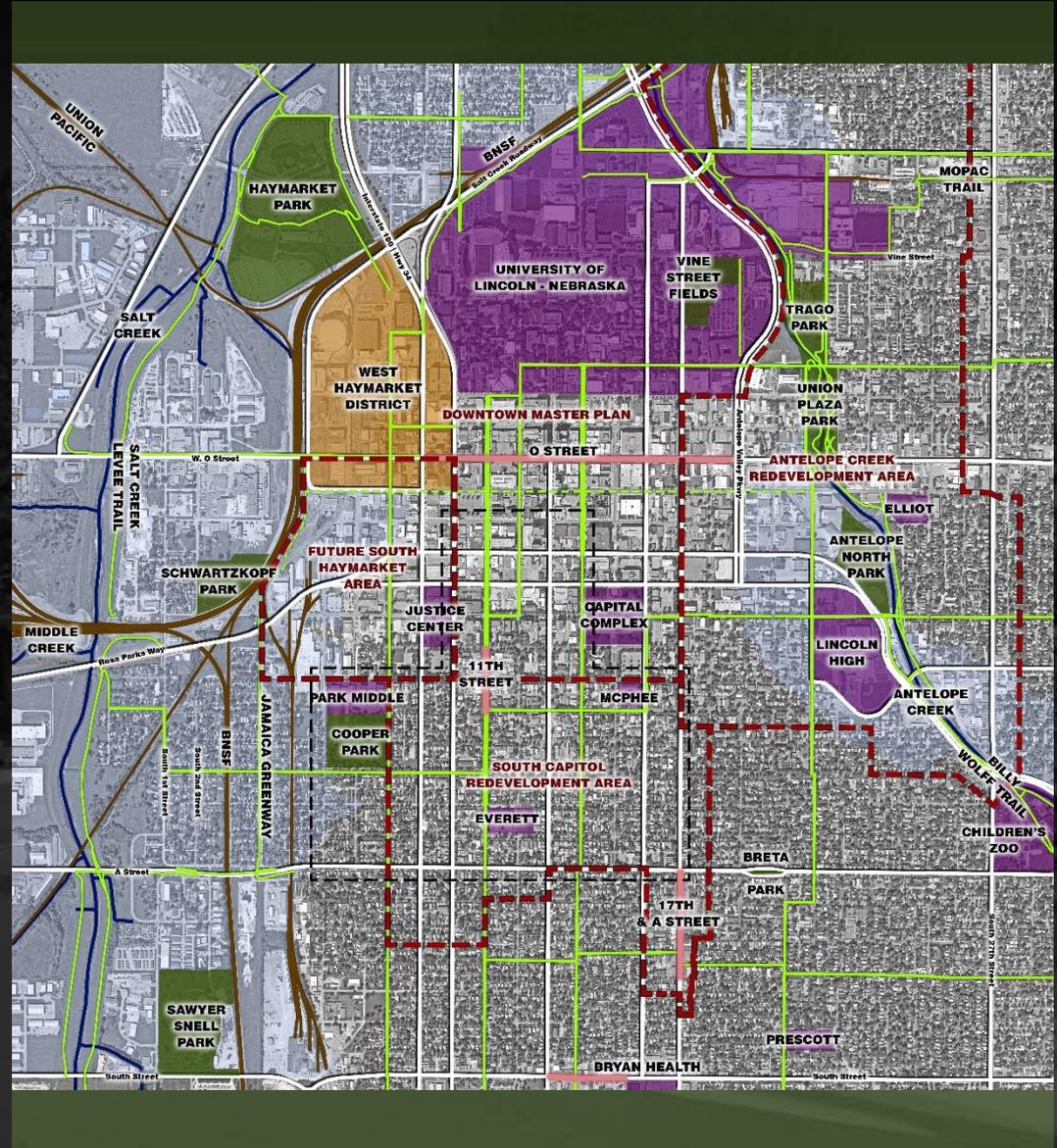
From the stakeholder interviews and advisory committee meetings we compiled a list of Consensus Issues that were compiled into larger categories...

