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**THE NORTH BOTTOMS:
A PARTICIPATORY REDEVELOPMENT & SUSTAINABLE COMMUNITY ENGAGEMENT PROCESS**

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DISCLAIMER

The research and design solutions presented in this terminal project were conducted by a graduate student in partial fulfillment of the requirements of the M.ARCH and M.CRP degrees from the University of Nebraska - Lincoln. The recommendations of this study are a result of a literature review, research conducted in the North Bottoms neighborhood, and the design process and are based on requirements for the completion of the Architecture and Community and Regional Planning degree program. Any community, architecture, or web design recommended in this research will require the services of an appropriately licensed and experienced professional. The theoretical product presented in this study is not intended for implementation.

PREFACE AND ACKNOWLEDGEMENTS

THE NORTH BOTTOMS: A PARTICIPATORY REDEVELOPMENT & SUSTAINABLE COMMUNITY ENGAGEMENT PROCESS

PREFACE

As a dual degree student in Architecture and Planning I have pursued a variety of topics in both fields during my studies. Though design has been the constant focus of my interests, it has evolved from building design, to urban design, and finally to an interest in the interplay of people with their built environment. The effect that design has on people and the effect that people have on design have become increasingly important in all design fields to ensure the success and sustainability of projects and the quality of life for residents. The professions of Architecture and Planning have a responsibility to the public in providing design that is aesthetically pleasing and facilitates a socially, economically, and environmentally sustainable environment. This responsibility is particularly important in socio-economically disadvantaged neighborhoods. Lack of financial resources, minimal civic engagement, and low levels of social capital make sustainable redevelopment difficult.

This thesis began as a urban redevelopment project focusing on incorporating citizen participation in the design process. Through conversations with community members and civic officials and an extensive literature review on the changing models of community engagement it became obvious that not only redevelopment of the area was needed, but also a new model for the redevelopment process to encourage sustained engagement of citizens and developers and improve outcomes. The final product of the terminal project thus shifted from a redevelopment project that incorporated citizen input to a theoretical web based tool that supported a more sustainable process of redevelopment.

THE NORTH BOTTOMS:
A PARTICIPATORY REDEVELOPMENT & SUSTAINABLE COMMUNITY ENGAGEMENT PROCESS

ACKNOWLEDGEMENTS

I would like to thank my project advisors and the project client, Dave Landis, for their continued support and patience. A number of unexpected setbacks and my insistence on a broadly focused project meant that completion took longer than expected, but with their advice, professional experience, and dedication to the project, the final product is something I'm incredibly proud of. I'd also like to thank the residents of the North Bottoms neighborhood. Without their interest, participation, and feedback this project would not have been possible. Finally I'd like to thank my family for their understanding during the course of both my undergraduate and graduate degrees at the University of Nebraska - Lincoln and Stephen Kavanagh for his unbelievable support and fantastic advice throughout this project.

TABLE OF CONTENTS

**THE NORTH BOTTOMS:
A PARTICIPATORY REDEVELOPMENT & SUSTAINABLE COMMUNITY ENGAGEMENT PROCESS**

TABLE OF CONTENTS

Disclaimer.....i
 Preface and Acknowledgements.....ii
 Table of Contentsviii
 List of Figuresxii
 Executive Summary I
 Introduction5
 North Bottoms Primary Data Collection 15
 Inventory and Analysis26
 Architecture Precedents42
 Architecture Proposal48
 Community Engagement Proposal61
 Project Conclusions83
 Bibliography87
 Appendix A - Visual Preference Survey92
 Appendix B - LPlan 2040 130
 Appendix C - Lincoln Study of Public Attitudes and Opinions..... 140
 Appendix D - Lincoln Citizen Participation Plan 146
 Appendix E - Additional Lincoln Development Documents 151

LIST OF FIGURES

THE NORTH BOTTOMS: A PARTICIPATORY REDEVELOPMENT & SUSTAINABLE COMMUNITY ENGAGEMENT PROCESS

LIST OF FIGURES

- figure 1.1 - Urban Growth Tiers with Priority Areas, 8*
figure 1.2 - Redevelopment Plan Areas and Core and Outer TIF Boundaries, 9
figure 1.3 - What's Up in North Lincoln: Selected Projects and Plans, 10
figure 1.4 - Antelope Valley Plan, Proposed and Potential Redevelopment Concepts, 11
figure 1.5 - Neighborhood Selection, 14
- figure 2.1 - North Bottoms Community Meeting Door Hanger - Front, 16*
figure 2.2 - North Bottoms Community Meeting Door Hanger - Back, 16
figure 2.3 - Survey Participant Distribution Table, 19
figure 2.4 - Survey Crosstab Results - Future Time in Neighborhood/Desire for Open Space, 20
figure 2.5 - Survey Crosstab Results - Future Time in Neighborhood/Desire for Additional Commercial, 20
figure 2.6 - Survey Crosstab Results - Future Time in Neighborhood/Desire for Additional Housing, 20
figure 2.7 - Survey Group and Item Mean and Standard Deviations, 21
figure 2.8 - Survey Group and Item Mean and Standard Deviations, continued, 22
figure 2.9 - Survey Group and Item Mean and Standard Deviations, continued, 23
figure 2.10 - Conover Commons, Redmond, Washington Ross Chapin Architects, 40
figure 2.11 - Box House, Boulder, Colorado, by PyattStudio LLC, 40
figure 2.12 - Global Green House, New Orleans, Louisiana, 40
figure 2.13 - Dogtrot House, Poplarville, MS, by Waggonner & Ball Architects, 40
figure 2.14 - Chicago Townhouse, Chicago, Illinois, by Alexander Gorlin Architects, 40
figure 2.15 - Green-Blais Residence, Ontario, Canada, by Architects Alliance, 40
figure 2.16 - Healdsburg House, Healdsburg, California, by Dowling Studios, 40
figure 2.17 - House Equanimity, Northampton, Pennsylvania, by Joseph N. Biondo, 40
figure 2.18 - Billes, New Orleans, Louisiana, by Make it Right Homes, 40
figure 2.19 - Galley House, Toronto, Ontario, Canada, by Donald Chong Studio, 40
figure 2.20 - Kessler Residence, Chevy Chase, Maryland, by Kessler Residence, 40
figure 2.21 - Manio Downing House, Boston, Massachusetts, by Dan Hisel, 40
figure 2.22 - Shot-trot, New Orleans, Louisiana, by Brett Zamore Design, 40
figure 2.23 - Lopez Island Residence, Lopez Island, Washington, by David Vandervort Architects, 40
figure 2.24 - Loblolly House, Taylors Island, Maryland, by Kieran Timberlake Associates, 40
figure 2.25 - Spur Lane House, Ketchum, Idaho, by SPG Architects, 40

THE NORTH BOTTOMS: A PARTICIPATORY REDEVELOPMENT & SUSTAINABLE COMMUNITY ENGAGEMENT PROCESS

- figure 3.1 - 1990-2000 Lincoln and North Bottoms Age Distribution, 28
figure 3.2 - 1990-2000 Lincoln and North Bottoms Gender Distribution, 28
figure 3.3 - 1990-2000 Lincoln and North Bottoms Household Types, 29
figure 3.4 - 1990-2000 Lincoln and North Bottoms Population Growth, 30
figure 3.5 - 1980-2000 Lincoln and North Bottoms Owner Occupied Housing Units, 30
figure 3.6 - 1990-2000 Lincoln and North Bottoms Median Value of Owner-Occupied Housing, 30
figure 3.7 - 1990-2000 Lincoln and North Bottoms Median Household Income, 30
figure 3.8 - Creekside Village Development Plan, 32
figure 3.9 - Creekside Village Standard Housing, 32
figure 3.10 - Creekside Village Under Construction, 32
figure 3.11 - North Bottoms Zoning, 33
figure 3.12 - North Bottoms Neighborhood Resources, 34
figure 3.13 - North Bottoms Automobile Traffic and Lot Visibility, 34
figure 3.14 - North Bottoms Future Land Use Plan, 35
figure 3.15 - North Bottoms Viable Lot Inventory, 35
figure 3.16 - North Bottoms Access Point Walkability and Public Transportation, 36
figure 3.17 - North Bottoms Properties and Areas of Reinvestment, 36
figure 3.18 - Minimal Floodplain Effect in North Bottoms, 37
figure 3.19 - North Bottoms Potential Sites for Redevelopment, 38
figure 3.20 - Viable Parcel Potential Site Ratings, 39
figure 3.21 - Selected North Bottoms Parcel for Redevelopment, 40
figure 3.22 - Figure Ground Relation to Context, 40
figure 3.23 - Major & Minor Access on Site, 40
figure 3.24 - Site Analysis - Green Space & Access, 41
figure 3.25 - Major Pedestrian Traffic & View Corridors, 41
figure 3.26 - Major Public & Semi-Private Outdoor Spaces, 41
figure 3.27 - Relationship of Program to Neighborhood Context, 41
figure 3.28 - Live/Work/Shop Relationship to Site Diagram, 42
- figure 4.1 - Building 115, Seattle, Washington, By Graham Baba Architects, 44
figure 4.2 - Glass Lofts, Pittsburgh, Pennsylvania, by Front Studio Architects, 44
figure 4.3 - Nitehawk Cinema and Apartments, Brooklyn, New York, by Caliper Studio, 45
figure 4.4 - SOL Net-Zero Community, Austin, Texas, by KRDB Architects, 45
figure 4.5 - Southeastern Glass Building, Knoxville, Tennessee, by Sanders Pace Architecture, 46
figure 4.6 - The Western Terp, Uithuizen, The Netherlands, LEVS Architecten, 46
figure 4.7 - University of Iowa BioVentures Center, Coralville, Iowa, by OPN Architects, 47

THE NORTH BOTTOMS: A PARTICIPATORY REDEVELOPMENT & SUSTAINABLE COMMUNITY ENGAGEMENT PROCESS

- figure 5.1 - Program Massing Diagram, 51*
figure 5.2 - Mixed-Use Development Site Plan and Program Locations, 52
figure 5.3 - Mixed-Use Development Site Model, Building of Focus, 53
figure 5.4 - Mixed-Use Development Site Model, Building of Focus, 53
figure 5.5 - Mixed-Use Development Perspective, 14th & New Hampshire Streets, 54
figure 5.6 - Mixed-Use Development Perspective, 14th & Claremont Streets, 55
figure 5.7 - Mixed-Use Development Perspective, Live/Work/Shop Spaces Interior Courtyard Aerial, 56
figure 5.8 - Mixed-Use Development Perspective, Live/Work/Shop Spaces Interior Courtyard, 57
figure 5.9 - Mixed-Use Development Perspective, Claremont Street, Live/Work/Shop Spaces with Tailgating Potential, 58
figure 5.10 - Live/Work/Shop Spaces, Shop - First Floor Plan, 59
figure 5.11 - Live/Work/Shop Spaces, Work - Second Floor Plan, 60
figure 5.12 - Live/Work/Shop Spaces, Live - Third Floor Plan, 61
- figure 6.1 - MindMixer, Process Infographic, 65*
figure 6.2 - MindMixer, Process Infographic con't, 66
figure 6.3 - MindMixer, Process Infographic con't, 67
figure 6.4 - Social Capacity Website Process, 68
figure 6.5 - Social Capacity Website Initial Content & Purposes, 69
figure 6.6 - Social Capacity Website Project Proposal Steps, 70
figure 6.7 - Social Capacity Website Home Page, 71
figure 6.8 - Social Capacity Website - North Bottoms, Visual Preference Survey Page, 72
figure 6.9, Social Capacity Website - North Bottoms, Proposal Submittal Page, 73
figure 6.10 - Social Capacity Website - North Bottoms, Proposal Submittal Page con't, 74
figure 6.11 - Social Capacity Website - North Bottoms, Dialogue & Proposals Page, Proposal Basics, 75
figure 6.12 - Social Capacity Website - North Bottoms, Dialogue & Proposals Page, Proposal Basics con't, 76
figure 6.13 - Social Capacity Website - North Bottoms, Dialogue & Proposals Page, Detailed Proposal, 77
figure 6.14 - Social Capacity Website - North Bottoms, Dialogue & Proposals Page, Detailed Proposal con't, 78
figure 6.15 - Social Capacity Website - North Bottoms, Dialogue & Proposals Page, Detailed Proposal con't, 79
figure 6.16 - Social Capacity Website - North Bottoms, Dialogue & Proposals Page, Detailed Proposal con't, 80
figure 6.17 - Social Capacity Website - North Bottoms, Dialogue & Proposals Page, Detailed Proposal con't, 81
figure 6.18 - Capacity Building Measurement of Framework, 82

EXECUTIVE SUMMARY

THE NORTH BOTTOMS: A PARTICIPATORY REDEVELOPMENT & SUSTAINABLE COMMUNITY ENGAGEMENT PROCESS

EXECUTIVE SUMMARY

This project looked to address the economic, social, and environmental ill effects of suburban sprawl through a sustainable process of reinvestment in inner-city neighborhoods. These neighborhoods, often declining or socio-economically disadvantaged require the use of innovative community engagement strategies to counteract the lack of financial resources, minimal civic engagement, and low levels of social capital in order to accomplish sustainable redevelopment in the community that traditional methods of redevelopment are unsuccessful at accomplishing. The initial goal of the project was to involve citizens in the design process to create an effective and well-received development strategy and design project for the neighborhood. The North Bottoms neighborhood in Lincoln, Nebraska was selected as a case study and initial efforts for community involved design focused on traditional methods of inventory and analysis including a detailed neighborhood inventory, a community meeting and survey with citizens, and secondary research of publically available planning documents.

Although the traditional methods of site inventory and analysis were sufficient to understand the context of the project and develop a comprehensive approach to sustainable development, it became obvious through both engagement with citizens and civic officials and the literature review that a new model would be beneficial to both maintain communication with citizens, more actively engage and incentivize developers, and provide a more accessible means to sharing information pertinent to the neighborhood and any proposed redevelopment. Once these goals and objectives were defined for the neighborhood, it became obvious that the problem being faced by the North Bottoms neighborhood was larger than a redevelopment project. Direction of the thesis project changed at this point and a theoretical web-based model of community engagement centered on the redevelopment process was proposed to address these needs.

The final research question addressed the means by which a local government can more actively promote a neighborhood's agenda for the goal of a sustainable neighborhood while continuing to support public-private partnerships and development incentives. This theoretical tool, the Social Capacity Website, addressed the research question directly and provides a more effective model than traditional methods of redevelopment. These traditional methods of redevelopment often lack multi-directional communication between civic officials, developers, and citizens, end users and availability of consolidated and pertinent inventory information about a given area thus resulting in a lack of support from residents and design that does not maximize site potential. To support this sustainable community engagement with public and private entities, a method for resident feedback and buy-in of proposed design, and a tool to connect resources and build capacity and social capital is needed. The theoretical tool developed, the Social Capacity website, works to address all of these needs.

Although the architectural content developed for the project was a result of traditional methods of site inventory and analysis, this design was also utilized in the final web-based tool proposal to demonstrate the possible content a developer or interested resident could propose on the Social Capacity Website. The project vision is presented to David Landis, Director of Urban Development in Lincoln, for feedback and consideration.

INTRODUCTION

THE NORTH BOTTOMS: A PARTICIPATORY REDEVELOPMENT & SUSTAINABLE COMMUNITY ENGAGEMENT PROCESS

KEY DEFINITIONS

Suburban Sprawl - Unregulated growth expressed as careless new use of land and other resources as well as abandonment of older built areas. (Hayden 2004)

Urban Decay - The process whereby a previously functioning city, or part of a city, falls into disrepair and decrepitude. (Hayden 2004)

Greenfield - A development constructed on raw or agricultural land. (Hayden 2004)

Urban Infill - Development of vacant, underutilized, or substandard lots in inner-city neighborhoods

Vested Interest - A significant and long-term interest and personal sense of responsibility toward

Invitation for Redevelopment Proposals (IFRP) - "Public notice and invitation... given by the City of Lincoln's Urban Development Department, the Community Redevelopment Authority of the City of Lincoln, Nebraska to private developers or any persons interested in undertaking the redevelopment of any area within the... described redevelopment area, to submit redevelopment proposals." (Lincoln Urban Development 2008)

North Bottoms - A primarily residential neighborhood geographically bordered by I-180 on the west, Salt Creek and levees on the north, the raised Antelope Valley Roadway on the east, and the Industrial areas and railroad tracks to the south.

Slip-In - A newer than average multi-family housing construction, insensitive to neighborhood context, meeting only minimum setbacks and maximizing density while often turning its back (garage) to the street. (Lincoln Urban Development 2008)

Social Capital - A concept that refers to the value of social relations and the role of cooperation and confidence to get collective or economic results. Social capital can be measured by the amount of trust and "reciprocity" in a community or between individuals. Social capital is a key component to building and maintaining democracy. (Evans 2007, Portes, 1995, Putnam, Ieonardi, & Nanetti, 1993, Wolcock & Narayan, 2000)

Visual Preference Survey - A tool developed for this terminal project to measure desires of North Bottoms citizens about aesthetics, program, and site selection of hypothetical redevelopment in their neighborhood.

Capacity Building - An approach to development that focuses on understanding obstacles that inhibit people and groups from realizing their developmental goals while enhancing the abilities that will allow them to achieve measurable and sustainable results; the role of cooperation and confidence to get collective or economic results. (United Nations Development Programme, 2011)

Social Capacity Website - Theoretical community engagement and development resources web tool developed for this terminal project.

THE NORTH BOTTOMS: A PARTICIPATORY REDEVELOPMENT & SUSTAINABLE COMMUNITY ENGAGEMENT PROCESS

INTRODUCTION - Sprawl, Urban Redevelopment, and Community Engagement

The trend of suburban sprawl and subsequent urban decay has been well documented by academics and professionals and witnessed by the nation. Housing developments with low densities and a “careless new use of land and other resources” (Hayden 2004) began predominantly in the 1950’s after the return of World War II servicemen and women and the beginning of the baby boomer generation. The demand for housing was evident at the time, but the pace of growth and development has showed little sign of slowing down since. With the continued popularity of the next new development and an idealistic image of the American Dream, cities continued to grow but often outward as opposed to becoming more dense, even after the growth of many communities has stagnated. In the early 1970’s even the development, building, construction and real estate industries began to take notice of this unregulated growth. The Real Estate Research Corporation issued *The Cost of Sprawl* in 1974, a monumental report on the problems that unplanned, low-density residential and commercial real estate development creates for residents and local governments” (Hayden 2004, 12).

The local government is not only responsible for delivering utilities and services to these dispersed developments, but must also maintain the extensive infrastructure connecting the developments and manage the ill effects of isolated housing developments such as air pollution and obesity related health concerns. It is often cited by developers that with continued development located on the raw fringe, land value can remain affordable and additional businesses and services developed benefit the neighborhood. In reality “they find no overall efficiency gained by developing on the greenfield as opposed to in the city, or vice versa. While the private sector captures considerable benefits, these are fully offset by costs paid by governments or imposed as externalities on the public at large” (Wiewel, Persky, and Schaffer 2002, 261). It is beneficial for municipalities to first increase density within city limits before the edge of the city be moved outward. The economic costs of suburban sprawl and urban renewal developments are equal, but urban renewal also provides reinvestment in declining inner urban neighborhoods and compact development preserves agricultural and natural land and promotes sustainable lifestyles.

With state and local governments appropriating regular and large investments in infrastructure, operations, and maintenance and the developers’ push to develop more of the city’s fringe, decaying inner urban neighborhoods are often neglected in terms of development, capital improvements, and economic opportunity. The lack of social capital, money, and time has allowed many of these neighborhoods to fall into economic, social, and physical disrepair. Because of this, the inner urban neighborhoods often lose the ability to attract new residents and promote with current residents a sense of community and vested interest.

THE NORTH BOTTOMS: A PARTICIPATORY REDEVELOPMENT & SUSTAINABLE COMMUNITY ENGAGEMENT PROCESS

RISING INFRASTRUCTURE COSTS AND COMPACT GROWTH

Problems with suburban sprawl were not only effecting industry and local governments, but once vibrant inner urban neighborhoods were now falling into disrepair with the loss of businesses and residents while simultaneously supporting continued infrastructure expansion with their tax dollars. "In an economy organized around new construction and rapid obsolescence, existing places are often left to fall apart" (Hayden 2004). With the boom of new construction and the legacy of sprawl from the 1950's, state and local spending for infrastructure capital and related operation and maintenance has increased dramatically. From 1956 to 2004 state and local governments have dealt with a 60% increase of spending on infrastructure capital, but a staggering 300% increase in operations and maintenance (Kile 2008, 7, 11-12).

Lincoln, Nebraska is likewise dealing with this surging cost of infrastructure. In recent years the city's Planning Department has begun to focus new development as compactly as possible in planned Urban Growth Tiers and Priority Areas to minimize these costs. Now new development in Lincoln must follow the defined growth tiers minimizing unnecessary costs and the consumption of farmland. Although new development follows the defined growth tiers, inner-city urban renewal is still preferred by municipal governments because of the minimal cost of infrastructure improvements, the preservation of greenfields, and the potential to support and improve existing communities and neighborhoods.

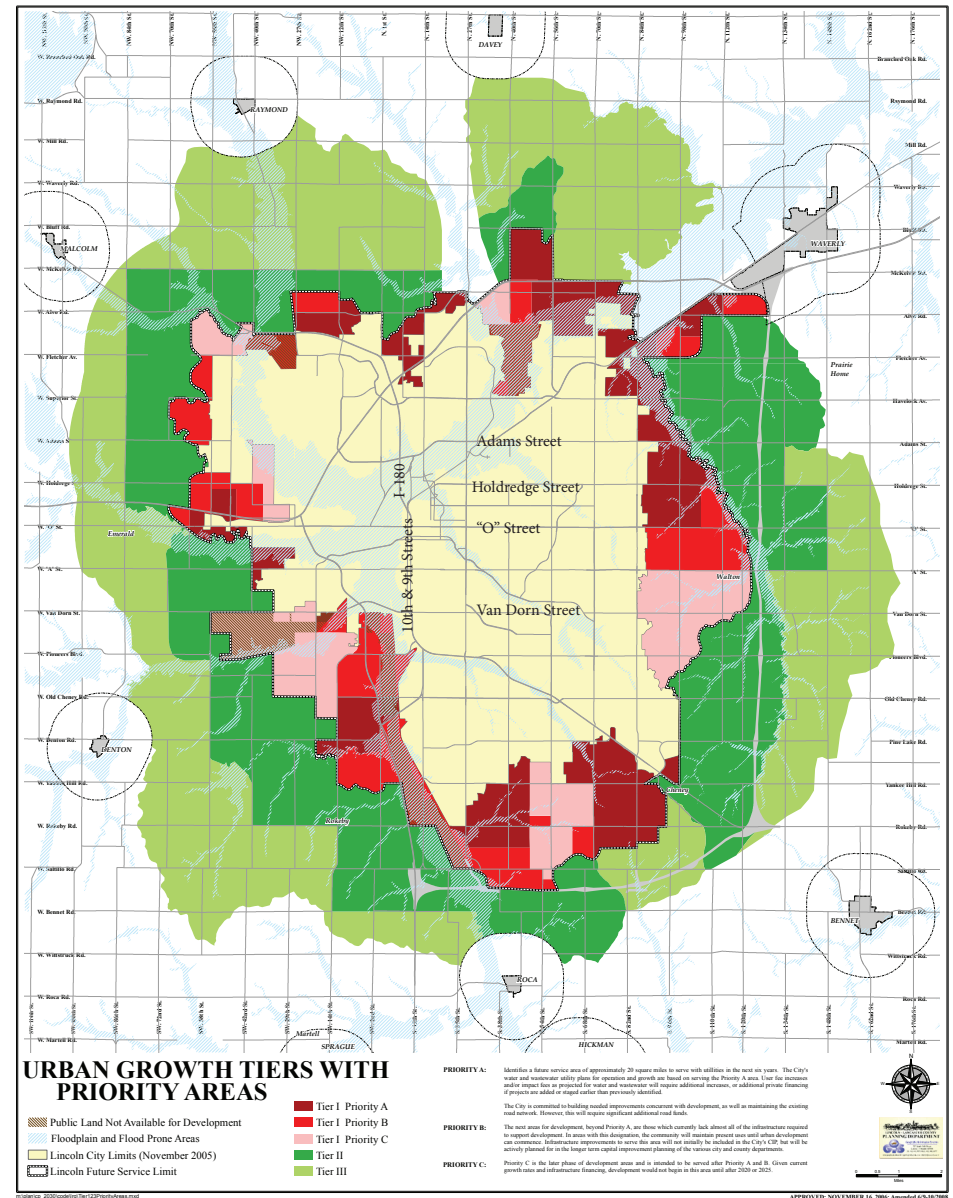


figure 1.1, City of Lincoln Planning Department, Urban Growth Tiers with Priority Areas

THE NORTH BOTTOMS: A PARTICIPATORY REDEVELOPMENT & SUSTAINABLE COMMUNITY ENGAGEMENT PROCESS

URBAN RENEWAL

Lincoln, Nebraska went through a significant period of urban renewal in the downtown area after a decline in retail from 1978 to 1988 with over 1 million square feet of retail space closing or moving. With the passing of a \$12 million dollar bond in 1985, the city began renewal of the Haymarket district downtown, which along with other key capital improvement projects has acted as a catalyst for the rest of downtown. (Downtown Lincoln Association 2009) With the recent Antelope Valley Redevelopment Plan in place, Nebraska Innovation Campus in design and development, and Pinnacle Arena winning resident approval, successful redevelopment of the area is obvious in the Haymarket or Downtown. Much business and retail has returned to these areas, with some integration of mixed-use development.

Although the Downtown has received much-needed urban renewal, the immediate surrounding residential neighborhoods have not often benefited from this redevelopment, (Lincoln Urban Development 2003). With a large student population and a declining national economy putting financial stress on residents, Lincoln is almost constantly in need of low to moderate-income rental housing near the downtown. In the past, urban flight occurred even in these semi-urban neighborhoods, minimizing social capital, decreasing the sense of ownership in the neighborhood, and allowing these areas to fall into physical disrepair and blight. The combination of these trends increases problems with housing demand, lack of quality housing, and lack of housing diversity in these areas.

The city has thus begun focusing redevelopment efforts in key areas of the city that suffer significantly from these effects. Redevelopment Plan Areas define these neighborhoods of focus, largely centered around the downtown area. Tax Increment Financing (TIF) also helps fund these blighted areas through tax dollars generated by investment in redevelopment of these areas.

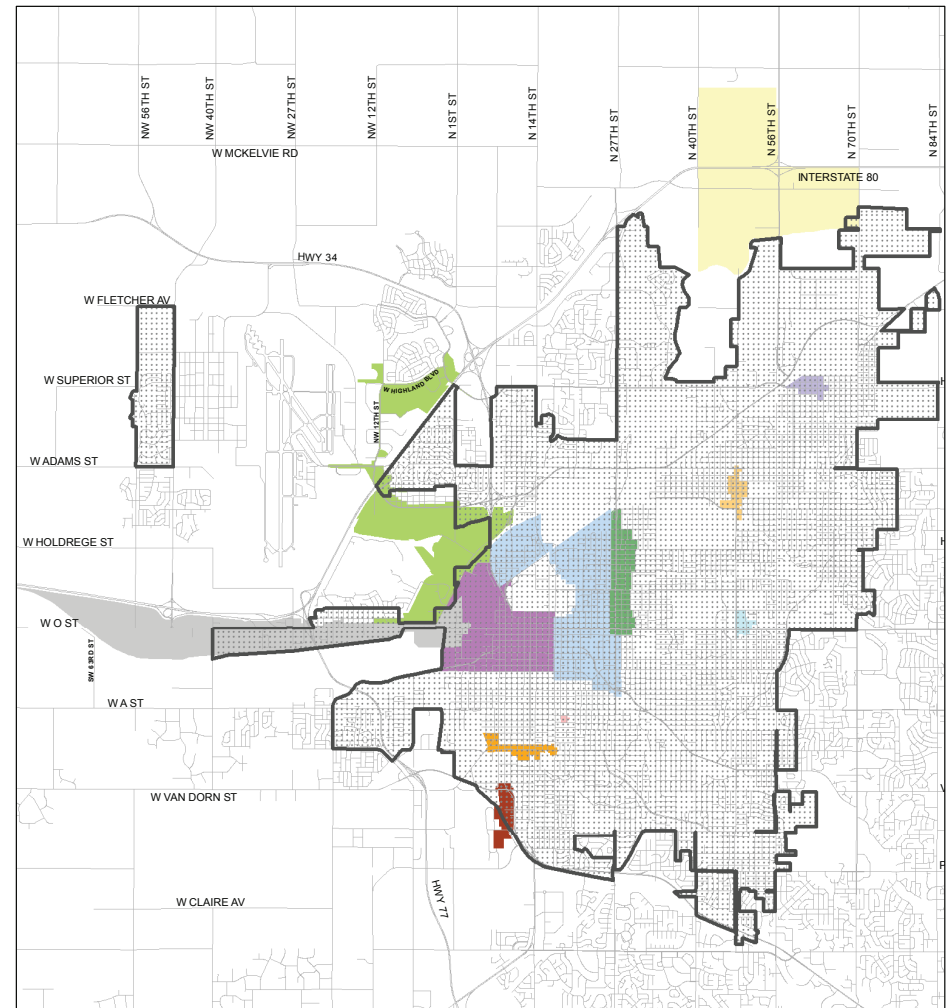


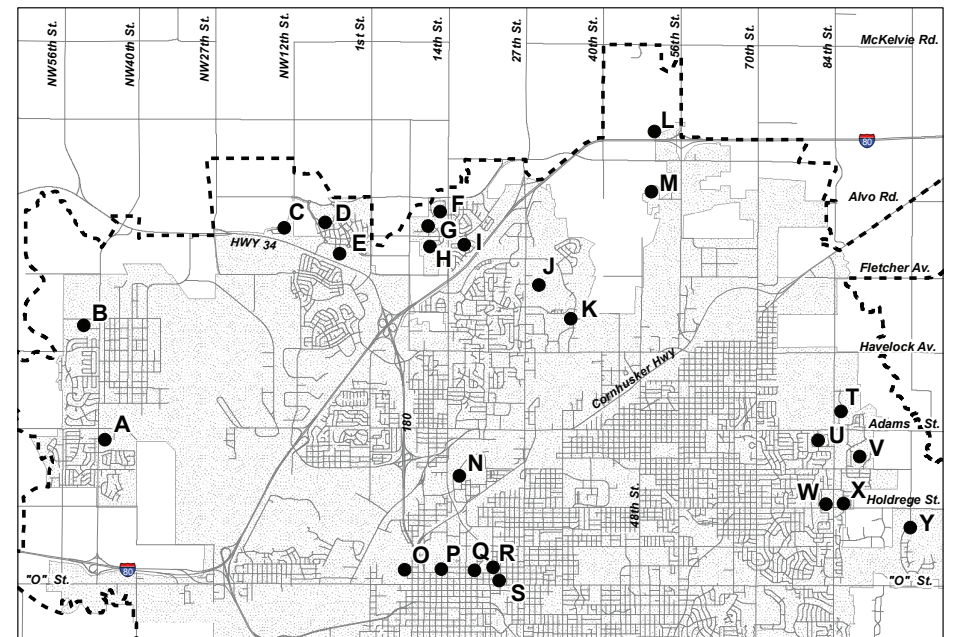
figure 1.2., City of Lincoln Planning Department, Redevelopment Plan Areas and Outer TIF Boundaries

THE NORTH BOTTOMS: A PARTICIPATORY REDEVELOPMENT & SUSTAINABLE COMMUNITY ENGAGEMENT PROCESS

BENEFITS & AREAS OF URBAN RENEWAL IN LINCOLN, NEBRASKA

There is a desire of current inner urban residents, public officials, young professionals, and those interested in a “sustainable urban lifestyle” to reinvigorate these neighborhoods with commercial opportunities, capital improvements, public spaces, and a new or improved crop of residential options. (Garde, 2006) The proximity to amenities, public transport, and social opportunities makes these neighborhoods attractive for residents. Lower infrastructure improvement costs and areas of dense commercial support for these neighborhoods make these developments financially attractive to cities. Many of these unique older neighborhoods also have a stock of historically significant properties, buildings, and landmarks and a special building style and character all its own. With such a desire for neighborhoods with these qualities it is often surprising that redevelopment doesn't naturally occur. Often when a neighborhood begins an economic, social, and physical decline it becomes increasingly difficult to redirect the change. Creating a critical mass of redevelopment to encourage other residents to improve properties, attract new commercial opportunities, and demonstrate to municipalities that there is a desire for improvement and thus earn redevelopment funding.. (Landis 2010)

There is a current market demand of housing near the downtown area and thus great redevelopment potential in these neighborhoods. (Lincoln Urban Development, 2003) A range of density and general quality of housing and development exists in neighborhoods close to downtown Lincoln only increasing the potential for housing and general redevelopment potential. To counteract the trend of suburban sprawl, a growing number of designers are working on residential, mixed-use, and urban infill in Lincoln. This successful architecture is increasingly affordable, includes compact housing, and provides a catalytic effect encouraging neighborhood renewal. The Lincoln Planning Department encourages and promotes these projects with residents and developers alike through increased incentives and publication such as *What's Up In North Lincoln: Selected Projects and Plans*.



**What's Up In North Lincoln
Selected Projects and Plans**

--- Future Service Limit
Existing City Limits



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figure 1.3, City of Lincoln Planning Department, *What's Up in North Lincoln: Selected Projects and Plans*

THE NORTH BOTTOMS: A PARTICIPATORY REDEVELOPMENT & SUSTAINABLE COMMUNITY ENGAGEMENT PROCESS

THE NEED FOR SOCIAL CAPITAL

Reinvestment in neighborhoods adjacent to downtown not only addresses a growing demand for housing and improves the tax base of these areas with minimal infrastructure investment from the city but it also has the potential to improve the social sustainability of the areas and thus long range success of redevelopment. (Putnam 1995) By addressing and promoting the social capital of a community and promoting public involvement in the redevelopment process, one can improve the “bottom-up, locally specific, long-term, and pluralistic approach to local economic development” (Evans 2007, 56). This type of development fosters objective social capital such as structural networking, organizations, and linkages of social capital, but also the cognitive social capital such as “shared norms, values, trust, attitudes, and beliefs” (Evans 2007, 57). The development of social capital is especially important in socio-economically disadvantaged communities “where there is an evident weakness in the private and public-sector dimensions to the local economy and a relative lack of other sources of financial, physical and human capital.” (Evans 2007, 55)

The “Antelope Valley Redevelopment Plan” is one such step by the Lincoln Planning Department to improve the quality of life for many struggling neighborhoods around the downtown. The social sustainability and social capital of these neighborhoods are paramount to the success of this project. (Miles 2009) Gaining public support of the project and fostering relationships between citizens, civic officials, and professionals will help to ensure the long-range success of the plan. (Lincoln Urban Development 2003)

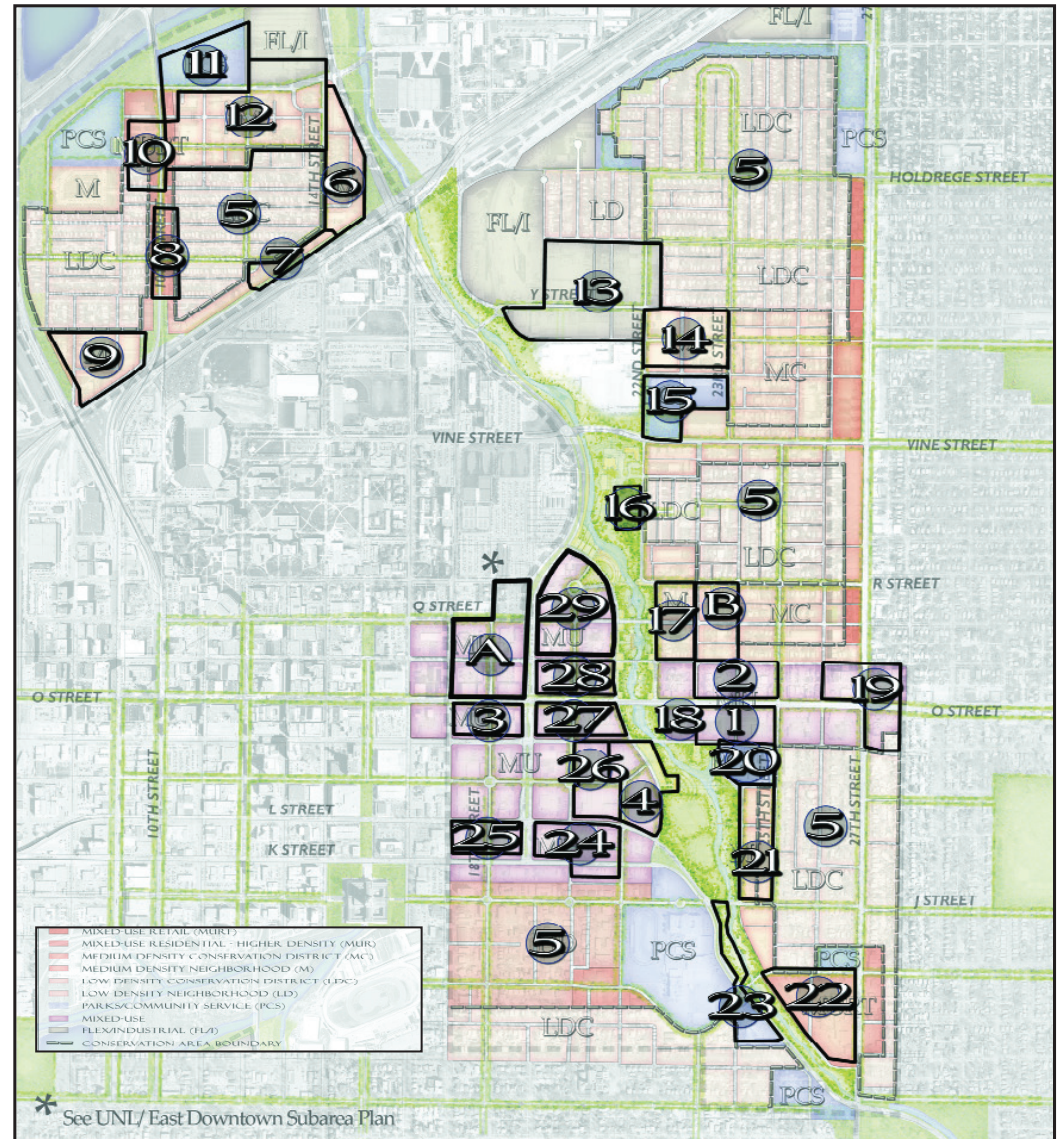


figure 1.4, City of Lincoln Planning Department, Antelope Valley Plan, Proposed and Potential Redevelopment Concepts

THE NORTH BOTTOMS: A PARTICIPATORY REDEVELOPMENT & SUSTAINABLE COMMUNITY ENGAGEMENT PROCESS

ENGAGING DEVELOPERS IN SUSTAINABLE REDEVELOPMENT

Discussion of reinvestment and redevelopment in declining neighborhoods has evolved over the years. First, they were defined as 'redlining' communities, then communities in need of 'reinvestment', and now discourse refers to redevelopment in these communities as 'tapping underserved markets' (Newman 2004). Although this term has evolved to a positive connotation, private developers and local governments often view these neighborhoods as opportunities for large-scale redevelopment, previously referred to as 'urban infill'. The negative connotation associated with this term has improved over time with increased awareness to the ill effects of such redevelopment tactics. Regardless, private developers and local governments still pursue large and well-funded redevelopment projects because of their financial viability, the potential for fast turn around, and perceived improvements in struggling areas. (Newman 2004)

This focus on large and often non-contextual projects in addition to a lack of social capital in these neighborhoods to provide lines of communication and cooperation regarding redevelopment can lead to neighborhood residents feeling uninvolved in the process. Whether this lack of involvement is perceived or actual, a significant volume of research concludes that sustainable community engagement supports social, economic, and environmental health and improves outcomes of development. (Burton 2006, Carr 2001, Gallagher 2008, Head 2007, Hou 2003, Toker 2007)

The city of Lincoln outlines plans for community involvement in their long-range plan, LPlan 2040 including traditional and non-traditional methods. (Lincoln/Lancaster County 2011) Developers and others with planning proposals are encouraged to make early contact with neighborhood groups and other interested parties to improve a mutual understanding of issues and to ensure there is adequate time to seek resolution of contentious items. Although this early contact is encouraged, it is often difficult and time consuming for those with planning proposals. The need for fast turn around times in construction to maximize profits, the complexities of coordination with community interaction through traditional means of "town hall meetings", and often a wide range of public opinions can make this process daunting and result in minimal community engagement on the part of the developer. In addition, the involvement is frequently ineffective at conveying the true needs of a community and communication is not maintained throughout the design process. (Head 2007)

Other community involvement strategies encouraged by the city of Lincoln include the maintenance of contact lists for local neighborhood groups, the notification of affected parties of formal development applications, periodic workshops with the community to solicit new planning and policy ideas, and efforts to simplify regulations that support the intent of sustainable development (LPlan 2040 2003). This terminal project looks to further efforts in sustainable development and community engagement with both citizens and developers.

THE NORTH BOTTOMS: A PARTICIPATORY REDEVELOPMENT & SUSTAINABLE COMMUNITY ENGAGEMENT PROCESS

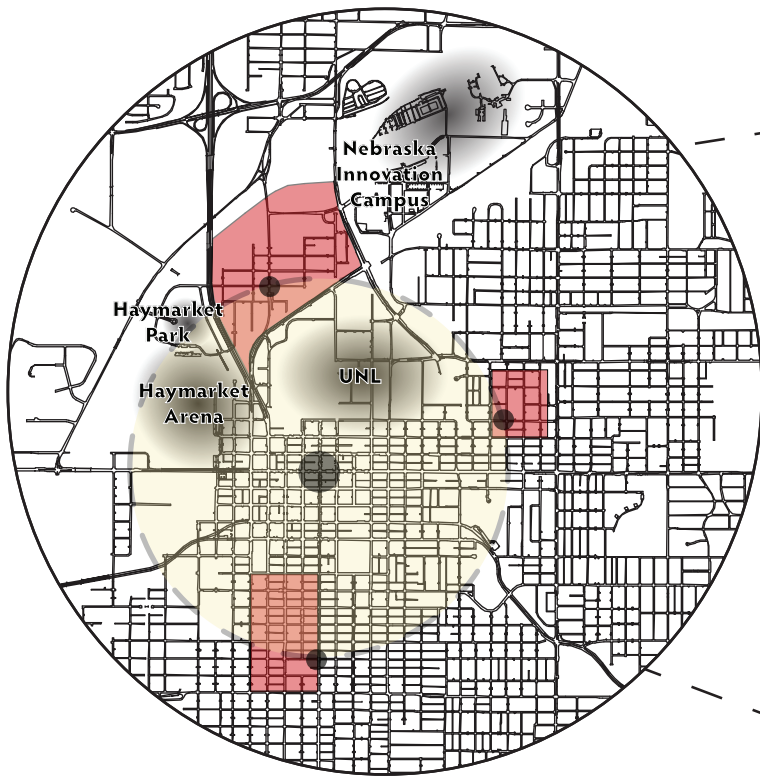
NEIGHBORHOOD SELECTION CRITERIA

Urban Development in the city of Lincoln has enacted policies supporting sensitive redevelopment, encouraging mixed-use and promoting capital improvements with incentives all of which encourage redevelopment inside city limits. A number of neighborhoods around downtown Lincoln were considered as a case study for such a redevelopment project in the context of this thesis. Neighborhoods with declining or stagnant economic health, low levels of redevelopment, proximity to transportation and amenities, and mid-range densities were given priority. Only those within a one-mile radius of downtown were considered. Neighborhoods that qualified and had the greatest unrealized redevelopment potential based on parcel availability, low land value, and current reinvestment included the North Bottoms, Malone, and Everett neighborhoods. Considering all the factors, the North Bottoms neighborhood was selected as the case study because of its longer history of minimal reinvestment, current surrounding large developments, and significant social discord within the neighborhood because of the large student population and with the city of Lincoln because of past issues in redevelopment projects. The North Bottoms neighborhood represents a neighborhood that possesses a great deal of unrealized social and physical redevelopment potential.

