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ABSTRACT

Project Title Radial Reuse Project
 Location Lincoln, Nebraska

Describe in the space provided the important characteristics of the project, how it was developed, and how it is exemplary. This abstract will be among the materials distributed to members of the Selection Committee prior to their initial deliberation.

The Radial Reuse Project is a multi-dimensional and multi-participatory project created to revitalize a narrow 4 mile long corridor stretching through three of Lincoln's older low and moderate income neighborhoods. The corridor was originally proposed for a highway and includes a total of 75 acres of City-owned vacant and under-utilized property, interspersed with privately owned property throughout the area. The project incorporates a linear park system, housing development and rehabilitation, industrial development, and University expansion, into a total revitalization package.

Goals and objectives that are being addressed through this project are: (1) stimulate private residential and industrial reinvestment; (2) provide needed recreation and open space; (3) provide needed infrastructure improvements; (4) provide opportunities for new businesses and expansion of existing businesses; (5) provide homeownership opportunities, especially for low and moderate income households; (6) resolve land use conflicts between the University of Nebraska and the adjacent Malone neighborhood; and (7) restore a positive image and confidence in the area.

To accomplish these aggressive goals, the City, working with the Radial Reuse Task Force, area residents, neighborhood organizations, business leaders, elected officials and interested citizens, has developed a strategy for implementation and a variety of programs to revitalize the radial reuse area.

Because of the interrelationships and dependency of each activity on the others, if any one component of the Radial Reuse Project had been developed in the absence of the others, the project would not be the success it is.

The Radial Reuse Project was initiated by Mayor and City-Council action, amending the City of Lincoln's Comprehensive Plan, to delete a long planned highway construction project. A citizen initiative placed on the ballot reinforced the City Council's decision by defeating a proposal that called for construction of the highway. The Radial Reuse Task Force, a 17-member advisory body, was established in 1979 to develop a reuse plan for the radial corridor. After a year of planning and public meetings, that included the assistance of an AIA-sponsored Regional/Urban Design Assistance Team, the Task Force developed a conceptual reuse plan for the area. The conceptual plan was presented to and adopted by City officials. A City staff person was hired to coordinate reuse activities. Redevelopment Plans were prepared and adopted, bringing the project from the conceptual phase to the implementation phase.

Reuse activities can best be described in three segments: 27th Street-east, 27th Street-west and Malone redevelopment. In 1982, the first activities were initiated east of 27th Street. Redevelopment activities that have been underway for the past six years include: (1) rehabilitation and sale of city owned houses accompanied by programs designed to assist low and moderate income households, and to increase home ownership opportunities; (2) moving houses that would have otherwise been demolished, thus saving affordable older housing stock; (3) development of programs to assist tenants of properties to become home owners; (4) development of the three mile John Dietrich Linear Park Bikeway, that not only provides recreation space but buffers and physically separates incompatible land uses; (5) paving of numerous blocks of dirt streets and vacation and sale of other street rights-of-way for assembly and redevelopment with residential and industrial parcels; and (6) development of an Infill Housing Program for scattered vacant single family and duplex lots. This last program has demonstrated that new residential development can be both affordable to moderate income households and compatible within the context of older neighborhoods.

Today the first two segments of the project are nearly complete and the third and final segment in Malone is underway. The Malone Redevelopment Area Implementation Plan has been adopted. Activities to be undertaken include a 6-acre park, housing redevelopment, and University of Nebraska expansion.

PROJECT PROFILE

(Please limit answers to the space available on these pages)

Project Name Radial Reuse Project
 Location Lincoln, Nebraska
 Owner City of Lincoln and private
 Project Use(s) Mixed use: residential, industrial, park/bikeway development.
 Project Size 4 mile corridor; 75 acres of City-owned land Total Development Cost 6.4 million-public; 17 million-private

Application submitted by:

Name George S. Chick
 Title Director
 Organization City of Lincoln, Urban Development Department
 Address 129 North 10th Street, Lincoln, NE 68508
 Telephone (402) 471-7677

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Signature *George S. Chick*

Key Participants*

Organization	Key person	Telephone
■ Public agencies <u>City of Lincoln</u>	<u>Mayor Bill Harris</u>	<u>471-7511</u>
■ Developer <u>City of Lincoln, Urban Development Dept.</u>	<u>George S. Chick</u>	<u>471-7677</u>
■ Professional consultants		
Architect <u>Clark Enerson Partners, Inc.</u>	<u>Dennis Scheer</u>	<u>477-9291</u>
Landscape architect <u>Kim Todd</u>		<u>472-2679</u>
Architect <u>Bahr, Vermeer, Haecker Architects</u>	<u>Robert LeZotte</u>	<u>475-4551</u>
Planner		
Lawyer		
Other		
■ Community group(s)		
<u>Radial Reuse Task Force</u>	<u>Gordon Scholz</u>	<u>472-3592</u>
<u>Malone Redevelopment Study Committee</u>	<u>Christopher Hansen</u>	<u>476-2847</u>
■ Sponsor		

*Please attach an additional sheet, if necessary, to identify others who should be credited as having been instrumental in the development of this project.

1. Describe the characteristics of this project: the important aspects of the project's design, development, and public approval process. Indicate why these are exemplary.

The Radial Reuse Project is the redevelopment of a 4 mile corridor of vacant and underutilized land stretching through 3 of Lincoln's older inner city neighborhoods. In the 1960's and 1970's the City acquired 75 acres of this land to construct a highway. After the decision not to build the highway, attention turned to reuse of the area. The focal point of the Radial Reuse Project is development of a 3 mile linear park/bikeway that separates incompatible land uses and serves as a spine from which residential redevelopment and rehabilitation, and industrial expansion has occurred.

The success of the Radial Reuse Project is measured by both the physical revitalization that is visibly apparent and the process by which issues were identified and strategies for implementation were developed. Diverse segments of the community came together in the public arena to tackle the problems of twenty years of neglect and disinvestment, to identify a vision for the future, and to build the framework for the redevelopment of the radial reuse area.

