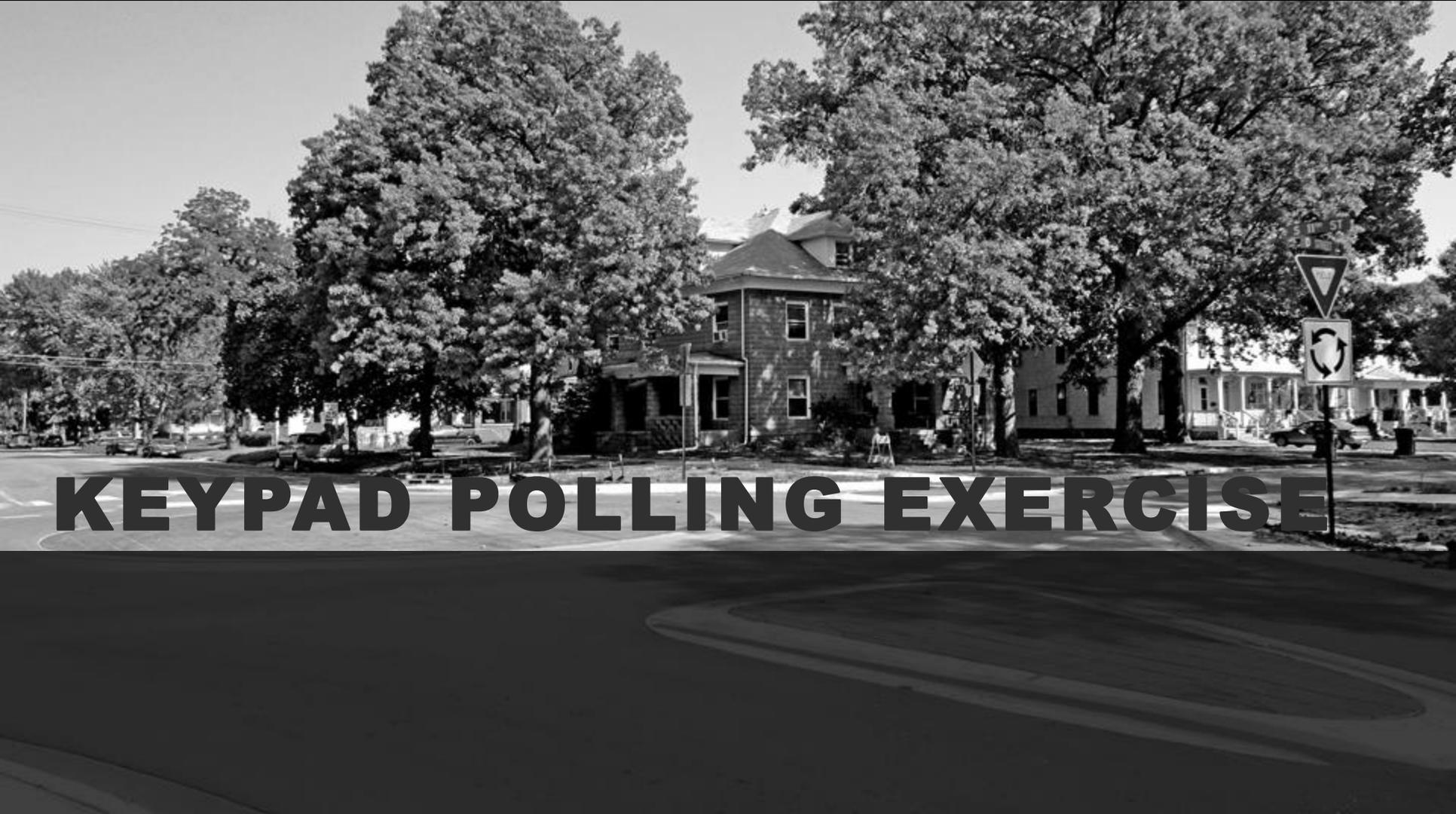




**DRAFT
CONSENSUS ISSUES**



KEYPAD POLLING EXERCISE

DRAFT ISSUES CATEGORIES

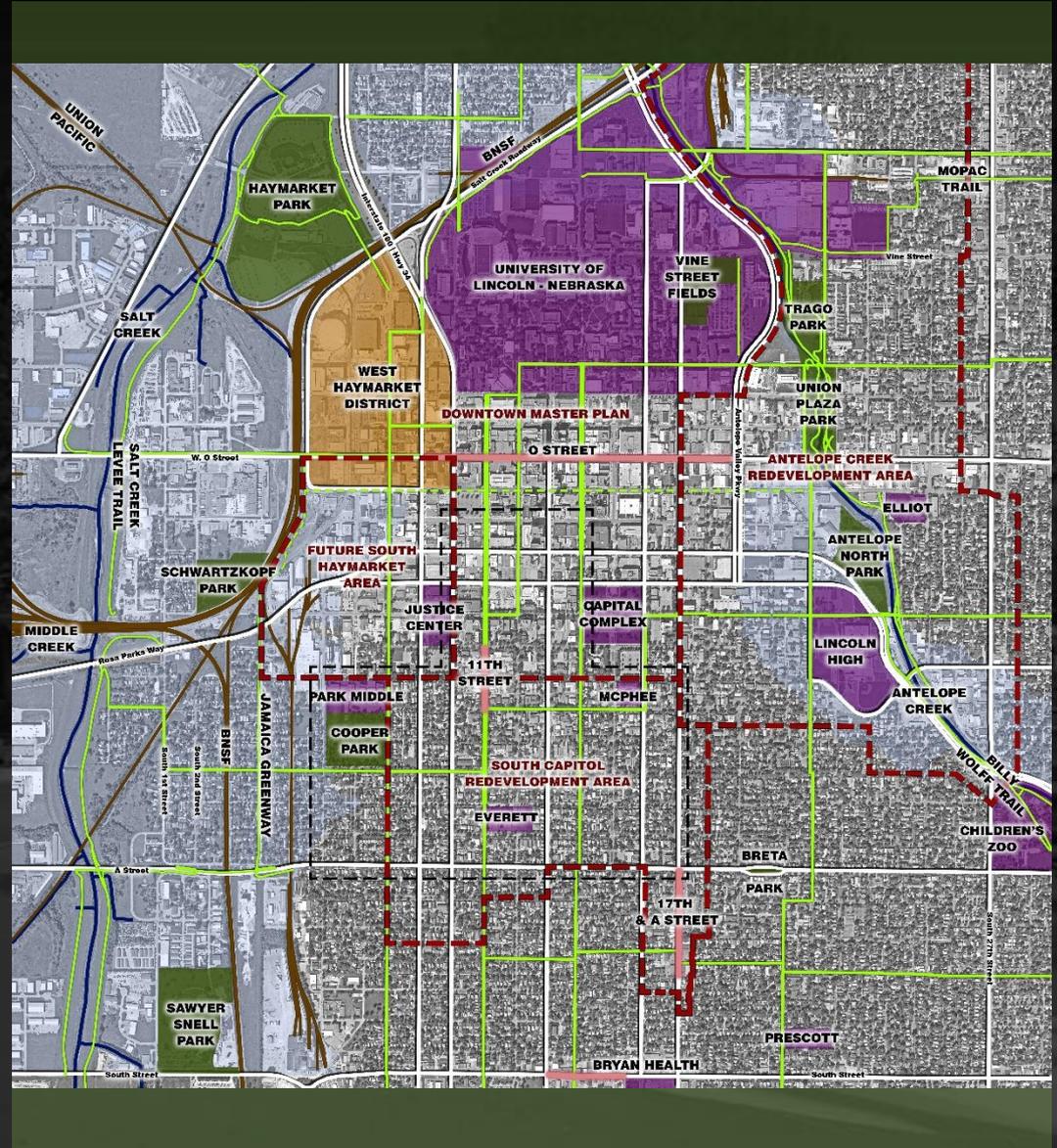
From the stakeholder interviews and advisory committee meetings we compiled a list of Consensus Issues that were compiled into larger categories...

- **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.



SOUTH DOWNTOWN REVITALIZATION PLAN

FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE

H3 STUDIO PROJECT TEAM

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.



