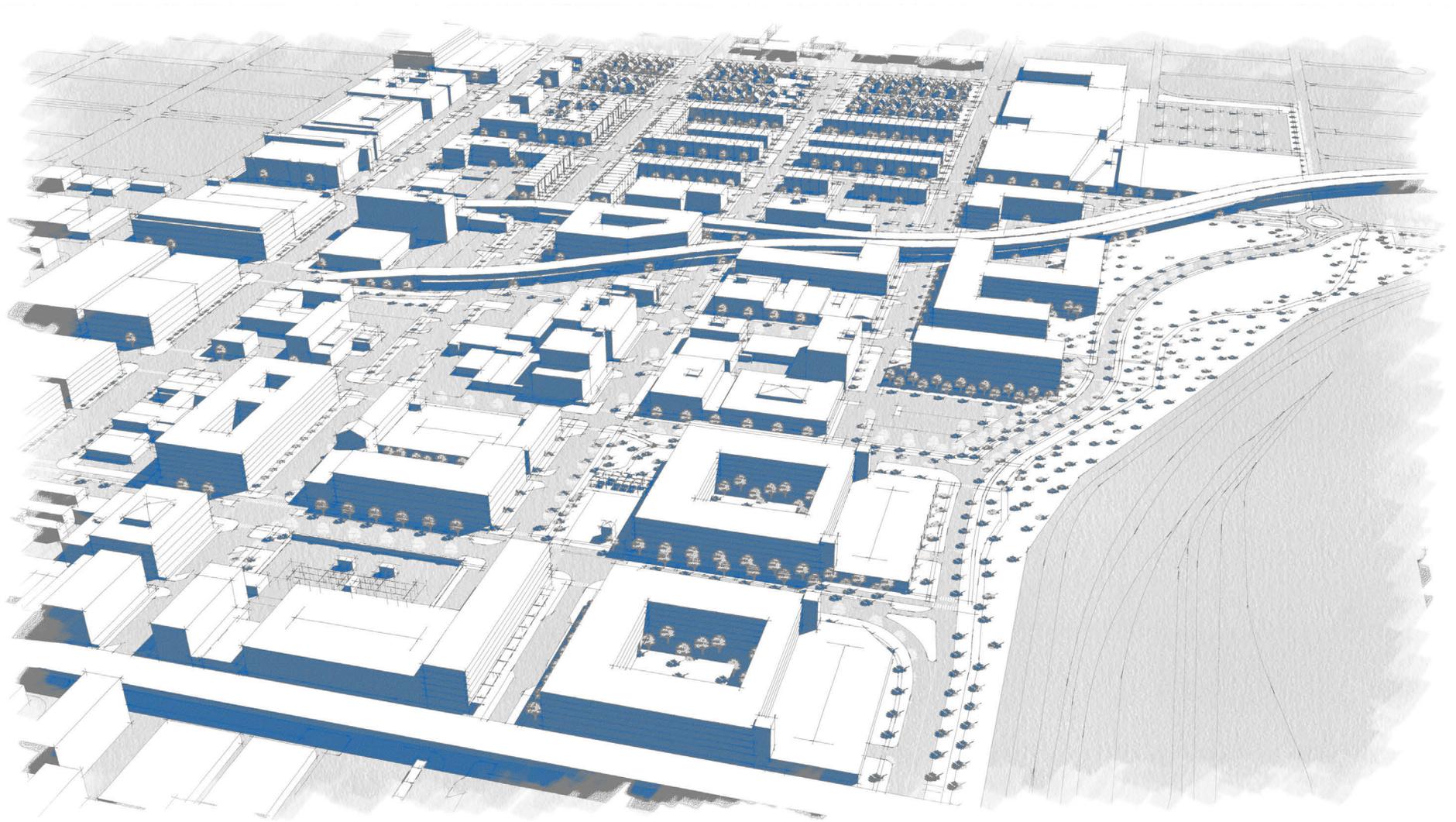


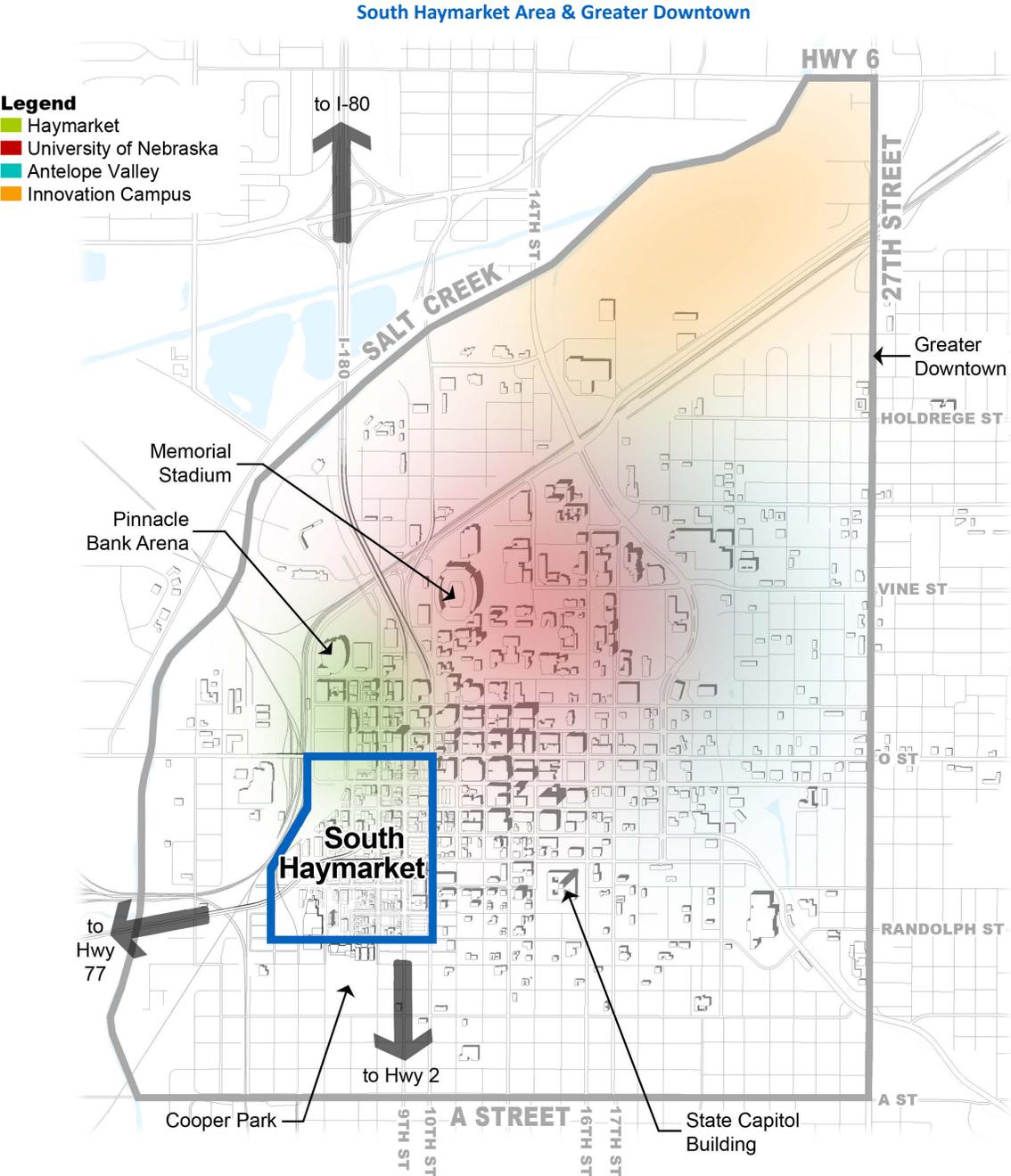
South Haymarket Neighborhood Plan

Executive Summary



Project Background

The City of Lincoln, in concert with community stakeholders, has developed this plan for South Haymarket that will continue to encourage and guide redevelopment. The 2005 Downtown Master Plan first acknowledged South Haymarket as an emerging district in Greater Downtown and recommended further study be conducted. The 2005 Downtown Master Plan suggested future land uses, redevelopment projects and transportation improvements that established a vision for an urban neighborhood. The Lincoln/Lancaster County Comprehensive Plan further states that areas within Greater Downtown should accommodate around 3,000 new dwelling units by 2040. The South Haymarket Plan was undertaken to engage the community and develop a consensus on how South Haymarket will continue to redevelop over the next 25 years. The recommendations derived from this plan support significant residential development in Downtown Lincoln as supported by the Downtown Master Plan and the City-County Comprehensive Plan.



Location

South Haymarket is a 38 block subarea located in the southwest area of Greater Downtown. The boundaries of the subarea are O Street on the north, 10th Street on the east, G Street on the south and 4th Street and the railroad on the west. South Haymarket is adjacent to Historic Haymarket and West Haymarket to the north and is within walking distance to other Downtown destinations including the UNL Downtown Campus and the state Capitol.



Purpose

South Haymarket is an intriguing area of Lincoln, given its history of development including industrial properties, commercial buildings and residences along