The Radial Reuse Task Force, a citizen advisory body, was established to develop a conceptual plan to rebuild the area. As part of the citizen participation process, the Task Force obtained professional assistance from local and national leaders through an AIA sponsored R/UDAT. From its inception in 1979 through today, the Task Force meets regularly, to plan and monitor implementation activities.

Important aspects of the project's design and development (1) physical separation of incompatible land uses (John Dietrich Bikeway); (2) provide impetus for private reinvestment (Bikeway, infrastructure improvements); (3) encourage compatible new residential development that respects the existing neighborhood character (Infill Housing Program, design guidelines); (4) provide affordable housing alternatives (Infill Housing Program, Homebuyers Assistance Program); and (5) provide homeownership opportunities, especially for low and moderate income households and for tenants of City-owned property (priority sales, Infill and Homebuyers Programs).

2. Why does this project merit The Rudy Bruner Award for Excellence in the Urban Environment?

The Radial Reuse Project exemplifies the complexity of the urban environment and its problems. The project demonstrates how complex and emotionally charged issues - physical, economic, social - can be more than satisfactorily addressed, but be very successful. With the initiation of innovative programs and physical improvements, the physical environment has improved; the image of the area is improving; low and moderate income renters have become homeowners; businesses have expanded and moved in to the area; streets have been paved; and park land and recreation space has been provided. The Radial Reuse Project is exemplary for its process and the product and their interrelationship.

3. What were the significant dates of the project's development and when was it completed?

1960-80: City acquires land for Highway.	1982: Implementation of redevelopment activities begin.
1979: Radial Reuse Task Force created.	
1981: Plans to build highway are defeated.	1987: Malone Redevelopment Study Committee created.
1979-84: Conceptual & redevelopment plans developed & adopted.	1988: Malone Redevelopment Conceptual Plan adopted.
	1988: Implementation of activities in Malone begin.
	1992: Projected completion of all activities.

4. What urban issues did this project address? Were there important associated issues that this project did not address?

Our nation's cities are faced with innumerable issues and problems. Lincoln may be fortunate that we have not experienced some of the worst of these urban problems. However, the Northeast Radial corridor has been the victim of: housing deterioration, vacant and underutilized land, public and private neglect; negative image from the community at-large and within the area - resulting in lack of dignity and pride; old and deteriorated infrastructure; inappropriate land use mixes; displacement of low and moderate income households; university expansion; and lack of adequate recreation and park space.

Through the radial reuse process of community-wide participation, including citizen and professional involvement, these issues have been tackled and successfully addressed. Moreover, subtle and non-quantitative issues, like community divisiveness and distrust, have been addressed - one time adversaries are now talking at the same table, solving problems together, and working toward common goals.

5. Describe the financing for the project. Was there something particularly unique or innovative about it?

The financing for this project consists of a consortium of funding sources, primarily locally granted but with some federal assistance through the Housing and Urban Development Department.

To date, \$4.5 million in public funds have been allocated for the reuse project. It is anticipated that an additional \$1.9 million will be necessary to complete the final phase in the Malone Neighborhood.

An important source of revenue has been Community Improvement Financing (Tax-Increment Financing). To enable C.I.F. funds to be generated, the area was declared blighted in accordance with State Statutes, and the annual increment generated from increased property values has been captured to finance various aspects of the project. The City's Community Development Block Grant funds have been used to finance aspects of the project that could not be funded with local general funds. The City obtained two HUD section 108 loans to assemble property for redevelopment. Other local funds used included general revenues, advanced land acquisition funds, street construction funds and utility revenues. By using a range of funding sources this project was able to be accomplished in a reasonable time frame.

6. What were the goals of this project? How well were they met?

The Radial Reuse Task Force carefully formulated goals and established priorities for the reuse project. The primary goals include: 1) Take immediate actions to arrest the decline in the area and demonstrate a commitment to rebuild the area; 2) expand the supply of housing and the choice of housing types for all segments of the population; 3) Preserve industrial uses and provide sites for new industrial development; 4) develop a comprehensive and balanced transportation system; 5) provide a linear park and neighborhood park facilities and expand the supply and diversity of recreational facilities, and open space available to residents; 6) provide improved streets, sidewalks, and infrastructure in the area; and 7) provide for expansion of the University of Nebraska City campus.

These goals have been and are being met through: development of a range of housing types, industrial expansion, completion of the linear park and bikeway and infrastructure improvements. The 1984 Radial Reuse Plan is currently being amended to accommodate the needs of the University and neighborhood in the Malone area.

PERSPECTIVE/Public Agency

This sheet is to be filled out by the staff of public agencies who were directly involved in the financing, design review, or public approvals that affected this project.

If possible, answers to all questions should be typed directly on this form or a photocopy. If the form is not used and answers are typed on a separate page, each answer must be preceded by the question to which it responds. The length of answers should be limited to the area provided here.

Name	<u>Bill Harris</u>	Bill Harris	Title	Mayor
Organization	City of Lincoln		Telephone (402) 471-7511
Address	555 S. 10th Street, Lincoln, NE 68508			

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Signature

1. What role did your organization play in the development of this project?

The Mayor and City Council have provided a leadership role spanning three administrations and five City Councils. Mayor and Council have conducted public hearings and reviewed and adopted all plans and programs associated with the Radial Reuse Project.

The Mayor and City Council created the Radial Reuse Task Force and the Malone Redevelopment Study Committee, to serve as advisory bodies, and directed that they develop reuse plans and monitor their implementation. Throughout the planning process and implementation, Mayor and Council members met with neighborhood organizations and concerned citizens who may have been impacted by the project.

2. Describe what requirements your agency made of this project? (Such as zoning, public participation, impact statements, etc.)