DRAFT CONSENSUS ISSUES

04| BUILDING TYPES & OWNERSHIP

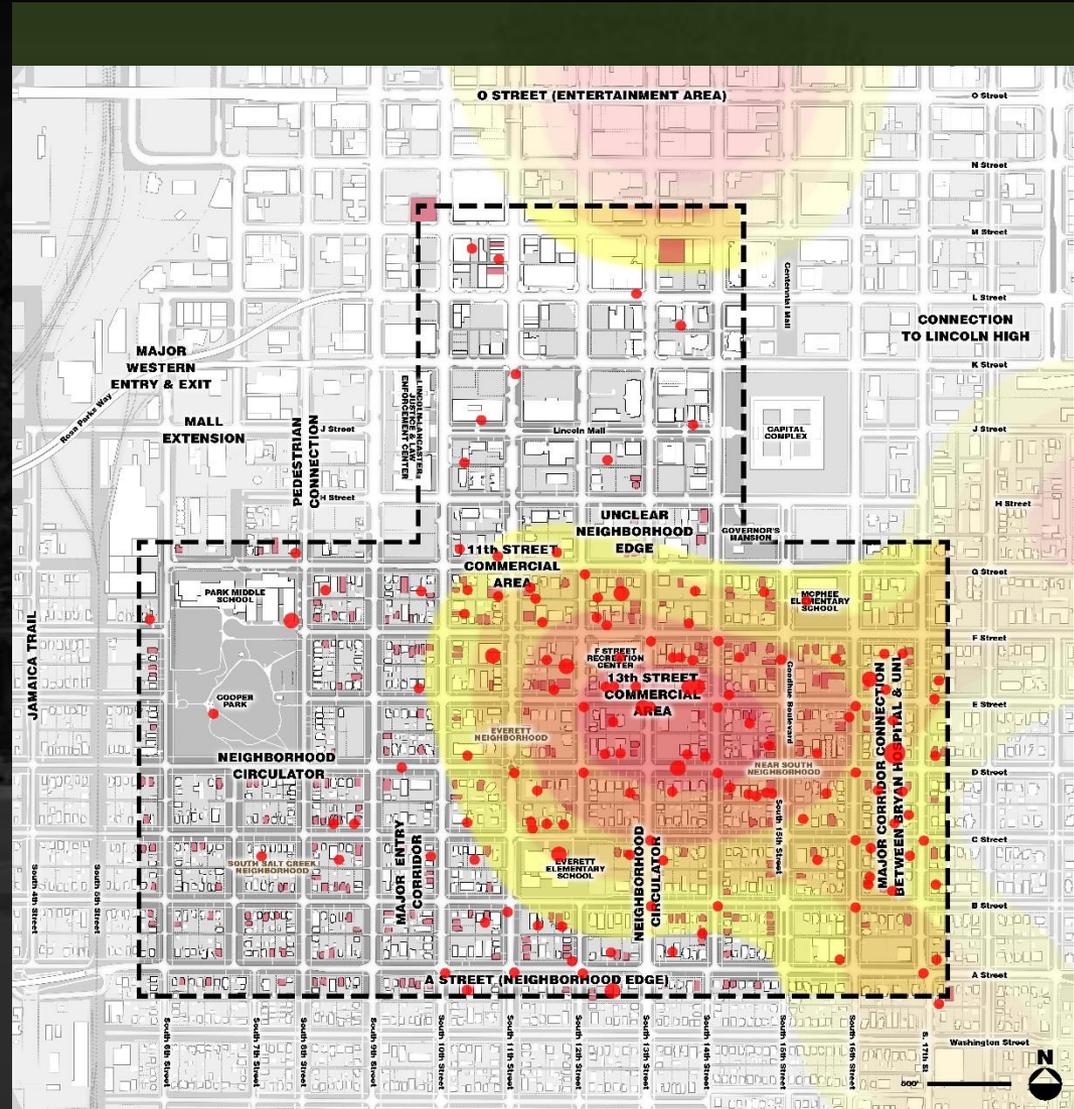
- Lack of new residential development in the neighborhood.
- High rentership and non-owner occupied housing.
- Large residential buildings subdivided into rentals.
- Slip-in apartments and low-quality rentals detract from the character.
- Absentee landlords unresponsive to neighborhood concerns.
- Many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