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

DRAFT CONSENSUS ISSUES

01 | CONTEXT: CITY & DOWNTOWN

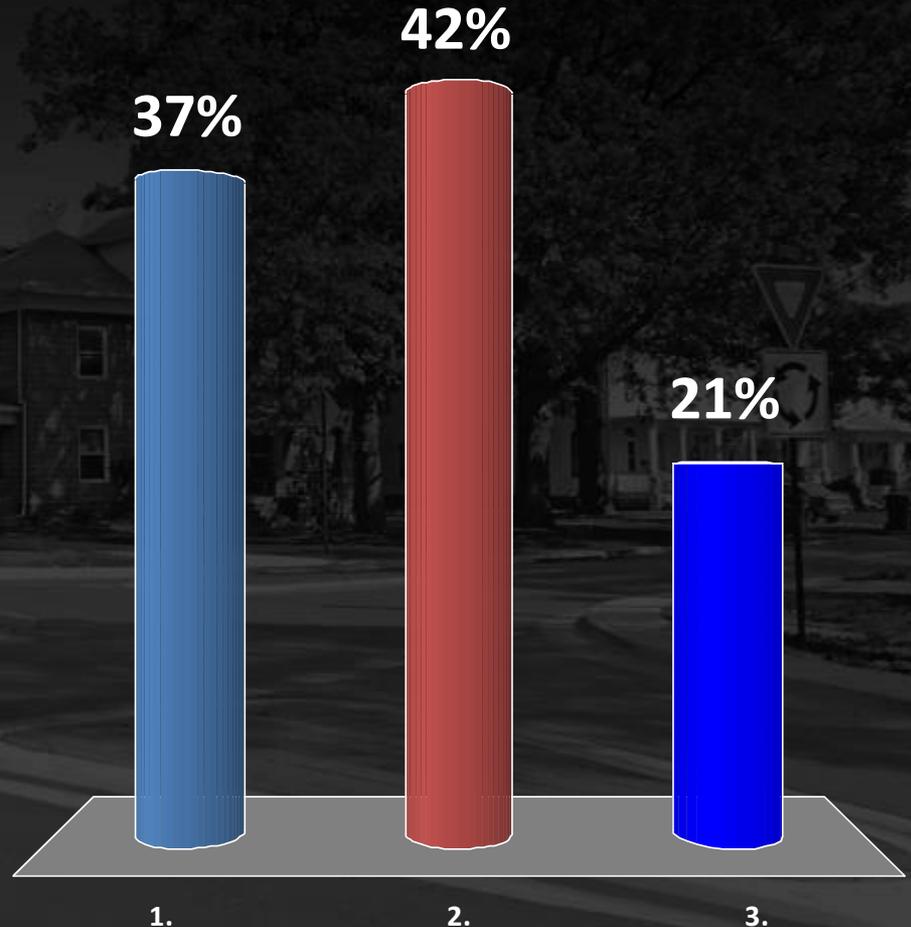
- **Lack of amenities** in the SoDo and Lincoln's urban core to attract more residents.
- **Lack of wide range quality housing** to enhance marketability of SoDo.
- **Lack of availability of new jobs** to attract potential residents to Downtown.



01 | Context: City & Downtown

Pick your top 2 concerns!

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



DRAFT CONSENSUS ISSUES

02| NEIGHBORHOOD STRUCTURE, CHARACTER, & ECOLOGY

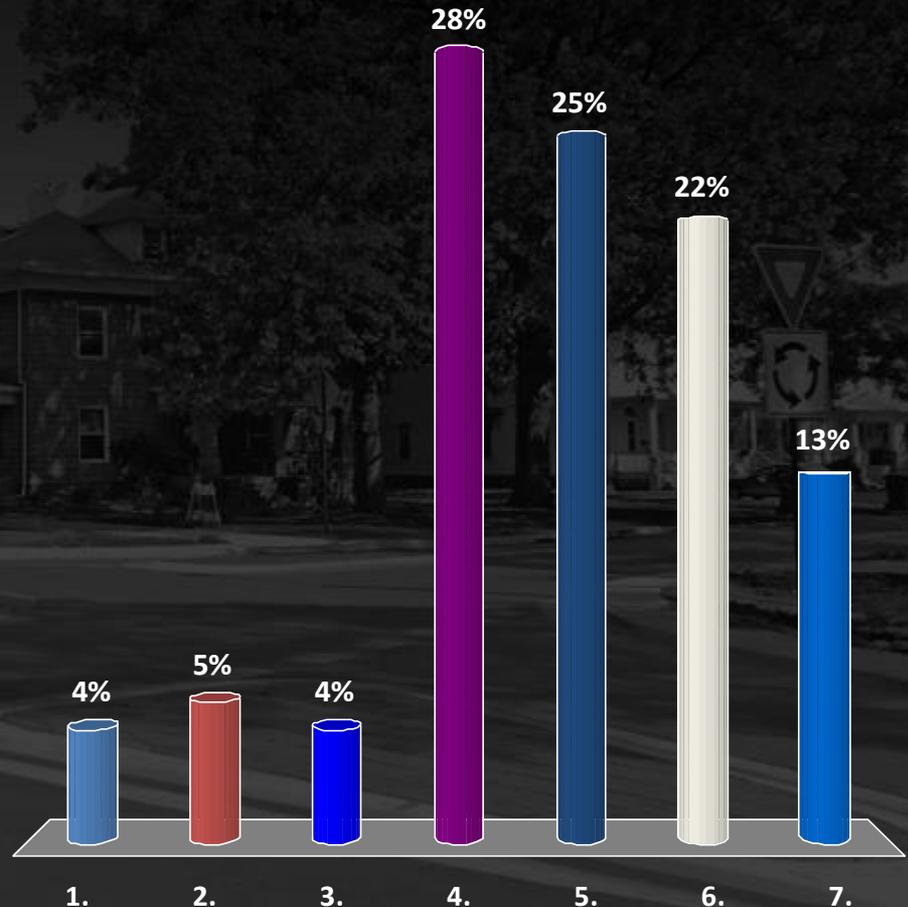
- **Historic districts and neighborhoods are not aligned.**
- **Lack of clarity of SoDo's boundaries and adjacent neighborhoods.**
- **Lack of clear edge** between neighborhood and downtown.
- **Lack of investment** in the streets, alleys, and parks.
- **Poor quality lighting** on streets, alleys, and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



02 | Neighborhood Structure, Character & Ecology

Pick your top 2 concerns!