Color Court Project



Dairy House Project



9th and 10th Streets. Coupled with its desirable location, this pattern of development provides the foundation for substantial development and redevelopment opportunities. The South Haymarket area has already been experiencing successful redevelopment projects such as the Color Court Project, Dairy House Project, N Street Protected Bikeway, Schwarz Paper Building, Lumberworks parking garage, 8|N Lofts, and Structural Design Group redevelopment.

The Lincoln/Lancaster County Comprehensive Plan states that subarea plans should be developed for specific areas that set a framework for development.

This planning document recognizes the increasing development interest and future development potential of the South Haymarket area and offers guidance to ensure the redevelopment efforts meet the expectations of the stakeholders and the community. The concepts in this plan are explained in some detail but are not intended to convey only one development pattern. This plan addresses elements of land use, access, transportation, connectivity, zoning and design standards. Several questions about the future direction of South Haymarket are answered here, but the details must be discussed at the time redevelopment is proposed.

Outreach

The South Haymarket Neighborhood Plan process began with an inventory of the area in early 2013. Staff held meetings with multiple public agencies and more than two dozen property owners, business owners and stakeholders. Additionally, staff toured several business facilities and photographed and inventoried nearly every block in the study boundary. A series of presentations were provided to public boards and commissions in the summer of 2014, as well as an open house for South