All appropriate City Departments were involved in the planning process and were directed to treat this project as a priority and to allocate appropriate resources for its implementation.

To insure that all segments of the community were represented in the planning process and that opposing views would be heard, the Mayor and Council created both the Radial Reuse Task Force and the Malone Redevelopment Study Committee.

To discourage displacement of low-income households within the Radial Reuse Area, the Mayor and Council created a priority system for selling City-owned houses, giving existing tenants first priority to purchase the property at a reduced sales price.

3. From your perspective, how was this project intended to benefit the urban environment? Describe how, if at all, the intentions changed over the course of the project? What trade-offs and compromises were required? How did you participate in making them? With hindsight, what would you now do differently?

The purpose of this project was to take a neglected and blighted area of our community and create a viable urban environment that offers its residents a renewed sense of pride and a sense of community. The City's goal of revitalization and reinvestment has never been altered.

By developing and implementing a multi-faceted strategy that included park development, housing programs, both rehabilitation and new construction with an emphasis on low and moderate income housing, infrastructure improvements, and industrial opportunities, the urban environment was greatly improved.

The update of the University of Nebraska's Comprehensive Facilities Plan forced the rethinking of reuse activities in Malone. This required trade-offs and compromises of reuse activities, including the location and configuration of a neighborhood park, the size and number of residential redevelopment parcels, and the location and size of the University expansion area.

The success of this project has shown us that diverse segments of the Community can work together to solve city-wide problems. In retrospect, perhaps we should have tackled the Northeast Radial issue years earlier than we did.

4. Describe any data you have that document the impact that this project has actually had on its surroundings and the people in the project area. Attach supplementary material as appropriate. If no data are available, what is your impression of the project's impact and what have you observed that supports that?

(1) 130 housing units have been built or are under construction. This includes: 20 single family and duplex units, 60 multi-family units, and 50 elderly units; 27 additional elderly units are planned for construction in the spring of 1989; (2) 289 existing housing units have been rehabilitated in the area, most with no city assistance; (3) 27 existing houses have been moved and rehabilitated (17 by the City, 10 privately); (4) three of the five assembled redevelopment parcels have construction completed or underway. The City is currently working with developers on the remaining two redevelopment parcels; (5) eight industries have moved into the area and 15 existing industries have expanded; (6) 222 permanent jobs have been created, (7) 40 blocks of street right-of-way have been vacated to allow for new development; (8) 27 blocks of unpaved streets have been paved; (9) a three-mile linear park bikeway has been built with five park nodes; and (10) the tax base of the area has increased by over 28% in a five year period.

5. What about this project would be instructive to agencies like yours in other cities?

The process for resolving long-standing and divisive community issues is most relevant to other communities. Communities must work together, involving neighborhood organizations, business interests, elected officials, and residents, to resolve differences and develop plans and programs for positive change. This project demonstrates that positive, even exemplary solutions, can be derived from conditions that were less than desirable.

Communities with major institutions (e.g. University of Nebraska) need to work hand in hand with City officials to resolve land use and development issues that affect the urban environment and the total community.

This project demonstrates that neighborhood organizations can rally support for a project and obtain support and cooperation from City government.

Lastly, the project demonstrates how public commitment serves as the catalyst for investment. By infusion of limited dollars, the City can demonstrate leadership that will spur private investment. Cities must set priorities and realistic goals, and by working with the private sector these goals can be accomplished.

6. If five years from now you judge this project to be still successful, at what characteristics would you be looking?

(1) Private sector revitalization continues in the area; (2) Continued pride of residents as measured by an active neighborhood organization, increased number of home mortgages, inclusion by realtors of area homes for sale, and continuation of rehabilitation and new construction; (3) Values of properties in the area continue to climb; (4) City and University continue to work together to resolve issues of mutual concern, and (5) Low-income households who purchased City-owned houses continue to live in the neighborhood.

PERSPECTIVE/Developer

This sheet is to be filled out by the person who took primary responsibility for project financing.

If possible, answers to all questions should be typed directly on this form or a photocopy. If the form is not used and answers are typed on a separate page, each answer must be preceded by the question to which it responds. The length of answers should be limited to the area provided here.

Name	Urban Development Department	Title	
Organization	City of Lincoln	Telephone (402) 471-7677
Address	129 N. 10th Street, Lincoln, Nebraska 68508		

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Signature George S. Chike Director, Urban Development Department

1. What role did you or your organization play in the development of this project? Describe the scope of involvement.

The City of Lincoln Urban Development Department was responsible for coordination of all aspects of the Radial Reuse Project.

Responsibility included: (1) insuring citizen participation, through staff assistance to Radial Reuse Task Force & Malone Redevelopment Study Committee, and through neighborhood meetings; (2) preparation of redevelopment plans based on conceptual plans prepared by the Task Force; (3) development of Project Budget and annual funding appropriations; (4) development of innovative programs to carry out various components of the project, including: Homebuyers Assistance Program; House Moving Program; Infill Housing Program; (5) assembly and sale of property, including City owned houses, residential redevelopment parcels, residential infill lots, and industrial land and buildings; (6) assembly, design and construction of a linear park/bikeway; and (7) design and construction of street improvements.

2. What, if any, modifications were made to the original proposal as the project was developed? How did they come about?

As the site specific Redevelopment Plans were developed, the conceptual plans developed by the Radial Reuse Task Force and subsequently by the Malone Redevelopment Study Committee were refined. There were no major modifications to these plans, with one exception described below.

The 1984 Radial Reuse Redevelopment Plan was modified to reflect a 1985 revised University of Nebraska Comprehensive Facilities Plan. The changes were in a 16 block area of the Malone Neighborhood, affecting: the location and configuration of the park, size of the residential redevelopment area, and size of area designated for University expansion.