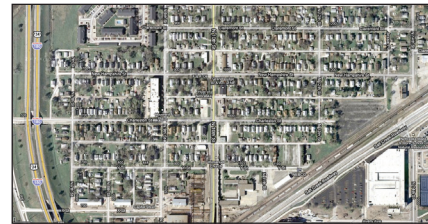
The North Bottoms is one of many neighborhoods directly adjacent to the downtown area and full of this untapped redevelopment potential but also has many issues to overcome. This neighborhood, like others with similar proximity to downtown, has a growing student and renter population, is facing increasing poverty rates, is largely located in the floodplain, has seen a decrease in maintenance of building and grounds, a decreasing social capital with the rise of the transitional population, and the negative effects of past redevelopment projects “gone wrong”. (Landis 2010) All of these factors have effected redevelopment in the neighborhood over the years. Although the North Bottoms truly “reflects the core of the traditional neighborhoods and (is) well positioned to experience continued reinvestment due to its strong physical form” (Antelope Valley Redevelopment Plan 2003) it has seen little reinvestment. The city is willing to work creatively with developers in capital improvements for land in the neighborhood. (Landis 2010)

Although the North Bottoms has many physical and social issues there are also many apparent assets. Many elements are quite unique to this neighborhood including the preserved character through the minimally altered housing stock built prior to 1940 with few apartment “slip-ins”. The geographic isolation of the neighborhood, although somewhat inhibitive of redevelopment, has also acted to preserve its unique characteristics. Additionally the neighborhood is adjacent to some of the largest new developments in or near downtown Lincoln including the upcoming Nebraska Innovation Campus and the Antelope Valley Redevelopment Projects directly to the east, and the Saltdogs Stadium and Pinnacle Arena to the southwest. Both issues and assets in this neighborhood combine to make the North Bottoms neighborhood and area with great need and potential for redevelopment along with highlighting the need for additional assistance in developing social capital in order to support long term success of this redevelopment.

THE NORTH BOTTOMS:
A PARTICIPATORY REDEVELOPMENT & SUSTAINABLE COMMUNITY ENGAGEMENT PROCESS

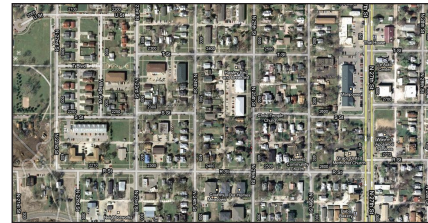


North Bottoms



- + walking distance to downtown
- + low income neighborhood
- + low to moderate ownership
- + high student population
- + flood plain lowers land value

Malone



- + walking distance to downtown
- + low income neighborhood
- + low ownership
- + previously wealthy neighborhood
- + "Slip-In" infill on west edge
- + previously effected by flood plain

Everett



- + very close to downtown
- + low income neighborhood
- + very low ownership
- + one of Lincoln's earliest neighborhoods
- + sections of higher density
- + many historically significant structures

figure 1.5, Neighborhood Selection

NORTH BOTTOMS PRIMARY DATA COLLECTION

THE NORTH BOTTOMS: A PARTICIPATORY REDEVELOPMENT & SUSTAINABLE COMMUNITY ENGAGEMENT PROCESS

NEIGHBORHOOD VISUAL PREFERENCE SURVEY INTRODUCTION

Community driven and context sensitive redevelopment is necessary to secure a neighborhood's commercial support, increase the possibility of encouraging neighboring redevelopment and residential renovation, and increased cooperation and communication within the community. The community was directly engaged in this project, to incorporate their opinions into any design work that was generated, but more importantly to begin a dialogue with residents to understand the issues being faced with development in the North Bottoms neighborhood. All interaction with the neighborhood went through the IRB approval process at the University of Nebraska - Lincoln to ensure the safety of all human subjects.

It was determined that a community survey was the most efficient means of engagement within the resource and time confines of a terminal project. This method allowed the collection of responses from a larger sample group while still engaging the residents face-to-face. Personal contact was important in a neighborhood where distrust of the city and private developers was already prevalent. This method fostered credibility and standards, clarify questions, create rapport, and put a face to those being designing for. It also allowed interaction with residents of all ages and levels of income, which can be difficult when relying on internet access for engagement.

The general information about the work and meeting information was announced with flyers posted in public places around the neighborhood and a door-hung flyer placed on every residence front door. The meeting was held on March 28th, 2011 from 7 to 8 pm. Approximately 35 individuals attended and 30 valid surveys were collected during the course of the evening.

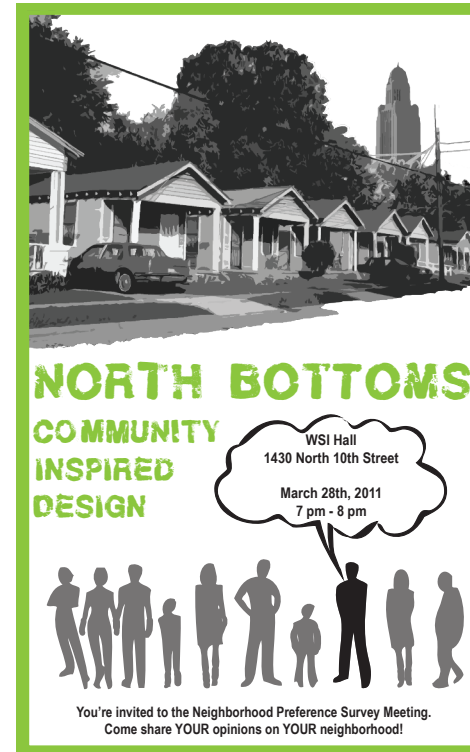


figure 2.1, North Bottoms Community Meeting Door Hanger - Front

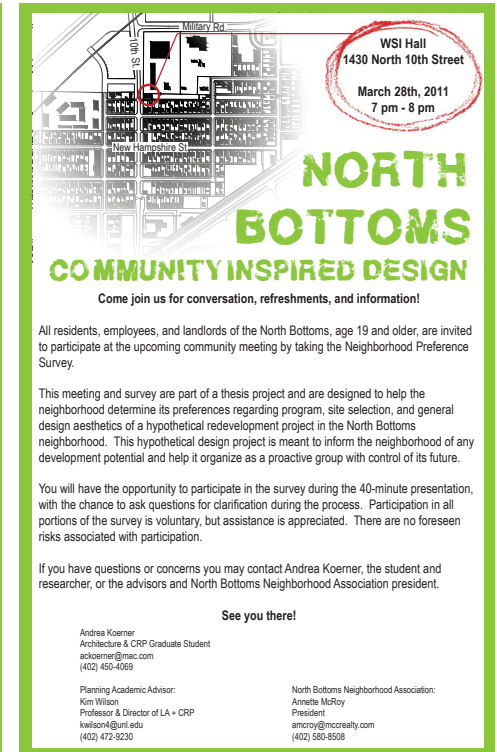


figure 2.2, North Bottoms Community Meeting Door Hanger - Back

THE NORTH BOTTOMS: A PARTICIPATORY REDEVELOPMENT & SUSTAINABLE COMMUNITY ENGAGEMENT PROCESS

NEIGHBORHOOD VISUAL PREFERENCE SURVEY METHODS

Individuals that took the survey were residents, landlords, or individuals interested in the future of the North Bottoms neighborhood. Residents of the North Bottoms were the largest group represented at the public meeting, and specifically homeowners in the area. All individuals were presented a brief introduction of the terminal project, had the opportunity to participate in the survey presented via a slide show, and finally had the chance to engage in informal discussion after the meeting was over.

The purpose of the Neighborhood Preference Survey was to determine personal preferences for program, site selection, and general design aesthetics in the North Bottoms neighborhood. Questions were intended to be brief, objective, simple, and specific. The survey was arranged in four sections: program visual preferences, site selection, and demographic information. In general, the survey questions were designed to be visual in nature, with both visual preference and site selection questions paired with one or more corresponding images. A 10-point Likert scale was used on all questions for simplicity. A 10-point scale was chosen to distinguish between indifferent responses and those in which there was just no opinion. Specific instructions were placed before each question to clarify intent and all similar questions were also grouped together to further simplify the process. All respondents answered survey question in a booklet in a fairly interactive style during the presentation. As questions arose they were addressed with the entire group to ensure clarity and consistency of answering.

The resulting preferences from the community survey were later incorporated into the redevelopment option for the neighborhood that was used as the example in the final community engagement tool that was developed for this terminal project. This redevelopment option included program for the selected site and architectural design of the most relevant program options on the site.

THE NORTH BOTTOMS: A PARTICIPATORY REDEVELOPMENT & SUSTAINABLE COMMUNITY ENGAGEMENT PROCESS

INFORMAL DATA COLLECTION

General discussion that took place with participants at the meeting occurred during the survey question/answer session and after the formal meeting had commenced. Main themes that emerged during this discussion included property maintenance, the “student and landlord issue” with housing in the neighborhood, fear of eminent domain because of surrounding redevelopment, areas of renovation and construction in the neighborhood, desired capital improvements, parking and road capacity issues, the need for improved access and navigation with development processes and resources, and desired park improvements and additions. Property maintenance and upkeep was noted as a vital step to overall neighborhood renewal and this they believed was directly related to the large student population in the neighborhood. The fear of eminent domain, though unfounded at this point, is understandable because of the large developments surrounding the neighborhood. The University of Nebraska - Lincoln is just to the south, the Saltdogs Stadium to the west, and Nebraska Innovation Campus to the east. This fear manifests itself in delayed renovations and minimal economic investment in the neighborhood. With such large and powerful entities encroaching upon the borders of the community and companies in the industrial zone on the south side of the neighborhood potentially relocating out of the neighborhood, many residents fear that tracts of land large enough for significant redevelopment will be too attractive for the city to ignore.

Regardless of the general apprehension, pockets of home renovation including roof replacement, significant site improvements, new siding and new windows can be seen in some of the central and insulated blocks. These pockets are a testimony to the catalytic effect of renewal in a neighborhood and the potential that already exists. The North Bottoms neighborhood has many interested and active residents but apprehension of unwanted development and the general state of disrepair of the neighborhood is a significant deterrent to investment.

Many residents were disillusioned with the city government, citing past problems with redevelopment, lack of communication or action, and outstanding needs of the neighborhood. This disillusionment and the above listed needs which focused on redevelopment implied the need for a community engagement tool that focused on communication, development transparency, and public input. The general discussion that took place at the meeting was imperative at directing the final product of this terminal project.

THE NORTH BOTTOMS: A PARTICIPATORY REDEVELOPMENT & SUSTAINABLE COMMUNITY ENGAGEMENT PROCESS

SURVEY RESULTS

All survey questions had 93% (28/30) response rate or better. Demographic questions varied more with a 80-97% response rate. The response rates were factored in to calculate the valid percent for each survey question. Only descriptive statics were necessary to analyze the results of the survey. A sample size of 30 was sufficient for this level of analysis and to begin to understand perceptions in the neighborhood but additional survey responses would be desired in future applications. Possible reasons for the low turnout at this event include a lower level of civic engagement in this neighborhood, inclement weather on the evening of the meeting, and the lack of a multi-method approach, specifically methods to target family, younger and student populations. For these reasons, it is suggested that additional surveys be administered online or incorporated into a city of neighborhood website. This form of analysis was used to describe the data set, but cannot be fully representative of the North Bottoms population. Although it was not fully representative, a good cross-section of the neighborhood participated. This cross-section closely represented the demographic makeup of the neighborhood and is summarized in the adjacent table.

Composition of residents vs. landlords is accurately reflected in the composition of the neighborhood. Few businesses exist in the neighborhood and neighborhood landlords are often uninvolved leaving the largest and most active group the neighborhood residents.

Within resident participants, homeowners were over represented within resident participants. The neighborhood is composed of approximately 30% homeowners but 75% representation in the survey. This can be attributed to the difference in civic engagement between both homeowners and renters in general and the age difference between homeowners and renters in this neighborhood who are predominantly students. A misrepresentation of household income can also be seen in the survey data, with participants representing higher income brackets than the average household incomes for the neighborhood reported in the census. This misrepresentation can also be attributed to the small number of students represented in the group and indicate a need for additional means of engagement and communication with this often uninvolved group.

*figure 2.3, Survey Participant
Distribution Table*

Sample Characteristic	Valid Percent
Gender	
Male	56%
Female	44%
Age	
19 - 24	7%
25 - 29	10%
30 - 34	7%
35 - 39	3%
40 - 44	10%
45 - 49	7%
50 - 54	7%
55 - 59	17%
60 - 64	14%
65 - 69	10%
70 - 74	4%
75 - 79	4%
Marital Status	
Married	38%
Widowed	7%
Divorced	11%
Separated	3%
Never married	41%
Association	
Resident	53%
Landlord	25%
Other	22%
Education	
Less than High School	12%
High graduate or GED	12%
Some College	30%
Bachelor's Degree	14%
Master's Degree	11%
Professional Degree	18%
Doctorate Degree	15%
Employment Status	
Employed for Wages	53%
Self Employed	18%
Student	11%
Retired	18%
Housing	
Own - with Mortgage	38%
Own - without Mortgage	37%
Rented	25%
Household Income	
Less than \$10,000	4%
\$10,000 - \$29,999	28%
\$30,000 - \$49,999	12%
\$50,000 - \$69,999	20%
\$70,000 - \$99,999	8%
\$100,000 - \$149,999	20%
\$150,000 - \$199,999	8%

THE NORTH BOTTOMS: A PARTICIPATORY REDEVELOPMENT & SUSTAINABLE COMMUNITY ENGAGEMENT PROCESS

DATA SIGNIFICANCE

Through statistical analysis all cross tabulations were calculated for content/ demographic questions to highlight any significant relationships in this data. The cross tabulations that displayed consensus for demographic groups were highlighted and correlations were run to determine any further significance. The most relevant cross-tabulations were duration of residence in the neighborhood, length of future one intended to continue their residence in the neighborhood, and the participant's status as a resident, landlord, or other. The most interesting of these for application to design of future developments was the participant status. Particular attention was paid to the answers of those that planned to spend 5 or more years of additional time owning property, living, or working in the neighborhood. Additional open space was the most desired landuse for this group of participants. Not surprising, housing was the least desired because of the predominance of residents in this group. Within commercial development options, restaurants, retail, and services were almost equally desired.

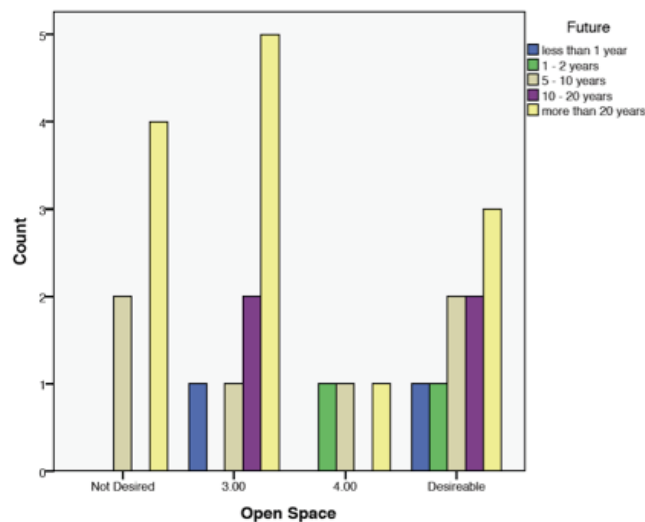


figure 2.4, Survey Crosstab Results - Future Time in Neighborhood/ Desire for Open Space

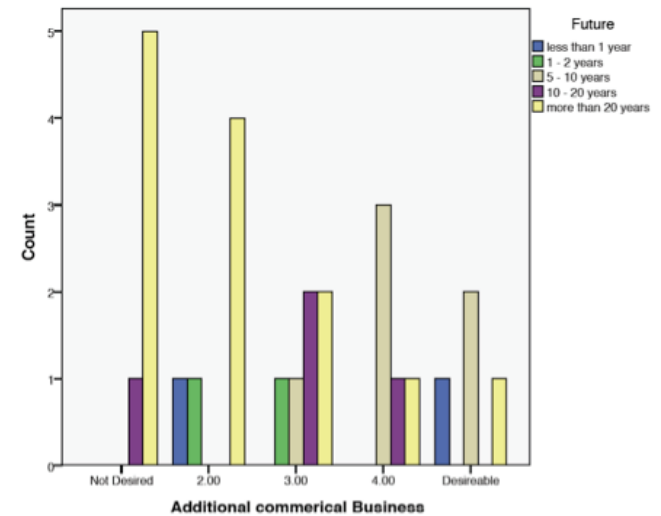


figure 2.5, Survey Crosstab Results - Future Time in Neighborhood/ Desire for Additional Commercial

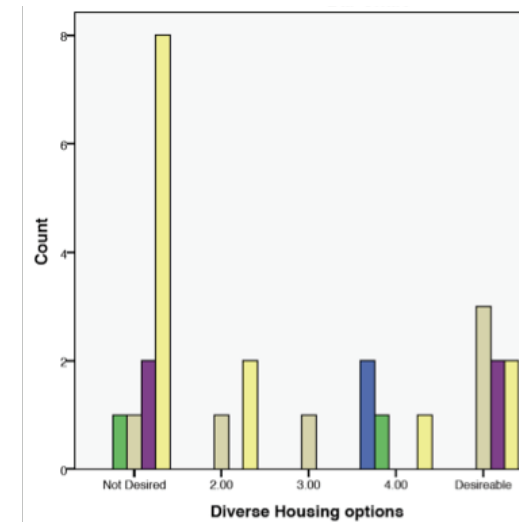


figure 2.6, Survey Crosstab Results - Future Time in Neighborhood/ Desire for Additional Housing

**THE NORTH BOTTOMS:
A PARTICIPATORY REDEVELOPMENT & SUSTAINABLE COMMUNITY ENGAGEMENT PROCESS**

SURVEY RESULTS

A mean and standard deviation was also calculated for each of the survey questions and summarized in the table below. The mean allowed a rank order of the different options to be calculated. The options rated highest in each category are highlighted bright yellow and the next preferable options are a pale yellow. The standard deviation allowed a more accurate and detailed estimate of dispersion than a simple range because it took into account any outliers which can greatly exaggerate a range.

Categories define groupings of general topics in the survey, groups include the multiple topics located within that category, and items are individual questions asked.

In program, open space, single family two bedroom homes, restaurants, and larger sidewalks were the highest ranked options. In the visual preference section all categories indicated that design elements already present ranked the highest overall, except in materials where stone and brick ranked the highest. Overall residential uses were the most favored type of development in site selection but region for that development was more equally distributed.

Category	Group	Item	Mean	Std. Dev.	Group Mean	Group Std. Dev.
Program	General	Diverse Housing options	2.69	1.69	2.99	1.53
		Additional Commercial	2.93	1.41		
		Open Space	3.34	1.47		
	Housing Options	Single Family	4.55	0.95	3.41	2.51
		Duplex	2.59	1.35		
		Row House	2.24	1.55		
		One Bedroom	2.36	1.50		
		Two Bedroom	5.59	8.05		
		3+ Bedroom	3.17	1.64		
	Commercial Options	Retail	2.71	1.54	3.13	1.36
		Restaurants	3.54	1.23		
		Services	3.14	1.33		
	Open Space Options	Larger Sidewalks	3.80	1.56	3.29	1.49
		Playgrounds	3.34	1.52		
		Plazas Gardens	3.37	1.54		
Seating		2.64	1.34			

figure 2.7, Survey Group and Item Mean and Standard Deviations

THE NORTH BOTTOMS:
A PARTICIPATORY REDEVELOPMENT & SUSTAINABLE COMMUNITY ENGAGEMENT PROCESS

Category	Group	Item	Mean	Std. Dev.	Group Mean	Group Std. Dev.
Visual Preference	Materials	Brick	4.41	0.95	3.50	1.26
		Concrete	2.76	1.48		
		Metal	2.21	1.37		
		Stone	4.31	1.11		
		Wood	3.83	1.39		
	Building Height	One Story	3.66	1.49	2.90	1.18
		Two Story	4.45	0.87		
		Three Story	2.00	1.25		
		Four Story	1.48	1.09		
	Building Massing	Linear	3.69	1.56	3.05	1.53
		Block	2.90	1.52		
		Assembly	2.72	1.49		
	Setbacks Front Yard	Courtyard	2.90	1.57	2.66	1.42
		Zero Front	1.61	1.29		
		Low Front	2.50	1.53		
		Mid Front	4.14	1.41		
	Setbacks Side Yard	High Front	2.41	1.48	2.71	1.44
		Zero Side	1.68	1.33		
		Low Side	2.61	1.42		
		Mid Side	3.79	1.34		
	Public Space	High Side	2.75	1.65	3.10	1.49
		Larger sidewalks	3.53	1.55		
		Playgrounds	3.43	1.55		
		Plaza	2.90	1.37		
Private Space	Seating	2.53	1.50	3.50	1.16	
	Balcony	2.63	1.30			
	Courtyard	2.63	1.35			
	Porch	4.57	0.90			
		Yard	4.17	1.09		

figure 2.8, Survey Group and Item Mean and Standard Deviations con't

THE NORTH BOTTOMS:
A PARTICIPATORY REDEVELOPMENT & SUSTAINABLE COMMUNITY ENGAGEMENT PROCESS

Group	Item	Mean	Std. Dev.	Group Mean	Group Std. Dev.
Building Styles	Photo 46	3.93	1.36	2.18	1.15
	Photo 47	1.59	0.95		
	Photo 48	1.79	0.94		
	Photo 49	1.83	0.97		
	Photo 50	2.38	1.37		
	Photo 51	2.38	1.32		
	Photo 52	1.79	0.86		
	Photo 53	1.97	1.18		
	Photo 54	2.21	1.24		
	Photo 55	2.17	1.28		
	Photo 56	2.52	1.30		
	Photo 57	2.07	1.13		
	Photo 58	1.97	1.12		
	Photo 59	2.10	1.21		
Photo 60	1.79	1.01			
Photo 61	2.31	1.23			
Photo 62	2.31	1.14			
Site Selection	Business Northeast	3.17	1.49	3.14	1.37
	Residential Southeast	3.23	1.50		
	Open Space Central	3.13	1.36		
	Business Northwest	2.20	1.37		
	Residential Southwest	3.43	1.36		
	Open Space Northwest	3.10	1.32		
	Business Central	3.93	1.28		
	Residential Northeast	3.33	1.40		
Open Space Southeast	2.73	1.28			

figure 2.9, Survey Group and Item Mean and Standard Deviations con't

THE NORTH BOTTOMS:
A PARTICIPATORY REDEVELOPMENT & SUSTAINABLE COMMUNITY ENGAGEMENT PROCESS



figure 2.10

3.93

figure 2.11

1.59

figure 2.12

1.79

figure 2.13

1.83

figure 2.14

2.38

figure 2.15

2.38

figure 2.16

1.79

figure 2.17

1.97



figure 2.18

2.21

figure 2.19

2.17

figure 2.20

2.52

figure 2.21

2.07

figure 2.22

1.97

figure 2.23

2.10

figure 2.24

1.79

figure 2.25

2.31

THE NORTH BOTTOMS: A PARTICIPATORY REDEVELOPMENT & SUSTAINABLE COMMUNITY ENGAGEMENT PROCESS

SURVEY CONCLUSIONS

Overall survey results were not surprising based on information provided by David Landis, the Urban Development Director for the city of Lincoln regarding past and current developments in the North Bottoms. Residents have favored construction that maintained the character and aesthetic of the current neighborhood including materials, building height, building massing, and private and public space types. Both the Program and Visual Preference categories supported this. Site Selection did not have the direct parallel to current context, so this group of questions had a greater degree of variability than others. Overall the highest-ranking sites were residential program located in the south of the neighborhood and a new business development in the center of the North Bottoms.

Another item of note include the significant difference in average mean for the Building Style group of questions. All photos (figures 2.10-2.25) were shown in this section and ranked on the 5-point Likert scale like all other sections of the survey. This section scored considerably lower on average than any other section on the survey. This can be partially attributed to the wide range of styles that was intended to gauge major likes and dislikes, but overall this low average ranking indicated a general dislike of the options provided. Further analysis of architectural precedents is necessary to determine a style sufficient for any redevelopment in the North Bottoms neighborhood.

Additionally, program options point to open space and commercial options as preferred to residential, which is not surprising given the high number of current residents that participated. These skewed results could be mitigated in future survey efforts by including additional citizens from around Lincoln to gauge interests of potential, not just existing North Bottom's residents. Within the open space group, larger sidewalks were preferred and within commercial, restaurants and services were preferred. This highlights again the desires of current, not potential residents of the neighborhood. Possible conclusions regarding larger sidewalks can point to the large influx of students at particular times of the day and Husker fans during home football games. These program preferences indicated the potential to capitalize on North Bottom's resident support and visitor support through development directed at everyday and seasonal usage.

INVENTORY & ANALYSIS

THE NORTH BOTTOMS: A PARTICIPATORY REDEVELOPMENT & SUSTAINABLE COMMUNITY ENGAGEMENT PROCESS

THE NORTH BOTTOMS NEIGHBORHOOD

The North Bottoms is within walking distance of downtown Lincoln, but for many of the residents it is a bit far for a daily cup of coffee, a quite place for lunch, or the playground to wander to with your children. The downtown is an asset to the North Bottoms, but it does not fill the need for services, retail, and entertainment located in the neighborhood. The North Bottoms once had a small grocer on every other corner, a multitude of churches, and a thriving business district on our main street, otherwise known as 10th Street. Although the demographics of the neighborhood have dramatically shifted since this time, there is still potential for community and character in this neighborhood. There are still successful long-time business in the neighborhood, homes with diverse residents, proximity to the commerce and night-life of downtown, and the character of an older and obviously once loved neighborhood. The history of these homes and the stories of the people who built them should be viewed as precedent for how this neighborhood should work today. Rejuvenation to the business core would be beneficial for the neighborhood and could have the catalyst effect on other properties in the vicinity.

The current housing stock in the North Bottoms is predominantly (80%) single family homes with less than 20% of these renovated as multiple apartments, and less than 5 multi-unit apartment “slip-ins” integrated into the neighborhood. The housing stock also includes Hayward Place, a previous elementary school renovated into condos and apartments, and two larger complexes; one apartment complex, Claremont, and the other, Creekside Village, which is composed of newly constructed homes for the mentally disabled and financially distressed. It has been expressed by many in the neighborhood through informal discussion at the community and by David Landis with the Urban Development Department that the current housing supports a reckless environment for the students living there through the use of homes intended for single family use and a lack of proper apartment housing. Single family homes are currently rented to three or more college students at a time often allowing housing to degrade and issues to arise with noise, parking, parties, and unkempt properties. If housing were designed to support the unique life style of the student while organizing spaces that also proactively supported the responsible use and management of the property, many of the social ills within the neighborhood would be addressed.

The North Bottoms is a strong candidate neighborhood for redevelopment because of its proximity to downtown amenities and social scene, transportation, the University of Nebraska – Lincoln, and relatively low land values. Antelope Valley projects including any redevelopment in the North Bottoms is “expected to spur and promote redevelopment projects in all the neighborhoods in the Antelope Valley Area” (Antelope Valley Redevelopment Plan 2003, 71). To help jump start the private sector reinvestments, strategic and concentrated areas should be improved first to create a visible improvement to key portion(s) of the neighborhoods in a relatively short time” (Antelope Valley Redevelopment Plan 2003, 71). In an effort to encourage surrounding redevelopment and increase the level of communication and social interaction, this exploratory redevelopment and design exercise was planned with the input of the North Bottoms neighborhood taken into account along side conclusions from a social, economic, natural, and built analysis of the neighborhood.

**THE NORTH BOTTOMS:
A PARTICIPATORY REDEVELOPMENT & SUSTAINABLE COMMUNITY ENGAGEMENT PROCESS**

CITY AND NEIGHBORHOOD LEVEL DEMOGRAPHICS

After a through inventory of the North Bottoms neighborhood, it is obvious the student population has a significant effect on the makeup of the neighborhood. The large number of college age residents, large number of non-family households, and low ownership rates attest to this resident group. Surprisingly, the average rent is close to the Lincoln average, where as the median value of owner occupied housing is quite different. This statistic supports the assumption that there is a demand for rental housing in the neighborhood.

Age Distribution

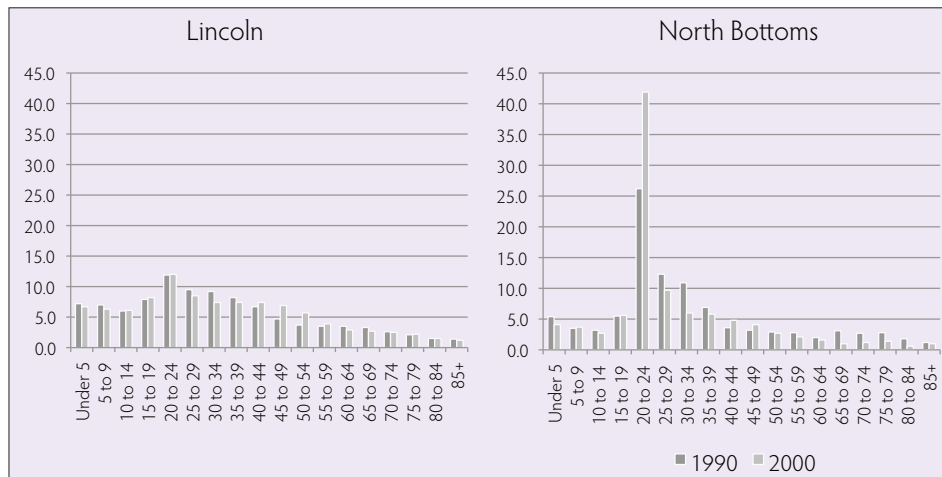


figure 3.1, U.S. Census Information, 1990-2000 Lincoln and North Bottoms Age Distribution

Gender Distribution

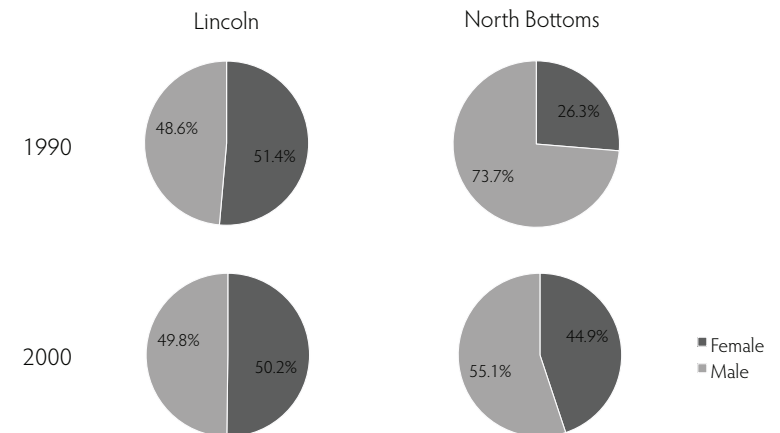


figure 3.2, U.S. Census Information, 1990-2000 Lincoln and North Bottoms Gender Distribution

**THE NORTH BOTTOMS:
A PARTICIPATORY REDEVELOPMENT & SUSTAINABLE COMMUNITY ENGAGEMENT PROCESS**

Non-family households have been rising in the neighborhood and family households declining, suggesting that although the city and many residents desire single-family housing it is not the type of residential that the market supports. The two poorly received proposals submitted for the city's IFRP in the North Bottoms addressed these market demands with inexpensive rental apartment-style housing. Although this was the program that was needed in the neighborhood, these proposals did not appropriately address the scale or context of the neighborhood and were turned down by the Urban Development Department. Future proposals need to continue to address this demand in the market, but in a way sensitive to surrounding context and desires of the city and residents.

“The truth is that while it is commercial development which shapes the city, it is in the hands of those who have no interest in using their powers for the long-term future. The commercial developers are in business to respond to opportunities. They are not interested in, or equipped for planning cities. Yet that is just what they are doing by default” (Sudjic 1992, 53).

Local commercial development entities need to begin looking more closely at the population they will serve, needs and desires of those communities, and methods for more effective communication and design to achieve appropriate outcomes and long-term success.

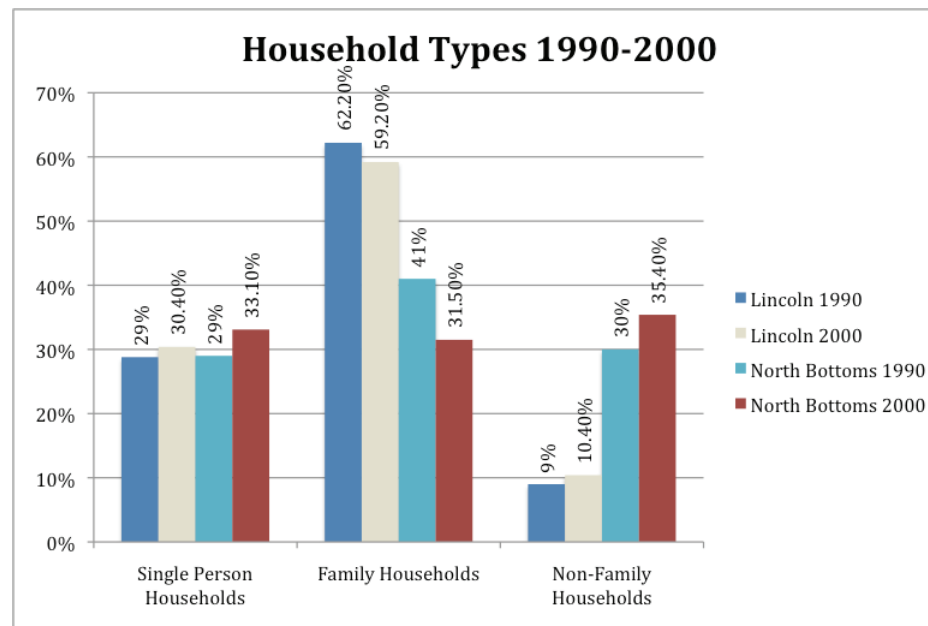


figure 3.3, U.S. Census Information, 1990-2000 Lincoln and North Bottoms Household Types

**THE NORTH BOTTOMS:
A PARTICIPATORY REDEVELOPMENT & SUSTAINABLE COMMUNITY ENGAGEMENT PROCESS**

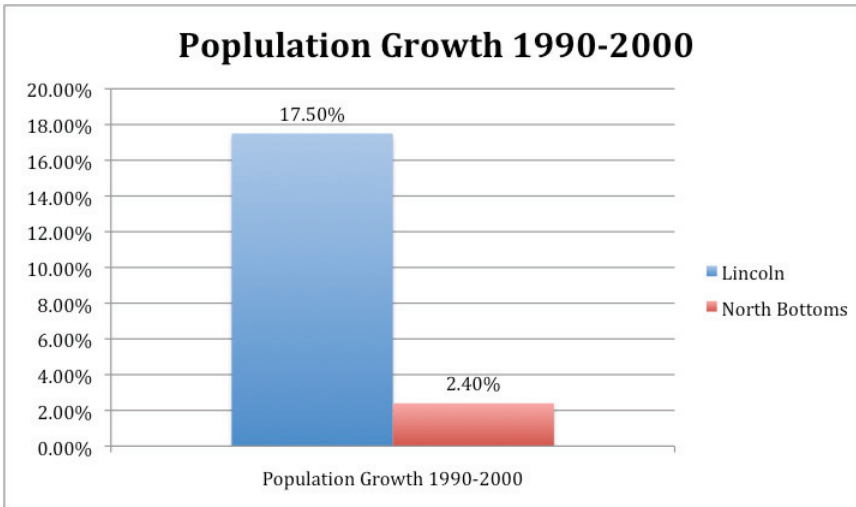


figure 3.4 U.S. Census Information, 1990-2000 Lincoln and North Bottoms Population Growth

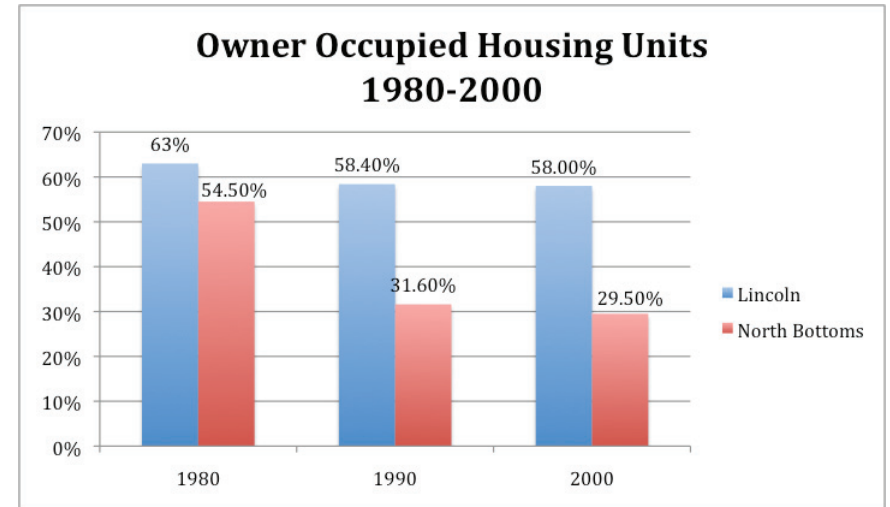


figure 3.5, U.S. Census Information, 1980-2000 Lincoln and North Bottoms Owner Occupied Housing Units

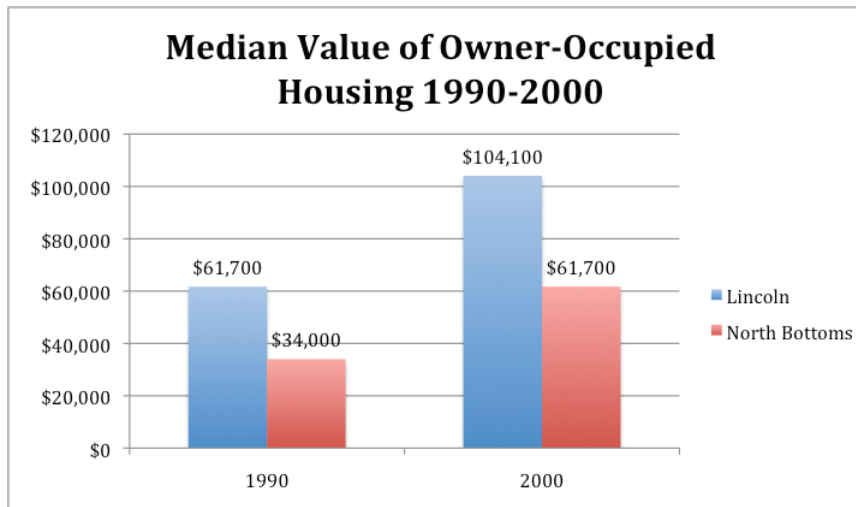


figure 3.6, U.S. Census Information, 1990-2000 Lincoln and North Bottoms Median Value of Owner-Occupied Housing

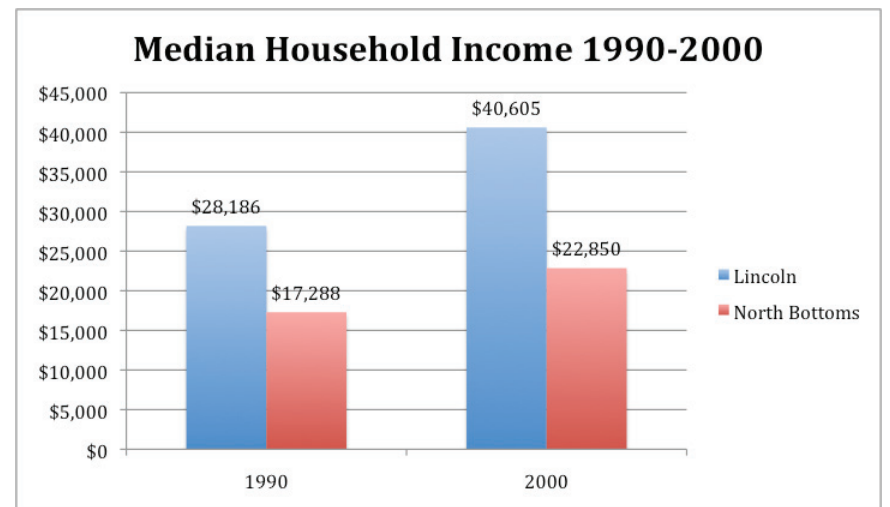


figure 3.7 U.S. Census Information, 1990-2000 Lincoln and North Bottoms Median Household Income

THE NORTH BOTTOMS: A PARTICIPATORY REDEVELOPMENT & SUSTAINABLE COMMUNITY ENGAGEMENT PROCESS

DEVELOPMENTS IN THE NORTH BOTTOMS

The Lincoln Department of Urban Development posted an IFPR (Invitation for Redevelopment Proposals) for redevelopment contained within the designated Antelope Valley site and also including some directly adjacent “neighborhoods such as the North Bottoms, Clinton, Malone/Hawley, Woods Park, Near South” (Lincoln Urban Development 2003, 72). This IFPR was posted for open-ended bids on February 17, 2008 and since that time there has been a staggering lack of activity for the North Bottoms Neighborhood.

Though two proposals were considered unofficially, neither was pursued. One proposal was declined because of the high density proposed. It was deemed incompatible with the traditional single family homes of the neighborhood, but also because of the “slip-in” and design that was poorly thought out and perceived by Urban Development to be a potential nuisance to a neighborhood that is already dealing with disorderly and unkempt households populated with students who have neither long-term interest nor investment in the neighborhood. These decisions of the Planning Department and the opinion of David Landis, the Director of Urban Development, indicate that development preference will be given to single-family housing and designs that carefully consider the context of the neighborhood.