Haymarket stakeholders and the general public. Four key findings resonate from these discussions:

- South Haymarket should be a mixed-use district with an emphasis on urban infill housing in support of Greater Downtown.
- South Haymarket’s proximity to Haymarket and other Downtown attractions make it a desirable place to live.

- Public rights-of-way should be upgraded to identify pedestrian, bicyclist and vehicular routes and to enhance connections within and across the neighborhood.
- The government and industrial footprints in South Haymarket have an impact on redevelopment opportunities.

A second round of discussions and a public open house occurred in late 2015 to review the findings of the Plan.

Vision

The South Haymarket Neighborhood Plan presents a vision for the future that is based on consultation with and input from property owners, community representatives and elected officials. South Haymarket is an opportunity area for high-density residential and mixed-use development which will support the redevelopment efforts in the Lincoln Historic Haymarket District, West Haymarket, Antelope Valley, UNL Downtown Campus, Innovation Campus and Downtown Lincoln. Some of the redevelopment recommendations in this plan may occur in the next 5 years or less, and some may occur over the next 20 years and beyond. Overall, this plan presents a redevelopment strategy to create an urban neighborhood for an additional 1,000 to 2,000 residential units, well-defined streetscapes that connect to trails, an urban plaza, open spaces, expanded commercial and office space, adequate parking for the new uses and other amenities within Greater Downtown.