3. What was the most difficult task in the development of this project?

Initially, the most difficult task was resolving community differences concerning the sensitive and emotionally charged issue of building the Northeast Radial versus reuse of the radial corridor. Although City Officials adopted the "no build" alternative for the radial highway, the community was still divided on whether to proceed with reuse.

Other issues that have been addressed include: (1) obtaining community and elected officials support for the initial plans of the Radial Reuse Task Force; (2) financing the project with limited funds; sale proceeds from City Radial property were reimbursed to another fund that could not be used for this project; (3) resolving image problems of the area - 20 years of indecision and disinvestment resulted in a negative image of the area. Not until recently has this negative image begun to turn around; (4) resolving conflicts with the University's plans for expansion into the reuse area.

4. What tradeoffs and compromises were required during the development of the project? How did your organization participate in making them? With hindsight, what would you now do differently?

The 1984 Radial Reuse Redevelopment Plan included land trades between the University and City so that land could be assembled for park development. A 1985 University Comprehensive Facilities Plan conflicted with the 1984 Plan and thus implementation of activities in the Malone Neighborhood were delayed. At the urging of Malone Neighborhood representatives, the City created the Malone Redevelopment Study Committee (MRSC) to resolve these conflicts using a consensus approach.

A staff person from the Urban Development Department actively participated as a member of the Malone Redevelopment Study Committee and the Urban Development Department provided staff support to the MRSC, inclusive of report preparation and meeting preparation. The outcome of the MRSC effort was both a redevelopment plan for the Malone area and an interlocal agreement between the University and the City. There were compromises relating to the size and location of the neighborhood park, residential redevelopment parcels, and University expansion.

5. What about this project would be instructive to developers?

This project clearly shows that a public agency can assume the roll of a developer. As developer, we have learned that all affected parties must be involved in the planning process. Developers, whether private or public, must be willing to seek input and advise from all parties that have an interest in a project, and be willing to seek innovative and multiple solutions to our urban problems.

6. If five years from now you were to judge this project to be still successful, what characteristics would be most relevant to you?

(1) The remaining City owned property in the area is sold and redeveloped consistent with the recommendations of the Reuse Plans; (2) The image of the area and desirability of the area to realtors, developers, and families continues to improve; (3) Pride in home ownership continues and the numbers of home-owners increase; (4) Low-income households who purchased City-owned houses can still be "on their own" rather than receiving assistance; (5) The activities in the final phase of the project - Malone - are completed; and (6) The dialogue between University and City planners continues, so that mutual issues are addressed in a timely manner.

PERSPECTIVE/Professional Consultant

This sheet is to be filled out by those professionals who worked as consultants on the project, providing design, planning, legal, or other professional services.

If possible, answers to all questions should be typed directly on this form or a photocopy. If the form is not used and answers are typed on a separate page, each answer must be preceded by the question to which it responds. The length of answers should be limited to the area provided here.

Name Robert G. LeZotte A.I.A. Title Associate
Organization Bahr, Vermeer and Haecker Architects Telephone (402) 475-4551
Address 1030 "Q" Street, Lincoln, NE 68508

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Signature Robert G. LeZotte A.I.A.

1. What role did you or your organization play in the development of this project?

My firm was hired to design the second phase of the Linear Park with our landscape consultant, Ms. Kim Todd, ASIA. Working with the City of Lincoln Urban Development Department and the Department of Parks and Recreation, our purpose was to complete the second phase of the park in a manner compatible with the completed first phase and to take advantage of the unique character of this portion of the site.

2. From your perspective, how was this project intended to benefit the urban environment?

The park area is on land purchased by the City as a roadway corridor. Development of the roadway was defeated by a citywide vote and alternative development options were sought. Eventually the best use of the land was determined to be residential development. The park area serves as an amenity for home owners while it separates residential from commercial and industrial land uses. The park is increasingly being used by walkers, joggers, and bicycle enthusiasts. The park is a catalyst to help improve the environment and reverse the deterioration in this neighborhood.

3. What is your impression of the project's impact on its surroundings and people in the project area? Do you have data that document its effect? Attach supplementary material as appropriate.

The park was just completed this fall, but already interest in infill homesites has seen new construction and existing houses moved onto empty lots. Many existing houses have been painted, yards improved, and pride in the neighborhood is evident. Over the course of the last year during the design and construction of the park, a number of property owners have cleaned up their yards, reseeded lawns, and planted shrubs and flowers. The renewed sense of pride in the neighborhood is evident.

-
4. What trade-offs and compromises were required during the development of the project? How did your organization participate in making them? With hindsight, what would you now do differently?

Preliminary plans were reviewed and modified in meetings with City and neighborhood groups to incorporate their ideas and provide a park area which best serves the neighborhood's needs. Bike path locations were moved to take best advantage of adjoining streets without compromising access to private property. Lighting systems were designed to provide needed footcandles on the paths and shelters without floodlighting adjacent houses. Improvements in Phase II were simplified to provide as much landscaping as possible in lieu of other physical improvements. Some existing landscaping had to be removed to accommodate drainage patterns of adjoining industrial/commercial landholders, but was replaced to provide good visual screens.

5. How might this project be instructive to others in your profession?

This project offers the opportunity to serve the community at the same time as it opens up other possibilities for architects, landscape architects, and other design professionals. Here is an area that needs to be developed to be a vital neighborhood and it offers opportunities for private development to existing commercial and industrial property owners. They see a reason to upgrade their physical facilities as the neighborhood is revitalized. There is also an opportunity to work with new business owners as well as public and private interests to design and build new infill housing from single family to large multi-family or townhouse type projects. It is a good example of public-private partnership for the betterment of the City.

6. If five years from now you judge this project to be still successful, at what characteristics would you be looking?

If the surrounding infill area continues to be settled and if the park is heavily used and well maintained, it will indicate a neighborhood pride has developed in this area of the City.

PERSPECTIVE/Professional Consultant

This sheet is to be filled out by those professionals who worked as consultants on the project, providing design, planning, legal, or other professional services.