Supporting this preference of the Urban Development Department, the most recent redevelopment project to actually be completed in the North Bottoms was Creekside Village, a low-density single-family development. This project although providing the much desired single family housing also lacked a shared overall vision and experienced foreshortened public participation that caused problems during its design and construction. Considerable tension was experienced between developer and residents which only further highlights the importance of giving the public process due time and attention (Landis 2010). Adequate time and attention with residents should not only be a requirement for development, but a valuable resource to draw from. The development of a program, site selection for infill or renovation, and benefits of social capital to the community all result with higher levels of community engagement. Although program of this type was desired in the neighborhood, the potential for this project was not met due to these communication issues.

THE NORTH BOTTOMS:
A PARTICIPATORY REDEVELOPMENT & SUSTAINABLE COMMUNITY ENGAGEMENT PROCESS

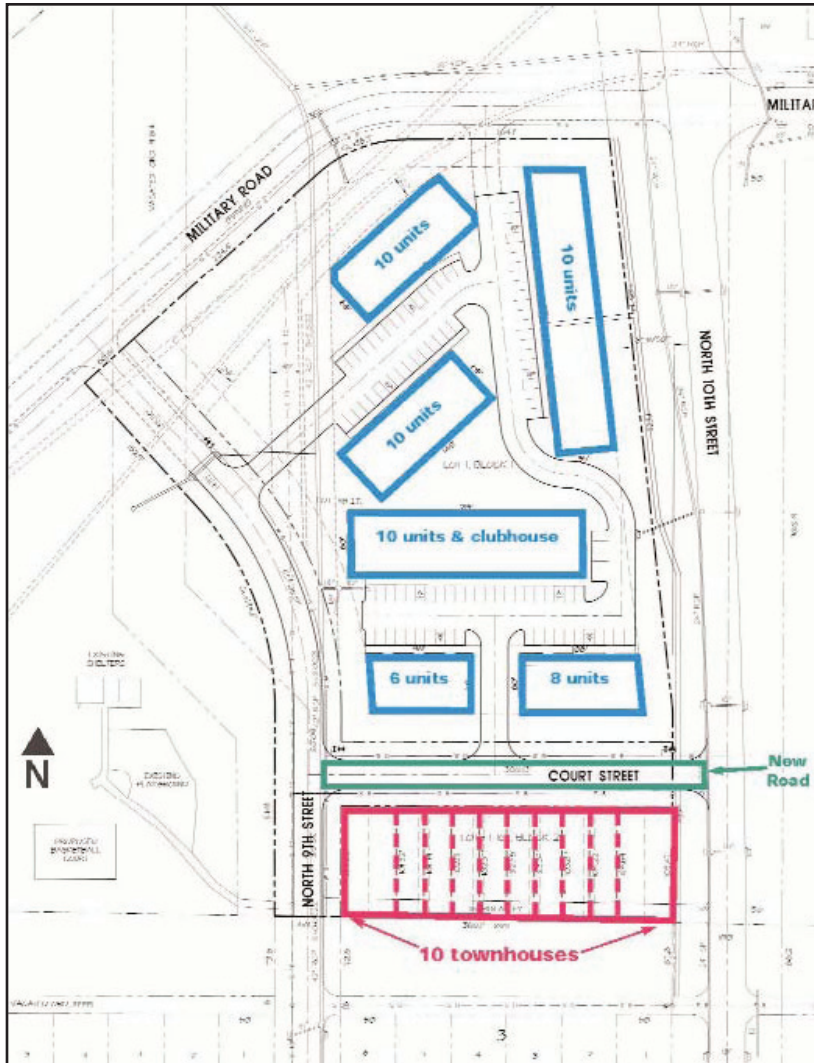


figure 3.8, Hoppe Homes, Creekside Village Development Plan



figure 3.9, Hoppe Homes, Creekside Village Standard Housing



figure 3.10, Hoppe Homes, Creekside Village Under Construction

THE NORTH BOTTOMS: A PARTICIPATORY REDEVELOPMENT & SUSTAINABLE COMMUNITY ENGAGEMENT PROCESS

SITE INVENTORY

The North Bottoms neighborhood was surveyed and the state of all properties was recorded to establish viable sites for redevelopment. Residents' lack of trust with city government suggests that development of only currently available sites should be considered. From informal discussion with residents at the community meeting, it is clear there is a true fear of eminent domain in the neighborhood.

These sites viable parcels were then considered against current zoning, neighborhood resources, traffic and lot visibility, future land use, current areas of reinvestment in the neighborhood, public transportation routes, and walking distance from entry points into the neighborhood. All of these factors were deemed major concerns for the potential success of any redevelopment to take place on a site and also the ability to encourage future surrounding development.

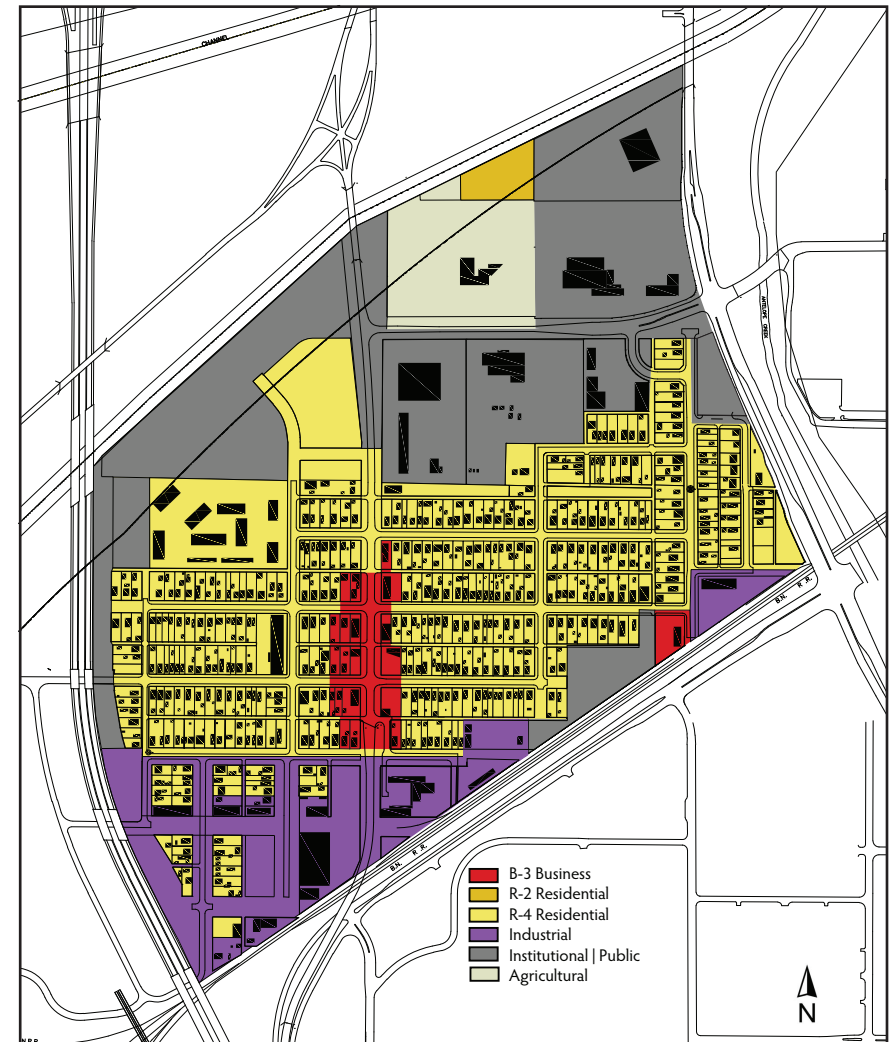


figure 3.11 - Current North Bottoms Zoning Plan

THE NORTH BOTTOMS:
A PARTICIPATORY REDEVELOPMENT & SUSTAINABLE COMMUNITY ENGAGEMENT PROCESS

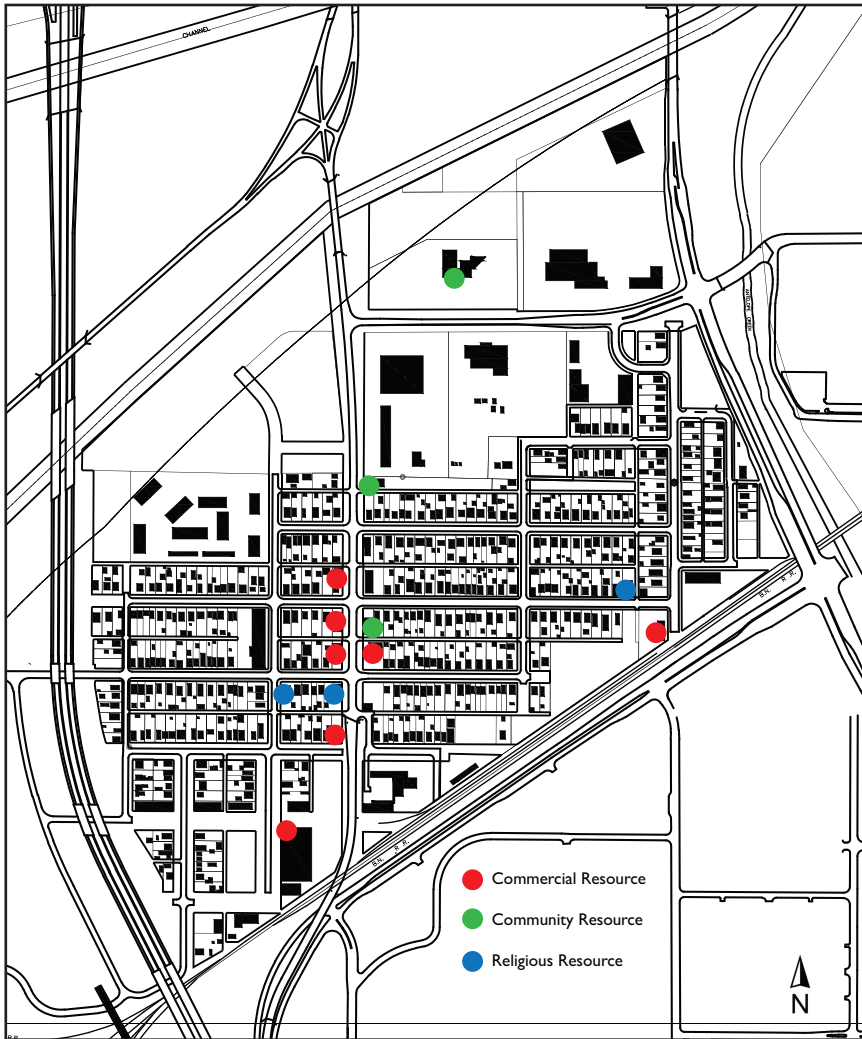


figure 3.12 - North Bottoms Neighborhood Resources

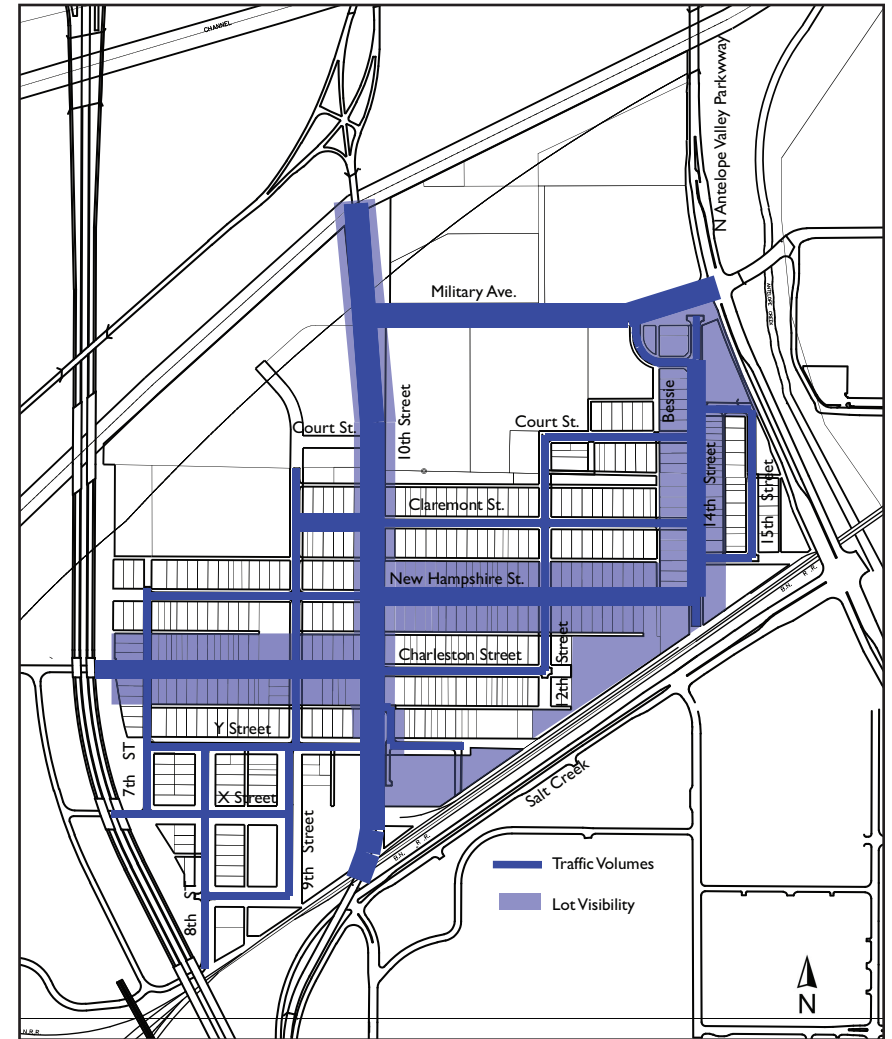


figure 3.13 - North Bottoms Automobile Traffic and Lot Visibility

THE NORTH BOTTOMS:
A PARTICIPATORY REDEVELOPMENT & SUSTAINABLE COMMUNITY ENGAGEMENT PROCESS

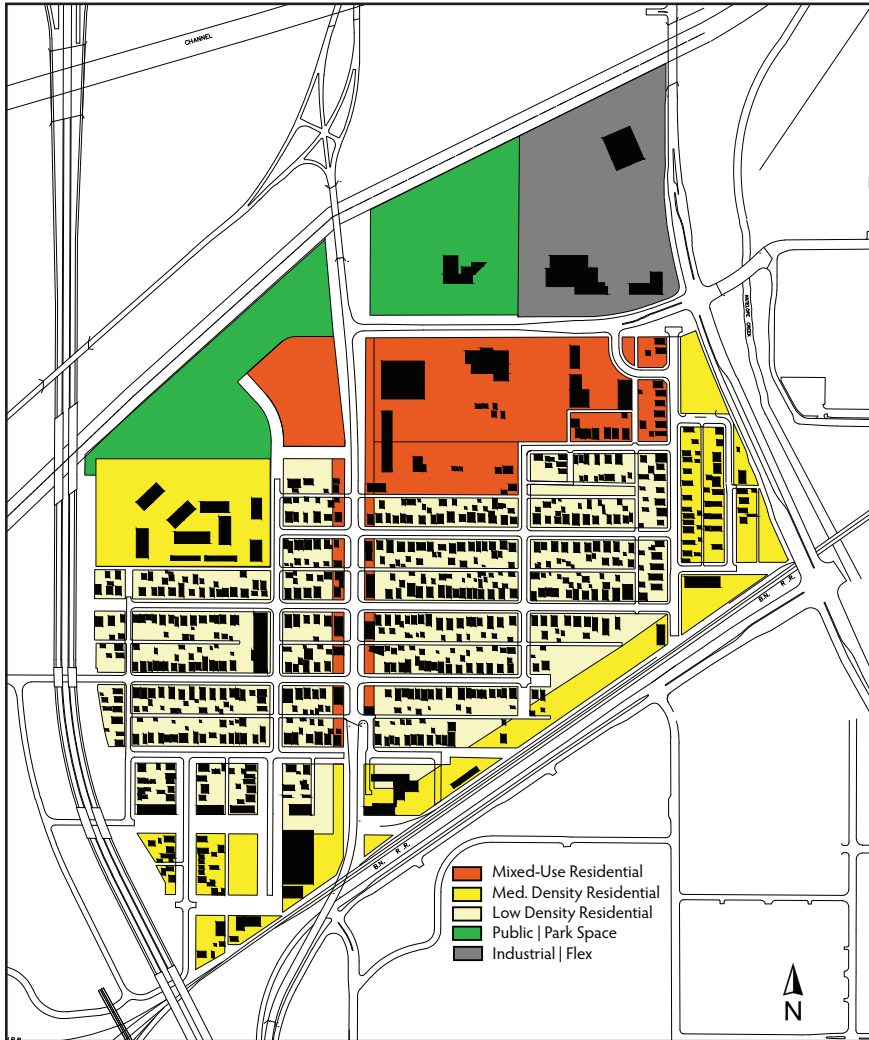


figure 3.14 - North Bottoms Future Land Use Plan

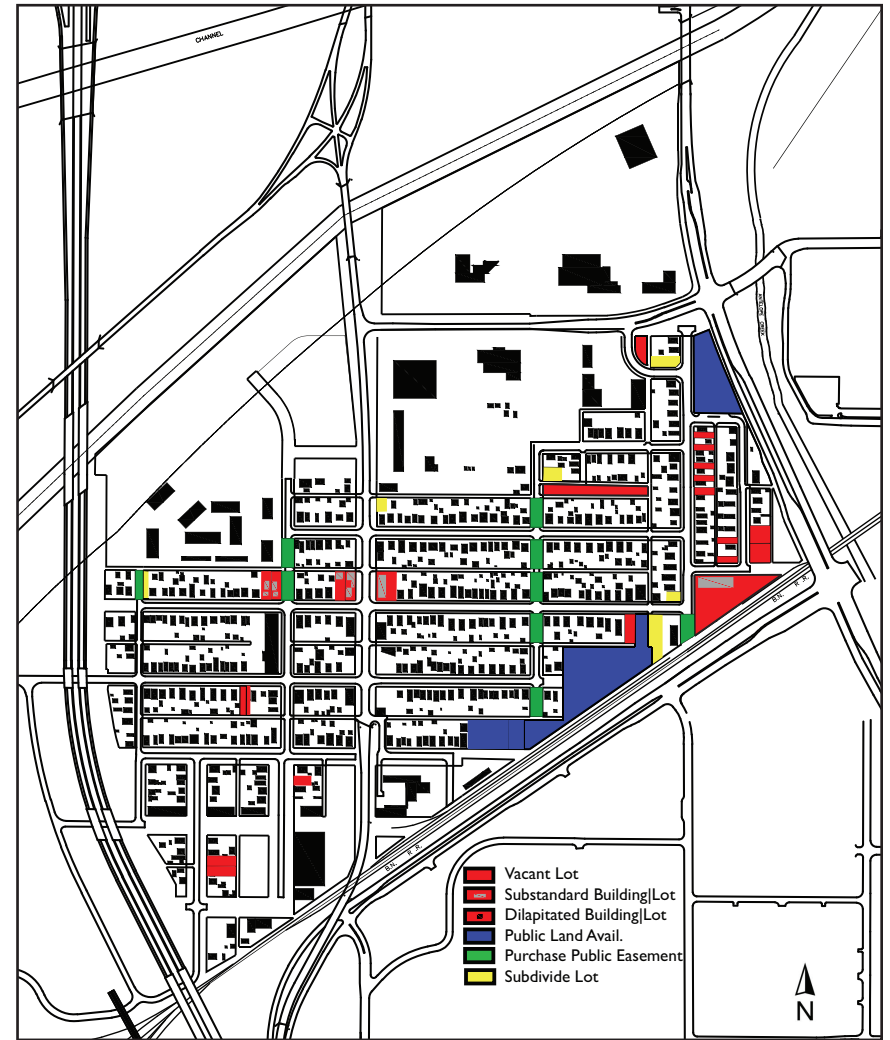


figure 3.15 - North Bottoms Viable Lot Inventory

**THE NORTH BOTTOMS:
A PARTICIPATORY REDEVELOPMENT & SUSTAINABLE COMMUNITY ENGAGEMENT PROCESS**

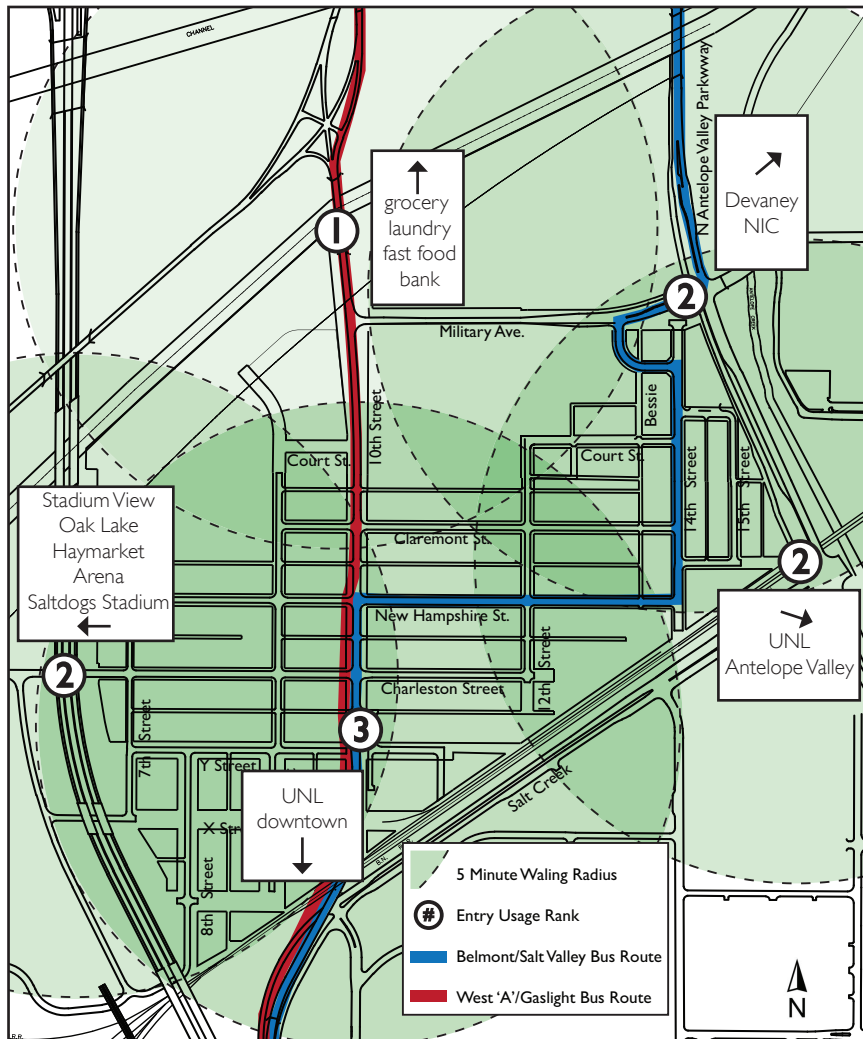


figure 3.16 North Bottoms Access Point Walkability and Public Transportation

Public transportation access and walkability of the neighborhood were considered when choosing the region of the North Bottoms neighborhood to place the potential redevelopment site.

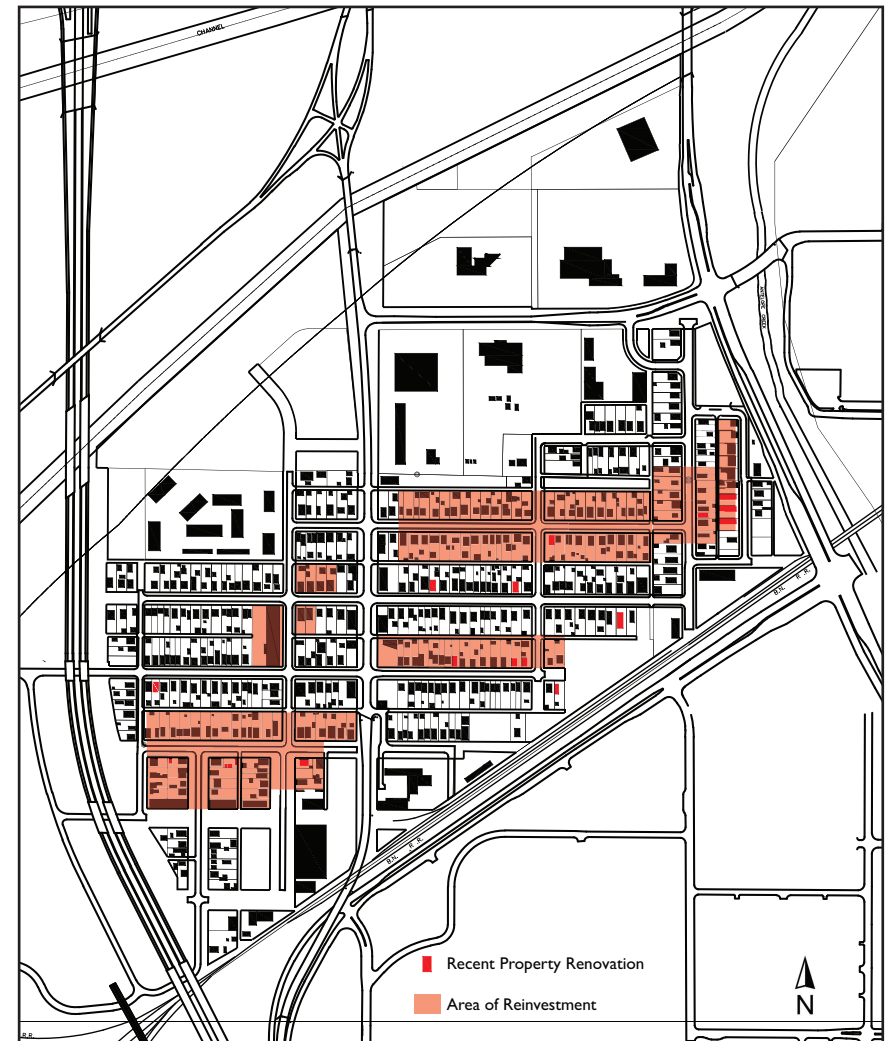


figure 3.17, North Bottoms Properties and Areas of Reinvestment

Redevelopment as well as well-kept areas of the neighborhood were taken into consideration when placing the potential redevelopment site because of catalytic potential.

THE NORTH BOTTOMS:
A PARTICIPATORY REDEVELOPMENT & SUSTAINABLE COMMUNITY ENGAGEMENT PROCESS

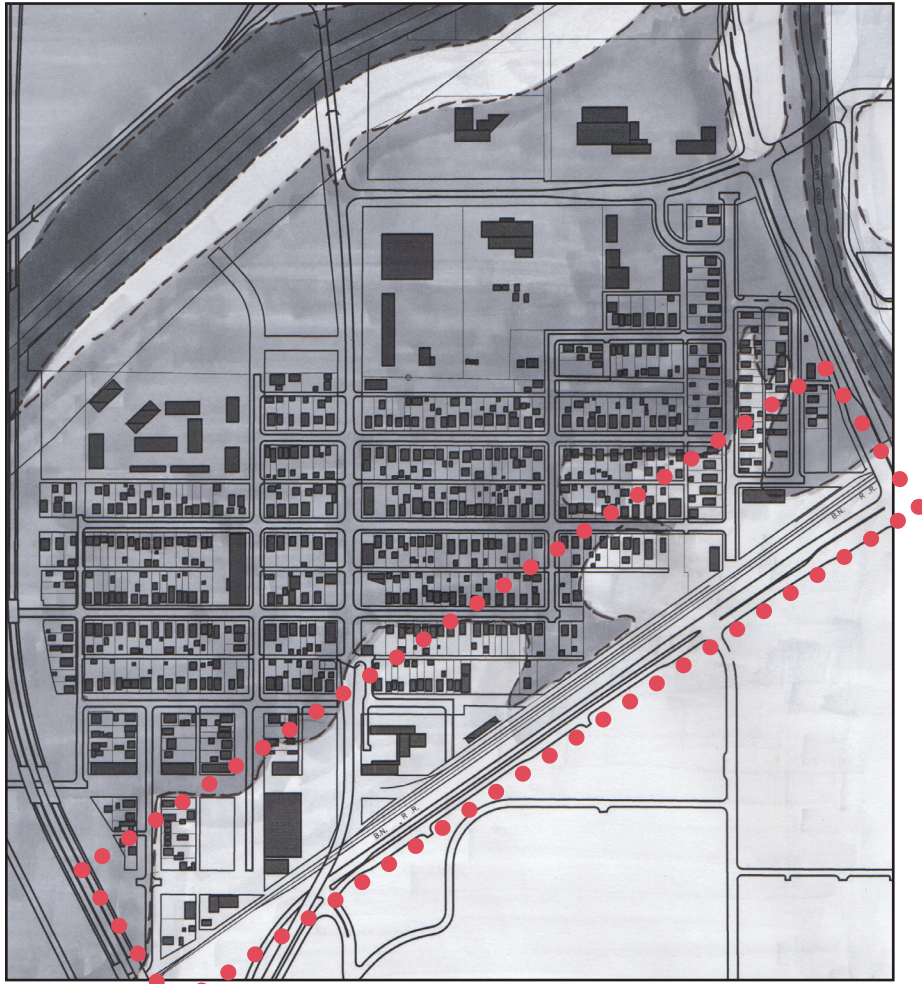
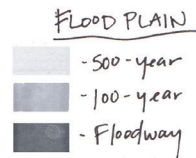


figure 3.18, Minimal Floodplain Effect in North Bottoms



Preference was also given to parcels located out of the 100-year floodplain. Difficulty designing on these site and the necessity of flood insurance both act as deterrants to development in these areas and minimize catalytic potential for surrounding developments.

THE NORTH BOTTOMS: A PARTICIPATORY REDEVELOPMENT & SUSTAINABLE COMMUNITY ENGAGEMENT PROCESS

Besides the neighborhood site inventory, development site selection for the project also incorporated participant input from the Visual Preference Survey which had indicated desire for development in the central and south portions of the neighborhood.

Final development site selection criteria included:

- Visibility from roadways
- Proximity to Bus Routes
- Proximity to areas of reinvestment
- Proximity to neighborhood resources
- Proximity to neighborhood entry points
- Adjacency to additional lots for re-platting and larger development opportunities
- Preference to parcels located out of the 100-year floodplain
- Location in the south or central areas of the neighborhood according to the Visual Preference Survey results

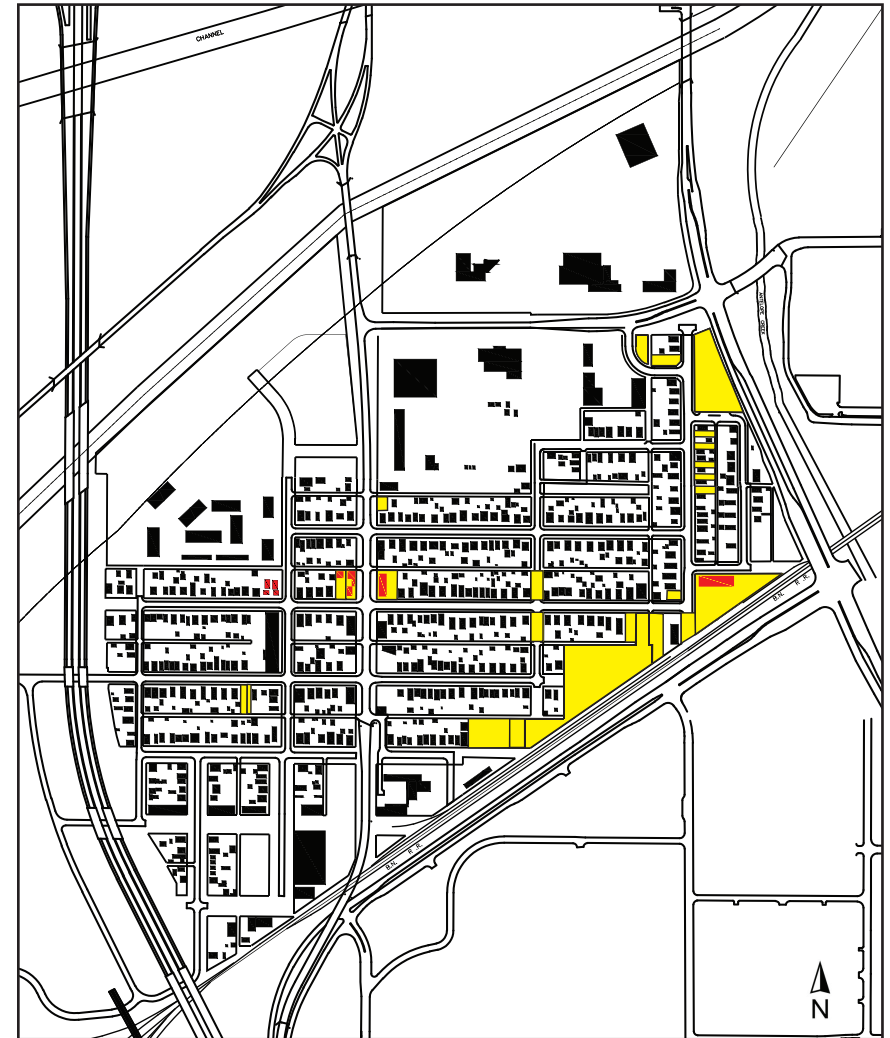


figure 3.19 North Bottoms Potential Sites for Redevelopment

**THE NORTH BOTTOMS:
A PARTICIPATORY REDEVELOPMENT & SUSTAINABLE COMMUNITY ENGAGEMENT PROCESS**

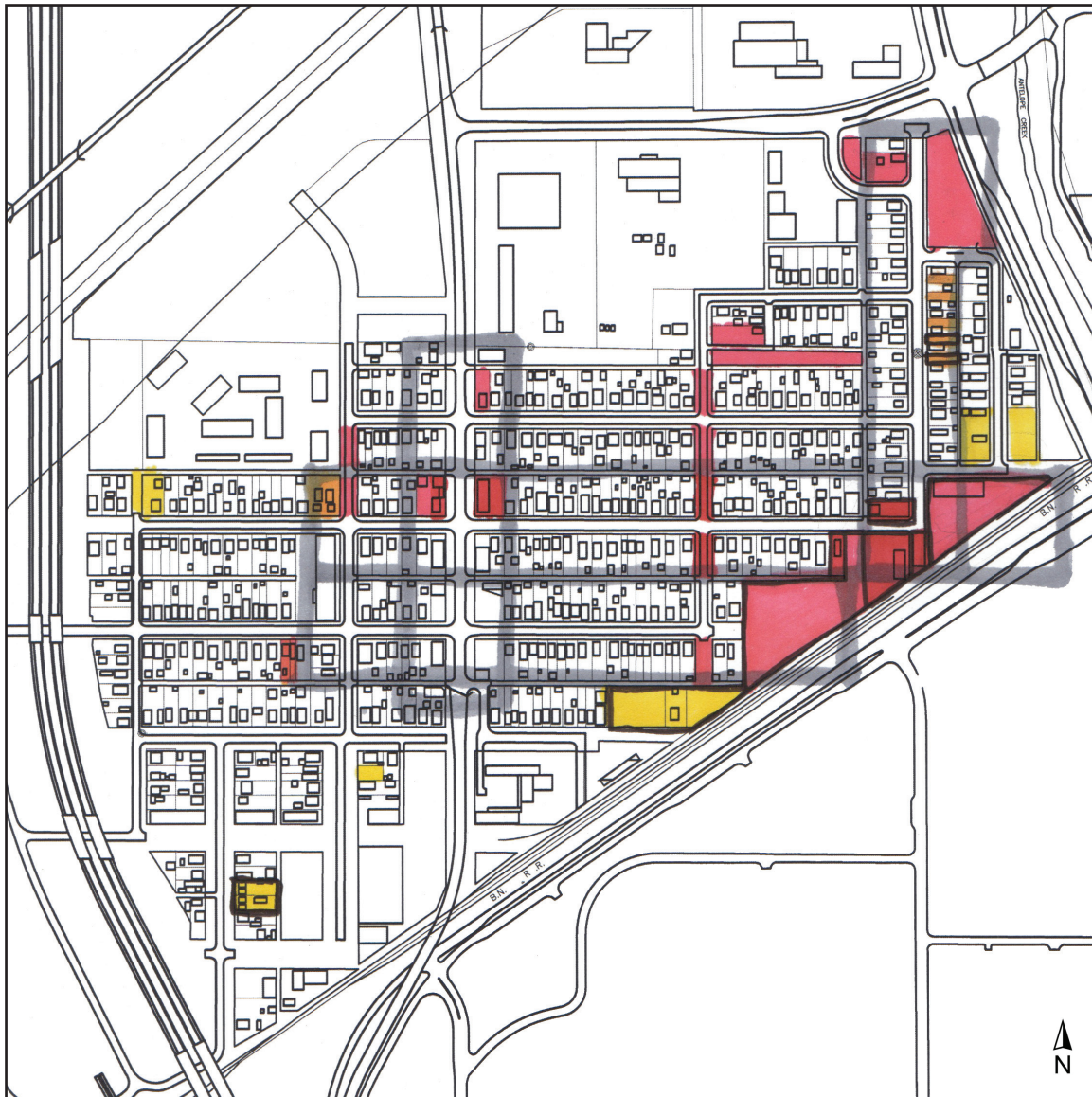


figure 3.20, Viable Parcel Potential Site Ratings

This site selection preferences from the survey results along with other site variables from the analysis concluded that the Salem Oil lot on 14th Street was the most viable site. This was determined though adding all the previously mentioned variable together numerically and then grouping those values into four categories; low, average, above average, and high in terms of site potential.

Not only does this site have close proximity to transportation lines, a majority of the neighborhood entry points, neighborhood resources, and areas of current redevelopment in the neighborhood.

- POTENTIAL SITE RATING
walkability + vehicle access + bus routes
- - HIGH
 - - ABOVE AVERAGE
 - - AVERAGE
 - - LOW
 - - ONLY 500-YR FLOODPLAIN
 - - VISUAL "DISTRICTS"

THE NORTH BOTTOMS:
A PARTICIPATORY REDEVELOPMENT & SUSTAINABLE COMMUNITY ENGAGEMENT PROCESS



figure 3.21, Selected North Bottoms Parcel for Redevelopment

Once the site was selected, analysis for proposed development included relationships to surrounding context, access points and visibility into the site, and organization of program elements to maximize awkward parcel dimensions and development potential.