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

03| ACCESS, CIRCULATION, & PARKING

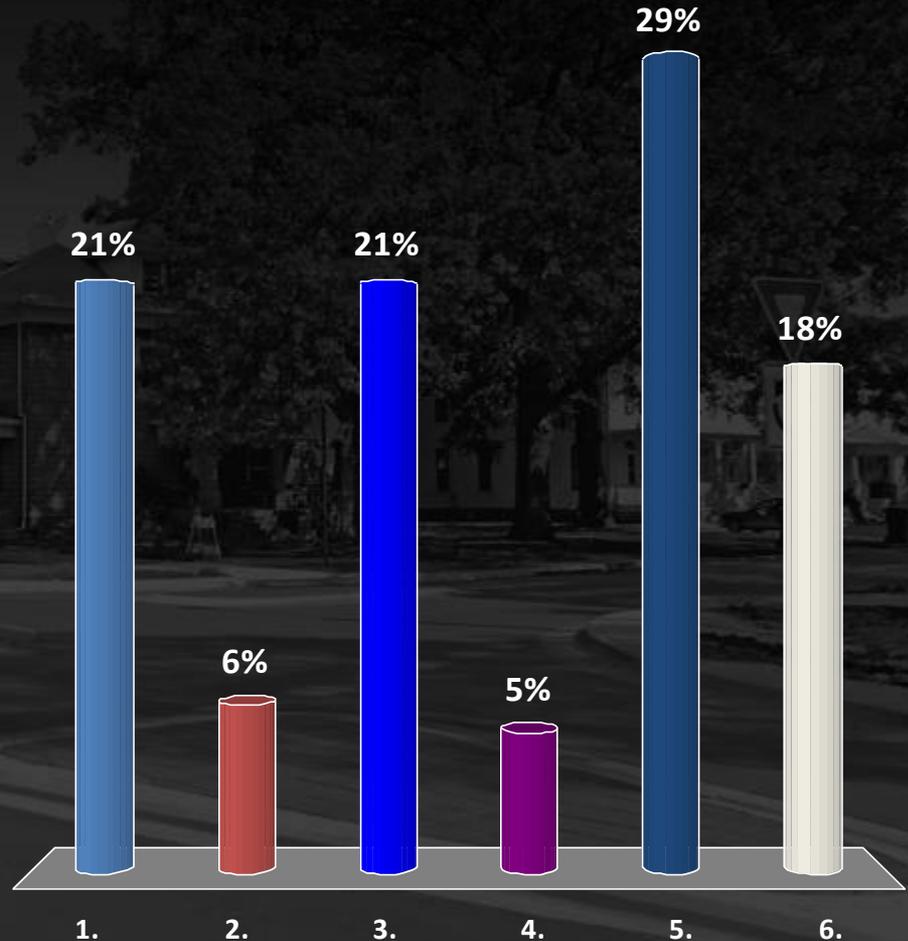
- **High traffic volume** on 9th and 10th Streets.
- **Medium traffic volume** on 16th and 17th Streets.
- **9th, 10th, 16th, and 17th Streets act as barriers.**
- **Low traffic volume** on 13th and A Streets.
- **Limited access** to efficient & effective **public transportation.**
- **A shortage of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



03 | Access, Circulation & Parking

Pick your top 2 concerns!

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



DRAFT CONSENSUS ISSUES

04| BUILDING TYPES & OWNERSHIP

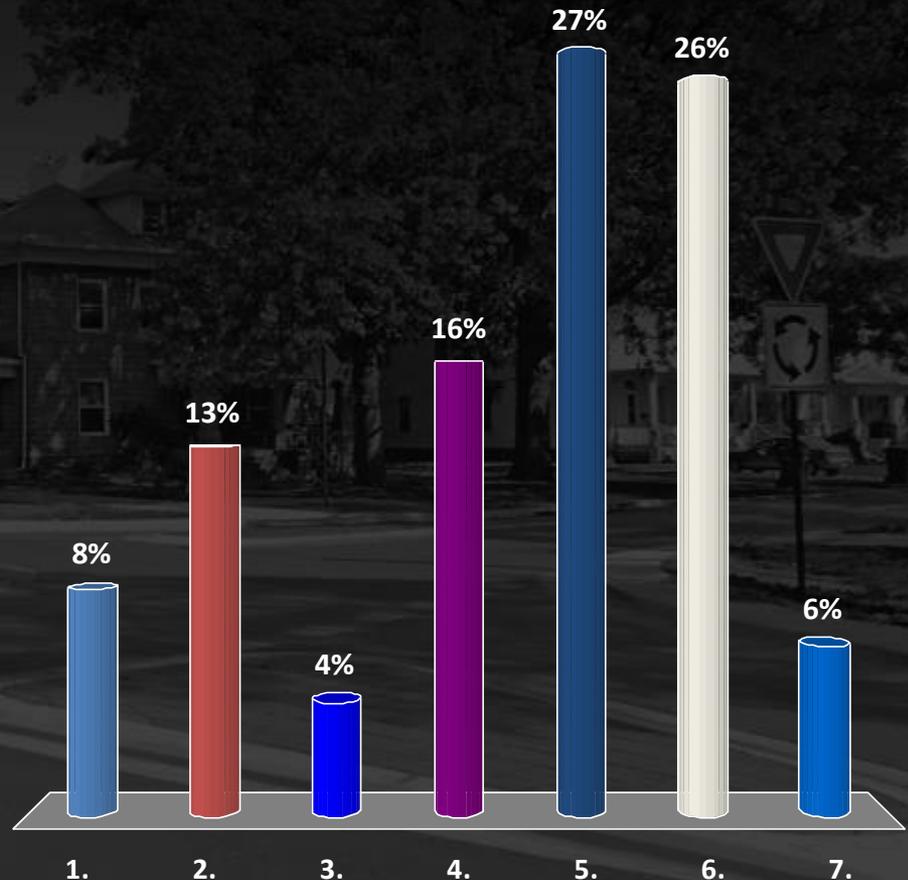
- Lack of new residential development in the neighborhood.
- High rentership and non-owner occupied housing.
- Large residential buildings subdivided into rentals.
- Slip-in apartments and low-quality rentals detract from the character.
- Absentee landlords unresponsive to neighborhood concerns.
- Many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



04 | Building Types & Ownership

Pick your top 2 concerns!