Goals & Recommendations

The vision for the South Haymarket Neighborhood is driven by the eight goals listed below. These goals were developed out of meetings with property and business

owners, City staff and other stakeholders. Each goal represents a key component to developing the vision for South Haymarket. Each goal of the South Haymarket

Neighborhood Plan includes a description and is applied to the identified subareas in The Neighborhood section of the plan.



Create an Urban Neighborhood

Successful neighborhoods contain key elements to make them desirable places for people to live. Together, these elements create neighborhoods that become popular places in a community. Important neighborhood



elements include a variety of housing choices, parks and recreation areas, schools, supportive commercial activity, pleasant streetscapes ideal for walking, biking and driving and thoughtfully designed buildings. The goal for South Haymarket is to transform this area into a high-density, urban neighborhood. The basis of this vision is shown on the future land use map, which transitions from more heavy industrial and government uses to residential and mixed-uses. Recommendations include:

- Build a variety of high-density residential units, but within the maximum height limits per the zoning districts
- Decrease development density and height from north to south in the South Haymarket Neighborhood

- Respect the 300' buffer between new residential units and the rail lines
- Develop first floor residential and/or active uses where identified
- Support and encourage appropriate expansion of existing businesses
- Elevate residential structures 1 foot above base flood elevation
- Encourage “slip-in” apartments to provide new exterior facades that blend in with the surrounding dwellings
- Implement the Village redevelopment by supporting a Community Unit Plan



Consolidate the Government Footprint

The South Haymarket Neighborhood Plan states that all land uses should be more efficient to encourage opportunities for redevelopment, including publicly-owned properties. The concept in the South Haymarket Neighborhood Plan demonstrates how a consolidated government campus would occupy less land in order to make land available for private development in South Haymarket, while still providing an efficient government campus with capacity for future growth. The timing of potential redevelopment of public properties will be dependent on the maximization of the investment in the property and the level of benefit provided by the potential private development. Continued and heightened coordination with the Public Building Commission and other County and City agencies is required to further realize the recommendations and vision of the neighborhood. Recommendations include:

- Work in concert with County/City government offices, including the PBC, to seek redevelopment opportunities of identified publicly-owned properties for residential and mixed uses including:
 - LPD Maintenance Facility
 - StarTran Administrative Offices and Bus Garage
 - LES Substation and Peak Facility at 8th & J Streets
 - 9th & J Street Building and 825 J Street
 - 8th & H Street Parking Lot
- Support consolidation of the County/City Offices between L, 10th, G and 9th Streets
- Promote the K Street Records Warehouse for reuse and determine alternate locations for records storage
- Request development proposals for the JPA-owned land on the western edge of the N Street Corridor



Transition from Heavy Industrial Uses

South Haymarket has historically been an industrial district. Over the years, manufacturing, warehousing and processing facilities have dominated this area. A handful of heavy industrial uses still exist today in South Haymarket while most other industrial areas have transitioned to other uses. In order to allow for residential redevelopment, most heavy industrial uses should transition to residential or mixed uses. Recommendations include:

- Continue to communicate with heavy industrial uses, such as Sprenger Lumber, Midlands Recycling, and Midwest Steel Works, Inc., regarding their current and future business needs
- Explore acquisition opportunities for the public plaza at Canopy Street
- Recommend a westward expansion on future TMC projects
- Coordinate and explore funding opportunities for demolition of the grain elevators
- Support continued expansion of office/light industrial/mixed-use properties
- Coordinate with J.A. Woollam on their business expansion and potential land exchange
- Encourage office and light industrial uses that:
 - Do not contain outdoor storage;
 - Have minimal noise and odor; and,
 - Operate mainly during normal business hours