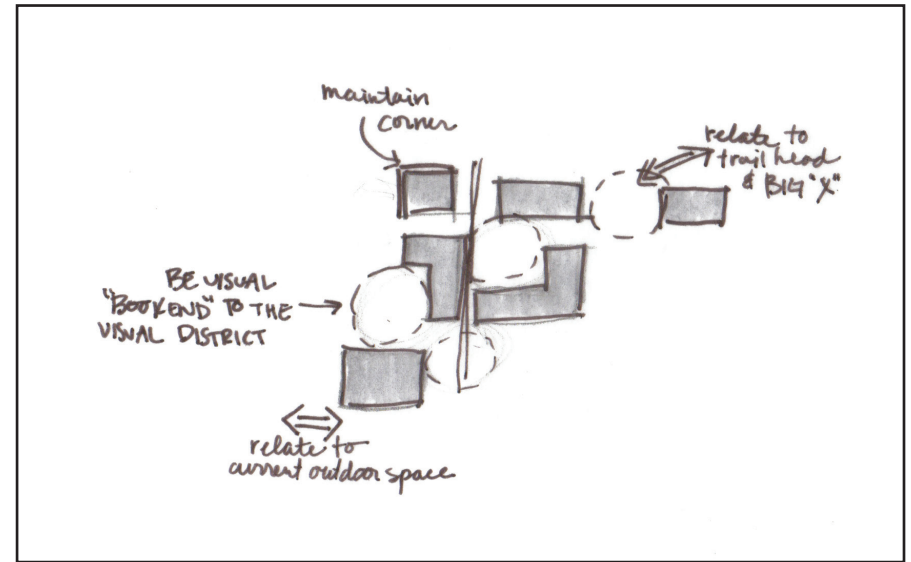


figure 3.22, Figure Ground Relation to Context

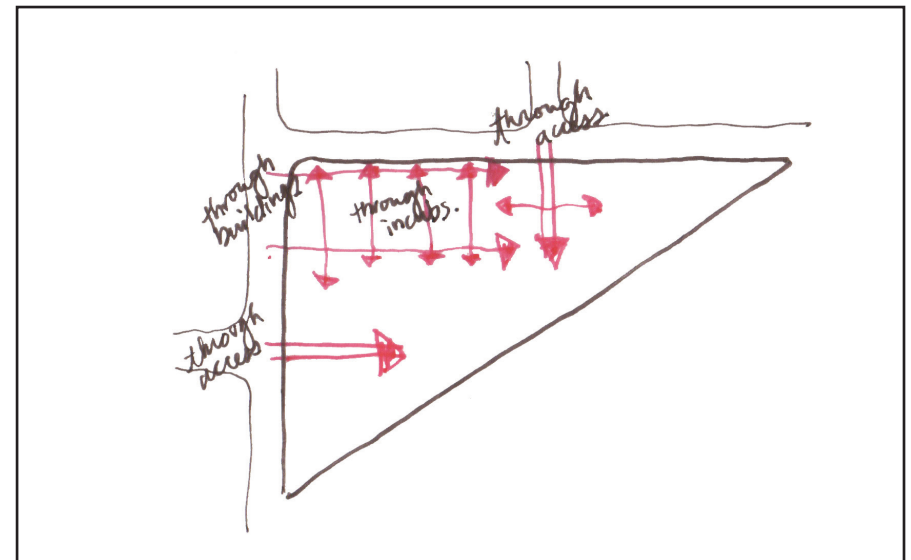


figure 3.23 Major & Minor Access on Site

THE NORTH BOTTOMS:
A PARTICIPATORY REDEVELOPMENT & SUSTAINABLE COMMUNITY ENGAGEMENT PROCESS

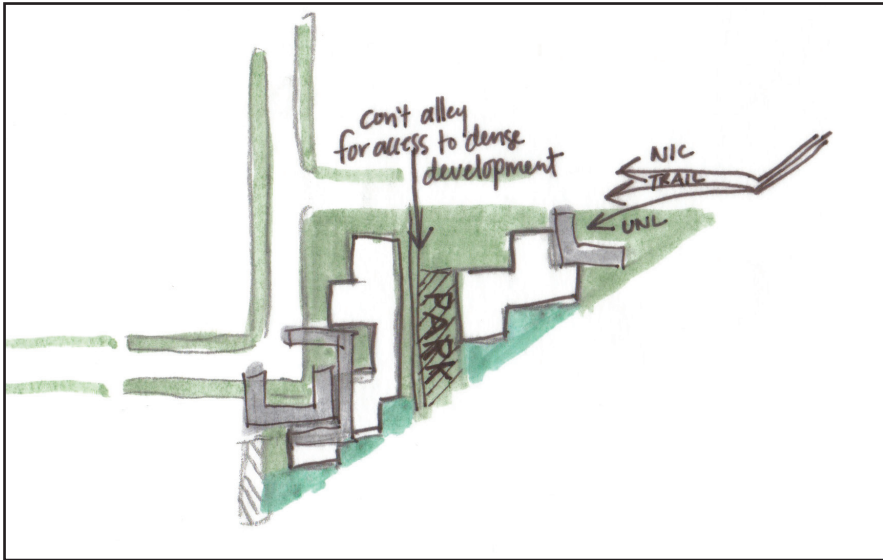


figure 3.24, Site Analysis - Green Space & Access

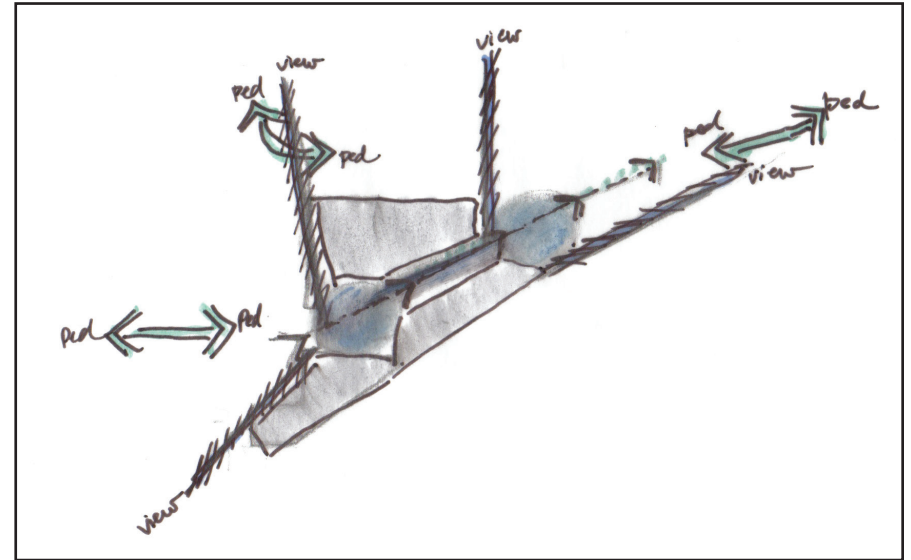


figure 3.25, Major Pedestrian Traffic & View Corridors

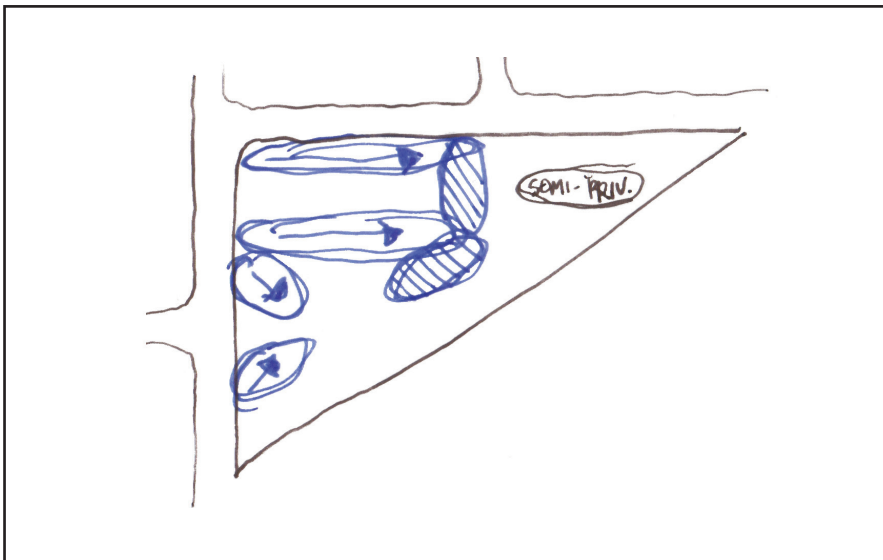


figure 3.26, Major Public & Semi-Private Outdoor Spaces

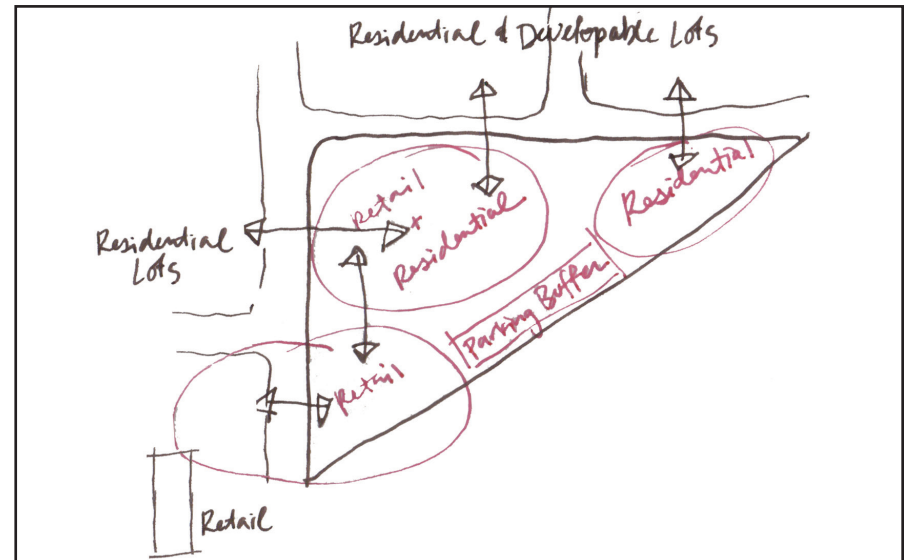


figure 3.27, Relationship of Program to Neighborhood Context

THE NORTH BOTTOMS: A PARTICIPATORY REDEVELOPMENT & SUSTAINABLE COMMUNITY ENGAGEMENT PROCESS

When placement of major program was determined, focus was given to one structure on the site for further design. Based on demand for rental housing, desire of resident for additional businesses and services, and the proximity to other employment districts such as UNL, the downtown, and Nebraska Innovation Campus, it was decided that a highly mixed-use program was ideal. By breaking up this structure into smaller units and alternating the facade, the design was able to remain contextual with narrow parcels found in the North Bottoms while still accomodating the desired program.

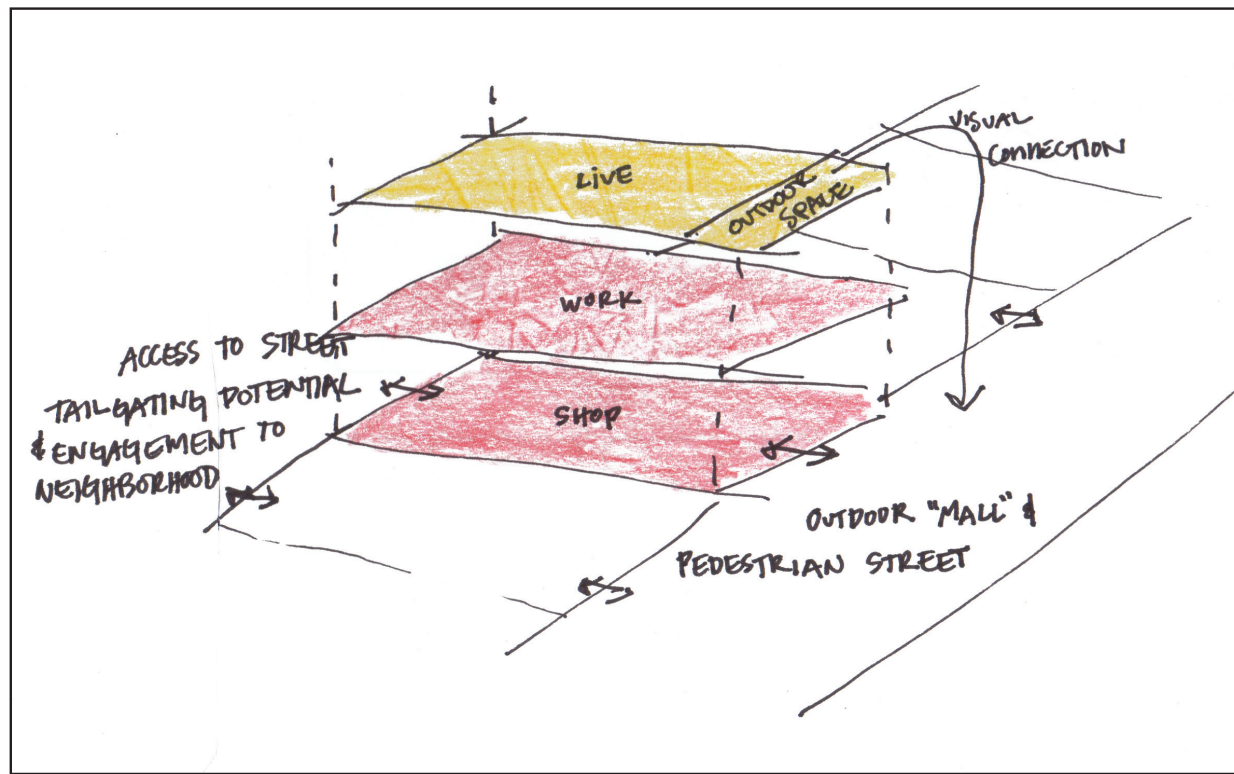


figure 3.28 Live/Work/Shop Relationship to Site Diagram

ARCHITECTURE PRECEDENTS

THE NORTH BOTTOMS: A PARTICIPATORY REDEVELOPMENT & SUSTAINABLE COMMUNITY ENGAGEMENT PROCESS

FINAL ARCHITECTURE PRECEDENTS

With a variety of design difficulties in the neighborhood such as parking and unkempt properties, there was a definite need to capitalize on the most positive aspects of the neighborhood. A design that utilized well-established foliage in the neighborhood, embraced street activity, specifically that of UNL students, and encourage a higher density to maximize the catalytic effect of a development. Design goals of the proposed development included a site and buildings that not only fit into the context of the neighborhood but also maximize the catalytic potential of the site. This catalytic potential would be realized in increased renovation and redevelopment, increased social interaction and communication in the neighborhood, and increased density of neighborhood.

After results of the survey were considered for both aesthetic preferences and program, and low ranking images were taken into account, a new list of residential examples was developed. This collection of images and basic information about the projects is presented on the Social Capacity website for further input from the residents and city.

These final architectural precedents directly influenced design of the proposed development. A mixed-use development was determined to be the most appropriate program for the selected site. The precedents listed are predominantly mixed-use and display architectural styles or elements determined to be most appropriate for the neighborhood.

THE NORTH BOTTOMS: A PARTICIPATORY REDEVELOPMENT & SUSTAINABLE COMMUNITY ENGAGEMENT PROCESS

Building 115

Architect: Graham Baba Architects

Location: Seattle, Washington

Project Area: 2,640 f²

Project Year: 2009

This small-scale precedent included 1 retail space, 2 commercial offices, and 1 residential unit. As a live/work space this example incorporates multiple desired uses in the North Bottoms at a scale that would preserve the context of the neighborhood. Much like the North Bottoms, this building works to address the adjacent industrial zone and in an attempt to promote community engagement there is strong transparency to street activity.



figure 4.1

Glass Lofts

Architect: Front Studio Architects

Location: Pittsburgh, Pennsylvania

Project Area: 39,000 f²

Project Year: 2010

This mixed-use development truly engages the whole site to promote social interaction and engaging public spaces and is the main component of a community revitalization project. Residential design is both cost-effective in this example and conducive to the site constraints dealt with in the proposed development for the North Bottoms.



figure 4.2

THE NORTH BOTTOMS: A PARTICIPATORY REDEVELOPMENT & SUSTAINABLE COMMUNITY ENGAGEMENT PROCESS

Nitehawk Cinema and Apartments

Architect: Caliper Studio
Location: Brooklyn, New York
Project Area: 23,000 ft²
Project Year: 2009

A mixed-use project including a movie theater, bar, commercial kitchen, warehouse space in the basement, and three floors of residential apartments. Treatment of the façade and residential wayfinding through this complex and outdoor access were the examples taken from this precedent.



figure 4.3

SOL Net-Zero Community

Architect: KRDB Architects
Location: Austin, Texas
Project Area: 40 residences on 5.5 acres, 550 ft² - 1800 ft² per unit
Project Year: 2009

This residential development focuses on dense and cost-effective solutions for single-family homes, which is also a major desire for the North Bottoms neighborhood. Also like the North Bottoms, this development looks to capitalize on the proximity to downtown, public transportation, and close amenities. The SOL Net-Zero Community intent was to create a “model development of a sustainable community that integrates social, economic and ecological components to create a holistic community”



figure 4.4

THE NORTH BOTTOMS: A PARTICIPATORY REDEVELOPMENT & SUSTAINABLE COMMUNITY ENGAGEMENT PROCESS

Southeastern Glass Building

Architect: Sanders Pace Architecture

Location: Knoxville, Tennessee

Project Area: 26,150 ft²

Project Year: 2010

This mixed-use development utilized a unique façade that modernized the structure but respected the history of the building and district. Vertical circulation and outdoor space were also referenced during the design of the North Bottoms development.



figure 4.5

The Western Terp

Architect: LEVS Architecten

Location: Uithuizen, The Netherlands

Project Area: 6,350 m²

Project Year: 2009

The use of brick, a desired material in the North Bottoms, and the massing scheme were taken as examples for the development proposed in this project. The simplicity of design, attention to details, and inclusion of communal activity spaces was also noted.



figure 4.6

THE NORTH BOTTOMS: A PARTICIPATORY REDEVELOPMENT & SUSTAINABLE COMMUNITY ENGAGEMENT PROCESS

University of Iowa BioVentures Center

Architect: OPN Architects

Location: Coralville, Iowa

Project Area: 80,000 ft²

Project Year: 2009

This facility acted as a precedent for the incubator spaces included in the proposed program. Smaller open-plan spaces were designed for biotech, academic, or retail start-ups. Like desires for the North Bottoms, this facility was designed to encourage collaboration and to act as a catalyst for the site and surrounding area. The massing and materials of the building were designed to fit in to the smaller scale and agricultural vernacular present in the surrounding context.



figure 4.7

ARCHITECTURE PROPOSAL

THE NORTH BOTTOMS: A PARTICIPATORY REDEVELOPMENT & SUSTAINABLE COMMUNITY ENGAGEMENT PROCESS

Program Selection

Program selection was also based on a plan analysis, site analysis and survey findings. Zoning and future land use outlined in various city and neighborhood documents such as the Lincoln Comprehensive Plan - LPlan 2040, the Antelope Valley Plan and the North Bottoms Focus Area Action Plan were also considered. Site analysis included compatibility with surrounding buildings and uses, location in the flood plain, and size compatibility with available parcels were considered in the site selection, and desired program outlined by the Lincoln Planning Department. In the survey residents favored first open space, then commercial, and finally residential. Within the open space group, larger sidewalks were preferred. In commercial developments, restaurants were the preferred option. In residential, two-bedroom single-family homes were preferred. In addition to the survey, there has been a rise of demand for one and two-bedroom rentals in the neighborhood to support the student base.

Programming was influenced by the direction proposed by the city through long-range plans for the city, Antelope Valley and the North Bottoms neighborhood and community feedback. The design component of the project was significantly influenced by the surrounding transportation infrastructure and the scale and pattern of the surrounding neighborhood. Massing and height of structures on the site and the layout of public spaces were addressed for the entire site. Further aesthetic consideration given to the building types contained on the site was based on community feedback. The incubator live/work spaces were the central focus in the proposed design and displayed on the Social Capacity site with greater detail.

THE NORTH BOTTOMS: A PARTICIPATORY REDEVELOPMENT & SUSTAINABLE COMMUNITY ENGAGEMENT PROCESS

Aesthetics

The final program developed for the site included a combination of open space, commercial, and housing.

Open Space

Public: 15,000 f²

Private: 20,000 f²

Residential

Apartment: 19,000 f²

Single-Family: 7,000 f²

Commercial

Retail/Restaurant: 20,000 f²

Incubator: 10,400 f²

Office: 18,000 f²

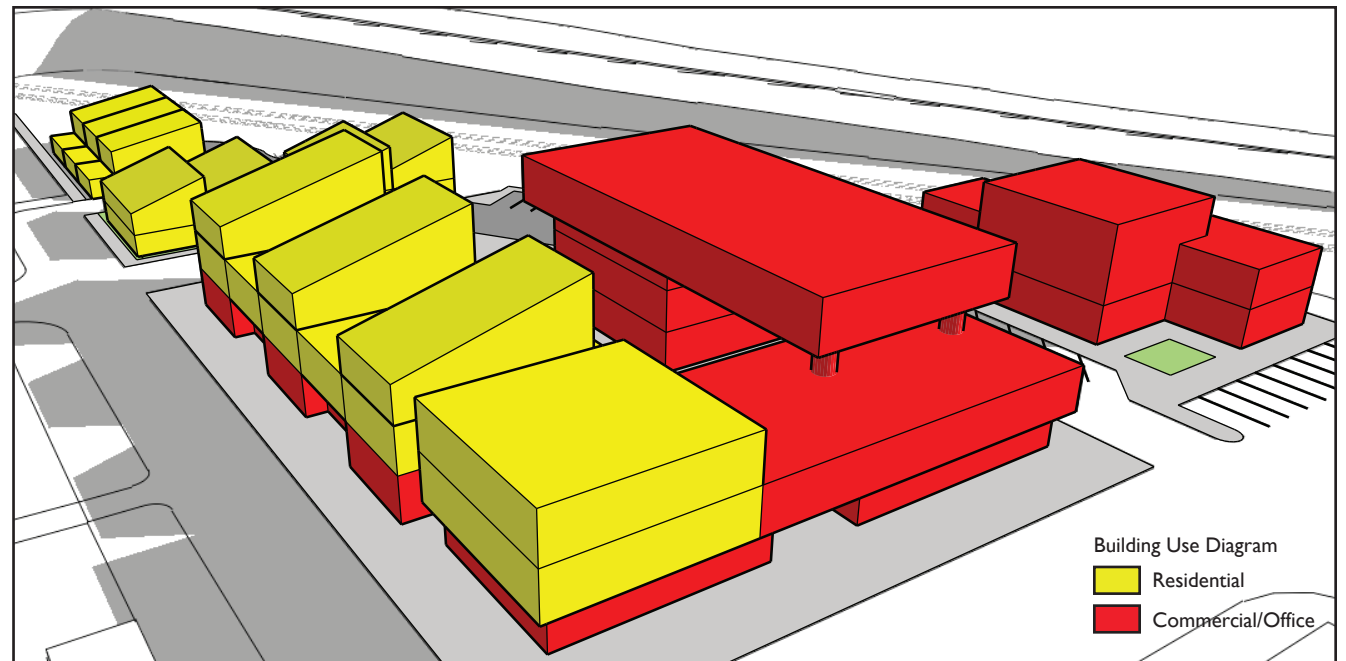


figure 5.1, Program Massing Diagram

THE NORTH BOTTOMS:
A PARTICIPATORY REDEVELOPMENT & SUSTAINABLE COMMUNITY ENGAGEMENT PROCESS



figure 5.2, Mixed-Use Development Site Plan and Program Locations

THE NORTH BOTTOMS: A PARTICIPATORY REDEVELOPMENT & SUSTAINABLE COMMUNITY ENGAGEMENT PROCESS

DESIGN STRATEGY

The Visual Preference Survey strongly supported development of the aesthetics for the proposed redevelopment. A variety of architectural styles were presented to the North Bottoms neighborhood for feedback in the Neighborhood Visual Preference Survey. Examples of traditional and more modern residences were presented with a variety of massing types, heights, setbacks, and materials. Although it was attempted to present a diverse selection to the group, reaction to this section of the survey received the most negative overall responses. The images that received the most positive responses were more traditional in nature and often closely related to current housing in the neighborhood. Conclusions from the survey directed design to a style that is traditional enough to fit into the context of the neighborhood but universal enough to attract a diversity of new residents. A final design incorporating pitched roofs and more narrow facades that pushed and pulled from the street maintained a contextual relationship to surrounding properties. Multiple balconies and roof decks mimicked the common front porches of the neighborhood in a more modern context.

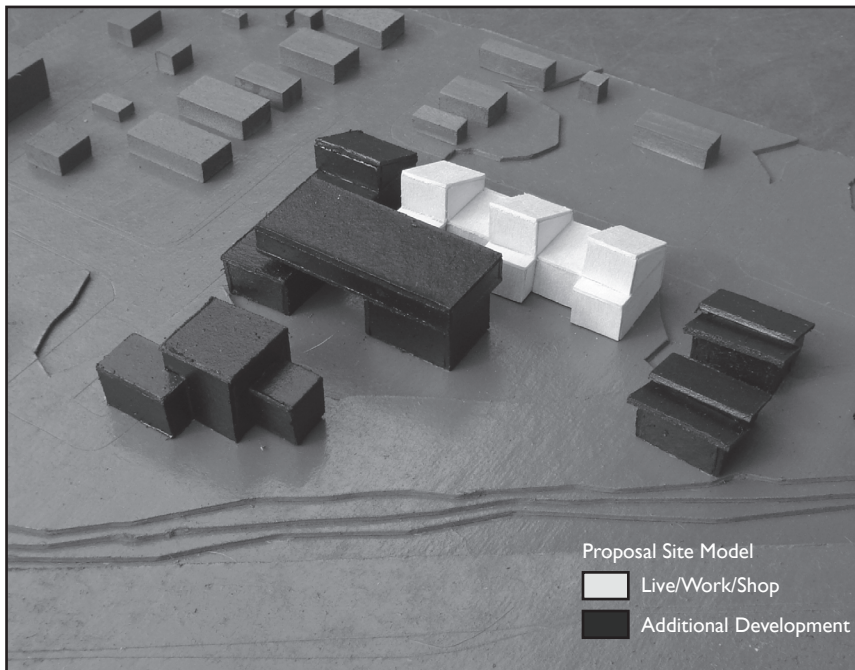


figure 5.3, Mixed-Use Development Site Model, Building of Focus

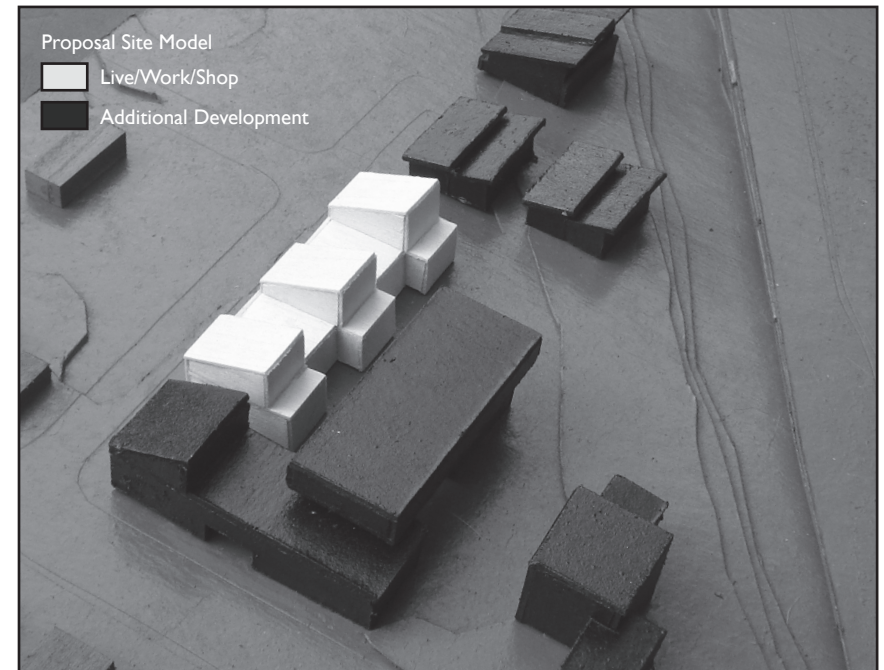


figure 5.4, Mixed-Use Development Site Model, Building of Focus

THE NORTH BOTTOMS:
A PARTICIPATORY REDEVELOPMENT & SUSTAINABLE COMMUNITY ENGAGEMENT PROCESS

Retail engages the street directly through both direct access and visibility. This strategy promotes walkability of the site and in combination with the mix of uses on the site helps to promote constant activity and a sense of community.



figure 5.5, Mixed-Use Development Perspective, 14th & New Hampshire Streets

THE NORTH BOTTOMS:
A PARTICIPATORY REDEVELOPMENT & SUSTAINABLE COMMUNITY ENGAGEMENT PROCESS



figure 5.6, Mixed-Use Development Perspective, 14th & Claremont Streets

Alternating materials further break down the scale of the project. These materials include brick, siding, glass, and more natural wood siding, all materials ranked highly in the North Bottoms Visual Preference Survey.

THE NORTH BOTTOMS:
A PARTICIPATORY REDEVELOPMENT & SUSTAINABLE COMMUNITY ENGAGEMENT PROCESS



figure 5.7, Mixed-Use Development Perspective, Live/Work/Shop Spaces Interior Courtyard Aerial

THE NORTH BOTTOMS:
A PARTICIPATORY REDEVELOPMENT & SUSTAINABLE COMMUNITY ENGAGEMENT PROCESS



figure 5.8 Mixed-Use Development Perspective, Live/Work/Shop Spaces Interior Courtyard

THE NORTH BOTTOMS:
A PARTICIPATORY REDEVELOPMENT & SUSTAINABLE COMMUNITY ENGAGEMENT PROCESS



figure 5.9 Mixed-Use Development Perspective, Claremont Street, Live/Work/Shop Spaces with Tailgating Potential

THE NORTH BOTTOMS:
A PARTICIPATORY REDEVELOPMENT & SUSTAINABLE COMMUNITY ENGAGEMENT PROCESS



figure 5.10 Live/Work/Shop Spaces, Shop - First Floor Plan

THE NORTH BOTTOMS:
A PARTICIPATORY REDEVELOPMENT & SUSTAINABLE COMMUNITY ENGAGEMENT PROCESS



figure 5.11, Live/Work/Shop Spaces Work - Second Floor Plan

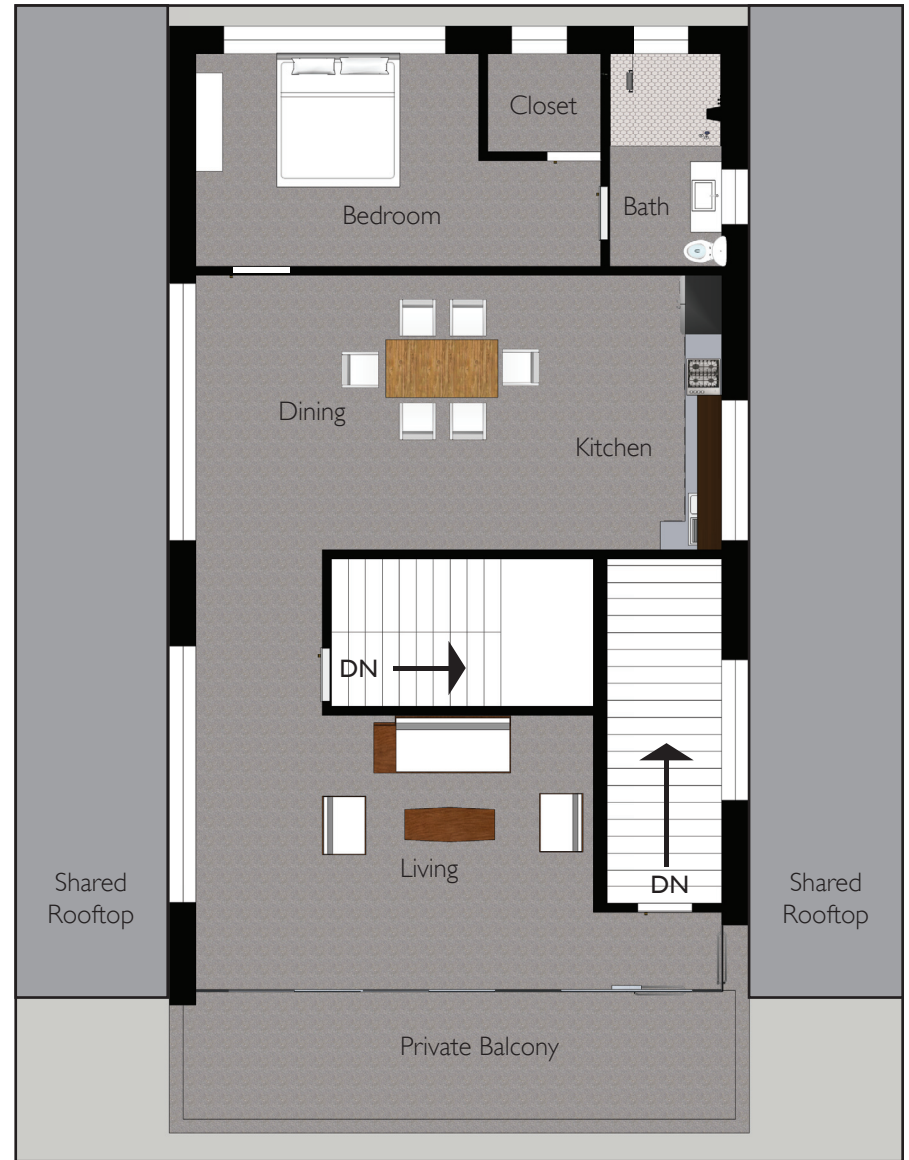


figure 5.12, Live/Work/Shop Spaces Work - Third Floor Plan

COMMUNITY ENGAGEMENT PROPOSAL

THE NORTH BOTTOMS: A PARTICIPATORY REDEVELOPMENT & SUSTAINABLE COMMUNITY ENGAGEMENT PROCESS

COMMUNITY ENGAGEMENT PRECEDENTS

As previously outlined, this project altered direction when it became clear through primary data collection that greater intervention was needed than a simple redevelopment project for the North Bottoms neighborhood. In order to create real and sustainable change in the neighborhood, a new tool was needed. This tool would need to facilitate the collection of information pertinent to redevelopment in the area, multi-directional communication between civic officials, citizens, and developers, and would need to vary from previous efforts enough to engage all individuals, even previously unengaged students, in this process.

The city of Lincoln is actively pursuing new and better forms of community engagement overall, outlined in the Citizen Participation Plan composed by the Urban Development Department. (City of Lincoln Urban Development 2011) This plan identifies the Consolidated Plan required to receive federal dollars through programs such as CDBG HOME, and ADDI funds. A central component to this plan and other development endeavors of the city's planning department is citizen interaction. Better interaction with citizens can incorporate feedback into the process sooner; encourage dialogue with involved parties as opposed to one-way communication, and potentially sustain the conversation beyond the length of the project to gain insightful information after project completion. The benefits to citizens, the city, and private developers are significant.

Current methods of community engagement include town hall meetings or open houses, periodic online surveys, and engagement through business associations, neighborhood associations, and potentially community development corporations. An increasing number of community engagement methods are taking place online. This trend integrates technology into the governmental process of planning and redevelopment through three forms of citizen engagement; the sharing of static information, gathering feedback from citizens, and sustainable two-way communication.

Recently developed web applications directed at encouraging community engagement, community needs assessment, online 'town hall meetings' and resident discussion forums have become increasingly popular with municipal governments as a supplement for more traditional methods. Current applications address a variety of combinations of these goals, but none address all of them in an integrated format. Examples such as Front Porch Forum, iNeighbors, Open Space, World Café, Common Space, Community Needs Assessment, and locally developed MindMixer have accomplished varying levels of community involvement through online applications. The focus of these sites varies from simple online forums, geographic based social media, participant led online meetings, and tools to complete online community needs assessments (Orton Family Foundation, www.planningtoolexchange.org)

THE NORTH BOTTOMS: A PARTICIPATORY REDEVELOPMENT & SUSTAINABLE COMMUNITY ENGAGEMENT PROCESS

TOOL DEVELOPMENT PROCESS & MINDMIXER PRECEDENT

The initial effort for a new form of community engagement and neighborhood redevelopment in Lincoln was an online community connection newsletter. This newsletter would predominantly provide resource information, updates on proposed developments in the neighborhood, and provide a section for comments sent in from residents. Although this effort incorporated many of the elements included in the design of the final form of community engagement, a fundamental issue was that it didn't facilitate multi-directional communication or document the process of project revision.

After topics were developed in this first effort, they were integrated into an online tool for multiple reasons. In addition to facilitating multi-directional communication, this tool would be able to provide more current updates of proposed developments, provide a consolidated location for all city resources pertinent to redevelopment in a given neighborhood, and engage the student population that heavily utilizes web based applications.

During the development of LPlan 2040, the city of Lincoln began testing a similar online tool to engage citizens. MindMixer, a self-expressed "virtual town hall" provided a forum for city residents to share ideas, discuss, and create plans for the future of Lincoln. Since this tool is online, time and place constraints were minimized which is increasingly important for the rising number of people with significant time, financial, and transportation difficulties. (Conroy 2006) The city of Lincoln has expressed interested in assisting neighborhoods where there is already an established group of interested and involved residents. Unless this local support is present, the Planning Department does not have the adequate resources to enact major capital improvements and redevelopment alone. Online applications provide a viable means of community engagement, a method of building social capital, and are relatively low cost and require minimal effort to maintain. This method of community engagement provides the most potential for sustainable community engagement in all neighborhoods, but specifically socio-economically disadvantaged ones.

The use of MindMixer for the development for a long-range plan shows the city's dedication to new forms of engagement that can be applied to other areas. In the case of redevelopment projects this format has the potential to create significant change. Major differences between MindMixer, the major precedent for this tool, and Social Capacity, the final theoretical tool developed, include significant additions that could further encourage sustainable economic, social, and physical growth of the neighborhood including:

- Incentivizing the engagement process for developers as well as citizens
- Providing a narrower focus to allow the tracking of progress on a specific project or neighborhood
- Allowing a long term "timeline" of a neighborhood to show changes over time as opposed to short term goals addressed by MindMixer
- Providing feedback that is more freeform to allow citizens as well as developers to engage in proposing ideas or projects

How mindmixer Works

LET'S TALK COMMUNITY ENGAGEMENT



We start by defining important topics in your community.

Each topic can go through a variety of stages.



COMING SOON

You have time to review the selected topics before submitting ideas.

LET THE IDEAS BEGIN!

The model provided by MindMixer is known to Lincoln area civic leaders and citizens, but application of a similar web-based tool would have key differences for a redevelopment specific application. This proposed theoretical tool, the Social Capacity Website, incorporates key elements from the MindMixer process outlined below.

Areas for application of the MindMixer model on the Social Capacity Website:

1. This first stage acts as an inventory of important neighborhood topics.
2. The "COMING SOON" stage in Mindmixer acts as an introduction for the community and an opportunity for civic leaders and developers to put their ideas on the table. Any goals for rededvelopment or "big picture" ideas for the neighborhood would be introduced here.

figure 6.1, MindMixer, Process Infographic

THE NORTH BOTTOMS:
A PARTICIPATORY REDEVELOPMENT & SUSTAINABLE COMMUNITY ENGAGEMENT PROCESS

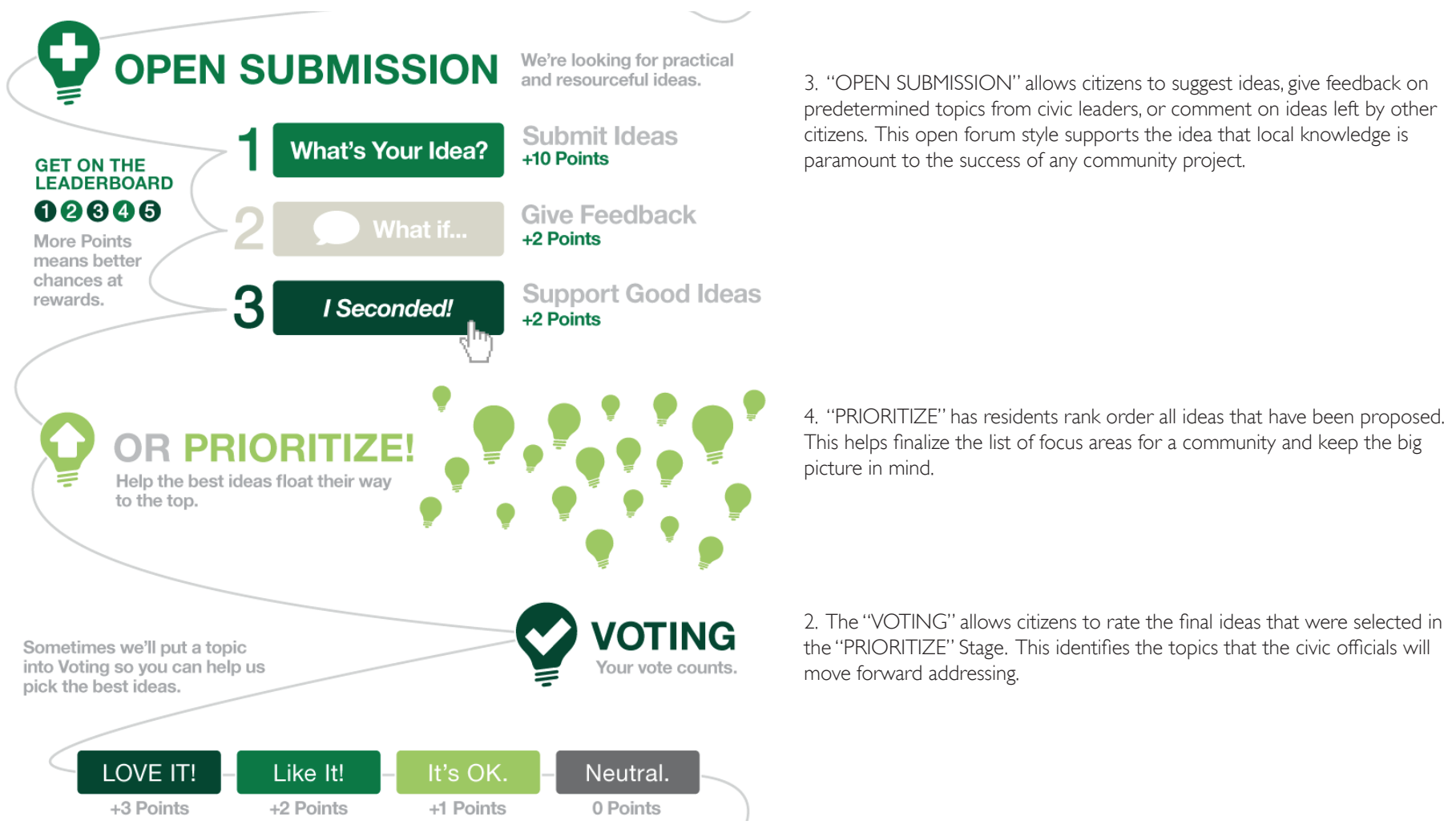


figure 6.2, MindMixer, Process Infographic con't

THE NORTH BOTTOMS:
A PARTICIPATORY REDEVELOPMENT & SUSTAINABLE COMMUNITY ENGAGEMENT PROCESS

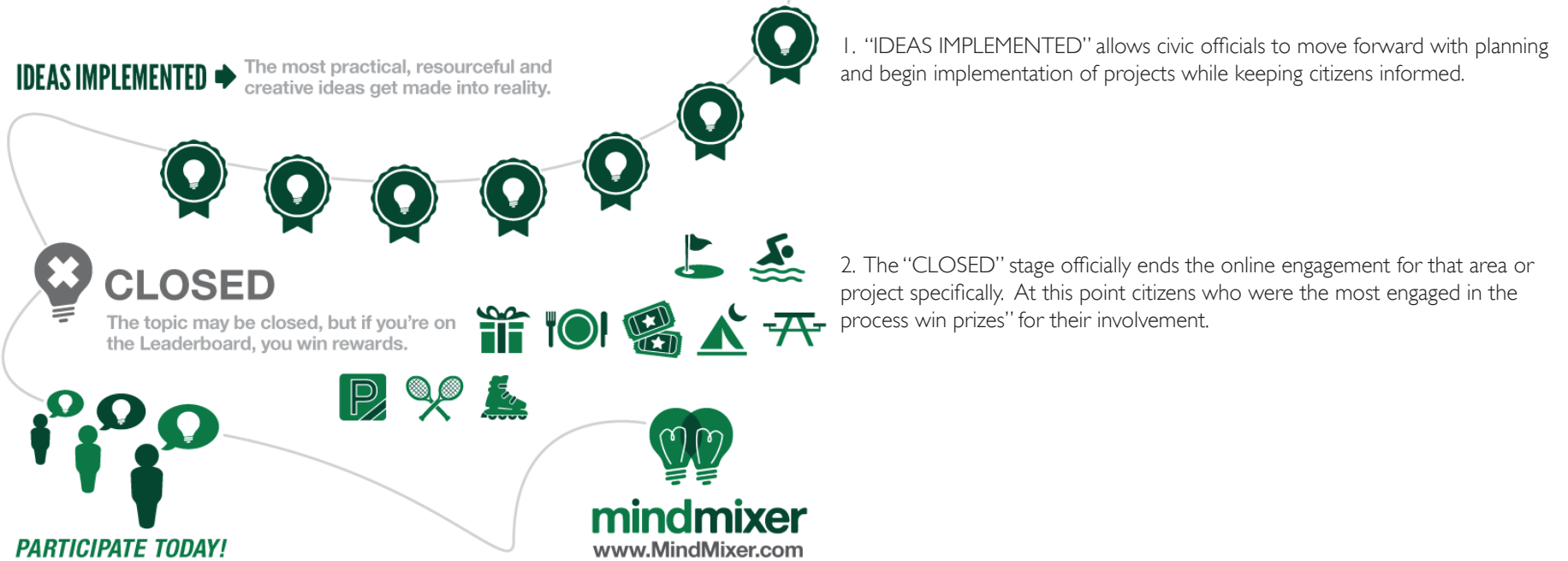


figure 6.3, MindMixer, Process Infographic con't

**THE NORTH BOTTOMS:
A PARTICIPATORY REDEVELOPMENT & SUSTAINABLE COMMUNITY ENGAGEMENT PROCESS**

The Social Capacity Website would connect civic leaders, citizens, and developers. Not only would this site act as a location to share information about the neighborhood, but it would also allow for discussion of redevelopment options with others, and allow for continued communication during the planning, design, and construction process.



INITIATE NEIGHBORHOOD WEBPAGE WITH:

- Neighborhood Resources
- RFP's
- Inventory of Neighborhood
- Neighborhood Calendar of Events
- Visual Preference Survey
- Predefined **Development Needs** of Neighborhood



AESTHETICS | PROGRAM | SITE | SOCIAL

ENGAGE PUBLIC TO:



- Participate in Visual Preference Survey
- Prioritize Development Needs of Neighborhood by Rank Order
- Propose New Development Needs
- Provide Feedback on Proposed Projects

figure 6.4, Social Capacity Website Initial Content & Purpose

PROJECT PROPOSAL STEPS:



- 1) Select Parcel *or* Propose Region for 'Lot Request'
- 2) Define Proposal Basics:
 - Use
 - Target Audience
 - Materials/Precedent Images
 - Proposed Timeline
- 3) Invitation for Community Feedback & Discussion**
- 4) Address Community Feedback & Revise Proposal Basics
- 5) Submit Drawings or Images to Convey Design Elements
- 6) Invitation for Community Feedback & Discussion**
- 7) Address Community Feedback & Revise Design Elements
- 8) Provide Construction Updates

figure 6.5, Social Capacity Website Project Proposal Steps

THE NORTH BOTTOMS:
A PARTICIPATORY REDEVELOPMENT & SUSTAINABLE COMMUNITY ENGAGEMENT PROCESS

SOCIAL CAPACITY

Neighborhood Search

social capacity: concept that refers to the value of social relations and the role of cooperation and confidence to get collective or economic results. social capital can be measured by the amount of trust and "reciprocity" in a community or between individuals. social capital is a key component to building and maintaining democracy.

capacity building: an approach to development that focuses on understanding obstacles that inhibit people and groups from realizing their developmental goals while enhancing the abilities that will allow them to achieve measurable and sustainable results. the role of cooperation and confidence to get collective or economic results.