If possible, answers to all questions should be typed directly on this form or a photocopy. If the form is not used and answers are typed on a separate page, each answer must be preceded by the question to which it responds. The length of answers should be limited to the area provided here.

Name Dennis Scheer, A.S.L.A. Title Landscape Architect

Organization The Clark Enersen Partners, Inc. Telephone (402) 477-9291

Address 600 NBC Center, Lincoln, Nebraska 68508

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Signature

Dennis D. Scheer

1. What role did you or your organization play in the development of this project?

The Clark Enersen Partners, Inc. was selected by the City of Lincoln to develop the schematic design for Phase I of the Linear Park, between 27th and 48th Street created by the Radial Reuse Task Force. The firm refined the general design concept, produced construction documents, and then observed the progress of construction through completion.

2. From your perspective, how was this project intended to benefit the urban environment?

The radial property had been left vacant and unimproved for as many as 20 years, neighborhoods were weakened, and the continuity of the urban form was distressed. The Linear Park directly improved a ribbon of property that passed through the entire project area. The Linear Park links many existing community assets - neighborhoods, parks, the University and commercial development. It was intended that the bicycle trail designed and constructed within the Linear Park serve as a major component of a burgeoning community wide trails network.

The Linear Park separates residential and industrial zoned properties. The park is heavily landscaped and is intended to serve as a visual and physical buffer between these two incompatible land uses.

The Linear Park was intended to serve as a catalyst for new residential and commercial growth adjacent to its boundaries.

3. What is your impression of the project's impact on its surroundings and people in the project area? Do you have data that document its effect? Attach supplementary material as appropriate.

The project has reintroduced a sense of pride and integrity to the adjacent neighborhoods. Prior to the project's implementation, it was visually apparent that the neighborhoods were "treading water" - not willing to improve their properties, nor invest in their future. Now residential development has occurred and a strong corporate identity among the residents is evident. Commercial development has and is also progressing. A number of new businesses have located within the project area, and a number of businesses previously located in the area stayed, relocated within the vicinity or improved their existing facilities.

-
4. What trade-offs and compromises were required during the development of the project? How did your organization participate in making them? With hindsight, what would you now do differently?

Compromises regarding the amount of property to be developed as parkland were made. In a number of locations, the original recommended width of the park corridor was reduced so that more land could be put back on the tax rolls. The Clark Enersen Partners evaluated the benefits and detrimental effects of each case for the City, but the decision was always left to the City.

5. How might this project be instructive to others in your profession?

This project is an excellent example of how physical public improvements and incentives for development can be implemented to generate private development.

6. If five years from now you judge this project to be still successful, at what characteristics would you be looking?

It will be important to look at the continuity of redevelopment - whether it is a sustained vitality or just short term. Also, it will be important to analyze how well the concept of buffering contradictory land uses with park land holds up over the long term. Finally, if the identity and energy of the neighborhoods and community spirit about the area approaches the pre-Northeast Radial level, this project will have accomplished what many in Lincoln thought impossible.

PERSPECTIVE/Community Representative

This sheet is to be filled out by someone who was involved, or represents an organization that was involved, in helping the project respond to neighborhood issues.

If possible, answers to all questions should be typed directly on this form or a photocopy. If the form is not used and answers are typed on a separate page, each answer must be preceded by the question to which it responds. The length of answers should be limited to the area provided here.

Name Gordon Scholz Title Member and Past Chairman

Organization Radial Reuse Task Force Telephone (402) 472-3592

Address 743 South 13th Street, Lincoln, NE 68508

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Signature 

1. How did you, or the organization you represent, become involved in this project?

The Radial Reuse Task Force was appointed initially in 1979 to analyze and recommend alternative uses for land that had been acquired for the Northeast Radial Highway. Twelve citizen members were appointed by the Mayor and City Council to represent various community interests. The Task Force consisted of four citizens-at-large; three representatives of the neighborhoods through which the roadway was to pass; two persons representing businesses; one person representing commercial/industrial interests; one person representing alternative energy; and one person representing the financial community. I continue to serve as one of the citizens-at-large, and I served as the first chairman of the Task Force. In 1981 the Task Force was expanded to 17 members, with additional representation from the school board, downtown Lincoln, the University of Nebraska-Lincoln, the Chamber of Commerce, and union interests.

2. What were the major issues from the community's point of view?

Two overriding issues of concern to the people in neighborhoods adjacent to the proposed roadway, as well as to a majority of people in the whole city, were: (1) the need to quell the long-term speculation that the Northeast Radial Highway would be built; and (2) the need to stimulate significant positive redevelopment in the affected neighborhoods. The lingering possibility that the Northeast Radial eventually would be built had cast a cloud of uncertainty over the neighborhoods adjacent to the proposed roadway for several years and had resulted in an overall hiatus in neighborhood maintenance and development. This had a major blighting and damaging impact upon the neighborhoods. From the outset of this project, the community was intent upon revitalizing and stabilizing the neighborhoods that had suffered from avoidance and neglect during the years that the question of whether to proceed with the Northeast Radial Highway project had been debated in Lincoln, even though some individuals and groups in Lincoln continued to argue in favor of the road construction project. Final resolution of this issue, through implementation of the Reuse Plan, was foremost in the minds of citizens during the initial months of Radial Reuse planning.

3. What other community organizations or institutions, if any, were involved? What relationship did they have to the project?

The intention in establishing the Radial Reuse Task Force was to bring together, in an organized and legitimized way, the involvement of various groups affected by the Radial Reuse Project. The Task Force has been the primary participatory vehicle for representing citizens and their concerns throughout the entire Radial Reuse Project area, as well as throughout the city as a whole. Additional community citizens from groups represented on the Task Force, such as the three neighborhood organizations (Malone, Clinton, and University Place neighborhood organizations) from the neighborhoods through which the Radial corridor passes, have been involved on an ongoing basis with the Task Force and the City of Lincoln Urban Development Department in planning the Radial Reuse Project. Also, of course, the City-County Planning Commission and the Lincoln City Council have been directly involved throughout the project, and, by means of their official actions, these representative citizen bodies have enabled the Radial Reuse Project to proceed from initial planning through to implementation.