DRAFT CONSENSUS ISSUES

05 | LIVABILITY, WELL-BEING, & SAFETY

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



SOUTH DOWNTOWN REVITALIZATION PLAN

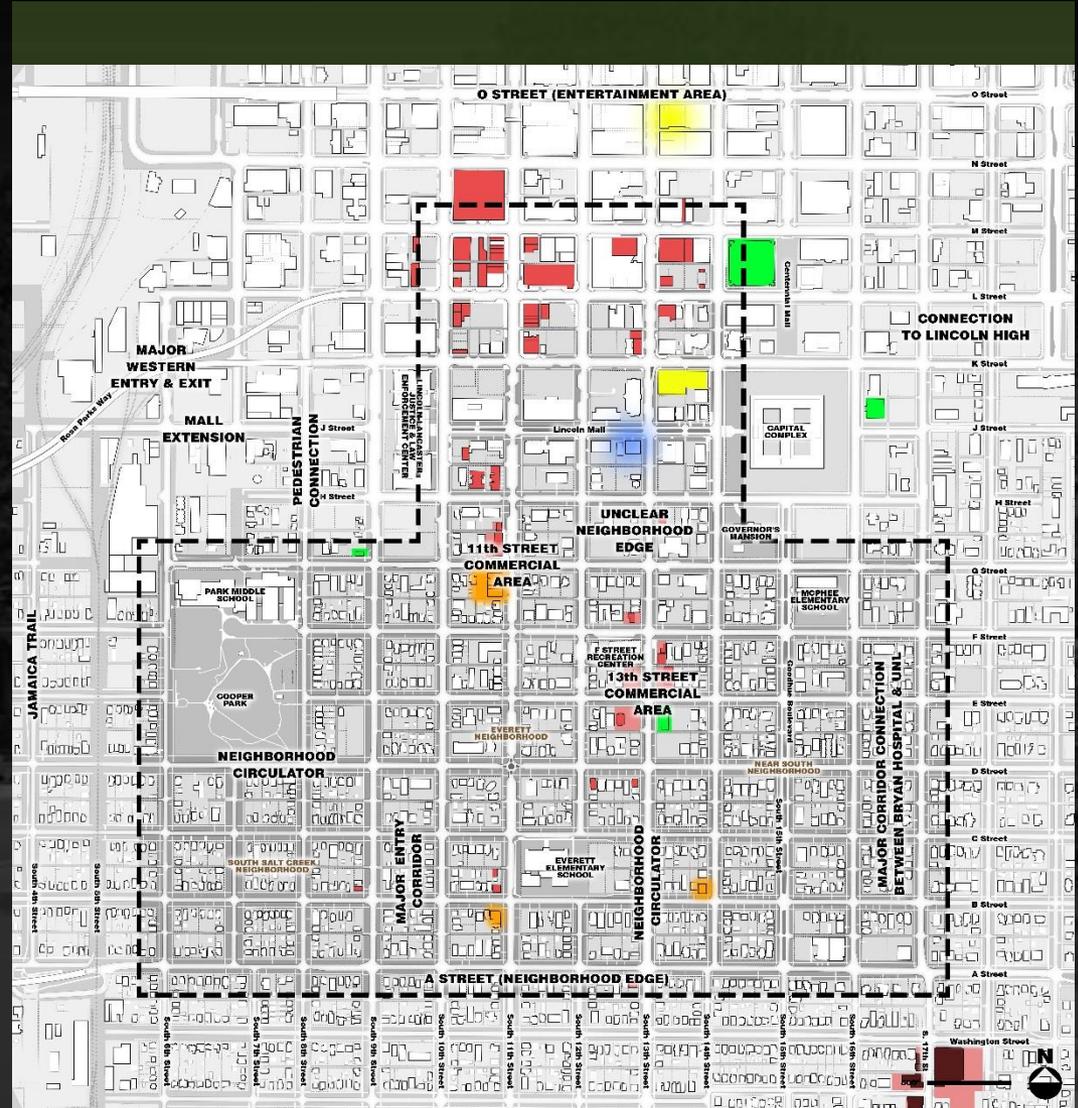
FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE

H3 STUDIO PROJECT TEAM

DRAFT CONSENSUS ISSUES

06 | COMMUNITY SERVICES, AMENITIES, & HEALTH

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



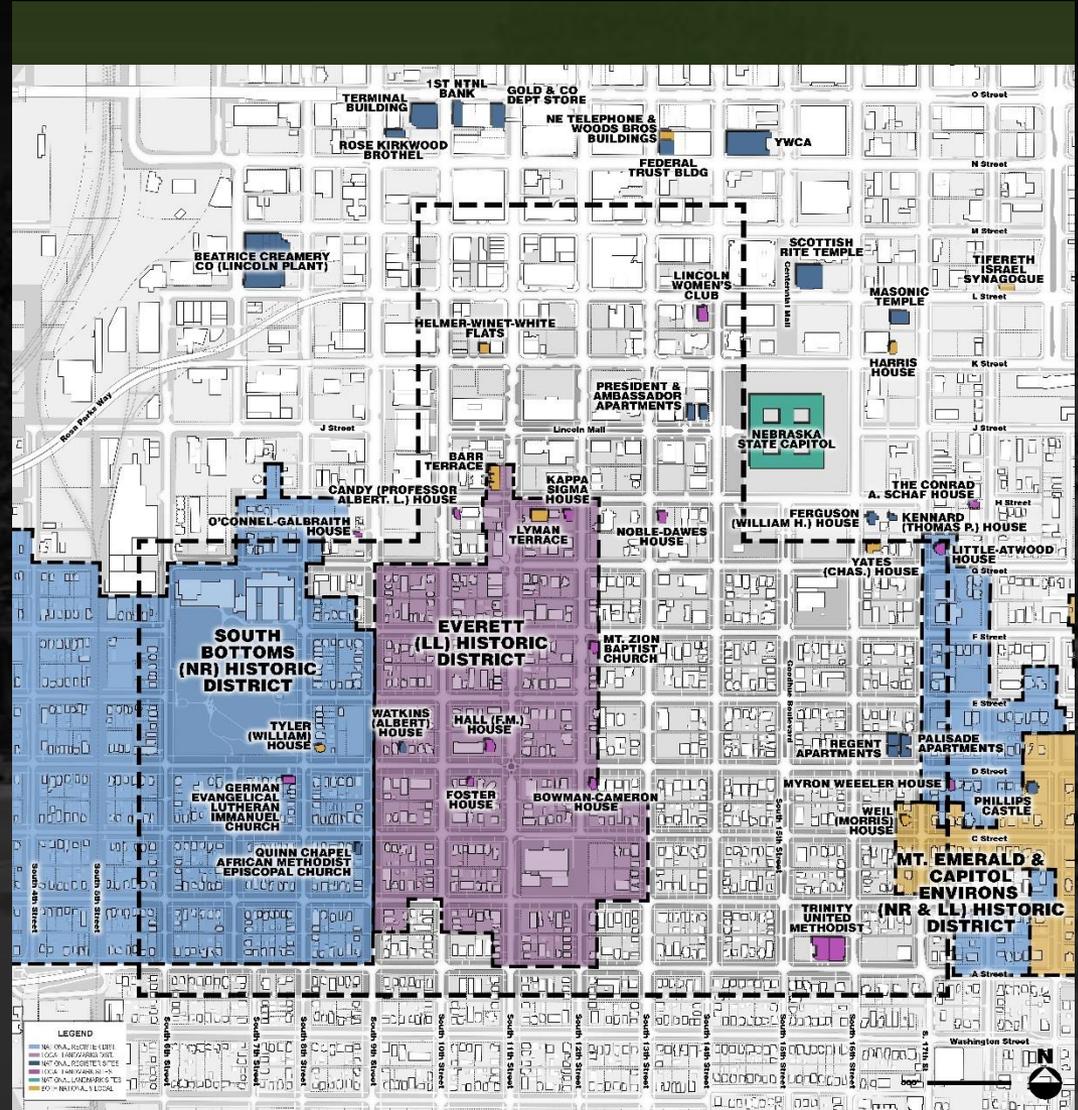
SOUTH DOWNTOWN REVITALIZATION PLAN

FOR THE LINCOLN COMMUNITY FOUNDATION | LINCOLN, NE

DRAFT CONSENSUS ISSUES

07 | ARTS, CULTURE, & EDUCATION

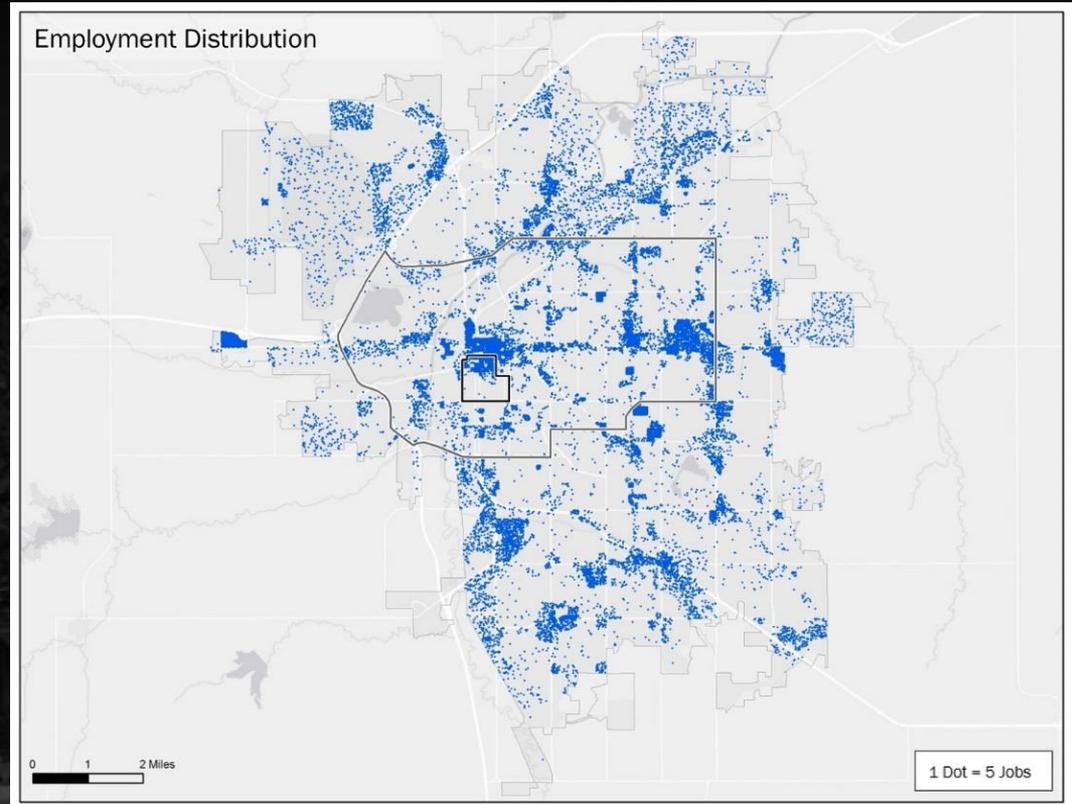
- Disproportionate number of residents without a college degree.
- Lack of a skilled workforce and minimal educational attainment.
- Educationally accessible jobs to SoDo residents are physically less accessible.
- Historical buildings and resources.



DRAFT CONSENSUS ISSUES

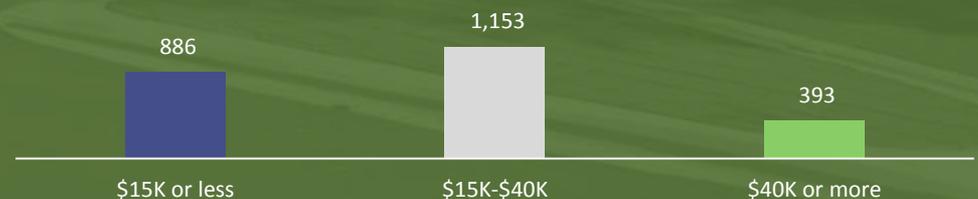
08 | OPPORTUNITY, INNOVATION, & PROSPERITY

- 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.



SoDo Workforce by Income Level

ESRI, 2014



DRAFT CONSENSUS ISSUES

09| GOVERNANCE, MANAGEMENT, & FUNDING

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