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



05 | Livability, Well-Being & Safety

Pick your top 2 concerns!

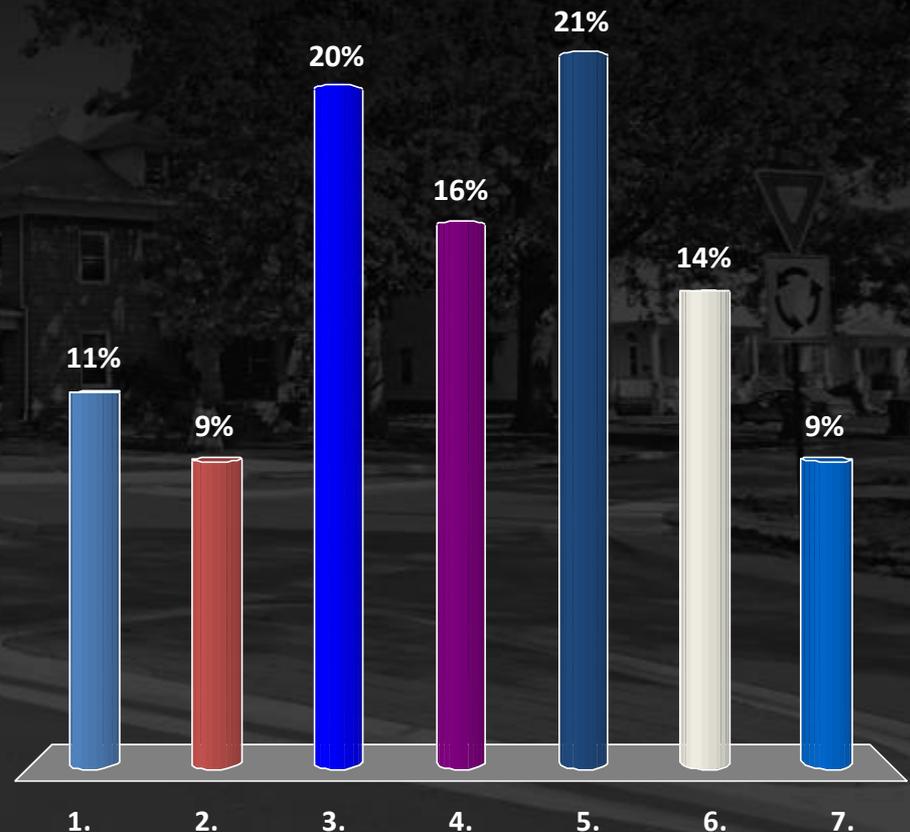
1. Generally, area perceived as unsafe.
2. Problem properties, deteriorating conditions, and lack of building upkeep.
3. Petty crime and illegal activities.
4. Families with domestic violence and substance abuse problems.
5. Poor quality of light at night contributes to an unsafe feeling.
6. High rate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



06 | Community Services, Amenities & Health

Pick your top 2 concerns!