4. If there was a public review process, did you or your organization participate in it? Describe your involvement.

In creating the Radial Reuse Task Force, the Lincoln City Council stipulated that the Task Force employ a participatory process in developing a reuse plan for the Radial corridor. As one means of eliciting broad citizen participation and input for its work, the Task Force requested assistance from the AIA R/UDAT program. In 1980 the sixty-first R/UDAT team assembled in Lincoln to assist with the reuse planning. (I served as local co-chair of the Lincoln R/UDAT.) The standard format of the R/UDAT requires considerable citizen involvement and input through interviews and public meetings. With results from the R/UDAT, the Task Force proceeded to develop its recommendations and, finally, to present them to the City-County Planning Commission and the Lincoln City Council. In this process formal hearings were conducted before each body, and endorsement of the plans by those bodies resulted. In the final stages of planning and implementation all specific redevelopment plans and all specific implementation actions were reviewed and acted upon, following public readings/hearings, by the Lincoln City Council.

5. From your perspective, how has this project made the community a better place to live? Please be as specific as possible.

In over thirty years of indecision about the Radial Highway project, citizens in the neighborhoods through which the road corridor had been routed had become frustrated, disillusioned, and angry about their future prospects. Perhaps the most significant impact of the Radial Reuse Project is that it has not only finally resolved the roadway construction question, but it also has transformed a threatening and stultifying influence upon the neighborhoods into a creative and unique combination of urban amenities that are significant not only to the immediate neighborhood environment, but to the City of Lincoln as a whole. The linear park and bikeway tie into a City-wide system; the linear park serves as an effective buffer between residential and commercial/industrial land uses; playground, exercise, and relaxation nodes sited along the corridor effectively serve nearby residents as well as bikeway users. The public sector commitment of funds for infrastructure improvements and high-quality urban amenities has been significant. It is also evident, through increased housing construction and rehabilitation (facilitated and enabled in large measure by housing programs designed especially for the reuse area as part of the overall Radial Reuse Project) and through business expansions, that the reuse project is effectively stimulating revitalization in the surrounding neighborhoods.

6. If a community group interested in doing a similar project came to you, what advice would you give them?

The work of the Radial Reuse Task Force has yielded a number of lessons which might be useful to other groups pursuing similar projects. Among these, I would cite the following: (1) An open and accessible process of planning is important, especially in situations where there are serious conflicts. (2) Based upon one's initial impression of the scale and scope of a project, the process of planning and implementation is likely to be disproportionately frustrating and time-consuming. (3) Competent, patient, and dedicated professional city staff persons are often-overlooked and undervalued ingredients in successful urban projects. (4) A willingness to negotiate and compromise, but with and underlying commitment to principles and values, is an important characteristic to bring to complex urban problem-solving situations. (5) If you feel overwhelmed by the project or problem, do not hesitate to seek assistance, but don't substitute that assistance for your own obligation to remain fully involved and accountable. (6) Quality is worth fighting for.

7. Why do you think the project should win this award?

The Radial Reuse Project is a creative and unique multifaceted response to a difficult and complex urban problem. The problem was a corridor of partly-vacant and underutilized land that, over a period of nearly twenty years, had exerted a serious blighting influence upon the established low- and moderate-income neighborhoods through which it was routed. The response to the problem was a major public sector commitment to a number of reuse and redevelopment strategies, including a linear park/bikeway, infrastructure improvements, housing rehabilitation, infill housing, redevelopment parcels, etc., all designed to stimulate private sector reinvestment in the impacted area. Implementation is well along, and results are now demonstrating the success of this project. The Radial Reuse Project clearly exemplifies the complex, but high quality, successful urban project that the Rudy Bruner Award is intended to recognize.

PERSPECTIVE/Other

Name Coleen J. Seng Title Community Worker
City Council Member

Organization First United Meth. Church/City of Lincoln Telephone (402) 466-1906

Address 2723 North 50th, Lincoln, NE 68504

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Signature *Coleen J. Seng*

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1. What role did you play in the development of this project? As a community worker, I worked with neighborhood groups and facilitated opposition to construction of a roadway that had threatened older neighborhoods for 20 years. After defeat of road plan in election, I worked with neighborhoods to assure reuse of right-of-way with a bike-hiker trail, linear park concept that would separate residential and business/industry zoning districts in the so-called "radial reuse" area. Helped to organize formation of a Reuse Task Force and continued input from neighborhoods as project moved from planning to implementation. As City Council member, I have now been able to continue leadership as the final development of reuse project gets underway.

2. From your perspective, how was this project intended to benefit the urban environment? This project was intended to benefit the urban environment by providing a stability to neighborhoods, putting an end to indecision on investment and reinvestment in the older neighborhoods, and by making a major investment in a linear park concept for an older area of the city. The green space, hiker-biker trail, park nodes and landscaping served to buffer residential areas from industrial/commercial intrusion, provided stability to residential neighborhoods, created an initial reinvestment of capital through city funds, returned properties to the tax rolls, provided an opportunity to stimulate in-fill housing, created pride in neighborhoods, stimulated relocation of younger families into older areas of city. This was the intent and it has happened.