Development Strategies

- Strategies by Category
- Strategies by Region
- Strategies by Scale

Resources

- Resources by Category
- Resources by Region
- Resources by Scale

Community Dialogue

- Discussions by Topic
- Discussions by Region
- Discussions by Scale

About Social Capacity

- Federal Involvement
- State Involvement
- City Involvement
- Neighborhood Involvement

Search:

State: ▼

City: ▼

Neighborhood: ▼

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figure 6.6, Social Capacity Website Home Page

THE NORTH BOTTOMS: A PARTICIPATORY REDEVELOPMENT & SUSTAINABLE COMMUNITY ENGAGEMENT PROCESS

SOCIAL CAPACITY

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The North Bottoms Neighborhood Page Visual Preference Survey Development Needs Submit Proposal Dialogue Page	Development Strategies Strategies by Category Residential Commercial/Office Mixed-Use	Resources Resources by Category Resources by Region Resources by Scale	Community Dialogue Discussions by Topic Discussions by Region Discussions by Scale	About Social Capacity Federal Involvement State Involvement City Involvement Neighborhood Involvement
--	--	--	--	--

The North Bottoms Neighborhood Preference Survey Results

Category	Subcategory	Title	Mean	Group Mean	
Program	General	Diverse Housing options	2.6897	2.98850	
		Additional commercial	2.931		
		Open Space	3.3448		
	Housing Options	Single Family	4.5517	3.41488	
		Duplex	2.5862		
		Row House	2.2414		
		One Bedroom	2.3571		
		Two Bedroom	5.5862		
	Commercial Options	3+ Bedroom	3.1667	3.13097	
		Retail	2.7143		
	Open Space Options	Restaurants	3.5357	3.28860	
		Services	3.1429		
		Larger Sidewalks	3.8		
		Playgrounds	3.3448		
		Plazas Gardens	3.3667		
Materials	Seating	2.6429	3.50492		
	Brick	4.4138			
	Concrete	2.7586			
	Metal	2.2143			
	Stone	4.3103			
	Wood	3.8276			
	Building Height	One Story		3.6552	2.89658
		Two Story		4.4483	
		Three Story		2	
		Four Story		1.4828	
Building Massing	Linear	3.6877	3.05175		
	Block	2.8966			
	Assembly	2.7241			
Setbacks	Courtyard	2.8966	2.66470		
	Zero Front	1.6071			
	Low Front	2.5			
	Mid Front	4.1379			
	High Front	2.4138			
Setbacks Side Yard	Zero Side	1.6186	2.70535		
	Low Side	2.6071			
	Mid Side	3.7857			
	High Side	2.75			
	Public Space	Larger sidewalks		3.5333	3.09998
Playgrounds		3.4333			
Plaza		2.9			
Seating		2.5333			
Private Space		Balcony	2.6333	3.50000	
		Courtyard	2.6333		
		Porch	4.5667		
Building Styles		Porch	4.1667	2.18254	
		Photo 46	3.931		
		Photo 47	1.5862		
	Photo 48	1.7931			
	Photo 49	1.8276			
	Photo 50	2.3793			
	Photo 51	2.3793			
	Photo 52	1.7931			
	Photo 53	1.9655			
	Photo 54	2.2069			
	Photo 55	2.1724			
	Photo 56	2.5172			
	Photo 57	2.069			
	Photo 58	1.9655			
	Photo 59	2.1034			
	Photo 60	1.7931			
	Photo 61	2.3103			
	Photo 62	2.3103			
	Site Selection	Business Northeast	3.1667		3.14072222
		Residential Southeast	3.2333		
Open Space Central		3.1333			
Business Northwest		2.2			
Residential Southwest		3.4333			
Open Space Northwest		3.1			
Business Central	3.9333				
Residential Northeast	3.3333				
Open Space Southeast	2.7333				

Take Visual Preference Survey



Canover Commons
Seattle, WA 2004
added by akoerner

The Social Capacity Website page for any given neighborhood would feature the currently available results of the Visual Preference Survey for developers and citizens along with a link to take the survey online.

This information would provide developers with a base knowledge of what types of development would be supported and thus successful in the neighborhood. This information would also be useful to local business owners looking to relocate to the neighborhood.

	Most Popular
	Moderately Popular
	Least Popular

figure 6.7 Social Capacity Website - North Bottoms, Visual Preference Survey Page

THE NORTH BOTTOMS: A PARTICIPATORY REDEVELOPMENT & SUSTAINABLE COMMUNITY ENGAGEMENT PROCESS

SOCIAL CAPACITY

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The North Bottoms	Development Strategies	Resources	Community Dialogue	About Social Capacity
<ul style="list-style-type: none"> Neighborhood Page Visual Preference Survey Development Needs Submit Proposal Dialogue & Proposals Page 	<ul style="list-style-type: none"> Strategies by Category Residential Commercial/Office Mixed-Use 	<ul style="list-style-type: none"> Resources by Category Resources by Region Resources by Scale 	<ul style="list-style-type: none"> Discussions by Topic Discussions by Region Discussions by Scale 	<ul style="list-style-type: none"> Neighborhood Involvement Federal Involvement State Involvement City Involvement Neighborhood Involvement

SOCIAL CAPACITY PROCESS SCREEN SHOTS

The Submittal process in Social Capacity provides a straight-forward format for individuals to give minimal to extensive details about a proposed project. Because of this, citizens as well as developers would be able to submit projects or hypothetical projects. The following series of images provides screen shots following this submittal process and the types of information that would be submitted.

The first step in submitting a proposal is selecting the site from parcels that the Planning Department has predetermined.

1) Select Parcel or Propose Region for 'Lot Request'

- Vacant Parcels
- Blighted Parcels
- Publicly Available Parcels**
- Public Easements with Rezoning Potential
- Parcels with Subdivision Potential

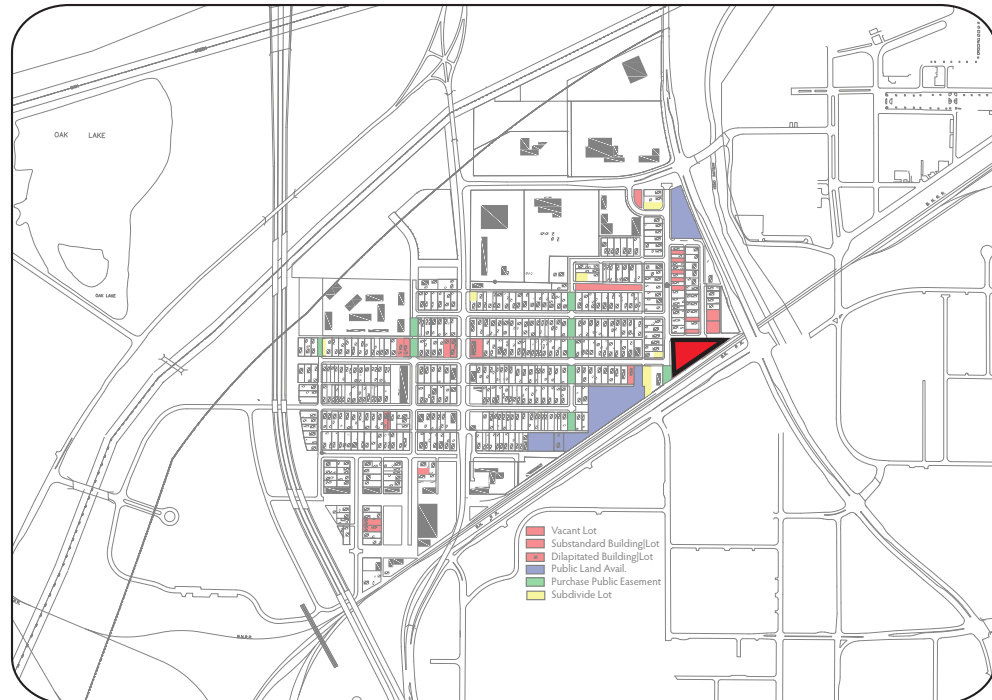


figure 6.8, Social Capacity Website - North Bottoms, Proposal Submittal Page

THE NORTH BOTTOMS: A PARTICIPATORY REDEVELOPMENT & SUSTAINABLE COMMUNITY ENGAGEMENT PROCESS

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Mixed-Use Proposal at 14th Street & New Hampshire Street

Intended Use: Mixed-Use

Target Audience: Current Residents, UNL Students, Downtown Professionals

Proposed Timeline: Planning and Design Summer 2012, Construction Fall/Winter 2012

Once basic proposal information is submitted and placed on the Social Capacity Website, individuals will have the opportunity to review and comment on the information. The follow set of screen shots layout how these proposal basics would be displayed and commented on.

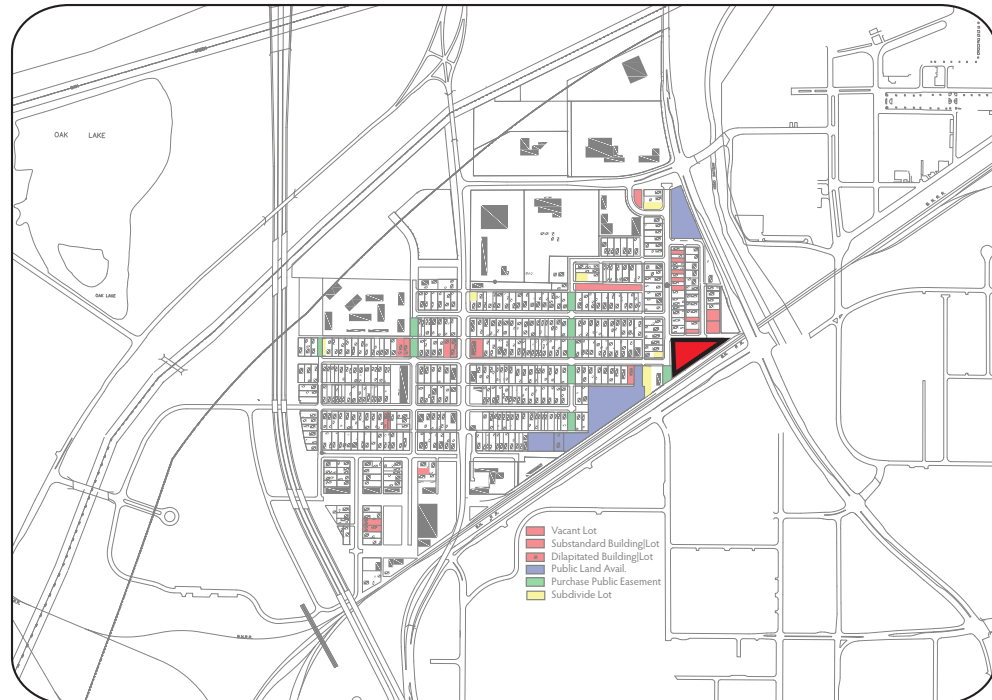
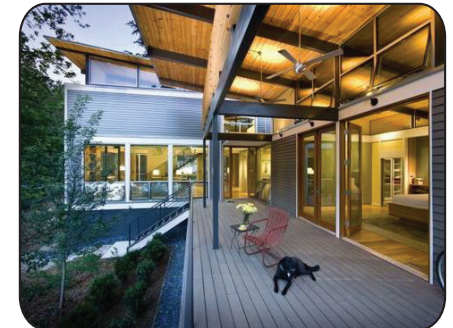


figure 6.10, Social Capacity Website - North Bottoms, Dialogue & Proposals Page, Proposal Basics

THE NORTH BOTTOMS: A PARTICIPATORY REDEVELOPMENT & SUSTAINABLE COMMUNITY ENGAGEMENT PROCESS

Material and Design Precedents



A running dialogue of civic leaders, developers, and citizens would provide a timeline of the proposed project and considerations that were made in its revisions.

Community Discussion

Proposal Developer: Hello North Bottoms neighbors! Please leave any positive and constructive feedback that will help us better serve you and improve your neighborhood.

NBottomsCitizen25: I'm concerned that the proposal caters directly to UNL students when most established residents already feel this is a large and dominant population. Why are you including this group?

UBDevelopmentLincoln: Although this proposal caters to UNL students, it does so in a way that minimizes the potential for more than 3 unrelated individuals living in the same household. This, along with the passive surveillance that comes with mixed-use, is a responsible way to integrate a population that is here to stay. Does anyone have additional ideas on how to incorporate UNL students more effectively into the North Bottoms neighborhood?

InterestedUNLStudent: I'd love to see single bedroom apartments for rent in this neighborhood. Everything is so close and convenient but there are hardly any single bedrooms available here. The only quality ones I've found are located in the Hayward Building. Including this housing option in the neighborhood would help attract more responsible and graduate students.

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figure 6.11, Social Capacity Website - North Bottoms, Basic Dialogue & Proposals Page, Proposal Basics con't

COMMUNITY ENGAGEMENT PROPOSAL

THE NORTH BOTTOMS: A PARTICIPATORY REDEVELOPMENT & SUSTAINABLE COMMUNITY ENGAGEMENT PROCESS

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Mixed-Use Proposal at 14th Street & New Hampshire Street

Proposal Developer: Thank you for all the fantastic comments, North Bottoms! We have taken all of them into consideration and have made some significant changes. We agree that although the City of Lincoln desires more single-family homes in the neighborhood, there is a large demand for one and two bedroom apartments. The strong influence of UNL and the student life in the neighborhood has also encouraged us to add shop/live/work spaces.

The spaces provide small scale retail and office spaces for start up companies, rental for tailgating, and one bedroom apartments with outdoor living space that also promotes passive surveillance on the site encouraging responsible use of the public spaces by students and decreasing the potential for crime.

Please feel free to give us additional comments on the initial designs and the direction of the project. We welcome all positive and constructive criticism! Just click on an image you'd like to leave a comment about or enter a comment about the whole project at the bottom of the page. Thanks!

Once the proposal submitter has reviewed this feedback, they will have to opportunity to revise content and upload additional information, specifically new images and plans that were generated specifically for the proposed development.

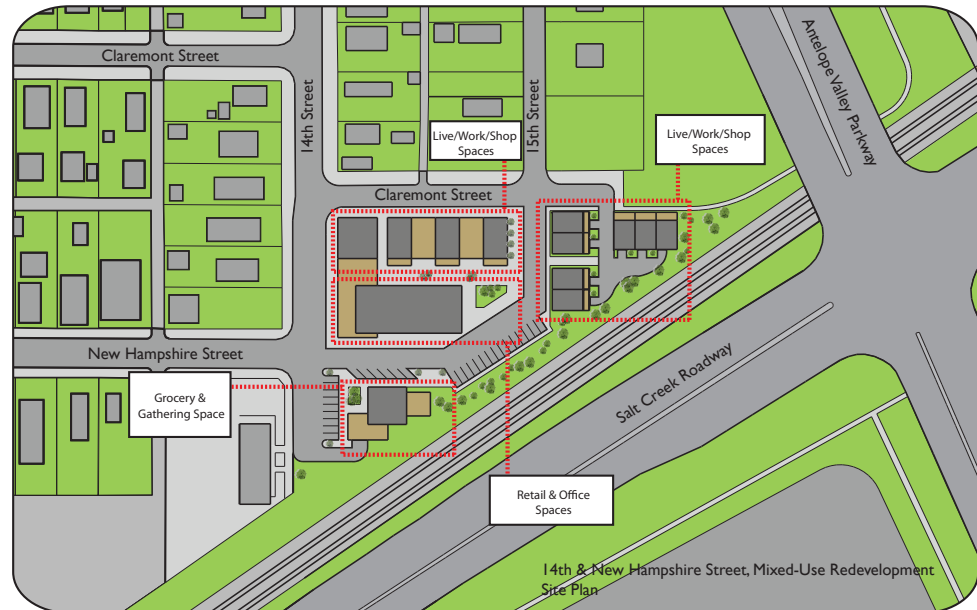
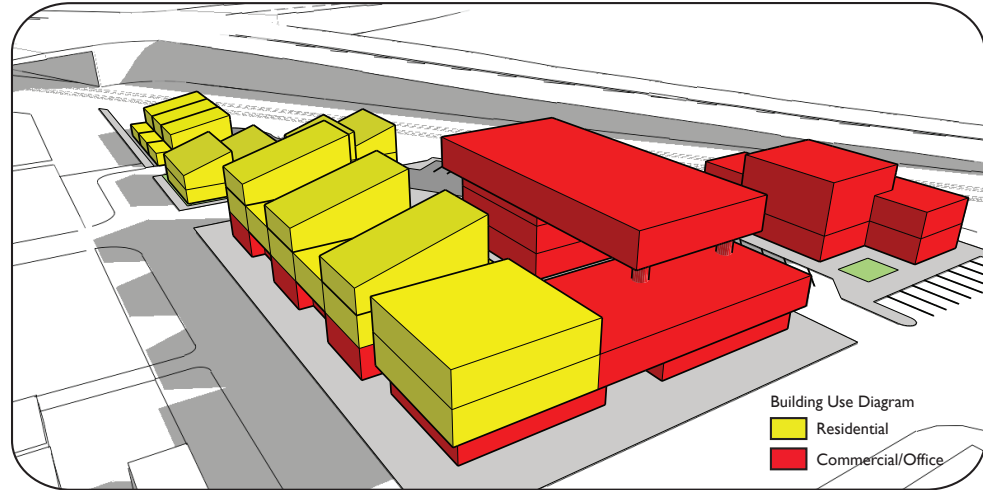


figure 6.12, Social Capacity Website - North Bottoms, Dialogue & Proposals Page, Detailed Proposal

THE NORTH BOTTOMS:
A PARTICIPATORY REDEVELOPMENT & SUSTAINABLE COMMUNITY ENGAGEMENT PROCESS



Information such as massing diagrams and layout of program will be useful to explain general information about the project to the target audience in order to gain additional feedback.

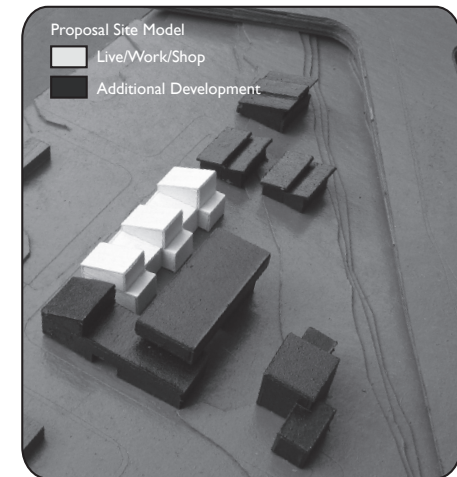
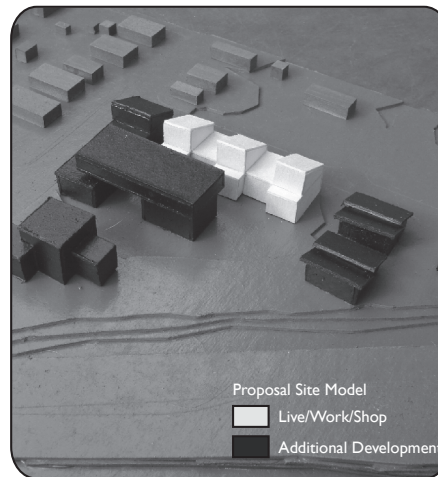


figure 6.13 Social Capacity Website - North Bottoms, Dialogue & Proposals Page, Detailed Proposal con't

THE NORTH BOTTOMS:
A PARTICIPATORY REDEVELOPMENT & SUSTAINABLE COMMUNITY ENGAGEMENT PROCESS



Large site renders would provide the overall feeling for the site development, materials intended for use, and how the project would integrate into the neighborhood.



figure 6.14, Social Capacity Website - North Bottoms, Dialogue & Proposals Page, Detailed Proposal con't

THE NORTH BOTTOMS:
A PARTICIPATORY REDEVELOPMENT & SUSTAINABLE COMMUNITY ENGAGEMENT PROCESS



In depth renders would be provided to individuals to understand the character of the spaces, intended uses, and if the development fits into the current context of the neighborhood. Each image would be available as a link so running commentary would be allowed for each to provide more specific feedback to the proposal submitter and the city about what ideas work and which need additional consideration and revision.



figure 6.15, Social Capacity Website - North Bottoms, Dialogue & Proposals Page, Detailed Proposal con't

THE NORTH BOTTOMS:
A PARTICIPATORY REDEVELOPMENT & SUSTAINABLE COMMUNITY ENGAGEMENT PROCESS



Detailed project plans provide the opportunity for interested individuals to gauge their interest in the project and potential to not only support it but also to potentially become involved or contact the developer to purchase or rent spaces.

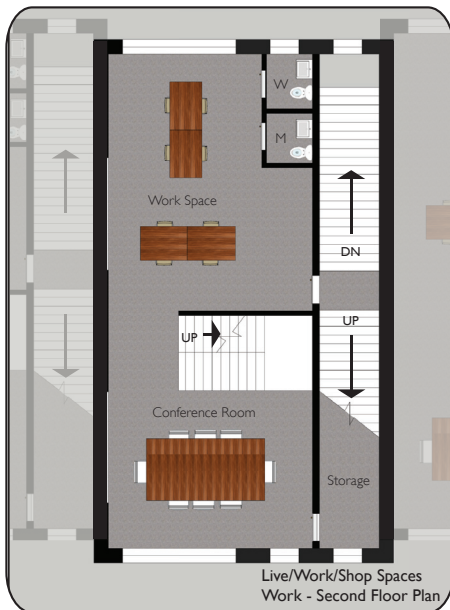


figure 5.5

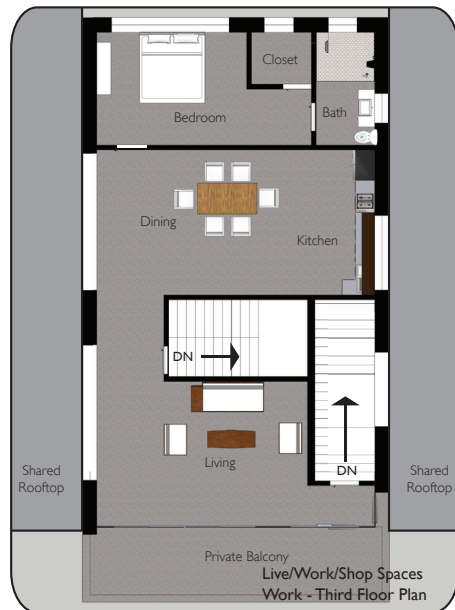


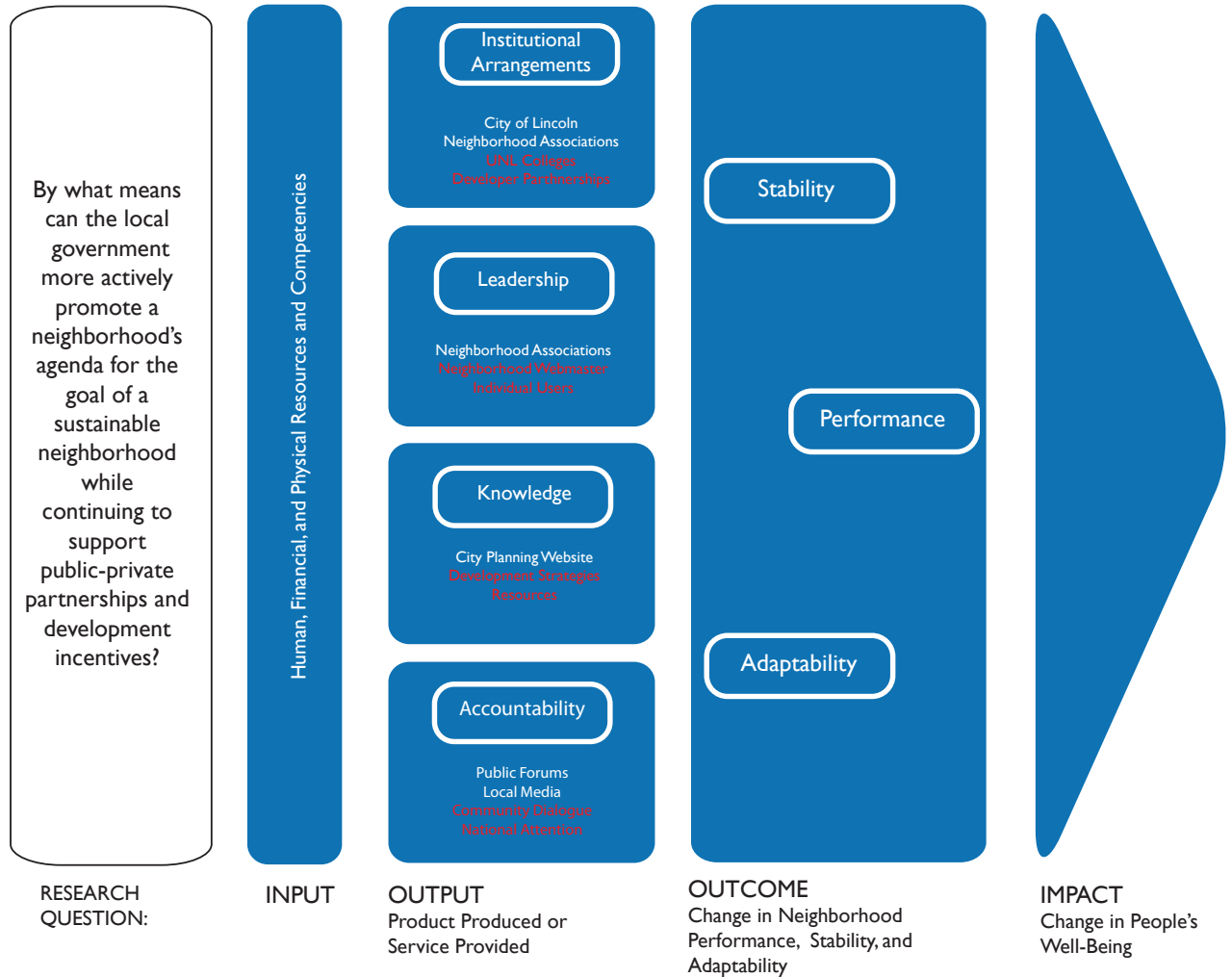
figure 6.16, Social Capacity Website - North Bottoms, Dialogue & Proposals Page, Detailed Proposal con't

**THE NORTH BOTTOMS:
A PARTICIPATORY REDEVELOPMENT & SUSTAINABLE COMMUNITY ENGAGEMENT PROCESS**

MEASUREMENT OF FRAMEWORK

**MEASUREMENT OF FRAMEWORK
AND SUCCESS**

A final measurement framework provides the city and web developer for this site the opportunity to gauge reception of this tool and the impact that it has had on the community including its effect on social capacity on the neighborhood that it was utilized in.



*Adapted from UNDP Process

figure 6.17 - Capacity Building Measurement of Framework

PROJECT CONCLUSIONS

THE NORTH BOTTOMS: A PARTICIPATORY REDEVELOPMENT & SUSTAINABLE COMMUNITY ENGAGEMENT PROCESS

PROJECT CONCLUSIONS

In addressing the economic, social, and environmental needs of the North Bottoms neighborhood in Lincoln, Nebraska, a larger need was discovered. Although the community is in need of redevelopment and the original project focused on traditional methods of inventory and analysis of the neighborhood such as a detailed neighborhood inventory, a community meeting and survey with citizens, and secondary research of publically available planning documents, a more engaging process of discovery was determined to be more effective at gathering information, communicating needs of the community, and revising proposed development in the area. The architecture project developed integrates these traditional methods of planning and design to understand the context of the project and develop a comprehensive approach to sustainable development and effectively combat economic, social, and environmental issues. Though this method was effective it was also time consuming and did not maximize the potential assest that sustainable community engagement can offer. Though an extensive review of literature and involvement with the community and David Landis in the city of Lincoln's Urban Development Department it was determined that there were larger issues at hand and an opportunity to revise the process by which developers and designers go about working in and engaging a community in redevelopment projects.

The theoretical web-based tool that was proposed will work to counteract the declining social capital of the area, engage residents in multi-directional communication with the city and potential developers, and bring about a more sustainable means of redevelopment in the area. The tool begins to answer the final research question of the project. It outlines an online structure by which a local government can more actively promote a neighborhood's agenda for the goal of a sustainable neighborhood while continuing to support public-private partnerships and development incentives. The tool also has the potential to be applied in other neighborhoods and municipalities, though additional research would need to be completed to determine changes in process, engagement with municipal government, structure of the website and needs of the communities.

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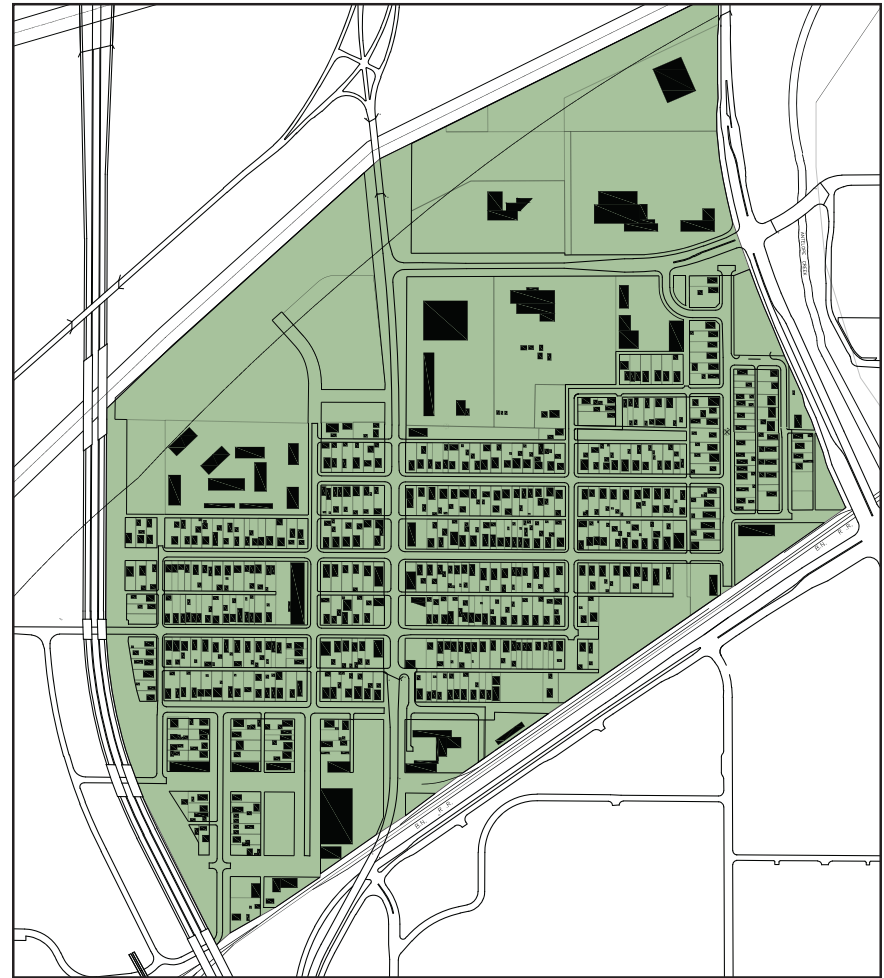
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APPENDIX A - VISUAL PREFERENCE SURVEY

NORTH BOTTOMS

NEIGHBORHOOD PREFERENCE SURVEY

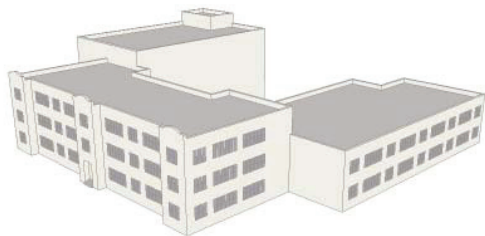


NORTH BOTTOMS NEIGHBORHOOD PREFERENCE SURVEY

GOALS



To gauge interests and preferences regarding the possible development types, locations, and physical design characteristics



For residents of the neighborhood to inform and direct any future development or capital improvements of the North Bottoms



To **give a voice** to each member of the North Bottoms community



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A PARTICIPATORY REDEVELOPMENT & SUSTAINABLE COMMUNITY ENGAGEMENT PROCESS

PROGRAM - HOUSING OPTIONS

Not Desired Desired
1...2...3...4...5...6...7...8...9...10

Please rate the following housing options on a 10-point scale, with 1 being a housing option that you do not desire for the North Bottoms and 10 being a housing option you desire.

	Not Desired.....	Desired
4) <input type="checkbox"/> Single Family	1...2...3...4...5...6...7...8...9...10	
5) <input type="checkbox"/> Duplex	1...2...3...4...5...6...7...8...9...10	
6) <input type="checkbox"/> Rowhouse	1...2...3...4...5...6...7...8...9...10	

..... North Bottoms Neighborhood Preference Survey
Not Desired Desired
1...2...3...4...5...6...7...8...9...10

PROGRAM - HOUSING OPTIONS

Please rate the following possible number of bedrooms for any of the housing options for the North Bottoms neighborhood on a 10-point scale, with 1 being a number of rooms that you do not desire and 10 being the number of rooms that you desire.

	Not Desired.....	Desired
7) <input type="checkbox"/> 1 bedroom	1...2...3...4...5...6...7...8...9...10	
8) <input type="checkbox"/> 2 bedroom	1...2...3...4...5...6...7...8...9...10	
9) <input type="checkbox"/> 3+ bedroom	1...2...3...4...5...6...7...8...9...10	

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PROGRAM – OPEN SPACE OPTIONS
 Not Desired 1...2...3...4...5...6...7...8...9...10 Desired

Please rate the following possible open space options for the North Bottoms neighborhood on a 10-point scale, with 1 being a open space option that you do not desire and 10 being a open space option you desire.

	Not Desired.....	Desired.....
13) Larger Sidewalks	1...2...3...4...5...6...7...8...9...10	1...2...3...4...5...6...7...8...9...10
14) Playgrounds / Skatepark	1...2...3...4...5...6...7...8...9...10	1...2...3...4...5...6...7...8...9...10
15) Plazas / Gardens	1...2...3...4...5...6...7...8...9...10	1...2...3...4...5...6...7...8...9...10
16) Seating / Outdoor Assembly	1...2...3...4...5...6...7...8...9...10	1...2...3...4...5...6...7...8...9...10

..... North Bottoms Neighborhood Preference Survey
 Not Desired 1...2...3...4...5...6...7...8...9...10 Desired

PROGRAM – COMMERCIAL OPTIONS

Please rate the following possible commercial options for the North Bottoms neighborhood on a 10-point scale, with 1 being a commercial option that you do not desire and 10 being a commercial option you desire.

	Not Desired.....	Desired.....
10) Retail	1...2...3...4...5...6...7...8...9...10	1...2...3...4...5...6...7...8...9...10
11) Restaurants	1...2...3...4...5...6...7...8...9...10	1...2...3...4...5...6...7...8...9...10
12) Services	1...2...3...4...5...6...7...8...9...10	1...2...3...4...5...6...7...8...9...10

VISUAL PREFERENCES - MATERIALS

Please rate the following materials on a 10-point scale, with 1 being a material that you do not desire for the North Bottoms and 10 being a material you desire.

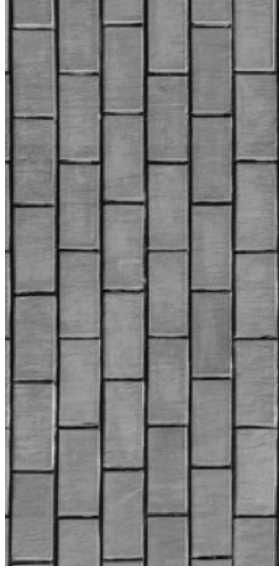
Do Not Desire
1...2...3...4...5...6...7...8...9...10
Desire

..... North Bottoms Neighborhood Preference Survey

VISUAL PREFERENCES - MATERIALS - BRICK

Please rate the following material examples on a 10-point scale, with 1 being a material that you do not desire for the North Bottoms and 10 being a material you desire.

17) Brick



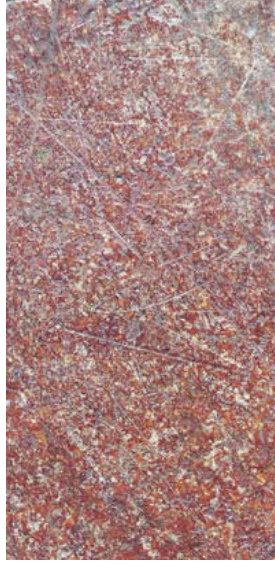
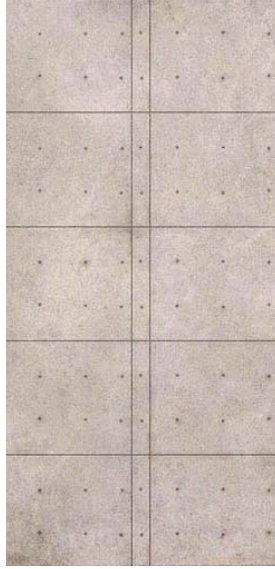
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VISUAL PREFERENCES - MATERIALS - CONCRETE

Not Desired 1...2...3...4...5...6...7...8...9...10 Desired

Please rate the following material examples on a 10-point scale, with 1 being a material that you do not desire for the North Bottoms and 10 being a material you desire.

18) Concrete



VISUAL PREFERENCES - MATERIALS - METAL

Not Desired 1...2...3...4...5...6...7...8...9...10 Desired

Please rate the following material examples on a 10-point scale, with 1 being a material that you do not desire for the North Bottoms and 10 being a material you desire.

19) Metal



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A PARTICIPATORY REDEVELOPMENT & SUSTAINABLE COMMUNITY ENGAGEMENT PROCESS

VISUAL PREFERENCES - MATERIALS - STONE

Not Desired
Desired
1...2...3...4...5...6...7...8...9...10

Please rate the following material examples on a 10-point scale, with 1 being a material that you do not desire for the North Bottoms and 10 being a material you desire.

20) Stone

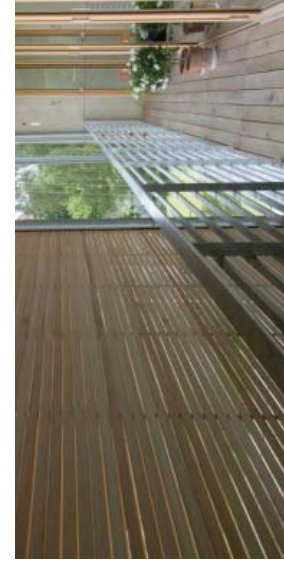
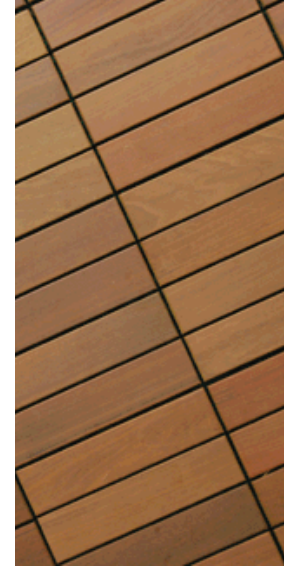


VISUAL PREFERENCES - MATERIALS - WOOD

Not Desired
Desired
1...2...3...4...5...6...7...8...9...10

Please rate the following material examples on a 10-point scale, with 1 being a material that you do not desire for the North Bottoms and 10 being a material you desire.

21) Wood



VISUAL PREFERENCES - BUILDING HEIGHT

Please rate the following building height options on a 10-point scale, with 1 being a building height option that you do not desire for the North Bottoms and 10 being a building height option you desire.

Do Not Desire 1...2...3...4...5...6...7...8...9...10 Desire

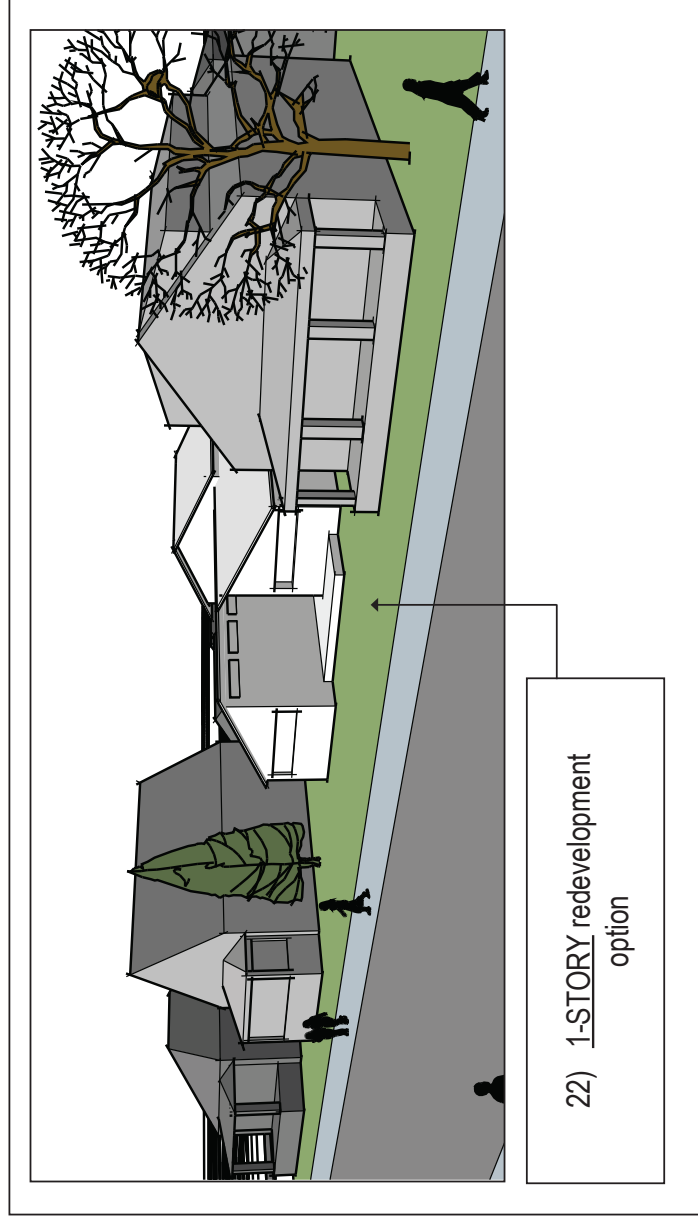
APPENDIX A

..... North Bottoms Neighborhood Preference Survey

VISUAL PREFERENCES - BUILDING HEIGHT - 1-STORY

Not Desired 1...2...3...4...5...6...7...8...9...10 Desired

Please rate the following building height options on a 10-point scale, with 1 being a building height option that you do not desire for the North Bottoms and 10 being a building height option you desire.