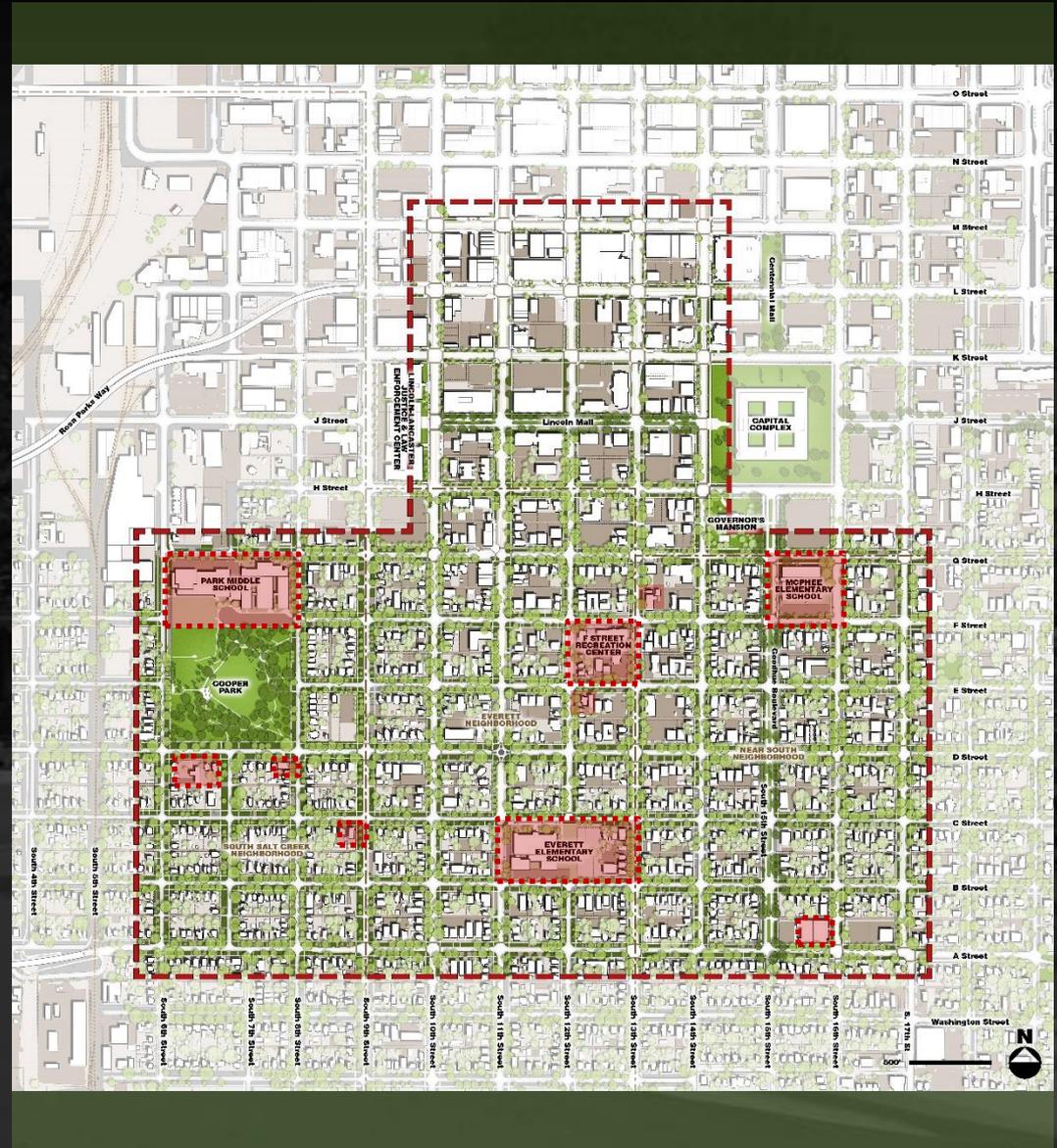
1. Insufficient medical services in the neighborhood.
2. Insufficient access to health insurance.
3. Low food security and lack access to quality food.
4. Lack of recreational and entertainment amenities.
5. Lack of neighborhood services and retailing.
6. Low-quality, second tier convenience retailing.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



DRAFT CONSENSUS ISSUES

07 | ARTS, CULTURE, & EDUCATION

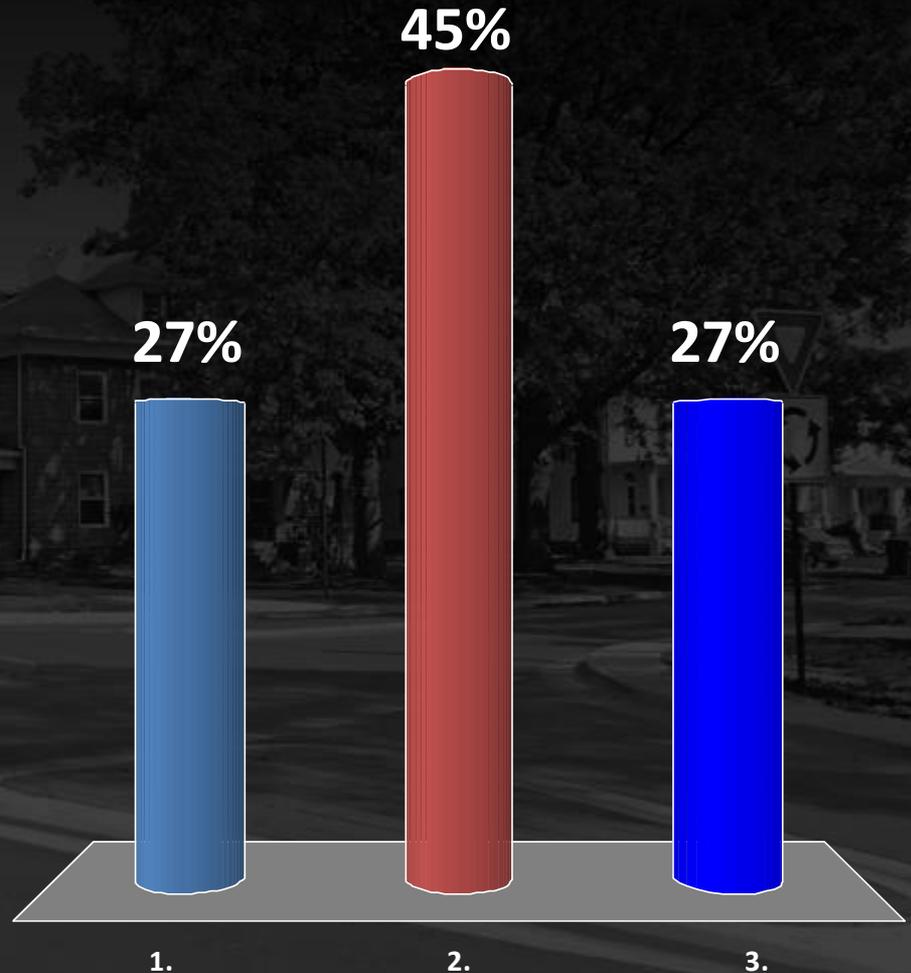
- Disproportionate number of residents without a college degree.
- Lack of a skilled workforce and minimal educational attainment.
- Educationally accessible jobs to SoDo residents are physically less accessible.
- Historical buildings and resources.