3. Describe your impression of the impact that this project has actually had on its surroundings and the people in the project area. Describe any data that support your conclusions.
From my perspective as a community worker, a resident of one of the older neighborhoods, and now as a City Council member the major impact has been the stability that has been restored to the older neighborhoods. People no longer live under a cloud of indecision. Development can safely occur and not be threatened by disruption of a four lane road, on inappropriate intrusion of industry into residential and vice-versa. Young families have been given the opportunity to find low cost housing. Low-income residents have been provided rehab and restoration funding, major park development has occurred, a linkage has been made for biking enthusiasts between the northeast section of town and the campuses of the University of Nebraska and the downtown area and with trails radiating to other sections of the city. Community pride has improved. Streets have been paved and self-help projects have added sidewalks, graveling of alleys, paint-up, fix-up projects, property returned to tax rolls, small industry development through relocations and new construction, and long vacant lots have been developed.

4. What trade-offs and compromises were required during the development of the project? Did you participate in making them? With hindsight, what would you now do differently?

Major trade-offs and compromises made involved readjustments of zoning districts; closing of streets; University of Nebraska and Malone Neighborhood Boundary Compromise. I have been involved as a community worker and as a decision maker in these compromises. In hindsight, neighborhoods should have increased pressure for a decision much sooner to get a Build/No Build decision finalized.

5. What can others learn from this project?

Others can learn that anything is possible, if people are committed, dedicated and organized, and willing to take hold of the opportunities to impact decisions that affect their lives. Importance of networking with diverse groups and negotiations to resolve issues are key ingredients.

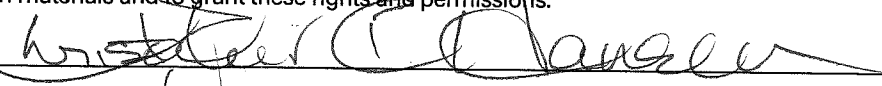
6. If five years from now you judge this project to be successful, at what characteristics would you be looking?

- 1) Usage of biker-hiker trail and park areas along the route.
- 2) Status of residential areas (whether deterioration stopped)
- 3) Pride of neighbors in area (Are young people still moving in as measured through school populations which had been in decline)
- 4) Continued development of industrial area (many parcels still empty)
- 5) All possible lands restored to tax rolls
- 6) Leadership development of neighbors has resulted in solid corps of involved and concerned citizens.

PERSPECTIVE/Other

Name	Christopher I. Hansen	Title	Board Member and past President of the Malone Neighborhood Assoc. Board of Directors
Organization	Malone Neighborhood Association	Telephone	(402) 476-2847
Address	1141 "H" Street, P.O. Box 83104, Lincoln, Nebraska 68501		

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1. What role did you play in the development of this project? In 1986 I became aware that the radial reuse area between Vine, "R", 20th and 22nd Streets, had been designated by the University of Nebraska as future expansion land and that the University would not cooperate with the City to acquire lands to redevelop this area for park and residential uses. As president of the Malone Neighborhood Association, I initiated interaction between the Neighborhood Assoc., the University, and the City, regarding the future use of the land designated for redevelopment in the City's 1984 Radial Reuse Plan. In 1987, the Mayor created the Malone Redevelopment Study Committee (with representatives from Malone Center, Malone Neighborhood, City and University) to resolve differences that had developed as a result of an updated University Comprehensive Facilities Plan which conflicted with previously approved City plans. I continue my involvement in this project as a member of the Malone Redevelopment Study Committee.

2. From your perspective, how was this project intended to benefit the urban environment? The Radial Reuse Project is intended to inject new life into partially blighted areas of the reuse pathway and to give birth to new neighborhoods where lands have been virtually emptied of housing stock. The intention of the project seems to go further by being very sensitive in the implementation strategies by maintaining neighborhood integrity through compatible design criteria and assuring that residents are not priced out of the neighborhood as a result of new construction. The project also intends to create higher quality conditions where they may not have existed before through orientation of new structures, buffering residential from industrial land uses, and by the creation of adequate green space.

3. Describe your impression of the impact that this project has actually had on its surroundings and the people in the project area. Describe any data that support your conclusions. This project has clearly impacted the surrounding environment by acting as a catalyst for new development of single family housing and multiple dwelling units for low to moderate income people. This project allows an older area of Lincoln to be revitalized into an area where parents can raise their children, where children have adequate green space in which to grow and where people of moderate means can realize a quality of life not previously available in these particular locations. Residents of the affected areas have become enthused once again at the prospect of having a complete neighborhood. Investor owners have realized opportunities to move and rehabilitate older homes or invest in the construction of new homes, thereby adding to the rippling effect of revitalization. This project has truly caused a great number of people, agencies, and institutions to be enthused about the prospects for the future of the radial reuse area. The data available at the City of Lincoln, Urban Development Department, clearly speaks for itself in supporting these observations.

4. What trade-offs and compromises were required during the development of the project? Did you participate in making them? With hindsight, what would you now do differently? In the redevelopment of the radial reuse lands located in the Malone Neighborhood, many trade offs and compromises were realized. The number of acres of green space envisioned by the Neighborhood Association was sharply reduced, in addition to the land available for redevelopment being reduced due to the compromises made with the University regarding the amount of land desired for future expansion. The arguments centered over a strip of land four blocks long and two blocks wide. Essentially, the 14 month negotiation process resulted in each party being allotted one-half of the disputed land. As indicated previously, I was a part of the process that initiated the Malone Redevelopment Study Committee and have been an active member of the committee throughout. In retrospect, I do not believe that I would have changed my course in any significant way. The process was invaluable to the development of the area and the development of the relationship between the University of Nebraska, City of Lincoln and the Malone Neighborhood Association. Certainly, much more than land was developed as a result of this project.

5. What can others learn from this project? That the mouse can roar and be heard. Certainly, it is possible for the mouse and the lion to maintain their respective roles, yet be friends. This redevelopment project was community inclusive and, as a result, built bonds among community members that likely would not have been established otherwise. It also established a process by which seemingly insurmountable disputes can be resolved in a manner that provides all parties with a vested interest and a sense of accomplishment. The process we engaged was a group consensus model. With continued follow through, the City can benefit from not only the revitalized neighborhoods, but from greater community cohesiveness as well.