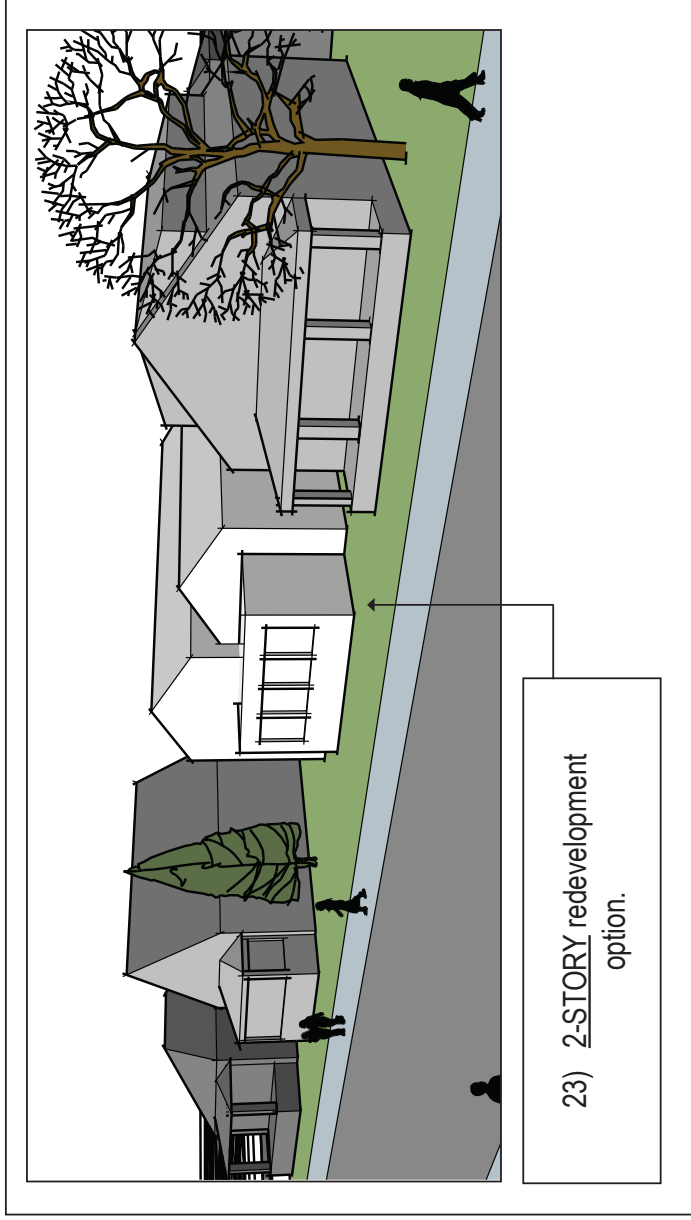
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VISUAL PREFERENCES - BUILDING HEIGHT - 2-STORY

Not Desired Desired
1...2...3...4...5...6...7...8...9...10

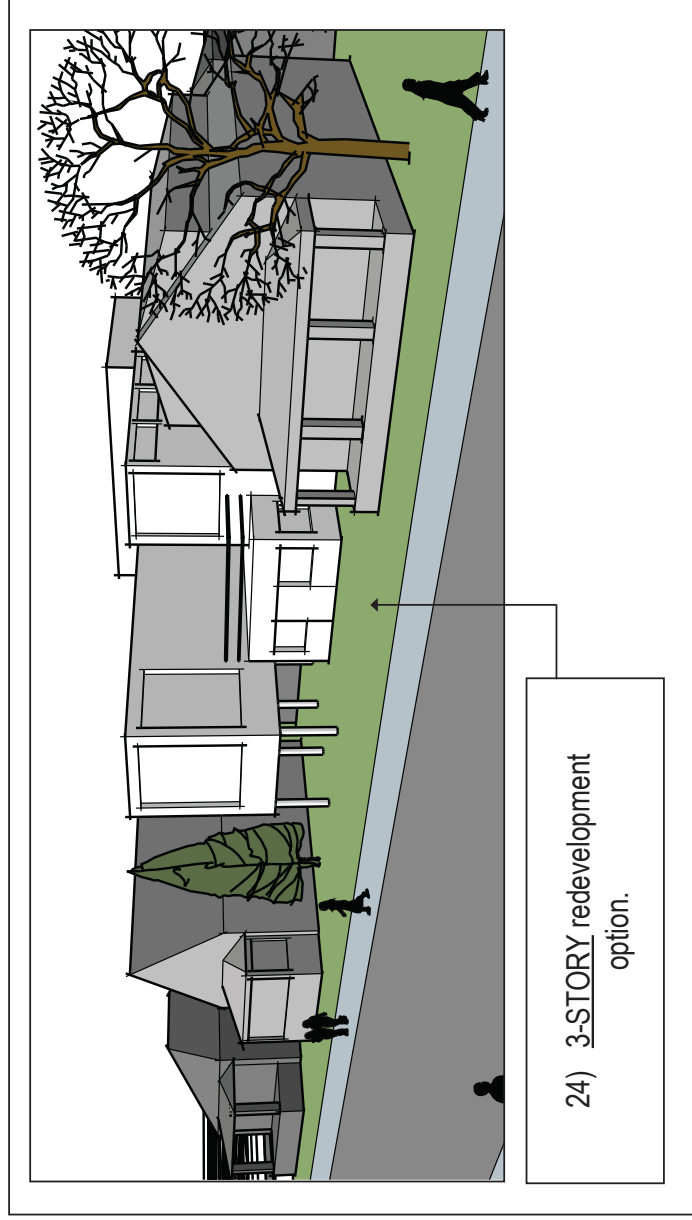
Please rate the following building height options on a 10-point scale, with 1 being a building height option that you do not desire for the North Bottoms and 10 being a building height option you desire.



Not Desired Desired
1...2...3...4...5...6...7...8...9...10

VISUAL PREFERENCES - BUILDING HEIGHT - 3-STORY

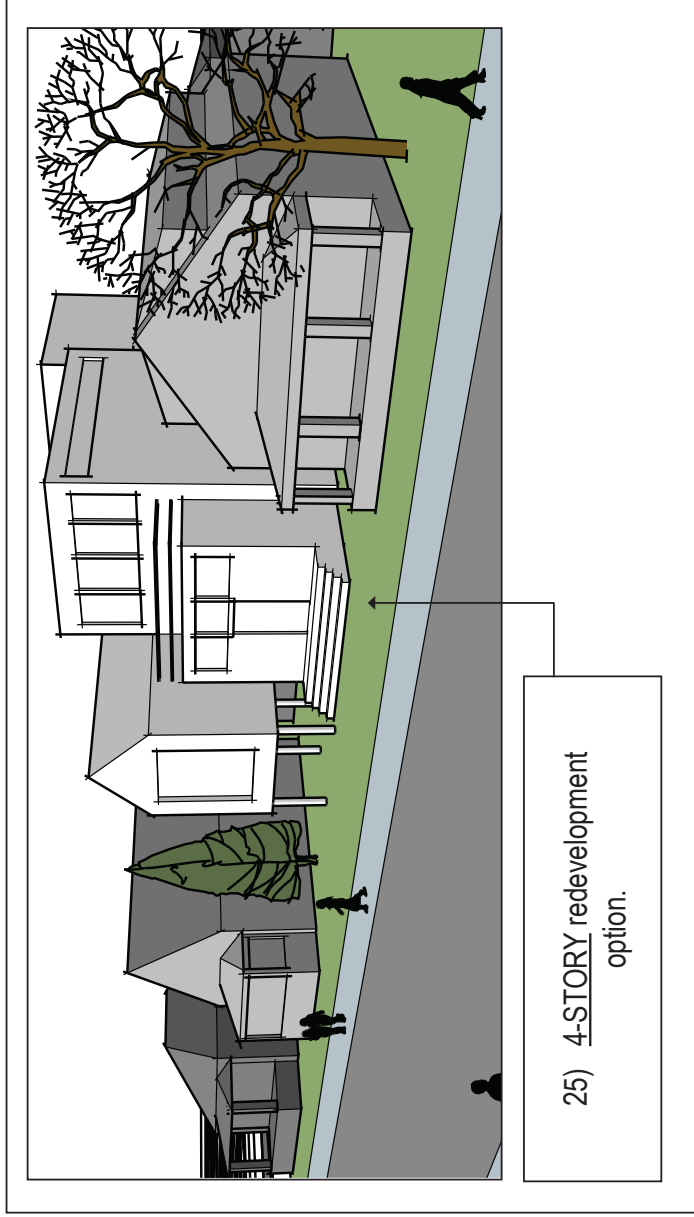
Please rate the following building height options on a 10-point scale, with 1 being a building height option that you do not desire for the North Bottoms and 10 being a building height option you desire.



VISUAL PREFERENCES - BUILDING HEIGHT - 4-STORY

Not Desired 1...2...3...4...5...6...7...8...9...10 Desired

Please rate the following building height options on a 10-point scale, with 1 being a building height option that you do not desire for the North Bottoms and 10 being a building height option you desire.



..... North Bottoms Neighborhood Preference Survey

VISUAL PREFERENCES - BUILDING MASSING

Please rate the following building massing options on a 10-point scale, with 1 being a building massing option that you do not desire for the North Bottoms and 10 being a building massing option you desire.

Do Not Desire 1...2...3...4...5...6...7...8...9...10 Desire

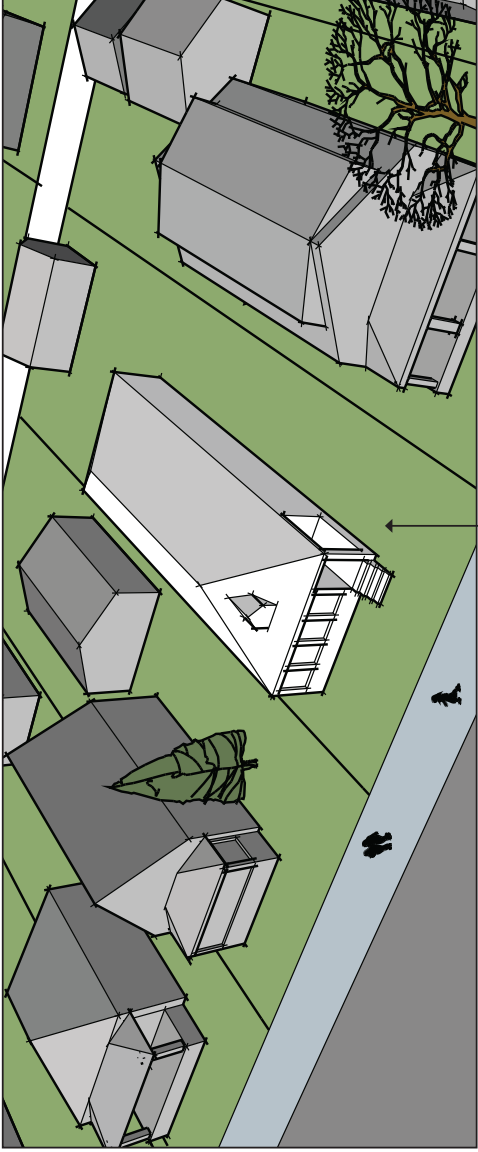
..... North Bottoms Neighborhood Preference Survey

THE NORTH BOTTOMS:
A PARTICIPATORY REDEVELOPMENT & SUSTAINABLE COMMUNITY ENGAGEMENT PROCESS

VISUAL PREFERENCES - BUILDING MASSING - LINEAR

Not Desired
Desired
1...2...3...4...5...6...7...8...9...10

Please rate the following building massing options on a 10-point scale, with 1 being a building massing option that you do not desire for the North Bottoms and 10 being a building massing option you desire.

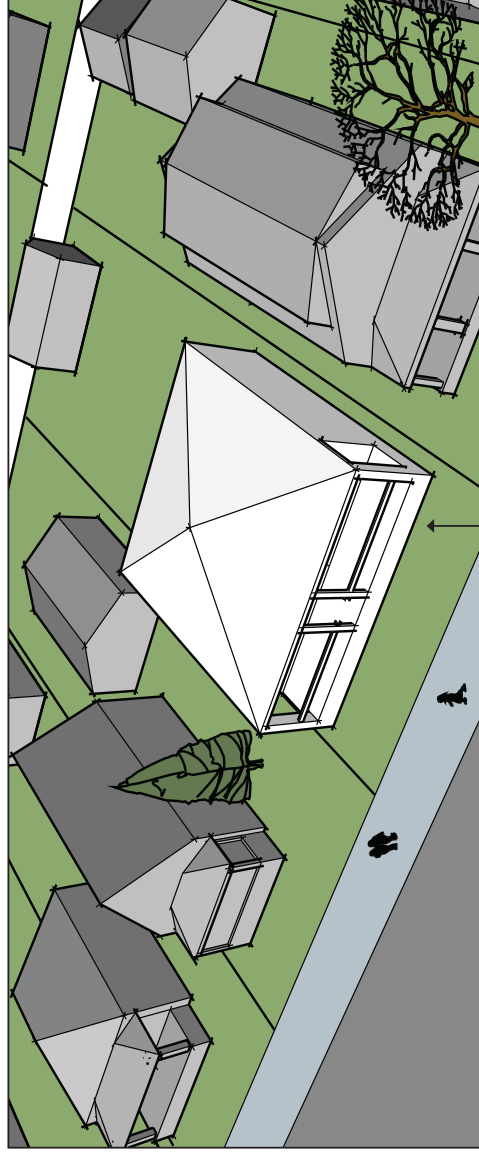


26) LINEAR massing redevelopment option.

VISUAL PREFERENCES - BUILDING MASSING - BLOCK

Not Desired
Desired
1...2...3...4...5...6...7...8...9...10

Please rate the following building massing options on a 10-point scale, with 1 being a building massing option that you do not desire for the North Bottoms and 10 being a building massing option you desire.



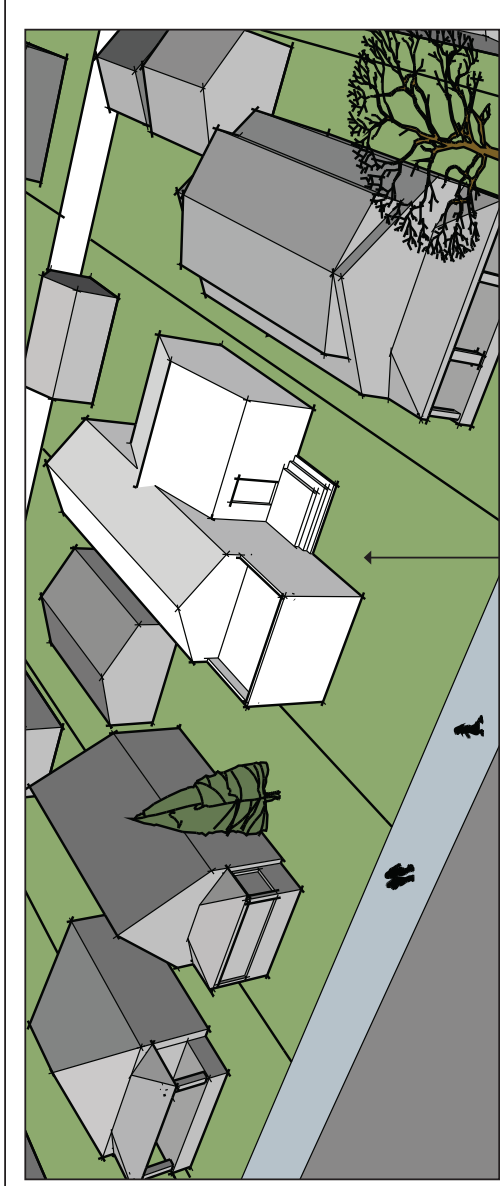
27) BLOCK massing redevelopment option.

THE NORTH BOTTOMS:
A PARTICIPATORY REDEVELOPMENT & SUSTAINABLE COMMUNITY ENGAGEMENT PROCESS

VISUAL PREFERENCES - BUILDING MASSING - ASSEMBLY

Not Desired Desired
1...2...3...4...5...6...7...8...9...10

Please rate the following building massing options on a 10-point scale, with 1 being a building massing option that you do not desire for the North Bottoms and 10 being a building massing option you desire.

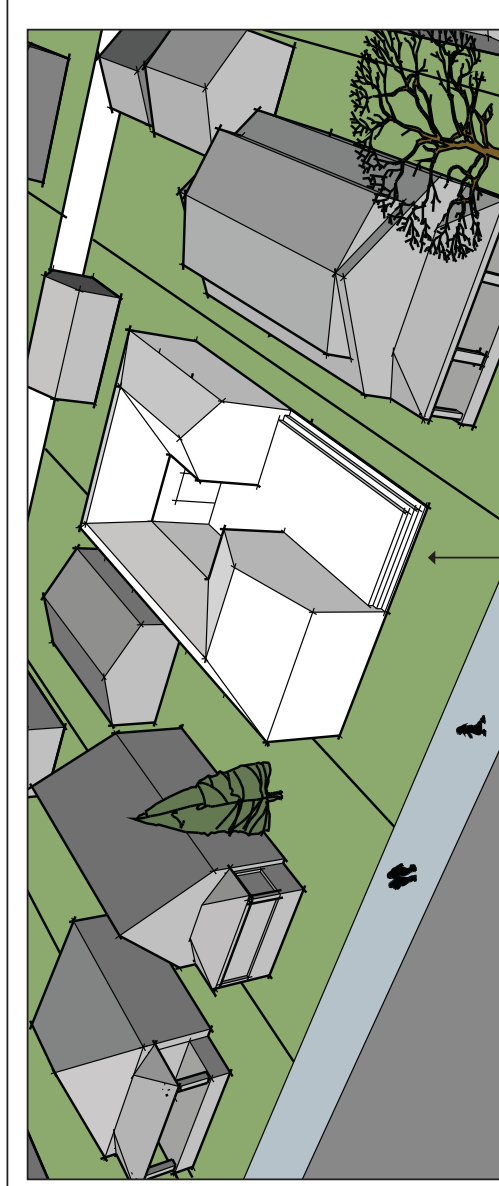


28) ASSEMBLY massing redevelopment option.

VISUAL PREFERENCES - BUILDING MASSING - COURTYARD

Not Desired Desired
1...2...3...4...5...6...7...8...9...10

Please rate the following building massing options on a 10-point scale, with 1 being a building massing option that you do not desire for the North Bottoms and 10 being a building massing option you desire.



29) COURTYARD massing redevelopment option.

VISUAL PREFERENCES - SETBACKS

Please rate the following setback options on a 10-point scale, with 1 being a setback option that you do not desire for the North Bottoms and 10 being a setback option you desire.

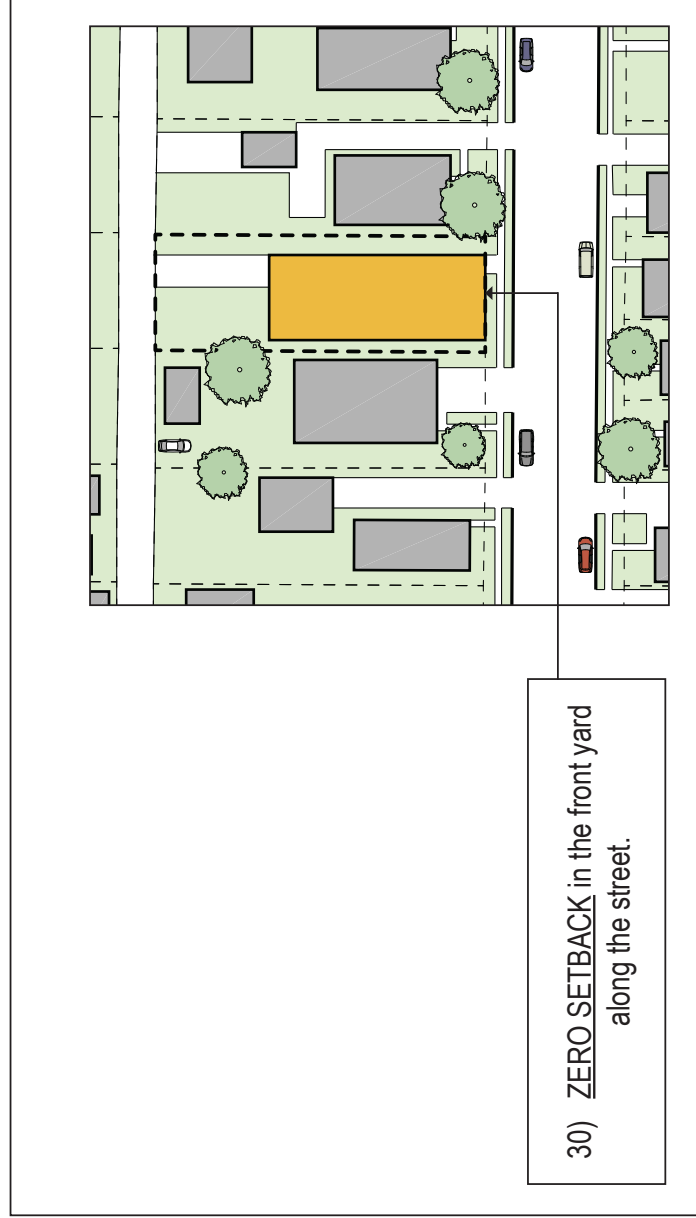
Do Not Desire Desire
1...2...3...4...5...6...7...8...9...10

..... North Bottoms Neighborhood Preference Survey

VISUAL PREFERENCES - SETBACKS - FRONT YARD

Not Desired Desired
1...2...3...4...5...6...7...8...9...10

Please rate the following front yard setback options on a 10-point scale, with 1 being a front yard setback option that you do not desire for the North Bottoms and 10 being a front yard setback option you desire.



..... North Bottoms Neighborhood Preference Survey

THE NORTH BOTTOMS:
A PARTICIPATORY REDEVELOPMENT & SUSTAINABLE COMMUNITY ENGAGEMENT PROCESS

VISUAL PREFERENCES - SETBACKS - FRONT YARD

Not Desired 1...2...3...4...5...6...7...8...9...10 Desired

Please rate the following front yard setback options on a 10-point scale, with 1 being a front yard setback option that you do not desire for the North Bottoms and 10 being a front yard setback option you desire.

31) LOW SETBACK in the front yard along the street.

North Bottoms Neighborhood Preference Survey

Not Desired 1...2...3...4...5...6...7...8...9...10 Desired

VISUAL PREFERENCES - SETBACKS - FRONT YARD

Please rate the following front yard setback options on a 10-point scale, with 1 being a front yard setback option that you do not desire for the North Bottoms and 10 being a front yard setback option you desire.

32) MID SETBACK in the front yard along the street.

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A PARTICIPATORY REDEVELOPMENT & SUSTAINABLE COMMUNITY ENGAGEMENT PROCESS

VISUAL PREFERENCES - SETBACKS - FRONT YARD

Not Desired 1...2...3...4...5...6...7...8...9...10 Desired

Please rate the following front yard setback options on a 10-point scale, with 1 being a front yard setback option that you do not desire for the North Bottoms and 10 being a front yard setback option you desire.

33) HIGH SETBACK in the front yard along the street.

..... North Bottoms Neighborhood Preference Survey

Not Desired 1...2...3...4...5...6...7...8...9...10 Desired

VISUAL PREFERENCES - SETBACKS - SIDE YARD

Please rate the following side yard setback options on a 10-point scale, with 1 being a side yard setback option that you do not desire for the North Bottoms and 10 being a side yard setback option you desire.

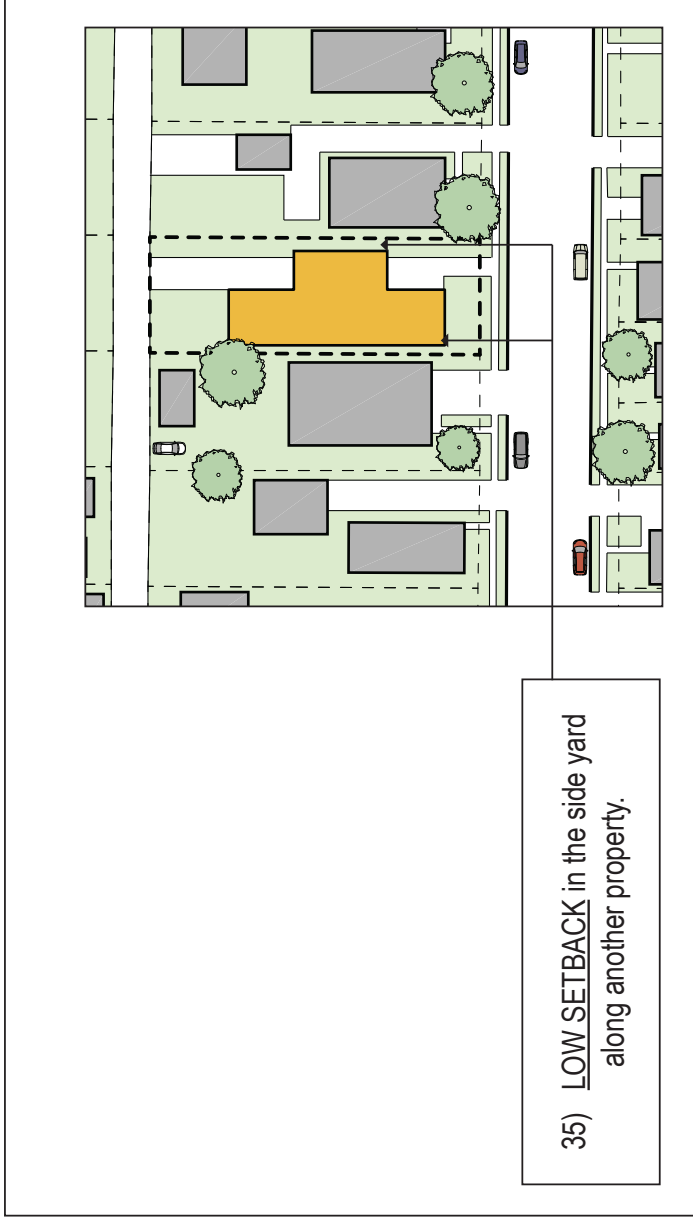
34) ZERO SETBACK in the side yard along another property.

THE NORTH BOTTOMS:
A PARTICIPATORY REDEVELOPMENT & SUSTAINABLE COMMUNITY ENGAGEMENT PROCESS

VISUAL PREFERENCES - SETBACKS - SIDE YARD

Not Desired 1..2...3...4...5...6...7...8...9...10 Desired

Please rate the following side yard setback options on a 10-point scale, with 1 being a side yard setback option that you do not desire for the North Bottoms and 10 being a side yard setback option you desire.

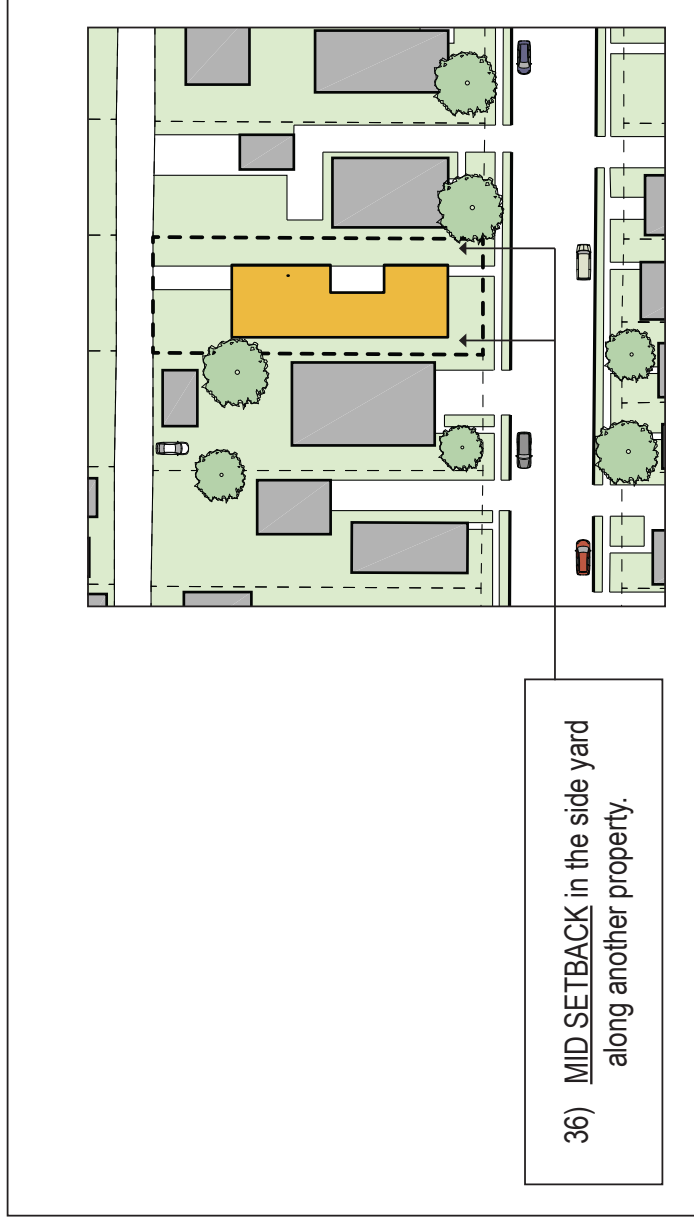


35) LOW SETBACK in the side yard along another property.

Not Desired 1..2...3...4...5...6...7...8...9...10 Desired

VISUAL PREFERENCES - SETBACKS - SIDE YARD

Please rate the following side yard setback options on a 10-point scale, with 1 being a side yard setback option that you do not desire for the North Bottoms and 10 being a side yard setback option you desire.

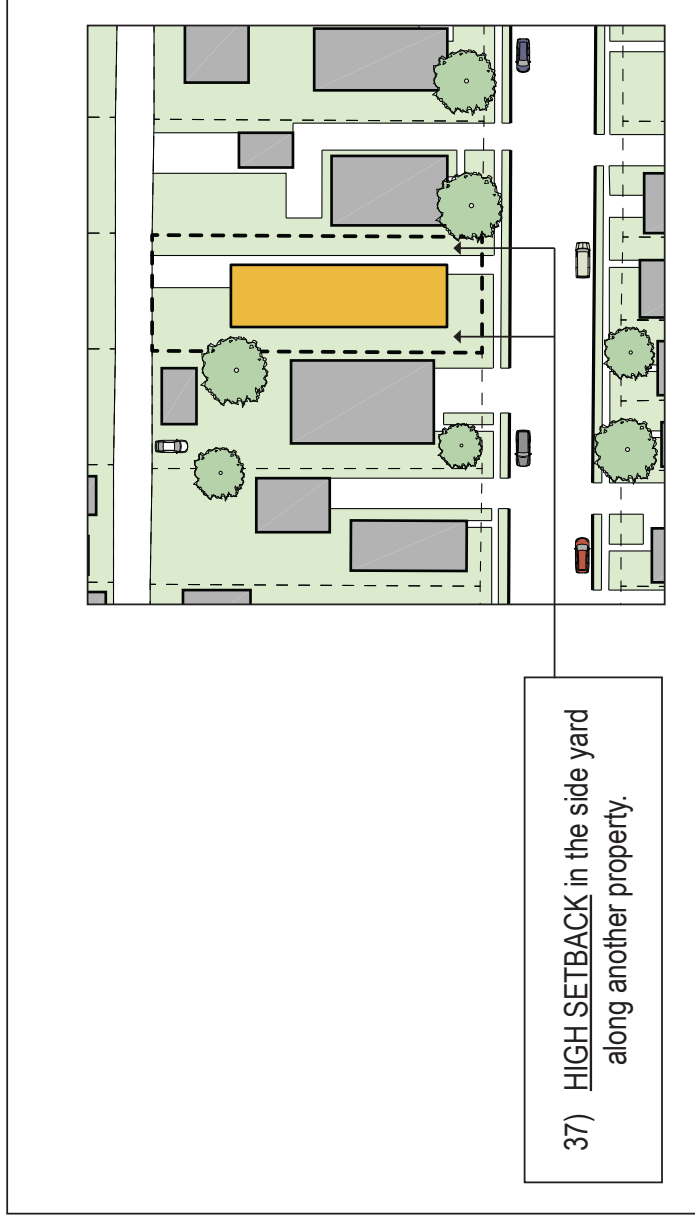


36) MID SETBACK in the side yard along another property.

VISUAL PREFERENCES - SETBACKS - SIDE YARD

Not Desired 1...2...3...4...5...6...7...8...9...10 Desired

Please rate the following side yard setback options on a 10-point scale, with 1 being a side yard setback option that you do not desire for the North Bottoms and 10 being a side yard setback option you desire.



..... North Bottoms Neighborhood Preference Survey

VISUAL PREFERENCES - PUBLIC SPACE

Please rate the following public space options on a 10 -point scale, with 1 being a public space option that you do not desire for the North Bottoms and 10 being a public space option you desire.

Do Not Desire 1...2...3...4...5...6...7...8...9...10 Desire

..... North Bottoms Neighborhood Preference Survey

THE NORTH BOTTOMS:
A PARTICIPATORY REDEVELOPMENT & SUSTAINABLE COMMUNITY ENGAGEMENT PROCESS

VISUAL PREFERENCES - PUBLIC SPACE - LARGER SIDEWALKS Not Desired 1...2...3...4...5...6...7...8...9...10 Desired
Please rate the following public space examples on a 10-point scale, with 1 being a public space that you do not desire for the North Bottoms and 10 being a public space you desire.

38) Larger Sidewalks

North Bottoms Neighborhood Preference Survey
Not Desired 1...2...3...4...5...6...7...8...9...10 Desired

APPENDIX A

..... North Bottoms Neighborhood Preference Survey
VISUAL PREFERENCES - PUBLIC SPACE - PLAYGROUNDS Not Desired 1...2...3...4...5...6...7...8...9...10 Desired
Please rate the following public space examples on a 10 point scale, with 1 being a public space that you do not desire for the North Bottoms and 10 being a public space you desire.

39) Playgrounds

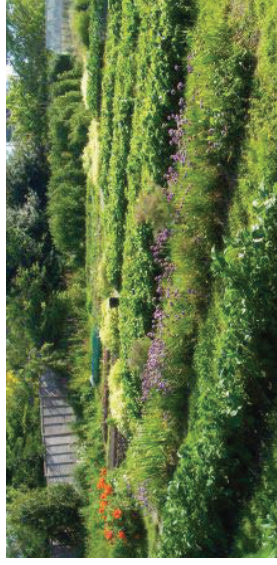
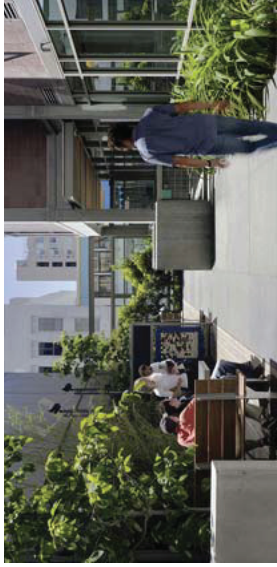
North Bottoms Neighborhood Preference Survey

VISUAL PREFERENCES - PUBLIC SPACE - PLAZAS / GARDENS

Not Desired
1...2...3...4...5...6...7...8...9...10
Desired

Please rate the following public space examples on a 10-point scale, with 1 being a public space that you do not desire for the North Bottoms and 10 being a public space you desire.

40) Plazas / Gardens



..... North Bottoms Neighborhood Preference Survey

VISUAL PREFERENCES - PRIVATE SPACE

Please rate the following private space options on a 10-point scale, with 1 being a private space option that you do not desire for the North Bottoms and 10 being a private space option you desire.

Do Not Desire
1...2...3...4...5...6...7...8...9...10
Desire

..... North Bottoms Neighborhood Preference Survey

THE NORTH BOTTOMS:
A PARTICIPATORY REDEVELOPMENT & SUSTAINABLE COMMUNITY ENGAGEMENT PROCESS

VISUAL PREFERENCES - PUBLIC SPACE - SEATING / ASSEMBLY Not Desired
Desired
1...2...3...4...5...6...7...8...9...10

Please rate the following public space examples on a 10-point scale, with 1 being a public space that you do not desire for the North Bottoms and 10 being a public space you desire.

41) Seating / Assembly

Four photographs illustrating different public seating and assembly spaces. The top-left image shows a covered picnic table area with a dark roof and wooden tables on a paved surface. The top-right image shows a modern, curved concrete bench with a slanted top, set on a grassy area. The bottom-left image shows a wooden picnic table with a bench, situated in a park-like setting with trees. The bottom-right image shows a curved concrete bench with a slanted top, similar to the top-right image, set on a paved area.

VISUAL PREFERENCES - PRIVATE SPACE - BALCONY Not Desired
Desired
1...2...3...4...5...6...7...8...9...10

Please rate the following private space examples on a 10-point scale, with 1 being a private space that you do not desire for the North Bottoms and 10 being a private space you desire.

42) Balcony

Four photographs illustrating different balcony designs. The top-left image shows a balcony with a metal railing and a wooden chair. The top-right image shows a balcony with a wooden railing and a wooden chair. The bottom-left image shows a balcony with a metal railing and a wooden chair. The bottom-right image shows a balcony with a wooden railing and a wooden chair.

THE NORTH BOTTOMS:
A PARTICIPATORY REDEVELOPMENT & SUSTAINABLE COMMUNITY ENGAGEMENT PROCESS

Not Desired 1 2 3 4 5 6 7 8 9 10
Desired

VISUAL PREFERENCES - PRIVATE SPACE - COURTYARD

Please rate the following private space examples on a 10-point scale, with 1 being a private space that you do not desire for the North Bottoms and 10 being a private space you desire.

43) Courtyard

Not Desired 1 2 3 4 5 6 7 8 9 10
Desired

North Bottoms Neighborhood Preference Survey

VISUAL PREFERENCES - PRIVATE SPACE - PORCH

Please rate the following private space examples on a 10-point scale, with 1 being a private space that you do not desire for the North Bottoms and 10 being a private space you desire.

44) Porch

Not Desired 1 2 3 4 5 6 7 8 9 10
Desired


North Bottoms Neighborhood Preference Survey

VISUAL PREFERENCES - PRIVATE SPACE - YARD

Not Desired 1...2...3...4...5...6...7...8...9...10 Desired

Please rate the following private space examples on a 10-point scale, with 1 being a private space that you do not desire for the North Bottoms and 10 being a private space you desire.

45) Yard



..... North Bottoms Neighborhood Preference Survey

VISUAL PREFERENCES - BUILDING STYLES

.....

Please rate the following building style examples on a 10-point scale, with 1 being a building style that you do not desire for the North Bottoms and 10 being a building style you desire.

Do Not Desire 1...2...3...4...5...6...7...8...9...10 Desire

..... North Bottoms Neighborhood Preference Survey

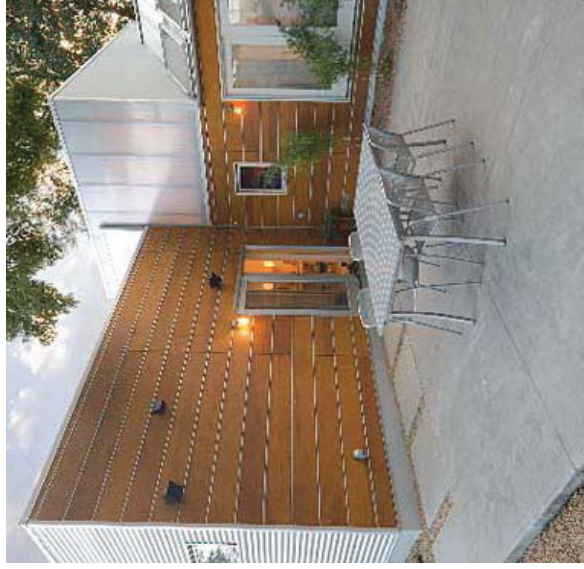
THE NORTH BOTTOMS:
A PARTICIPATORY REDEVELOPMENT & SUSTAINABLE COMMUNITY ENGAGEMENT PROCESS

VISUAL PREFERENCES - BUILDING STYLES

Not Desired 1...2...3...4...5...6...7...8...9...10 Desired

Please rate the following building style examples on a 10-point scale, with 1 being a building style that you do not desire for the North Bottoms and 10 being a building style you desire.

47)

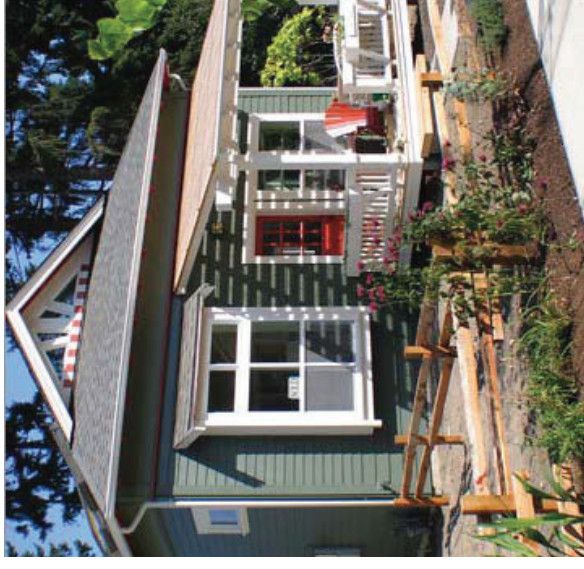


..... North Bottoms Neighborhood Preference Survey
Not Desired 1...2...3...4...5...6...7...8...9...10 Desired

VISUAL PREFERENCES - BUILDING STYLES

Please rate the following building style examples on a 10-point scale, with 1 being a building style that you do not desire for the North Bottoms and 10 being a building style you desire.

46)



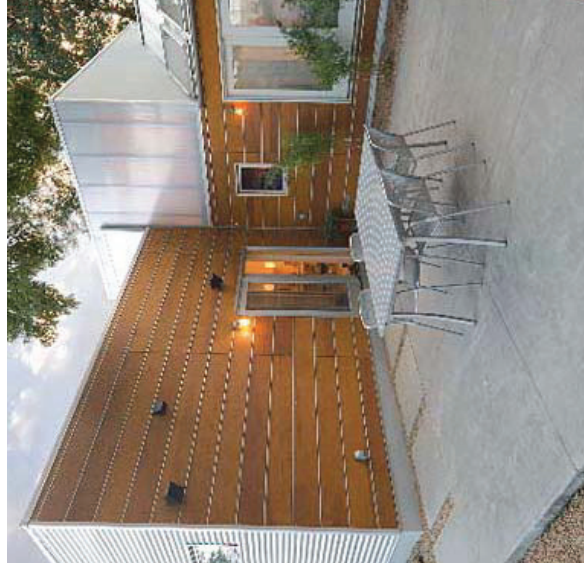
THE NORTH BOTTOMS:
A PARTICIPATORY REDEVELOPMENT & SUSTAINABLE COMMUNITY ENGAGEMENT PROCESS

VISUAL PREFERENCES - BUILDING STYLES

Not Desired 1...2...3...4...5...6...7...8...9...10 Desired

Please rate the following building style examples on a 10-point scale, with 1 being a building style that you do not desire for the North Bottoms and 10 being a building style you desire.