07 | Arts, Culture & Education

Pick your top 2 concerns!

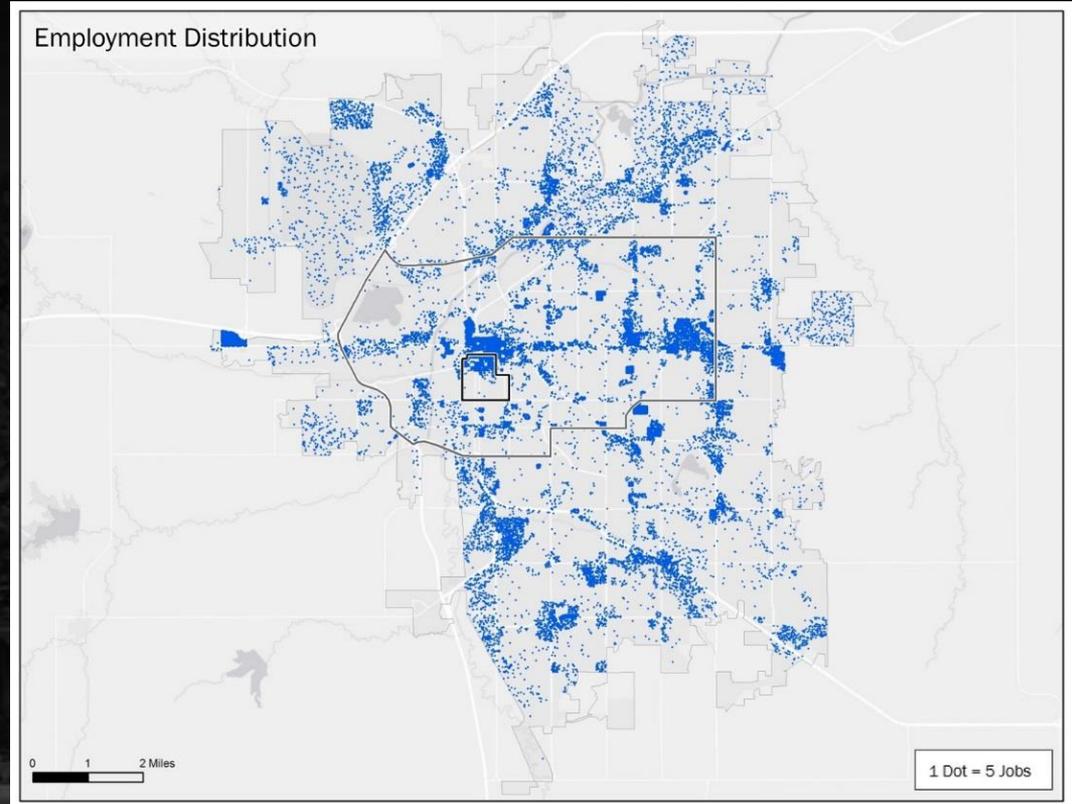
1. Disproportionate number of residents without a college degree.
2. Lack of a skilled workforce and minimal educational attainment.
3. Educationally accessible jobs to SoDo residents are physically less accessible.



DRAFT CONSENSUS ISSUES

08 | OPPORTUNITY, INNOVATION, & PROSPERITY

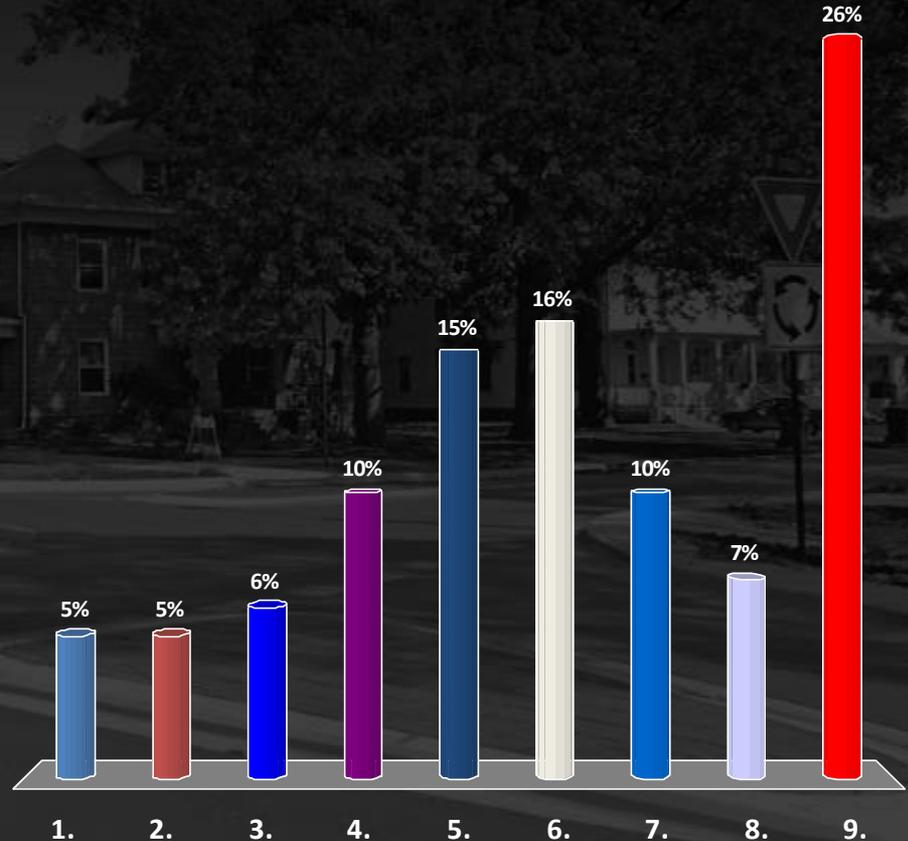
- Difficult **job accessibility** for SoDo residents.
- **Few SoDo residents both live and work within the neighborhood.**
- Insufficient amount of **white collar jobs** available.
- **Disconnect between placing graduating student** population and local job opportunities.
- **Concentration of lower property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



08 | Opportunity, Innovation & Prosperity

Pick your top 2 concerns!