Organize the Streets, Sidewalks & Trails

Additional street and sidewalk connections are recommended in the South Haymarket Neighborhood. Reestablished streets begin to create urban blocks that are appropriate for high-density redevelopment, and sidewalks provide safe routes for pedestrians within and adjacent to South Haymarket. New or expanded transit routes should be reviewed for South Haymarket. New trails provide recreational opportunities and connect South Haymarket residents to destinations throughout Lincoln. Recommendations include:

- Plan for N and M Street one-way couplet and implement the N Street streetscape
- Plan for significant streetscape upgrades to J Street, including a landscaped median
- Implement the streetscape recommendations along 9th Street and 10th Street



- Plan for construction of the L Street slip road
- Implement streetscape recommendations on 8th Street

- Dedicate right-of-way and construct Arena Drive from N Street to 4th Street incrementally as redevelopment occurs
- Dedicate right-of-way and construct L Street west of 6th Street to Arena Drive
- Provide a green connection for the Jamaica North Trail extension
- Develop a roundabout design for the intersection of Arena Drive, J Street and 4th Street
- Implement the 7th Street streetscape concept
- Incorporate on-site amenities and connections in public right-of-way for pedestrians and bicyclists
- Dedicate right-of-way for 7th Street between J and H Streets and H Street between 6th and 7th Streets



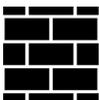
Develop Adequate Open Space

As new residential units are developed in South Haymarket the demand for open space will increase. The City should plan for this demand and incorporate places for residents to recreate in South Haymarket. New open spaces also provide opportunities for floodplain mitigation. Recommendations include:

- Program a public plaza space at Canopy Street and 7th Street with green connections to the N Street Protected Bikeway and the Jamaica North Trail
- Dedicate open space along the western boundary of the South Haymarket Neighborhood as

compensatory floodplain storage to encourage redevelopment and for passive open space use by the neighborhood

- Program open space for neighborhood amenities



Preserve Historic Resources

Historic buildings are important to the character of South Haymarket and should be preserved and renovated whenever possible. The historic assets of South Haymarket enrich the area and provide some of the sense of place which this plan seeks to strengthen through revitalization and redevelopment. Recommendations include:

- Support reuse of National Register and Local Landmark properties
- Encourage owners to pursue historic designation on properties determined to be eligible or designate the site as a Local Landmark
- Respectful redevelopment should occur around the contributing historic structures in the South Bottoms Historic District





Implement Site & Building Design

Existing and new design standards for the South Haymarket Neighborhood should address streetscapes, site development, and building design. The intention is for both public and private property owners to comply with South Haymarket design standards to enhance the livability of the neighborhood. Recommendations include:

- Develop South Haymarket Design Standards for site and building design with application as redevelopment projects occur
- Extend the Capitol Environs District west along J Street to 4th Street
- Screen the LES substation facility on N Street
- Apply Downtown Lincoln, Neighborhood, and Capitol Environs Design Standards where applicable
- Respect the 57 foot height maximum in the Capitol Environs District



Develop a Parking Program

More than 4,000 parking spaces exist in South Haymarket today, including approximately 870 on-street spaces. However, the current parking program for South Haymarket is disjointed and haphazard. The South Haymarket Neighborhood Plan recommends significant redevelopment to occur, so parking will be a key factor to the neighborhood's success and a coherent parking program will be needed. Recommendations include:

- Develop parking stalls beneath the Rosa Parks Way viaduct to offset the loss of parking lot stalls needed for residential development
- Provide for parking on-street and on-site, preferably in parking garages versus surface lots

- Access the off-street parking from an alley behind the homes in the South Salt Creek Village and/or provide additional angled parking on 7th and 8th Streets
- Anticipate private structured parking with major redevelopment projects
- Study the block bounded by N, 8th, M and 7th to determine feasibility for a public parking facility
- Study the site between the Rosa Parks Way viaducts for mixed-use and parking structure once StarTran relocates this facility
- Add additional decks to the lot north of the County/City Building and add a public parking structure to the south surface parking lot when future growth requires additional parking