47)

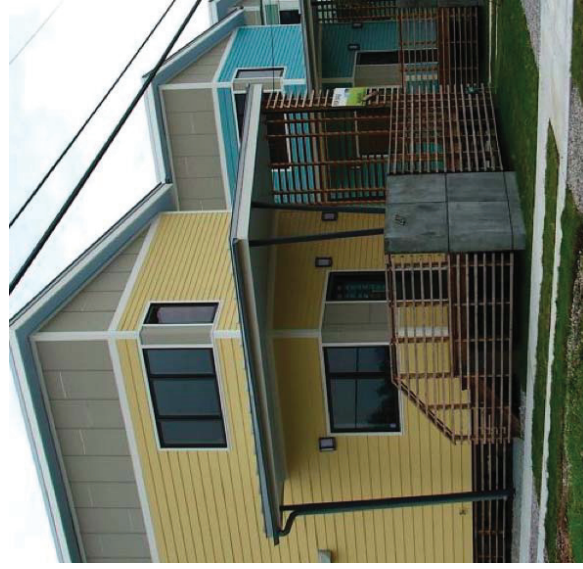


..... North Bottoms Neighborhood Preference Survey
Not Desired 1...2...3...4...5...6...7...8...9...10 Desired

VISUAL PREFERENCES - BUILDING STYLES

Please rate the following building style examples on a 10-point scale, with 1 being a building style that you do not desire for the North Bottoms and 10 being a building style you desire.

48)



..... North Bottoms Neighborhood Preference Survey

THE NORTH BOTTOMS:
A PARTICIPATORY REDEVELOPMENT & SUSTAINABLE COMMUNITY ENGAGEMENT PROCESS

VISUAL PREFERENCES - BUILDING STYLES

Not Desired 1...2...3...4...5...6...7...8...9...10 Desired

Please rate the following building style examples on a 10-point scale, with 1 being a building style that you do not desire for the North Bottoms and 10 being a building style you desire.

49)

Two photographs of modern, single-story buildings. The left image shows a building with dark horizontal siding, a large window with a red frame, and a brick chimney. The right image shows a similar building with a large window and a red frame, set against a grassy area and trees.

..... North Bottoms Neighborhood Preference Survey

Not Desired 1...2...3...4...5...6...7...8...9...10 Desired

VISUAL PREFERENCES - BUILDING STYLES

Please rate the following building style examples on a 10-point scale, with 1 being a building style that you do not desire for the North Bottoms and 10 being a building style you desire.

50)

Two photographs of modern, multi-story buildings. The left image shows a building with a white facade, large glass windows, and a balcony. The right image shows a building with a blue facade and large glass windows, viewed from a different angle.

..... North Bottoms Neighborhood Preference Survey

THE NORTH BOTTOMS:
A PARTICIPATORY REDEVELOPMENT & SUSTAINABLE COMMUNITY ENGAGEMENT PROCESS

VISUAL PREFERENCES - BUILDING STYLES

Not Desired 1...2...3...4...5...6...7...8...9...10 Desired

Please rate the following building style examples on a 10-point scale, with 1 being a building style that you do not desire for the North Bottoms and 10 being a building style you desire.

51)



VISUAL PREFERENCES - BUILDING STYLES

Not Desired 1...2...3...4...5...6...7...8...9...10 Desired

Please rate the following building style examples on a 10-point scale, with 1 being a building style that you do not desire for the North Bottoms and 10 being a building style you desire.

52)



THE NORTH BOTTOMS:
A PARTICIPATORY REDEVELOPMENT & SUSTAINABLE COMMUNITY ENGAGEMENT PROCESS

VISUAL PREFERENCES - BUILDING STYLES

Not Desired 1...2...3...4...5...6...7...8...9...10 Desired

Please rate the following building style examples on a 10-point scale, with 1 being a building style that you do not desire for the North Bottoms and 10 being a building style you desire.

53)

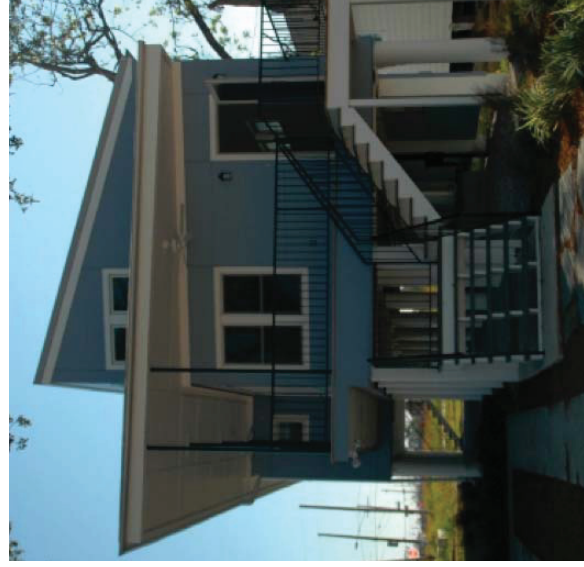
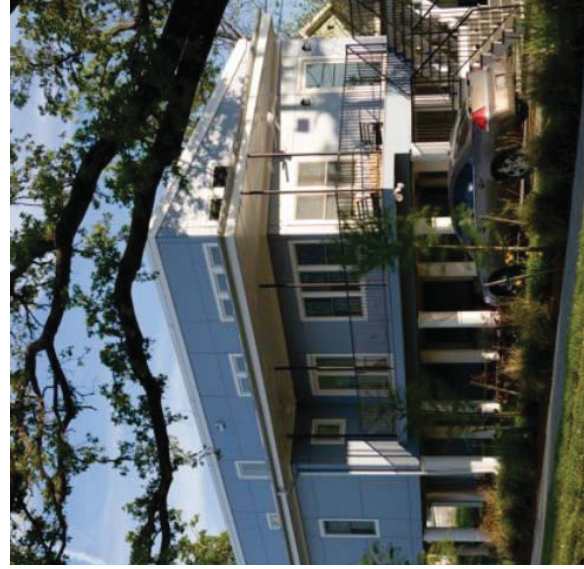


..... North Bottoms Neighborhood Preference Survey
Not Desired 1...2...3...4...5...6...7...8...9...10 Desired

VISUAL PREFERENCES - BUILDING STYLES

Please rate the following building style examples on a 10-point scale, with 1 being a building style that you do not desire for the North Bottoms and 10 being a building style you desire.

54)



..... North Bottoms Neighborhood Preference Survey

THE NORTH BOTTOMS:
A PARTICIPATORY REDEVELOPMENT & SUSTAINABLE COMMUNITY ENGAGEMENT PROCESS

VISUAL PREFERENCES - BUILDING STYLES

Not Desired 1...2...3...4...5...6...7...8...9...10 Desired
Please rate the following building style examples on a 10-point scale, with 1 being a building style that you do not desire for the North Bottoms and 10 being a building style you desire.

55)

Not Desired 1...2...3...4...5...6...7...8...9...10 Desired

VISUAL PREFERENCES - BUILDING STYLES

Not Desired 1...2...3...4...5...6...7...8...9...10 Desired
Please rate the following building style examples on a 10-point scale, with 1 being a building style that you do not desire for the North Bottoms and 10 being a building style you desire.

56)

Not Desired 1...2...3...4...5...6...7...8...9...10 Desired

THE NORTH BOTTOMS:
A PARTICIPATORY REDEVELOPMENT & SUSTAINABLE COMMUNITY ENGAGEMENT PROCESS

VISUAL PREFERENCES - BUILDING STYLES

Not Desired
1...2...3...4...5...6...7...8...9...10
Desired

Please rate the following building style examples on a 10-point scale, with 1 being a building style that you do not desire for the North Bottoms and 10 being a building style you desire.

57)



Two photographs of modern, multi-story residential buildings. The left image shows a building with a mix of light grey and dark grey siding, large windows, and a balcony with a wooden railing. The right image shows a similar building with a more prominent dark grey facade and large glass windows.

Not Desired
1...2...3...4...5...6...7...8...9...10
Desired

North Bottoms Neighborhood Preference Survey
Please rate the following building style examples on a 10-point scale, with 1 being a building style that you do not desire for the North Bottoms and 10 being a building style you desire.

VISUAL PREFERENCES - BUILDING STYLES

58)



Two photographs of modern, single-story residential buildings. The left image shows a building with white siding, a gabled roof, and large windows. The right image shows a similar building with a mix of white and light green siding and a gabled roof.

Not Desired
1...2...3...4...5...6...7...8...9...10
Desired

North Bottoms Neighborhood Preference Survey

THE NORTH BOTTOMS:
A PARTICIPATORY REDEVELOPMENT & SUSTAINABLE COMMUNITY ENGAGEMENT PROCESS

VISUAL PREFERENCES - BUILDING STYLES

Not Desired 1...2...3...4...5...6...7...8...9...10 Desired

Please rate the following building style examples on a 10-point scale, with 1 being a building style that you do not desire for the North Bottoms and 10 being a building style you desire.

59)

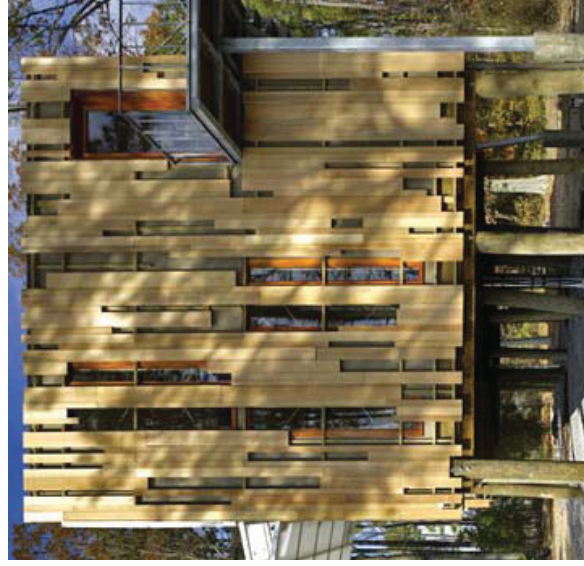


..... North Bottoms Neighborhood Preference Survey
Not Desired 1...2...3...4...5...6...7...8...9...10 Desired

VISUAL PREFERENCES - BUILDING STYLES

Please rate the following building style examples on a 10-point scale, with 1 being a building style that you do not desire for the North Bottoms and 10 being a building style you desire.

60)



..... North Bottoms Neighborhood Preference Survey

THE NORTH BOTTOMS:
A PARTICIPATORY REDEVELOPMENT & SUSTAINABLE COMMUNITY ENGAGEMENT PROCESS

VISUAL PREFERENCES - BUILDING STYLES

Please rate the following building style examples on a 10-point scale, with 1 being a building style that you do not desire for the North Bottoms and 10 being a building style you desire.

Not Desired
1...2...3...4...5...6...7...8...9...10
Desired

61)

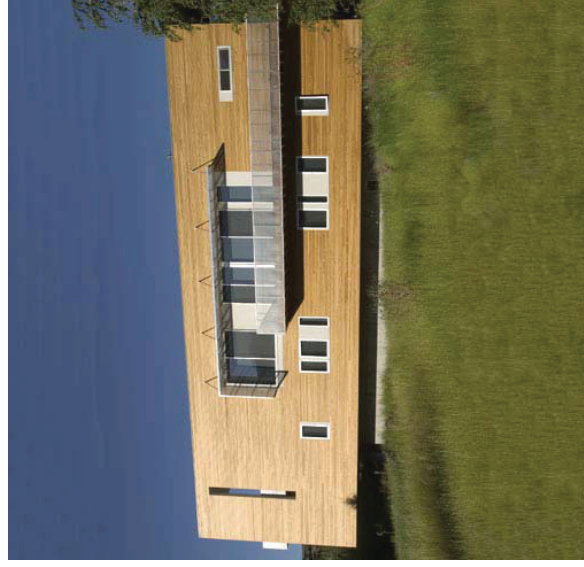


..... North Bottoms Neighborhood Preference Survey
Not Desired
1...2...3...4...5...6...7...8...9...10
Desired

VISUAL PREFERENCES - BUILDING STYLES

Please rate the following building style examples on a 10-point scale, with 1 being a building style that you do not desire for the North Bottoms and 10 being a building style you desire.

62)



..... North Bottoms Neighborhood Preference Survey

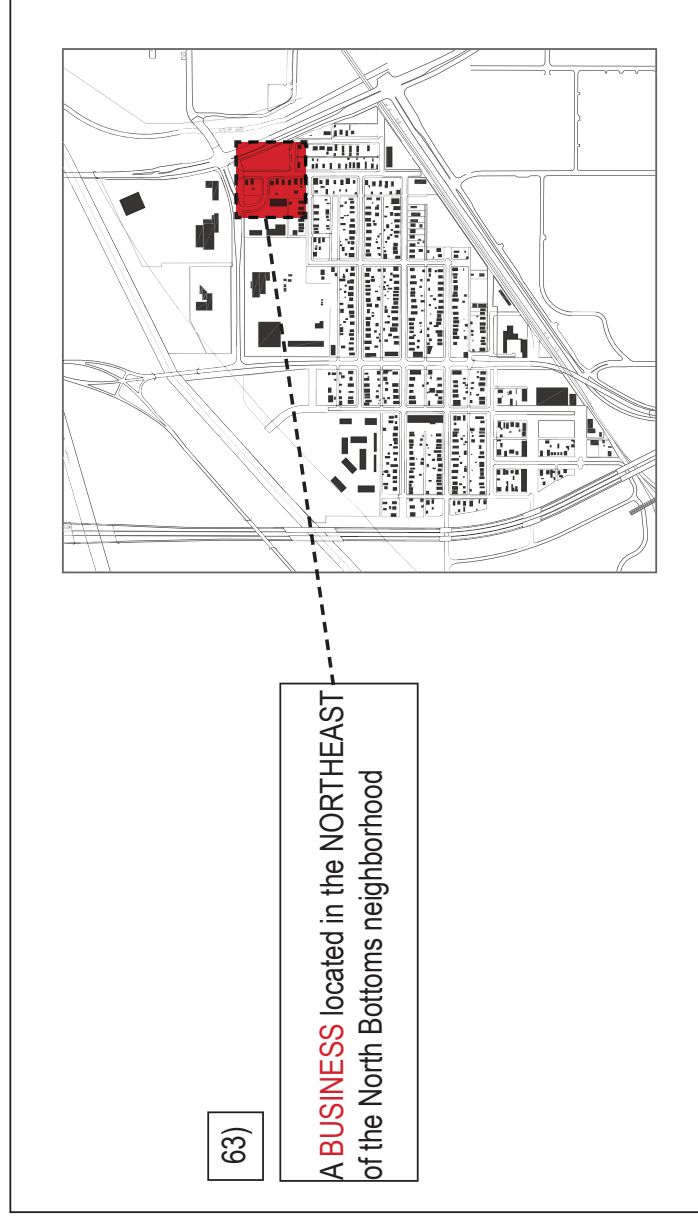
SITE SELECTION

Please rate the following site development options on a 10 -point scale, with 1 being a site development options that you do not desire for the North Bottoms and 10 being a site development options you desire.

Do Not Desire
1...2...3...4...5...6...7...8...9...10
Desire

..... North Bottoms Neighborhood Preference Survey
SITE SELECTION - **BUSINESS** Not Desired
1...2...3...4...5...6...7...8...9...10

Please rate the following site development options on a 10-point scale, with 1 being a site option that you do not desire for the North Bottoms and 10 being a site option you desire.



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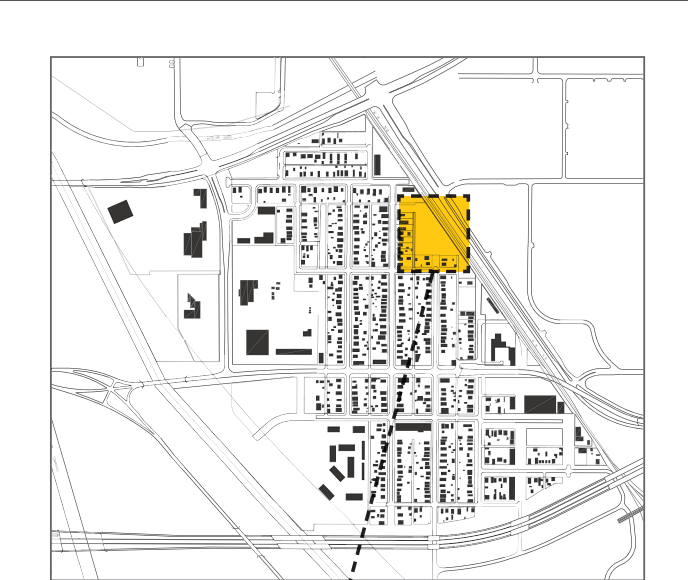
SITE SELECTION - RESIDENTIAL

Not Desired Desired
1...2...3...4...5...6...7...8...9...10

Please rate the following site development options on a 10-point scale, with 1 being a site option that you do not desire for the North Bottoms and 10 being a site option you desire.

64)

RESIDENTIAL located in the SOUTHEAST of the North Bottoms neighborhood



Not Desired Desired
1...2...3...4...5...6...7...8...9...10

SITE SELECTION - OPEN SPACE

Please rate the following site development options on a 10-point scale, with 1 being a site option that you do not desire for the North Bottoms and 10 being a site option you desire.

65)

OPEN SPACE located along 10th Street of the North Bottoms neighborhood




THE NORTH BOTTOMS:
A PARTICIPATORY REDEVELOPMENT & SUSTAINABLE COMMUNITY ENGAGEMENT PROCESS

SITE SELECTION - **BUSINESS**
 Not Desired 1...2...3...4...5...6...7...8...9...10 Desired
 Please rate the following site development options on a 10-point scale, with 1 being a site option that you do not desire for the North Bottoms and 10 being a site option you desire.

66)

A **BUSINESS** located in the **NORTHEAST** of the North Bottoms neighborhood




North Bottoms Neighborhood Preference Survey
 Not Desired 1...2...3...4...5...6...7...8...9...10 Desired

APPENDIX A

SITE SELECTION - **RESIDENTIAL**
 Not Desired 1...2...3...4...5...6...7...8...9...10 Desired
 Please rate the following site development options on a 10-point scale, with 1 being a site option that you do not desire for the North Bottoms and 10 being a site option you desire.

67)

RESIDENTIAL located in the **SOUTHWEST** of the North Bottoms neighborhood



North Bottoms Neighborhood Preference Survey
 Not Desired 1...2...3...4...5...6...7...8...9...10 Desired

THE NORTH BOTTOMS:
A PARTICIPATORY REDEVELOPMENT & SUSTAINABLE COMMUNITY ENGAGEMENT PROCESS


SITE SELECTION - **OPEN SPACE**

Not Desired
1...2...3...4...5...6...7...8...9...10
Desired

Please rate the following site development options on a 10-point scale, with 1 being a site option that you do not desire for the North Bottoms and 10 being a site option you desire.

68)

OPEN SPACE located in the **NORTHWEST** of the North Bottoms neighborhood




..... North Bottoms Neighborhood Preference Survey
Not Desired
1...2...3...4...5...6...7...8...9...10
Desired

SITE SELECTION - **BUSINESS**

Please rate the following site development options on a 10-point scale, with 1 being a site option that you do not desire for the North Bottoms and 10 being a site option you desire.

69)

A **BUSINESS** located on 10th Street of the North Bottoms neighborhood



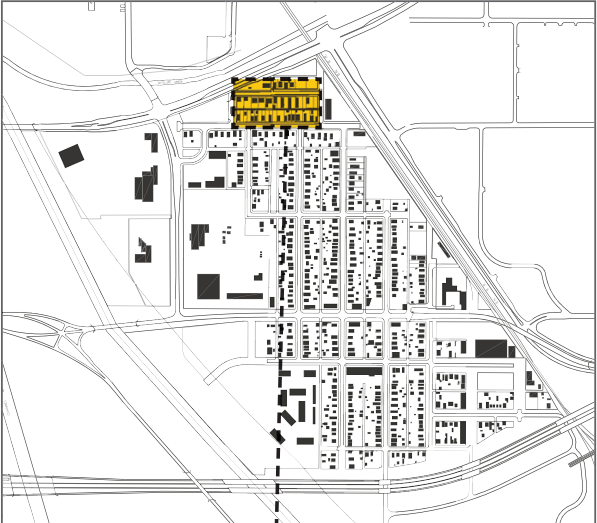
..... North Bottoms Neighborhood Preference Survey

THE NORTH BOTTOMS:
A PARTICIPATORY REDEVELOPMENT & SUSTAINABLE COMMUNITY ENGAGEMENT PROCESS

SITE SELECTION - **RESIDENTIAL** Not Desired Desired
 1...2...3...4...5...6...7...8...9...10
 Please rate the following site development options on a 10-point scale, with 1 being a site option that you do not desire for the North Bottoms and 10 being a site option you desire.

70)

RESIDENTIAL located in the **NORTHEAST** of the North Bottoms neighborhood




..... North Bottoms Neighborhood Preference Survey Not Desired Desired
 1...2...3...4...5...6...7...8...9...10
 Please rate the following site development options on a 10-point scale, with 1 being a site option that you do not desire for the North Bottoms and 10 being a site option you desire.

APPENDIX A

..... North Bottoms Neighborhood Preference Survey Not Desired Desired
 1...2...3...4...5...6...7...8...9...10
 Please rate the following site development options on a 10-point scale, with 1 being a site option that you do not desire for the North Bottoms and 10 being a site option you desire.

71)

OPEN SPACE located in the **SOUTHEAST** of the North Bottoms neighborhood



..... North Bottoms Neighborhood Preference Survey Not Desired Desired
 1...2...3...4...5...6...7...8...9...10
 Please rate the following site development options on a 10-point scale, with 1 being a site option that you do not desire for the North Bottoms and 10 being a site option you desire.

APPENDIX B - LPLAN 2040

THE NORTH BOTTOMS: A PARTICIPATORY REDEVELOPMENT & SUSTAINABLE COMMUNITY ENGAGEMENT PROCESS

Lincoln/Lancaster County Comprehensive Plan

Section I, Vision and Plan Applicable Topics:

Quality of Life Assets

Lincoln and Lancaster County are home to many major assets that enhance the quality of life for all residents. However, access to our quality of life assets is impossible without adequate infrastructure. LPlan 2040 acknowledges this fact, and commits us to use access to quality of life assets as a decision-making criterion.

The following goals are based on the Quality of Life Assets statement:

- Preservation and enhancement of the many quality of life assets within the community continues. For a true “good quality of life,” a community has more than jobs, shelter, utilities and roads — there are numerous service, education, historic, natural and cultural resources that are fundamental to enriching lives. As the population continues to become more diverse, the richness and variety of Lincoln and Lancaster County’s cultural assets will enrich the quality of life for all those living here.
- The community continues its commitment to strong, diverse neighborhoods. Neighborhoods remain one of Lincoln’s great strengths and their conservation is fundamental to this plan. The health of Lincoln’s varied neighborhoods and districts depends on implementing appropriate and individualized policies.
- LPlan 2040 is the basis for zoning and land development decisions. It guides decisions that will maintain the quality and character of the community’s new and established neighborhoods.
- The community continues its commitment to a strong Downtown. A strong, vital Downtown provides a common center for all of Lincoln and Lancaster County and will be a catalyst for future growth. LPlan 2040 acknowledges Downtown’s unique role and will guide decisions that will maintain Downtown’s vitality and enhance its contribution to the quality of life of all Lincoln and Lancaster County.

Healthy Community

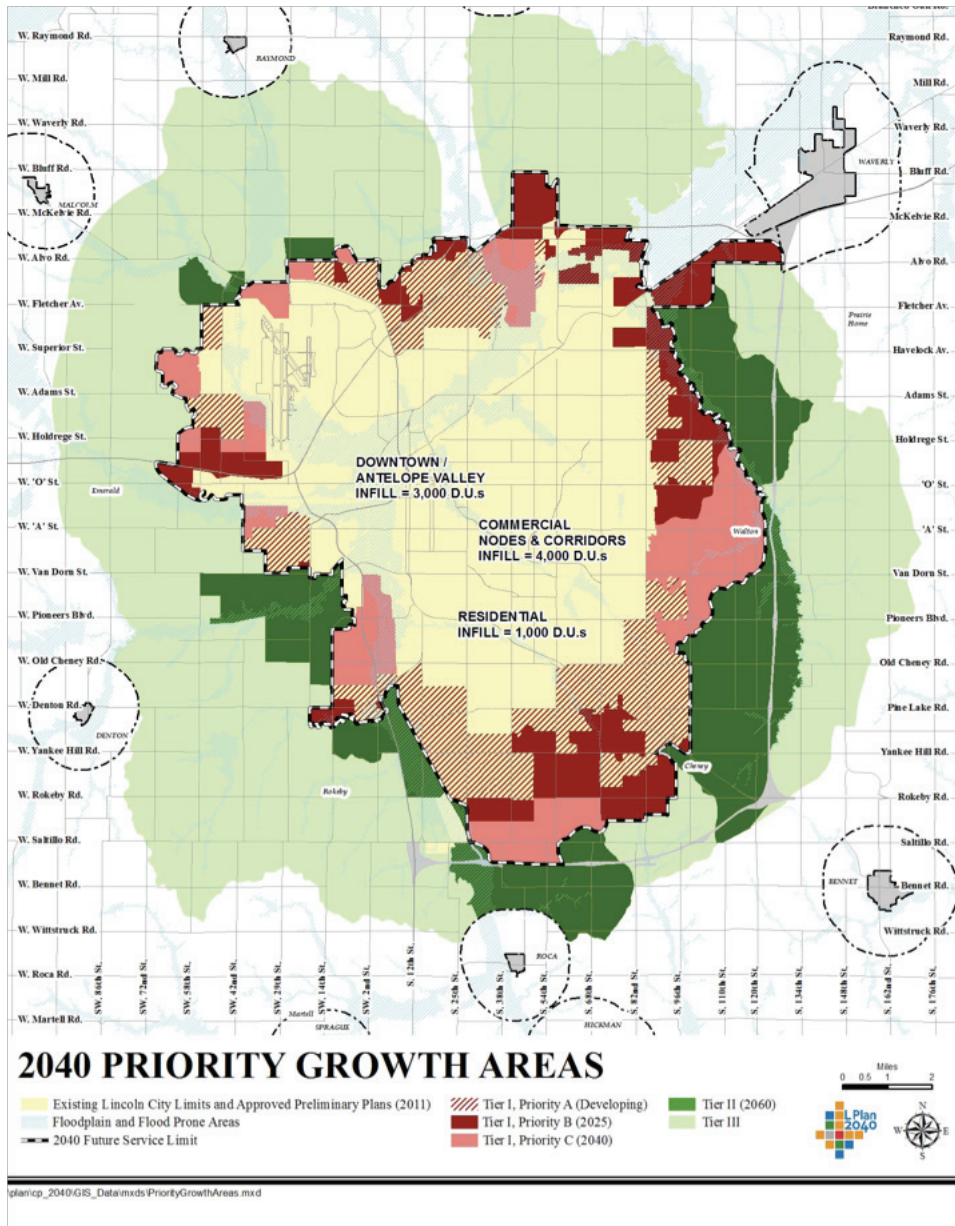
The interaction between people and their environments, natural as well as human-made, has re-emerged as a major public health issue. A healthy community is one that continuously creates and improves both its physical and social environments.

It also provides easy access and connectivity to other communities - places where every person is free to make choices amid a variety of healthy, available, accessible, and affordable options. Since 1900, life expectancy in the United States has increased by approximately 40 years. Only 7 of those years can be attributed to improvements in disease care; the rest are the result of improved prevention efforts and improved environmental conditions, including sanitation and water. Examining the interaction between health and the environment requires considering the effects of factors in the broad physical and social environments, which include housing, urban development, land use, transportation, industry, and agriculture.

The following goals are based on this Healthy Community statement:

- Urban design encourages walking and bicycling, which improve environmental and physical health.
- Neighborhoods are friendly to pedestrians, children, bicycles, the elderly and people with disabilities.
- Redevelopment projects consider the use of existing infrastructure and buildings in their design.
- Mixed use communities that integrate a variety of housing types and commercial services and serve a variety of income levels allow people to live, work and shop within walking and biking distance.

THE NORTH BOTTOMS: A PARTICIPATORY REDEVELOPMENT & SUSTAINABLE COMMUNITY ENGAGEMENT PROCESS



Interaction between LPlan 2040 and the Citizens

Although LPlan 2040 is intended primarily to guide the physical development of our community, the results of such development are ultimately felt by individuals and their families. The planning process aspires to make this interaction between people and their physical landscape one in which all facets of our community can prosper; not only economically, but also intellectually, aesthetically, and spiritually. LPlan 2040 seeks to accommodate and encourage the participation of all citizens of the city and county in the making of public policies to implement the visions of the community.

Comprehensive planning is a continuous process, requiring a continuing, equitable, and frequent interaction between governments and their constituencies.

The following goals are based on this Interaction between the Comprehensive Plan and the Citizens statement:

- The Comprehensive Plan continues to be updated regularly with extensive citizen participation.
- The Plan is a successful guide, shaping development, yet remaining responsive to changing conditions.

THE NORTH BOTTOMS: A PARTICIPATORY REDEVELOPMENT & SUSTAINABLE COMMUNITY ENGAGEMENT PROCESS

Section 2, The Community Applicable Topics:

Population Density

The City of Lincoln and the University of Nebraska have undertaken several major efforts in the West Haymarket, Antelope Valley and Innovation Campus areas over the past decade that include and encourage the development of residential infill and redevelopment projects. An increase in redevelopment of underperforming or failing commercial areas is also encouraged in the Plan. These areas present opportunities for mixed use redevelopment to include retail, office, service and residential uses located near transit, trails and major arterials. A smaller amount of infill is anticipated in the neighborhoods on vacant lots and through accessory dwelling units.

For Guiding Principals for Community Form

The Urban Environment

- Lincoln's future urban growth should generally occur in multiple directions around the existing city. Lincoln will continue to have managed and contiguous growth, including strengthening our Downtown core. Lincoln's sense of community has been based on incremental, compact growth built on the foundations of established neighborhoods. Future growth will continue this traditional pattern and be linked to both the level of demand in the market and to the orderly extension of public improvements and services. Lincoln will continue to contain approximately 90 percent of the County's population.
- The community's present infrastructure investment should be maximized by planning for residential and commercial development in areas with available capacity. This can be accomplished in many ways including encouraging appropriate new development on unused land in older neighborhoods, redevelopment of underperforming commercial areas into mixed use redevelopment areas that include residential, retail, office and entertainment uses, and encouraging a greater amount of commercial space per acre and more dwelling units per acre in new neighborhoods.
- Preservation and renewal of historic buildings, districts, and landscapes is encouraged. Development and redevelopment should respect historical patterns, precedents, and boundaries in towns, cities and existing neighborhoods. Mixed use redevelopment, adaptive reuse, and infill development, including residential, commercial and retail uses, is encouraged. These uses may develop along transit routes, at major nodes, and near employment centers to provide residential opportunities for persons who do not want to or cannot drive an automobile.
- Mixed use redevelopment, adaptive reuse, and infill development, including residential, commercial and retail uses, is encouraged. These uses may develop along transit routes, at major nodes, and near employment centers to provide residential opportunities for persons who do not want to or cannot drive an automobile.

THE NORTH BOTTOMS: A PARTICIPATORY REDEVELOPMENT & SUSTAINABLE COMMUNITY ENGAGEMENT PROCESS



The accompanying image displays how these multiple development principles can be integrated. It includes principles such as:

1. Mix of office, retail and service uses
2. Floodplain preserved as open space, ballfields, trails, conservation areas
3. Natural and environmentally sensitive areas preserved, such as existing wetlands preserved & integrated into the development
4. Connected green space; encourage linear connected green spaces as much as possible
5. Transit stops integrated into commercial center; near arterial and near area of greater population
6. Mix of housing types — single family, townhomes, apartments, elderly housing — all within one area
7. Pedestrian orientation with parking at rear; multiple pedestrian routes, and buildings and uses close to each other
8. Transition of uses; less intense office uses near residential areas
9. Multiple vehicular connections between residential neighborhood and commercial center and multiple access points in and out of area
10. Public uses (such as elementary schools) serve as centers of neighborhood

THE NORTH BOTTOMS: A PARTICIPATORY REDEVELOPMENT & SUSTAINABLE COMMUNITY ENGAGEMENT PROCESS

2040 and Beyond

Much of the housing stock that exists today will continue to serve future needs, but new options should be facilitated to meet the expected needs driven by the changing demographics of a county with over a half million people. A full range of housing options should be available for rental or ownership: single-family homes in new and older neighborhoods, single-family homes on small lots, accessory dwelling units, duplexes, townhomes, rowhouses, live/work units, apartments, condominiums, special needs housing, mixed use buildings, and downtown mid-rises. Within the existing city, vacant lots should be pursued for infill and existing apartment complexes encouraged to add more dwelling units if their sites allow. Greater Downtown should attract thousands of new residents, while “greyfields” — older commercial and industrial areas reaching obsolescence — should be converted to residential and mixed use.

More compact, dense development clusters allow for savings in public infrastructure cost and improved accessibility to jobs, goods and services. Denser mixed use nodes and corridors, designed for walkability and coupled with improved transit service, can improve the livability of the surrounding community as well.

The projections in this Plan for inward growth may prove to be conservative, if appropriate supports are set in place and successful models are demonstrated early in the planning period. Transit enhancements can both lead and follow redevelopment projects, forming a virtuous circle that can accelerate investments in both areas. Transit enhancements will begin with increased level of service such as shorter wait times or longer hours in key corridors. Identifying specific routes for express service is another likely strategy. As development intensifies along major corridors, such as O Street, perhaps in the next 30 years and perhaps later; bus rapid transit that interconnects with other routes could be introduced.

Section 6, Mixed Use Redevelopment Applicable Topics:

Guiding Principals

Mixed Use Redevelopment should:

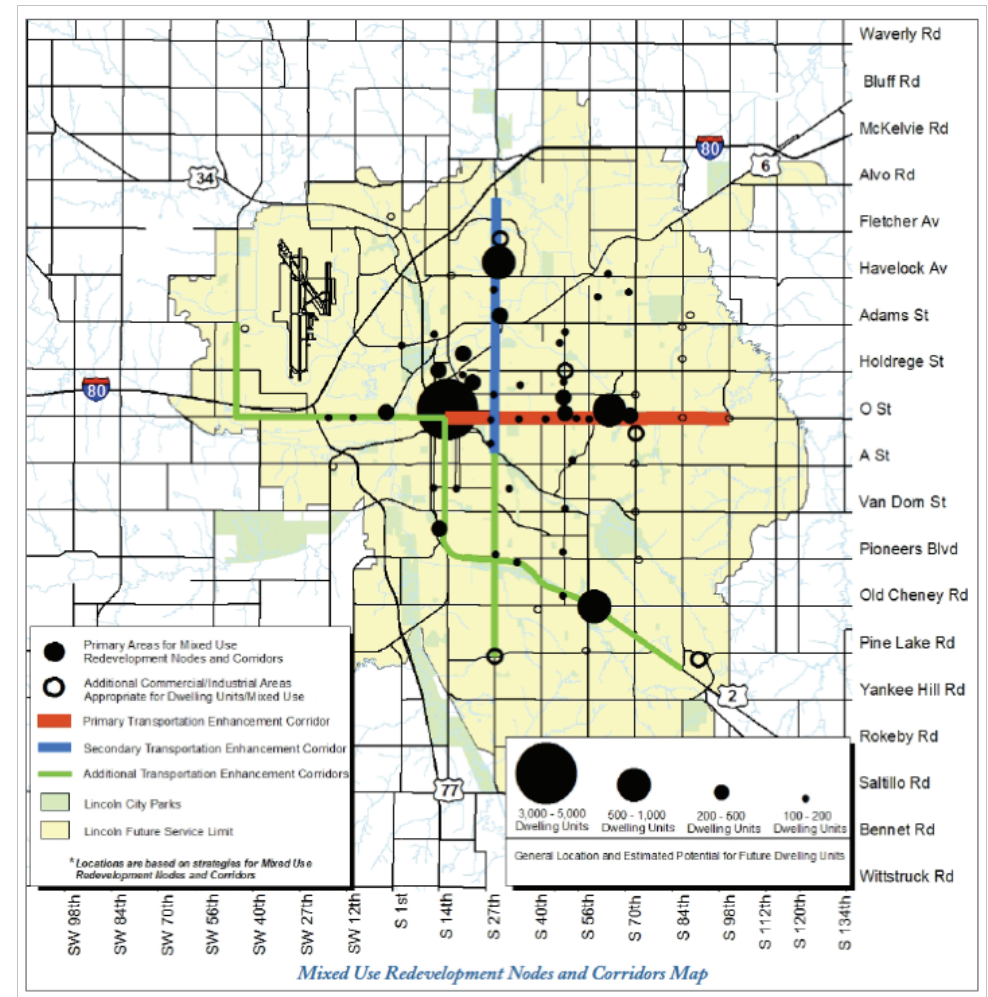
- Target existing underdeveloped or redeveloping commercial and industrial areas in order to remove blighted conditions and more efficiently utilize existing infrastructure.
- Occur on sites supported by adequate road and utility capacity.
- Develop in a manner compatible with existing or planned land uses.
- Enhance entryways when developing adjacent to these corridors.
- Preserve existing affordable housing and promote the creation of new affordable housing throughout the community.
- Provide a diversity of housing types and choices throughout each neighborhood for an increasingly diverse population.
- Encourage substantial connectivity and convenient access to neighborhood services (stores, schools, parks) from nearby residential areas.
- Create housing opportunities for residents with special needs throughout the city that are compatible with and integrated into residential neighborhoods.
- Incorporate and enhance street networks with multiple modes of transportation in order to maximize access and mobility options.
- Promote activities of daily living within walking distance, and provide sidewalks on both sides of all streets, or in alternative locations as allowed through design standards or review process.
- Help to create neighborhoods that include homes, stores, workplaces, schools, and places to recreate.
- Encourage residential mixed use for identified corridors and redeveloping Regional, Community, Neighborhood, and Mixed Use Office Centers identified as nodes.
- Develop with substantial connectivity between newer or older neighborhoods and newer or redeveloping commercial centers.
- Be encouraged to make available opportunities for individuals and/or organizations to raise and market local food.
- Encourage preservation or restoration of natural resources within or adjacent to mixed use redevelopment areas.
- Encourage public/private partnerships with housing entities such as Lincoln Housing Authority, Nebraska Housing Resource, and NeighborWorks.

THE NORTH BOTTOMS: A PARTICIPATORY REDEVELOPMENT & SUSTAINABLE COMMUNITY ENGAGEMENT PROCESS

Strategies for Mixed Use Redevelopment Nodes and Corridors

Mixed Use Redevelopment Nodes and Corridors should strive to locate:

- In areas where there is a predominance of commercial or industrial zoning and/or development, focusing on non-residential areas as opposed to older neighborhoods.
- In proximity to planned or existing neighborhoods and community services, to facilitate access to existing community services or to address a deficiency by providing services such as grocery stores, childcare centers, and restaurants.
- Where there is existing or potential for good access to transit, to enhance the public transit system by making it accessible to residents and to facilitate the development of neighborhood multimodal hubs where residents can drive, bike, or walk to a transit stop, go to work, and then shop for their daily needs before they return home.
- On at least one arterial street to help provide for traffic and utility capacity and access to transit.
- In areas appropriate for residential mixed use redevelopment, outside of areas identified as Industrial Centers and Highway Oriented Commercial Areas in LPlan 2040 to avoid conflicts with health and safety.
- In areas that minimize floodplain and other environmental impacts. Areas within the floodplain that already have buildings and fill are appropriate for redevelopment; projects that receive public assistance should meet a higher standard to preserve flood storage. This criterion encourages redevelopment while protecting sensitive environmental areas. Strive for commercial Floor Area Ratios of at least 0.5 within buildable areas designated for commercial development inside the project boundary (including public and semi-public buildings). This strategy encourages significant returns on public investment by developing high-quality properties with sustained value, long-term viable businesses to generate sales tax, and efficient use of land and infrastructure resources.
- Strive for residential densities of at least seven dwelling units per gross acre within buildable areas inside the project boundary. This strategy encourages significant returns on public investment by developing high-quality properties with sustained value, supports new businesses in the mixed use center, makes public transportation more viable, and uses land and infrastructure more efficiently.
- Develop design standards specific to Mixed Use Redevelopment Nodes and Corridors.
- Revise pertinent codes and regulations in order to remove impediments to achieving mixed-use



THE NORTH BOTTOMS: A PARTICIPATORY REDEVELOPMENT & SUSTAINABLE COMMUNITY ENGAGEMENT PROCESS

Detailed Strategies for Mixed Use Redevelopment Nodes and Corridors

A "+" sign behind the number means the example illustrates the strategy; a "-" sign means the example does not.

1. Maintain existing vehicular access, relocate drives as needed, share access where possible, and discourage additional vehicular access to an arterial street.
2. Encourage a higher Floor Area Ratio for commercial redevelopment.
3. Encourage a wide variety of commercial tenants.
4. Face existing residential uses with new residential uses rather than the backs of buildings, unless existing residential faces the opposite direction such as along an alley.
5. Align commercial driveways with existing streets where possible.
6. Discourage commercial driveways that interrupt the blockface of a residential street, especially when residences face the street.
7. Encourage shared driveways and interconnected parking lots where possible.
8. Orient buildings to the street, especially corners.
9. Maintain or adaptively reuse existing structures (especially historic structures) where possible.
10. Incorporate a variety of residential use types such as rowhouses, apartment buildings, apartments in mixed use buildings, live-work units, and special needs housing. These buildings could also serve as a transition to the existing neighborhood.
11. Encourage a vertical mix of residential and commercial use types.
12. Encourage shared parking between land uses with different peak demand periods.
13. Create public/semi-public green or open spaces such as parks, plazas, or community gardens.
14. Establish or re-establish an internal public or private street network within the node that has substantial connectivity to adjacent neighborhoods.
15. Encourage public/semi-public uses.
16. Encourage supermarkets or specialty grocery stores to locate within nodes.

Obstacles to Redevelopment

Although there have been a few successful developers pursuing redevelopment projects in Lincoln, most developers choose to do projects on the city's fringe. A few developers, when asked why they do not do infill or redevelopment projects, responded that:

- Land is too expensive in the existing city.
- Land assembly is too expensive and unpredictable.
- Local banks are uncomfortable lending money for that type of development.
- The public process for development and financial incentives (such as Tax Increment Financing) is too long and unpredictable.
- Zoning issues, including parking and setbacks, can be problematic.
- Dealing with existing neighbors and neighborhood associations is unpredictable and time consuming.
- Another challenge for infill and redevelopment projects is the potential for neighborhood opposition. Change can be difficult for older neighborhoods, and without clear design standards, the developer, neighbors, and city officials may have very different visions, which can require time-consuming negotiations and public meetings.