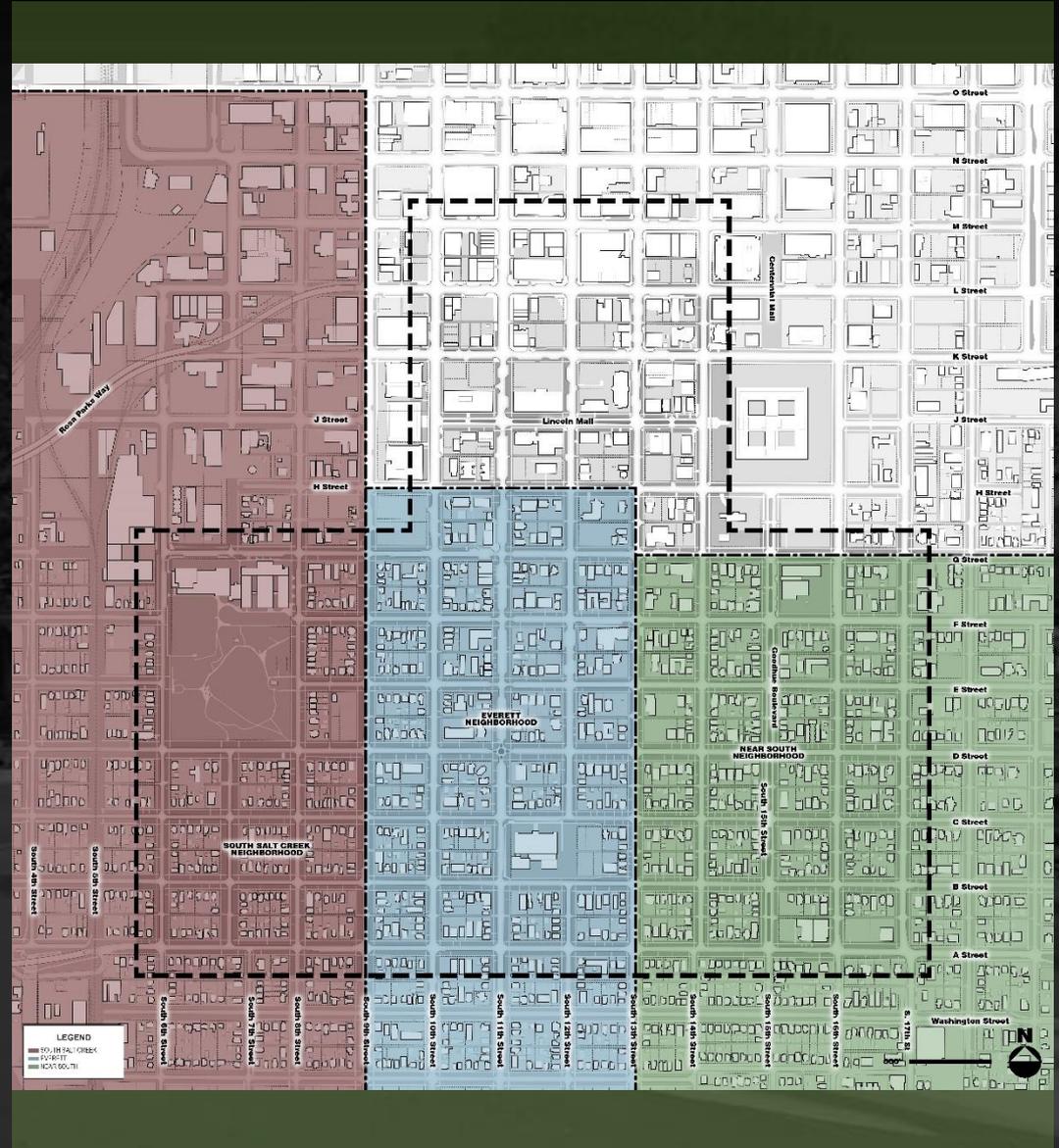
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DRAFT CONSENSUS ISSUES