THE NORTH BOTTOMS: A PARTICIPATORY REDEVELOPMENT & SUSTAINABLE COMMUNITY ENGAGEMENT PROCESS

Strategies for Removing Obstacles to Redevelopment

- Raise public awareness of and support for infill and redevelopment.
 - Develop subarea plans for specific areas that set a framework for development, including advance blight studies, redevelopment plans, identification of infrastructure needs and public/private roles.
 - Establish stronger design standards for redevelopment projects to provide assurance that they will blend into the context of or enhance the surrounding neighborhood and avoid conflicting visions between developers, neighbors, and city officials.
 - Formally assign responsibility for implementing the Mixed Use Redevelopment strategies in this chapter of the Comprehensive Plan to the Urban Development Department.
 - Establish a new Mayor's Advisory Committee to oversee progress and provide support for infill and redevelopment projects.
 - Raise awareness among local developers and learn from other communities. Invite local and out-of-town developers to share their experiences and identify the necessary ingredients for successful redevelopment with city officials, local developers, lenders, architects, and neighborhood groups.
- Work with state and local government to extend financial incentives to designated locations within the built environment.
 - Revise policies to extend Tax Increment Financing (TIF) eligibility to additional defined areas.
 - Examine opportunities to simplify the state redevelopment law, such as revising the requirement for a finding of "blight and substandard" conditions.
 - Offer property tax abatement as an alternative to TIF (the City's current financial incentive) because it does not require studies, contracts, or negotiations and can be used on smaller projects. This would require a constitutional amendment to the previously approved provision, which applies only to historic properties.
 - Examine new tax policies such as a "land value tax" that taxes the land and not the improvements, to discourage holding unimproved property and encourage development at higher densities; this would require a constitutional amendment.
- Develop incentives to reduce the cost and risk of infill and redevelopment.
 - Encourage the establishment of a Community Development Corporation (CDC) or incorporated nonprofit organization that could raise equity for projects, purchase land, offer services, and engage in other activities that promote and support community development.
 - Consider reducing building and zoning fees for infill and redevelopment projects.
 - Examine the potential for extending impact fee exclusions beyond Downtown/Antelope Valley to other designated redevelopment areas.
 - Reduce the time it takes to move city-assisted projects through the City review process.
- Encourage land assembly for redevelopment that is sensitive to the existing built environment.
 - Implement a strategic land banking program to purchase and hold land for future development to reduce developer risk associated with land assembly and enhance development potential.
 - Maintain a current and accurate inventory of vacant property.
- Revise the Zoning Ordinance to provide more flexibility, particularly in older neighborhoods.
 - Provide a mechanism for adjustments in older zoning districts to lot area, height, setbacks, and parking standards, similar to the provisions already available for newer districts.
 - Provide for accessory dwelling units that meet appropriate standards as a conditional use in residential zoning districts.
 - Reduce the minimum size for Planned Unit Developments to promote mixed use redevelopment on smaller parcels in identified Mixed Use Redevelopment Nodes and Corridors.
- Support and enhance existing infrastructure and amenities.
 - Consider opportunities for centralized, shared public parking lots and structures beyond the downtown area.
 - Attract infill and redevelopment with complementary public improvements such as plazas and enhanced streetscapes.
 - Provide convenient transit service and pedestrian/ bicycle connections and facilities.

APPENDIX C - LINCOLN STUDY OF PUBLIC ATTITUDES AND OPINIONS

**THE NORTH BOTTOMS:
A PARTICIPATORY REDEVELOPMENT & SUSTAINABLE COMMUNITY ENGAGEMENT PROCESS**

**TABLE 5
PUBLIC PERCEPTIONS OF EXISTING CONDITIONS
BY GEOGRAPHIC LOCATION
(% Agree)**

	Total (n=700)	Geographic Area						
		North Central (n=143)	North East (n=83)	East (n=105)	South (n=150)	Far South (n=129)	West (n=52)	Lanc. County (n=38)
Lincoln has good air quality	98%	98%	98%	98%	98%	99%	92 L	100%
There are plenty of housing choices in Lincoln and Lancaster County in terms of type and size	90	87	87	88	91	93	94	89
More production of local food sources should be encouraged	84	83	87	83	83	81	88	89 H
Limiting the level of energy consumption is an important issue for Lincoln and Lancaster County	82	81	83	82	84	83	83	76 L
There are plenty of housing choices in Lincoln and Lancaster County in your price range	79	75	72 L	80	78	88 H	85 H	66 L
Downtown Lincoln should be a focus of new development and redevelopment opportunities	73	71	67 L	76	73	74	75	79 H
Lincoln should place more emphasis on the physical appearance of the city, including managing signs, landscaping and architecture	63	58 L	69 H	67	67	62	52 L	66
Lincoln is developed in a planned and organized way	62	60	60	74 H	65	56 L	62	58
The streets in Lincoln are adequate for carrying the volume of traffic we have	34	36	35	37	41 H	23 L	37	26 L
Lincoln is becoming too spread out	30	30	35 H	36 H	31	19 L	29	32

Ratings that are 5% points or more higher (H) or lower (L) than the total are marked

- Respondents in six of the seven geographic areas were nearly universal in their agreement that Lincoln has good air quality (98% to 100%), with those in the West (92%) being slightly less likely to agree.
- Those in all areas were similar in their agreement that there are plenty of housing choices, in terms of types and size (87% to 94%), but greater variance was seen, across the areas, on how plentiful the housing choices are, in residents' price range. Those in the Far South (88%) and West (85%) areas were in greatest agreement, while those in the county (66%) and the Northeast (72%) were least apt to agree that there are plenty of housing choices in their price range.
- Respondents were fairly similar in their sense that local production of food should be encouraged (81% to 89%) and that limiting the level of energy consumption is an important issue (81% to 84%), except in the county (76%).
- The three statements that were agreed to by between three-fifths and three-fourths (62% to 73%) were more variable in terms of the level of agreement in each area of Lincoln and Lancaster County. Those in the county were most likely (79%) and those in the Northeast, least likely (67%), to agree that downtown should be a focus of new development and re-development opportunities. Those in the Northeast were more likely to agree that more emphasis should be placed on the physical appearance of Lincoln (69%), while those in the North Central were least prone to agree (58%). East Lincoln residents were most likely to agree that Lincoln is developed in a planned and organized way (74%), while those in the Far South (56%) were least likely to agree.
- Less than a third were in agreement that Lincoln is becoming too spread out (30%), with those in the East (36%) and North East (35%) areas being in greatest agreement and those in the Far South (19%) being least likely to agree.
- Respondents in the Far South area (23%) and the County (26%) were least prone to agree with the adequacy of the streets in Lincoln.

THE NORTH BOTTOMS:
A PARTICIPATORY REDEVELOPMENT & SUSTAINABLE COMMUNITY ENGAGEMENT PROCESS

TABLE 11
IMPORTANCE OF PLANNING OBJECTIVES/PRIORITIES
BY GEOGRAPHIC LOCATION
(Mean Ratings)

	Total (n=700)	Geographic Area						
		North Central (n=143)	North East (n=83)	East (n=105)	South (n=150)	Far South (n=129)	West (n=52)	Lanc. County (n=38)
Invest in clean energy	2.89	2.79	2.95	2.88	2.95	2.91	3.00	2.70
Develop and maintain parks	2.83	2.84	2.87	2.87	2.86	2.81	2.85	2.45 L
Develop water conservation policies	2.78	2.85	2.93	2.80	2.70	2.70	2.88	2.68
Widen North-South roads	2.77	2.68	2.78	2.65	2.63	3.07 H	2.75	3.00 H
Preserve quality of rural life	2.75	2.79	2.84	2.71	2.62	2.68	2.82	3.13 H
Preserve natural resources	2.72	2.76	2.88	2.59	2.84	2.55	2.73	2.74
Develop highways/beltways	2.67	2.53	2.63	2.50	2.60	2.97 H	2.85	2.87 H
Development preserve character of neighborhoods	2.65	2.64	2.67	2.77	2.80	2.48	2.63	2.26 L
Small neighborhood retail	2.63	2.66	2.71	2.57	2.71	2.48	2.71	2.53
Green building standards	2.62	2.60	2.77	2.63	2.56	2.70	2.65	2.26 L
Better airline service	2.60	2.45	2.65	2.69	2.53	2.84 H	2.37 L	2.64
Widen East-West roads	2.55	2.39	2.58	2.46	2.52	2.65	2.71	2.82 H
Retail in older neighborhoods	2.51	2.58	2.55	2.56	2.61	2.30 L	2.37	2.46
Encourage carpooling and alternatives	2.49	2.45	2.48	2.58	2.54	2.36	2.63	2.47
Further develop trails/sidewalks	2.48	2.40	2.48	2.47	2.63	2.48	2.48	2.19 L
Encourage development Downtown	2.41	2.40	2.40	2.35	2.46	2.45	2.31	2.37
Protect and improve entrances to Lincoln	2.40	2.39	2.52	2.33	2.46	2.41	2.44	2.11 L
Develop County roads	2.31	2.32	2.46	2.33	2.18	2.23	2.27	2.92 H
Increase bus service	2.29	2.35	2.45	2.32	2.32	2.11	2.31	2.16
More compact growth	2.23	2.25	2.21	2.32	2.14	2.12	2.50 H	2.27
Spend funds for streets/utilities in new areas	2.14	2.01	2.28	2.17	2.01	2.25	2.37 H	2.00
Additional large retail centers	1.87	1.88	1.99	1.77	1.71	1.95	2.10 H	1.79

Ratings that are .20 points or more higher (H) or lower (L) than the total are marked

- Responses were actually fairly consistent on most items across the various zip code-defined subareas of Lincoln and Lancaster County. The most notable exceptions were observed among those in the outlying communities of Lancaster County, with those 38 respondents placing less importance on preserving the character of neighborhoods in Lincoln (.39 below the average of the total sample), developing and maintaining parks in Lincoln (-.38), on meeting green building standards (-.36), on protecting and improving entrances to Lincoln (-.29) and on developing trails and sidewalks (-.29). Those in the County placed more importance on developing County roads (+.39), preserving the quality of rural life (+.38), widening East-West roads (+.27), and North-South roads (+.23), and planning and building highways and beltways around the city of Lincoln (+.20).
- Residents in the Far South were also more likely to place importance on widening North-South roads (+.30), building highways/beltways (+.30), and developing better airline service (+.24). Those in the Far South were also less likely to think it was important to develop retail centers in older neighborhoods (-.21).
- Residents of the West subarea placed greater importance on the three least important variables in the study – developing more compact growth to reduce the length and frequency of car trips that are necessary (+.27), spending additional funds for streets and utilities for new and developing areas (+.23), and encouraging the development of additional large retail areas (+.23).

THE NORTH BOTTOMS:
A PARTICIPATORY REDEVELOPMENT & SUSTAINABLE COMMUNITY ENGAGEMENT PROCESS

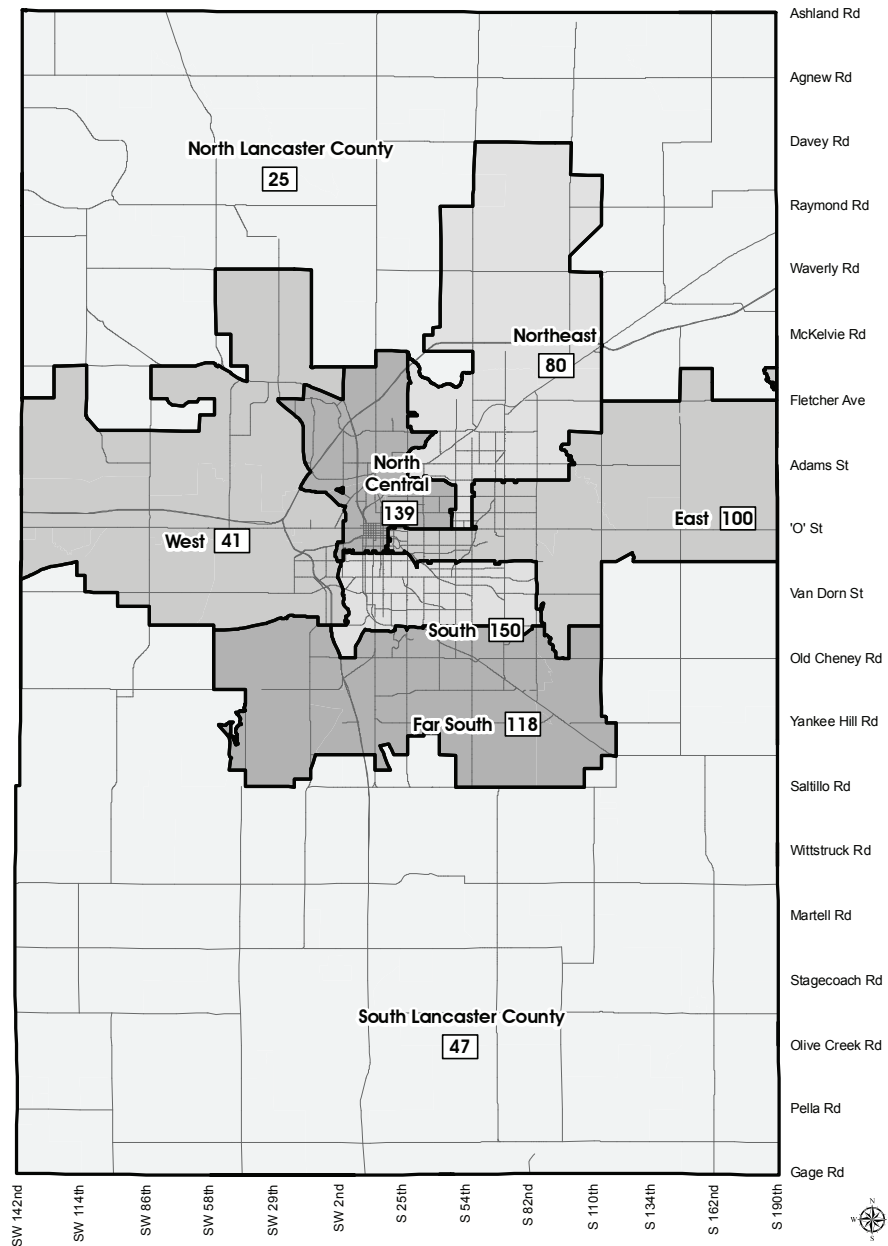
TABLE 14
AGREEMENT WITH STATEMENTS REGARDING
TRAFFIC AND TRANSPORTATION SYSTEM
BY GEOGRAPHIC LOCATION
(Mean Ratings)

	Total (n=700)	Geographic Area						Lanc. County (n=38)
		North Central (n=143)	North East (n=83)	East (n=105)	South (n=150)	Far South (n=129)	West (n=52)	
You sometimes adjust your travel ROUTE to avoid heavy traffic.	3.11	3.11	3.18	3.09	3.05	3.17	3.04	3.16
You sometimes adjust your travel TIME to avoid heavy traffic.	3.05	2.99	3.01	3.02	3.05	3.13	3.06	3.03
You would pay higher taxes to help pay for improvements in the street system to improve traffic flow.	2.73	2.59	2.73	2.72	2.68	2.94 H	2.73	2.73
Roundabouts or traffic circles should be installed at intersections and roadways where they can improve safety and traffic flow.	2.65	2.45 L	2.52	2.61	2.98 H	2.66	2.69	2.45 L
The timing of traffic lights is well-coordinated for a smooth flow of traffic.	2.58	2.52	2.39	2.65	2.66	2.50	2.75	2.71
You would pay higher taxes to help pay for improvements to non-vehicular transportation like walking and biking.	2.46	2.48	2.52	2.51	2.53	2.38	2.45	2.16 L
You would pay higher taxes to help pay for improvements to PUBLIC transportation, such as buses	2.38	2.41	2.46	2.40	2.39	2.32	2.33	2.24
You have adjusted the time of day you regularly work to avoid heavy traffic.	2.23	1.99 L	2.26	2.10	2.36	2.50 H	2.32	1.97 L
Lincoln's streets are well-maintained.	2.14	1.97	1.99	2.27	2.28	2.20	1.98	2.24
You sometimes adjust your MODE OF TRAVEL , by using bikes, buses, etc, to avoid heavy traffic.	1.75	1.80	1.88	1.82	1.81	1.71	1.51 L	1.43 L
You sometimes take the StarTran bus or shuttle to work or school or shopping.	1.45	1.50	1.62	1.65 H	1.44	1.30	1.29	1.06 L

Ratings that are .20 points or more higher (H) or lower (L) than the total are marked

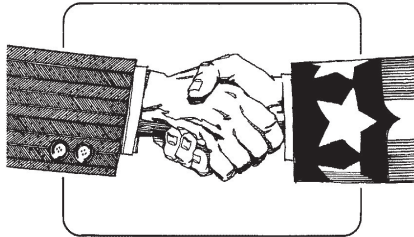
- For the most part, the levels of agreement with the opinion statements regarding traffic and transportation in Lincoln were highly consistent across the seven geographic subareas and four age groups.
- The greatest variance, geographically, were that those in the Far South were more likely to agree that they would pay higher taxes for improvements in the street system, to improve traffic flow (+.21) and that they have adjusted the time of day of their travel to work to avoid heavy traffic (+.27). Those in the South were more likely to agree that roundabouts or traffic circles should be installed (+.33) and those in the East were more likely to say they sometimes take the bus (+.20).
- Those living outside the city limits of Lincoln were least likely to say they sometimes take the bus or shuttle (-.30), to think roundabouts should be installed (-.23), or to sometimes adjust their mode of travel by using bikes or buses, to avoid heavy traffic (-.20).
- By age, young respondents (under 45) were more in agreement that the timing of traffic lights is well-coordinated (+.20) and the oldest respondents (65+) were less agreeable with the idea of paying higher taxes to pay for non-vehicular transportation, like walking and biking (-.23).

**THE NORTH BOTTOMS:
A PARTICIPATORY REDEVELOPMENT & SUSTAINABLE COMMUNITY ENGAGEMENT PROCESS**



APPENDIX D - LINCOLN CITIZEN PARTICIPATION PLAN

THE NORTH BOTTOMS: A PARTICIPATORY REDEVELOPMENT & SUSTAINABLE COMMUNITY ENGAGEMENT PROCESS



Introduction

The City of Lincoln is required by law to have a **Citizen Participation Plan** that details how the public can be involved in the "Consolidated Plan" process and implementation. Lincoln's *Consolidated Plan* details how the City uses funds received from the U.S. Housing and Urban Development Department (HUD).

As a HUD entitlement city, Lincoln receives an annual allocation of funds under the Community Development Block Grant (CDBG) Program and the HOME Investment Partnerships Program (HOME). These allocations vary from year to year as Congress establishes the Federal budget. Since 1975, when Lincoln received its first CDBG allocation, over \$80 million has come to Lincoln under these and other HUD programs. For more information about each of these and other related federal programs, see page 9.

You can use the information in this **Citizen Participation Guide** to become involved in the community process that shapes the local use of these Federal funds for some of the City's most important endeavors:

- ▶ revitalizing older neighborhoods,
- ▶ improving and maintaining an aging housing stock,
- ▶ providing homeownership opportunities,
- ▶ providing meaningful economic opportunities for low- and moderate-income residents,
- ▶ providing human services to those in need, and
- ▶ moving homeless persons and families to independence and self-sufficiency.

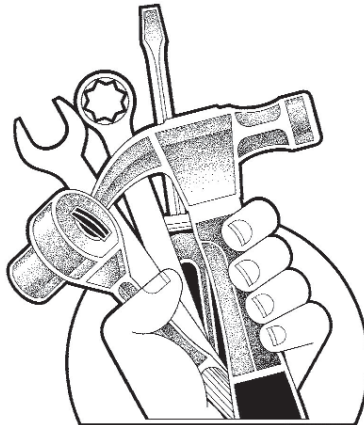
The Consolidated Plan

To receive CDBG, HOME, and ADDI funds, the City of Lincoln must prepare a *Consolidated Plan* that outlines Lincoln's housing, homeless, and community development needs. The *Consolidated Plan* also identifies resources, priorities, goals, and proposed HUD-funded activities. Lincoln's *Consolidated Plan* includes:

- ▶ *Three- to Five-Year Strategic Plan*;
- ▶ *Annual One-Year Action Plans*;
- ▶ *Substantial Amendments to the One-Year Action Plans or the Five-Year Strategic Plan*; and
- ▶ *Consolidated Annual Performance and Evaluation Reports (CAPER's)*.

The *Consolidated Plan* isn't static -- done once and set in stone. It is an on-going process with opportunities to adjust, tweek, modify, and grow with each year.

Because CDBG and HOME funds are targeted by law to primarily benefit lower-income people, this *Citizen Participation Plan* encourages genuine involvement by lower-income people and neighborhoods. That includes involvement at all stages of the *Consolidated Plan* process: identifying needs, setting priorities among the needs, deciding how much money should be allocated to each need, suggesting types of programs to meet needs, and overseeing how programs are carried out.



The Process

There are several stages, or steps, in the *Consolidated Plan* process:

1. Identification of housing and community development needs.
2. Preparation of a draft plan for the use of funds for the upcoming year. This is called the *proposed Annual Action Plan*. In years when a new *Strategic Plan* is needed, a draft of this will also be prepared.
3. Formal approval by elected officials of a *final Annual Action Plan* (and *Strategic Plan* when it's being re-done.)
4. Occasionally, during the year, it might be necessary to change the use of the money already budgeted in an *Annual Action Plan*, or to change the priorities established in a *Three- to Five-Year Strategic Plan*. In that case, a formal *Substantial Amendment* will be proposed, considered, and acted upon. For more details about how *Substantial Amendments* are done, see page 11.
5. After a program year is complete, a *Consolidated Annual Performance and Evaluation Report (CAPER)* must be drafted for public review and comment, and then sent to HUD.

In Lincoln, the program year is the same as the City's fiscal year (FY) and runs from September 1 through August 31. For example, FY 2015 would be September 1, 2015 through August 31, 2016.

Urban Development Department

The City of Lincoln's Urban Development Department is responsible for administration of CDBG and HOME programs at the local level. In addition, the Urban Development Department carries out other activities:

- ▶ As the City's designated redevelopment authority, the department coordinates other redevelopment activities funded with City, State, and Federal funds.
- ▶ As operator of the One Stop Career Center, the department administers the federally-funded local Workforce Investment Program.

The Urban Development Department main office is located in the County-City Building at 555 S. 10th Street, Suite 205, Lincoln, Nebraska, 68508.

Citizen Participation

All Lincoln residents are encouraged to participate in the development of all parts of the *Consolidated Plan*. This includes especially those who can benefit most from housing and community development



activities:

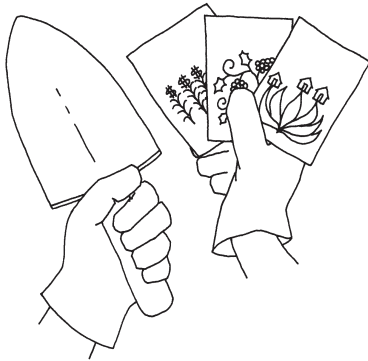
- ▶ Low- and moderate-income residents,
- ▶ Minorities,
- ▶ Non-English speaking persons,
- ▶ Persons with disabilities,
- ▶ Residents of public and assisted housing developments,
- ▶ Recipients of tenant-based assistance, and
- ▶ Low-income residents of targeted revitalization areas.

Lincoln residents can participate in the *Consolidated Plan* process in a variety of ways: through their neighborhood, community, and business organizations, online surveys, and an open house.

Neighborhood organizations are integral to the community development process. As the voice of their respective neighborhoods, it is their role to provide information concerning neighborhood needs and to make suggestions for activities to meet those needs. Neighborhood organizations can and have worked with Urban Development Department staff to prepare and/or implement projects. Neighborhood organizations voice their concerns at public hearings, at the monthly meeting of Mayor's Neighborhood Roundtable, and at special meetings called to review and provide input on projects. For more information about Lincoln's neighborhood organizations and the Mayor's Neighborhood Roundtable, see www.lincoln.ne.gov, keyword: *neighborhood*.

Other community organizations are encouraged to participate in the community development process -- especially those serving the needs of low- and moderate-income people, the disabled, female heads of households, minorities or the eld-

THE NORTH BOTTOMS: A PARTICIPATORY REDEVELOPMENT & SUSTAINABLE COMMUNITY ENGAGEMENT PROCESS



erly. These organizations include community centers, nonprofit housing providers and social service agencies. A few specific examples are: the Indian Center, the Lincoln Housing Authority, the League of Human Dignity, Community Action Partnership (formerly Lincoln Action Program), the Homeless Coalition, Habitat for Humanity, and NeighborWorks® Lincoln.

Business organizations can also provide valuable input into the community development process, especially those representing businesses in low- and moderate-income areas of the City. Examples include: the North 27th Street Business and Civic Association, the Downtown Lincoln Association, the University Place Business Association, and the South Street Business and Civic Association.

Public hearings and open houses are held expressly for direct public participation and offer another opportunity for citizens to voice their concerns or ideas on the City's community development program. Public hearings and open houses are publicized at least five days in advance in the *Lincoln Journal Star*, in the legal notices section.

Public hearings and open houses are held in convenient locations that are accessible to persons with disabilities. Upon request, interpreters will be provided for non-English speaking or deaf persons.

In addition to a public hearing, there is a **public comment period** -- 15 to 30 days depending on the subject matter of the hearing. (See the timeline on page 8.) Comments can be submitted orally at public hearings and open houses. Written comments can be submitted during the public comment period to the Urban Development Department. All comments are reviewed and included in the final document presented to the U.S. Department of Housing and Urban Development (HUD).

When a *Three- to Five-Year Strategic Plan* is being developed, additional citizen participation will be sought. This may include an ad hoc advisory committee and/or surveys.

Informing the Public

Publications: The Urban Development Department publishes the *Consolidated Plan* for citizen review and comment. Each part of the *Consolidated Plan* is available to the public. A "notice of availability" is published in the legal notices section of the *Lincoln Journal Star*. Residents are advised that the document is available:

- ▶ On the Urban Development Department Web page: www.lincoln.ne.gov, keyword: *urban*; and
- ▶ At the Urban Development Department, 555 S. 10th Street, Suite 205, Lincoln, NE 68508.

Meetings: Notices of public hearings and open houses -- containing date, time, place, and purpose -- are posted at least five days in advance through:

- ▶ Publication in the *Lincoln Journal Star* legal notices section and
- ▶ Posting on the City of Lincoln Website government calendar: www.lincoln.ne.gov, keyword: *calendar*.

Displacement Information

Activities undertaken with funds included in the *Consolidated Plan* try to avoid displacing residents. However, should displacement occur, persons displaced will receive additional information, including a booklet entitled *Relocation Assistance*. This booklet outlines their rights and contains general information about relocation services and benefits offered by the City. It is also available on the Urban Development Web page: www.lincoln.ne.gov, keyword: *relocation*.

If displacement occurs as a result of any *Consolidated Plan* activities, the federal **Uniform Relocation and Real Property Acquisition Act of 1970**, as amended, will be followed.

Access to Records

The Urban Development Department has prepared numerous documents that identify community development needs and facilitate the administration of the programs. These documents are available for review upon request.

No single document fully describes the CDBG and HOME programs. Federal regulations often change, with new requirements added and old ones deleted. Updated rules are regularly issued by HUD and numerous guidebooks are also produced by HUD to more fully describe various aspects of the programs.

Citizens are encouraged to use whatever materials best meet their needs. Below is a list of some of the materials available, both locally and nationally.

Local Information: This information is available at the Urban Development Department, with accommodations for visually impaired and non-English speaking persons upon request.

- ▶ *Housing Rehabilitation and Homeownership Program Guidelines*. This material lists and defines the programs and requirements for assistance to homeowners and first-time homebuyers.
- ▶ *Neighborhood Target Area and Focus Area Action Plans*. These plans identify strategies to address needs in small sub-neighborhood target areas.
- ▶ *Lincoln Affordable Housing Needs Assessment*. This analysis of Lincoln's affordable housing market examines the supply and need for affordable housing based on demographic, economic, and geographic conditions.
- ▶ *Analysis of Impediments to Fair Housing*. This is a summary of the obstacles to fair housing in Lincoln.

Federal Information: This information is available on the U.S. Housing and Urban Development Website (www.hud.gov) and at the Urban Development Department.

- ▶ "*Common Rule*" (24 CFR Part 85). This is technically called the "Administrative Requirements for Grants and Cooperative Agreements to State, Local, and Federally Recognized Indian Tribal Governments." It contains the guidelines that Lincoln must follow in allocating funds to subrecipients.
- ▶ *Title 24 of the Code of Federal Regulations (24 CFR)*. This section of the Federal Code covers all HUD programs. The guidelines for the different programs and other important requirements can be found in the following parts of 24 CFR:
 - ▷ 24 CFR Part 570 - CDBG;



- ▷ 24 CFR 92 - HOME;
 - ▷ 24 CFR 910 - Consolidated Planning Requirements;
 - ▷ 24 CFR 58 - HUD Environmental Responsibilities.
- ▶ *Federal Register*. The *Federal Register* is published daily, Monday through Friday (except on official holidays) and contains the public regulations and legal notices issued by Federal agencies. These include Presidential proclamations and Executive Orders, Federal agency documents having general applicability and legal effect, documents required to be published by an Act of Congress, and other Federal agency documents of public interest. Applicable portions are listed by federal department, so CDBG information would appear under Housing and Urban Development.

Technical Assistance

The Urban Development Department provides technical assistance to low-income, very low-income, and poverty level individuals or organizations in developing proposals for funding under any programs included in the *Three- to Five-Year Strategic Plan*. Staff also provides technical assistance to grant recipients to ensure compliance with federal rules and regulations.

THE NORTH BOTTOMS: A PARTICIPATORY REDEVELOPMENT & SUSTAINABLE COMMUNITY ENGAGEMENT PROCESS

Complaints

During the course of the year, the Urban Development Department accepts citizen complaints regarding the approved Community Development Programs and/or the community development process.

Although verbal complaints are accepted, only written complaints receive a written response. Complaints are investigated and responses to written complaints are made within 15 working days after a complaint is received. Copies of complaints and any action taken are submitted to City officials and are filed in the Urban Development Department's records. These are also included in the *Consolidated Annual Performance and Evaluation Report (CAPER)* to the HUD.

Please send complaints to:

**David Landis, Director
Urban Development Dept.
555 S. 10th Street, Suite 205
Lincoln, NE 68508
(402) 441-7126**

More About Substantial Amendments...

Substantial Amendments to Lincoln's *Strategic Plan* and/or *Annual Action Plans* may be made from time to time. For a proposed change to be an amendment, at least one of these circumstances must be present:

- ▶ A change in the use of CDBG or HOME funds from one eligible activity to another.
- ▶ The addition of a new activity.
- ▶ The elimination of an activity.
- ▶ A change that exceeds either 10% of the annual grant amount of any funding component or a minimum of \$7,500.

More About the Process and Timeline in Lincoln...

In Lincoln, the program year (or fiscal year) runs from September 1 through August 1, which matches the City's regular budget cycle. Because the program years don't coincide with calendar years, the **current program year**, **past program year**, and **future program year** terminology can get confusing. It may be helpful to have an example: if the current program year is FY 2012 (September 2012 to August 2013), the past program year is FY 2011 (September 2011 to August 2012), and the future program year is FY 2013 (September 2013 to August 2014).

Here is a month by month timeline of the local *Consolidated Plan* process:

If you are not satisfied with the response, you may contact:

**U.S. Dept. of Housing & Urban Development
Omaha Field Office
Edward Zorinsky Federal Building, Suite 329
1616 Capitol Avenue
Omaha, NE 68102-4908
Phone: (402) 492-3100
Fax: (402) 492-3150
TTY: (402) 492-3183**

Contact Information

Contact the Urban Development Department with any questions or comments, or for more information.

Urban Development Department
555 S. 10th Street, Suite 205
Lincoln, NE 68508
(402) 441-7606
Email: urbandev@lincoln.ne.gov
Website: www.lincoln.ne.gov, keyword: *urban*

- ▶ A substantial change in the purpose, scope, location, and/or beneficiaries of an activity.

Public hearings are held on amendments to the *Consolidated Plan*. Notices are published in the *Lincoln Journal Star* legal notices section at least five days prior to public hearings and informational meetings. All meeting times and places are formally announced using local media and the Internet. There is a 30 day public comment period on any amendments.

September

- The current program year begins (September 1) along with implementation of the activities identified in the current year's *Action Plan*.
- Prepare the past program year's *Consolidated Annual Performance and Evaluation Report (CAPER)*.

November

- Announce the availability of the past year's *CAPER* to the public and begin the 15-day public comment period.
- Hold a public hearing on the past program year's *CAPER*.

- Public comment period (15 day) on the past program year's *CAPER* ends.
- Submit past program year's *CAPER* to HUD.

February

- Begin discussion/development of the future program year's *Action Plan*.

March

- Develop preliminary funding allocations and strategies for the future program year's *Action Plan*.

April

- Finalize recommendations for future program year's *Action Plan*.

May

- Announce the availability of the future program year's draft *Action Plan* and begin the 30-day public comment period.

June

- Public comment period (30 day) on future program year's *Action Plan* ends.
- Approval of future program year's *Action Plan* by City Council at a previously announced public hearing.
- Prepare an Environmental Review of the future program year's *Action Plan*.

July

- Submit the future program year's *Action Plan*, "Application for Federal Assistance," and "Certifications" to HUD.
- Preliminary approval of future program year's *Action Plan* by HUD.

August

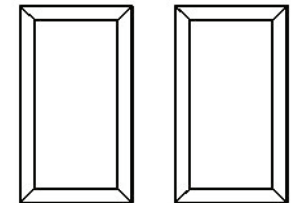
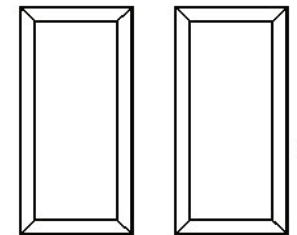
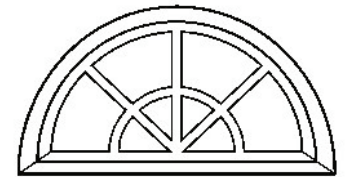
- Publish "Notice of Finding of No Significant Impact" (FONSI) and/or "Notice of Intent to Request Release of Funds".
- Begin 15-day local public comment period on the FONSI and/or Notice of Intent to Request Release of Funds, plus an additional 15 day period for comments sent directly to HUD.
- Submit "Request for Release of Funds" to HUD.
- Release of Funds and Funding Agreement from HUD.

Once Every Three to Five Years

When a *Three- to Five-Year Strategic Plan* is being prepared, more activities will be scheduled. Some of them will happen at the same time and place as the normally scheduled meetings already listed. Additional opportunities for public involvement will be well-publicized.

The Consolidated Plan includes:

- *Three- to Five-Year Strategic Plan*;
- *Annual One-Year Action Plans*;
- *Any Substantial Amendments to the One-Year Action Plans or the Five-Year Strategic Plan*; and
- *Consolidated Annual Performance and Evaluation Reports (CAPER's)*.



THE NORTH BOTTOMS: A PARTICIPATORY REDEVELOPMENT & SUSTAINABLE COMMUNITY ENGAGEMENT PROCESS

More About CDBG...

Authorized under Title I of the Housing and Community Development Act of 1974, the **Community Development Block Grant Program** (CDBG) has a stated goal of "... *developing viable urban communities, by providing decent housing and a suitable living environment and expanded economic opportunities.*"

Currently, this program provides the largest formula grant to the City of Lincoln. Over the years, these funds have been used in many ways, including:

- ▶ Rehabilitation of owner-occupied and rental housing;
- ▶ Homeownership assistance;
- ▶ Public improvements (sidewalks, street paving, storm sewers, alley graveling, tree planting, etc.);
- ▶ Assistance to neighborhood organizations;
- ▶ Assistance to businesses to expand or retain jobs;
- ▶ Rehabilitation of commercial buildings; and
- ▶ Assistance to non-profit organizations to provide human services.

According to regulations, to be eligible for CDBG funding, an activity must meet one of the following three national objectives:

CDBG regulations can be found in Part 570 of Title 24 of the *Code of Federal Regulations*

- ▶ Provide a benefit to low- and moderate-income persons,
- ▶ Aid in the prevention or elimination of slums and blight, or
- ▶ Meet community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community.

Communities must certify that at least 70% of the CDBG expenditures are used on activities that benefit low- and moderate-income persons.

Who Can Receive CDBG Funds?

Lincoln, as a recipient of CDBG funds, can award and disburse funds to non-profit organizations, Section 301(d) Small Business Investment Companies, and local community development corporations. Individuals may also receive CDBG grants and/or loans through City-run programs, such as its housing rehabilitation loan programs, and through neighborhood-based nonprofit organizations.

More About HOME...

The **HOME Investment Partnerships Program** (HOME), authorized under the National Affordable Housing Act of 1990, was created "... *to provide decent affordable housing to lower-income households, expand the capacity of nonprofit housing providers, strengthen the ability of state and local governments to provide housing, and leverage private-sector participation in affordable housing.*"

Lincoln was designated as a **Participating Jurisdiction** (PJ) and received its first allocation of HOME funds in 1992. Some of the activities funded under Lincoln's HOME Program include the construction of new rental units, rehabilitation of owner-occupied housing, financial assistance to first-time homebuyers, and security deposit assistance to homeless families.

Rules for the HOME Program are in Part 92 of Title 24 of the *Code of Federal Regulations*

Among other requirements, a PJ must allocate at least 15% of its annual HOME allocation to activities carried out by Community Housing Development Organizations or CHDOs. CHDOs are private, nonprofit organizations that meet a series of qualifications prescribed in the HOME regulations. Several organizations in Lincoln have been or are designated CHDO's. Often, an organization will work to qualify as a CHDO in order to accomplish a specific project.

About CDBG-R and HPRP...

The Community Development Block Grant - Recovery (CDBG-R) and the Homeless Prevention and Rapid-Rehousing Program (HPRP) are both funded through the American Recovery and Reinvestment Act (ARRA) of 2009. These short-term funds are used for activities that create jobs, restore economic growth, and help those in the greatest need as a result of economic downturn.

Part of the goal of ARRA funds is that, by being spent quickly, they will strengthen the economy.

CDBG-R funds are used to accelerate completion of activities and projects that would have eventually been completed using "regular" CDBG. Overall, the goals for CDBG-R are the same as CDBG goals.

HPRP focuses on housing stabilization. It provides temporary assistance to households who would otherwise be homeless -- many due to the state of the economy -- and helps rapidly "re-house" persons who are homeless. Long term, stable housing is the ultimate goal.

About ADDI...

From 2004 - 2007, the American Dream Downpayment Initiative (ADDI) funds were used to assist low-income first-time homebuyers in purchasing single-family homes. Teamed with HOME funding, ADDI funds were used for downpayments,

closing costs, and rehabilitation carried out in conjunction with home purchases being assisted by HOME. Starting in 2004 and ending in 2008, Lincoln received a total of \$323,000 in ADDI funding.

A Final Note About ESG...

Between 1995 and 2004, Lincoln received over \$689,000 in direct **Emergency Shelter Grant** (ESG) allocations. However, the ESG Program is now administered state-wide by the State of Nebraska Health and Human Services Department (HHS). Lincoln agencies apply to HHS for ESG funds.

The ESG program is one of many programs created by the Stewart B. McKinney Homeless Act of 1987, federal legislation enacted specifically to assist homeless persons. Locally, ESG dollars have been and are used for operating costs of local shelters and homeless programs, homeless prevention activities (payment of rent and utilities arrearages for persons facing eviction), and homeless client services.

Lincoln agencies also receive funds through the State of Nebraska's **Homeless Shelter Assistance Trust Fund** (HSATF). The Urban Development Department has been given the responsibility of recommending allocations of HSATF monies to Lincoln providers.

HSATF was created by the Nebraska legislature in 1992 to provide additional funding for homeless services in the State. Since fiscal year 1999, \$1.747 million in HSATF monies have been allocated to Lincoln homeless service providers.

The Urban Development Department continues to provide staff for the Homeless Coalition, Lincoln's Continuum of Care entity.

APPENDIX E - ADDITIONAL LINCOLN DEVELOPMENT DOCUMENTS

THE NORTH BOTTOMS: A PARTICIPATORY REDEVELOPMENT & SUSTAINABLE COMMUNITY ENGAGEMENT PROCESS

MEMO FROM: Marvin Krout, Planning Director

SUBJECT: Residential Land Inventory & Residential Building Permits as of January 1, 2011

This memo includes updated data regarding the supply of urban residential lots and units in Lincoln's developing areas as of January 1, 2011 and historical data on residential building permits for the entire city.

Detached Single Family Lot Supply

As of January 1, 2011, there were 7,991 detached single family lots in the City of Lincoln's lot supply in its developing areas. These lots are in various stages of the approval process including final platted lots, preliminary platted lots, and submitted lots that are in the process of review. (Please see the attached "Residential Land Inventory Review" for detailed historical data.) This updated single family lot supply is reduced from one year ago (8,212 in January 2010). This reduction reflects developers' response to reduced demand by slowing down the creation of new lots.

Detached Single Family Demand

The number of building permits for new detached single family homes declined again last year compared to previous years. (Please see the attached "Number of New Construction Dwelling Units" for detailed historical data.) In 2010, 370 detached single family building permits were issued, the lowest number since 1983, compared to 378 in 2009, 410 in 2008, 569 in 2007, and 794 in 2006. Each of the past 4 years is significantly lower than the 10-year average of 866. The slowdown in the national economy has been especially harsh on the construction sector, and Lincoln has experienced a related slowdown. With these lower building trends, the supply of final platted detached single family lots has now increased to a 6 year supply based on the 3 year building average. This compares to a 2 year supply in the peak homebuilding period of 2003-2004. Using the overall number of 7,991 single family detached lots available and in the pipeline (final platted, preliminary platted, and submitted), the lot supply increases to 20.7 years.

Multi-Family Supply

The supply of potential multi-family units decreased over the past year by 176 units, with most of the decrease coming in preliminarily approved units. 2010 saw a major increase in multi-family building permits compared to the past two years. The downturn in the economy and slowdown in single family demand may soon be counterbalanced by an increased demand for new multi-family units.

Overall Supply

The community has a potential for 51,924 new dwelling units within the 2030 future service limit for Lincoln. Of these units, 16,216 (single family and multi-family combined) are approved or in the approval process. The remainder of the potential units is currently without infrastructure. The development of the City's six-year Capital Improvement Program later this spring, and the major update of the Comprehensive Plan, should take these market realities into account.

THE NORTH BOTTOMS:
A PARTICIPATORY REDEVELOPMENT & SUSTAINABLE COMMUNITY ENGAGEMENT PROCESS

Development Review/Permitting
from Annexation to Building Permit