09| GOVERNANCE, MANAGEMENT, & FUNDING

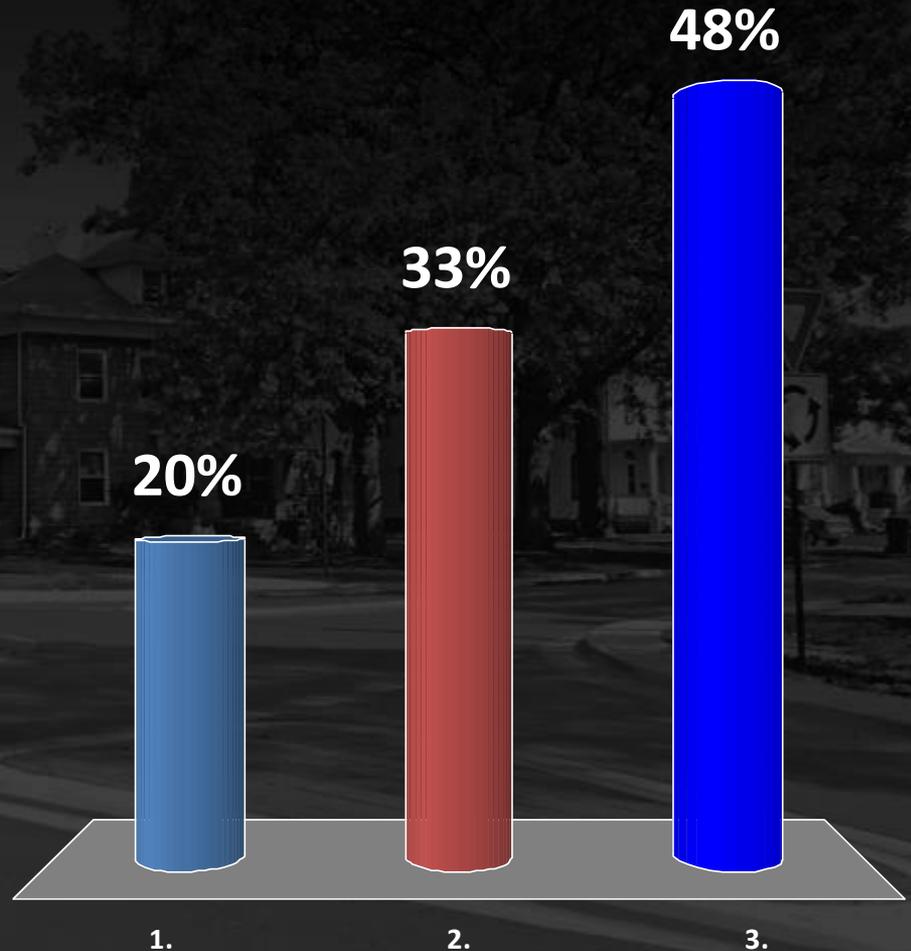
- Lack of a true community development corporation (CDC).
- Fractured community.
- Lack of investment.



09 | Governance, Management & Funding

Pick your top 2 concerns!

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





WORK SESSION
ISSUES , ASSETS , IDEAS

DRAFT ISSUES WORK-BOARDS

SOUTH DOWNTOWN REVITALIZATION PLAN LINCOLN, NEBRASKA

SOUTH DOWNTOWN (SODO) COMMUNITY ADVISORY COMMITTEE

CONTEXT: CITY & DOWNTOWN

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

NEIGHBORHOOD STRUCTURE, CHARACTER, & ECOLOGY

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

ACCESS, CIRCULATION, & PARKING

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

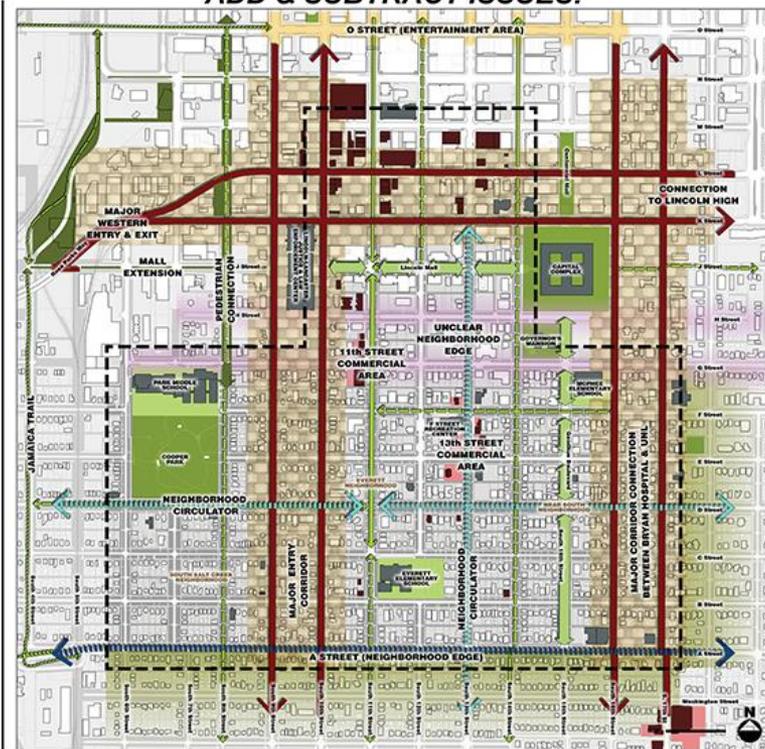
BUILDING TYPES & OWNERSHIP

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

LIVABILITY, WELL-BEING, & SAFETY

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

ADD & SUBTRACT ISSUES!



COMMUNITY SERVICES, AMENITIES, & HEALTH

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

ARTS, CULTURE, & EDUCATION

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OPPORTUNITY, INNOVATION, & PROSPERITY

- Difficult job accessibility for SoDo residents.
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GOVERNANCE, MANAGEMENT, & FUNDING

- Lack of a true Community Development Corporation.
- Lack of sufficient community organizations.
- Lack of investment.

OTHER

NEIGHBORHOOD ISSUES: DRAFT

H3 STUDIO PROJECT TEAM

PREPARED BY H3



**DISCUSSION
& NEXT STEPS...**