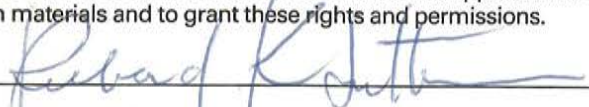
6. If five years from now you judge this project to be successful, at what characteristics would you be looking? I would look to new neighborhood strength, through the addition of new residents, new ideas and a strong sense of community. I would also look for an increased quality of life for the residents. I would look at the secondary affects that the redevelopment project initiated, such as new businesses, new recreational development, additional housing, etc. Certainly, I would not assess the project's success without looking at the relationship between the interested parties. Success of this project will likely be assured by the continued open dialogue between the citizenry, the City and the University of Nebraska. This cooperative dialogue and investment will most certainly be a key factor in the on-going success of this and other community projects.

PERSPECTIVE/Other

Name	Richard K. Sutton	Title	Former President
Organization	Clinton Neighborhood Organization	Telephone (402) 472-1127
Address	1708 N. 32nd Street, Lincoln, NE 68503		

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1. What role did you play in the development of this project?

By providing leadership to my neighborhood organization, we were able to halt a 4-lane highway which led to the process of Radial Reuse; which, in turn, led to the Radial Reuse Project. The Radial Reuse Project, more than a physical project, is process, it is a joint citizen - City affair. We, the neighborhood, were involved from the beginning, through an AIA R/UDAT and on the subsequent Radial Reuse Task Force.

2. From your perspective, how was this project intended to benefit the urban environment?

It was not only to heal the physical scars of 30 years of ambivalence about a roadway project, but also to restore people's faith in their local government. The most important, but not necessarily apparent, part of Radial Reuse was it's social/psychological impact.

3. Describe your impression of the impact that this project has actually had on its surroundings and the people in the project area. Describe any data that support your conclusions.

There has been a growing pride in several nodes of redevelopment; one new home was awarded the Clinton Neighborhood Organization's "Golden Pebbles" award in 1984. Several older houses have found new sites along the Linear Park, keeping with the mix of housing types - new, used, refurbished. Several for profit and non-profit multi-family projects are in various stages of development. The reuse process has spun off into developer/neighborhood resident dialogue. Housing for families has helped stabilize enrollment at Clinton Elementary School. Several new or expanded businesses blend within the neighborhood and aren't simply just "stuck-in."

-
4. What trade-offs and compromises were required during the development of the project? Did you participate in making them? With hindsight, what would you now do differently?

The tradeoffs dealt with Linear Park/Buffer width and intensity, zoning classifications, and phasing of City infrastructure improvements. These were handled in an open and political way in the best sense of the word. I still feel disappointed that the size of the buffer, (particularly mounding) from the Burlington Northern Mainline/coal trains was reduced and may lessen the value of the project over time. But the neighborhood has benefited from road improvements, added parkland, and residential development.

5. What can others learn from this project?

This project is an example of how irate citizen protest turned into an open forum which resolved social ills, vis-a-vis physical design of the urban environment. We kept the politicians feet to the fire.

6. If five years from now you judge this project to be successful, at what characteristics would you be looking?

Nearly complete infill of single family development; 50% of multi-family development; positive impact on adjoining non-radial project housing stock; improved property values; and more owner occupied housing.

PERSPECTIVE/Other

Name Gerald L. Schleich

Title Chief Executive Officer

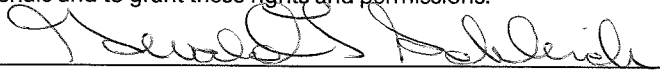
Organization Austin Realty Co.

Telephone (402) 489-9361

Address 3910 South Street, Lincoln, NE 68506-5286

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1. What role did you play in the development of this project?

As a member of the Infill Development Task Force and my experience as a real estate broker, one of my roles was to ensure that the project had adequate incentives and a minimum of obstacles for developers, builders, and other private community interests to actively participate. I was able to accomplish this by contributing to the formulation of recommendations regarding interpretation of zoning and codes regulations, public facilities utilization, tax reform measures, financial incentives, and by putting forth a positive public image to enhance the communities' perception of the project.

2. From your perspective, how was this project intended to benefit the urban environment?

Through the use of a public and private mixed use plan, this revitalization project benefited the urban environment by extending an existing linear park facility to keep separate the industrial and residential land uses, developing a neighborhood park facility, encouraging new and rehabilitated private residential development, conserving the area's existing housing stock, allowing expansion of existing businesses downtown and the University campus, and the development of new public improvements. All of this is being done in an innovative manner that will be aesthetically pleasing, but yet cost effective to the community, the city, and other participants.

3. Describe your impression of the impact that this project has actually had on its surroundings and the people in the project area. Describe any data that support your conclusions.

This project has taken a blighted area and turned it into a useful and productive area both in terms of land use, as well as people. New houses are being built in the area which are designed to blend in with the existing housing stock; existing houses have been rehabilitated, and in some instances relocated in the project area; builders are submitting bids to build in the area; new residents are moving in; and the University of Nebraska has expanded some of its research and development facilities into what was a vacant elementary school. Existing neighbors have been given the opportunity to buy vacant lots adjacent to their properties, and children are once again becoming a part of the scenery.

4. What trade-offs and compromises were required during the development of the project? Did you participate in making them? With hindsight, what would you now do differently?

Because of the diverse interests involved, many trade-offs and compromises had to be made. Most affected were those individuals who lived in the neighborhood, who had to be relocated. These residents were given alternatives which included a relocation payment in addition to the home acquisition cost, the option of moving a structurally sound house to another lot with the City paying for moving costs, a new foundation, and other related hook-ups, and the opportunity to trade their property for a home that the City already owned. To a minor extent, I provided input and participated in the formulation and implementation of these plans. One thing that might have been done differently would have been for the City to create an Omnibudsman position or to have scheduled some kind of regular public forum meetings to permit a perception of greater empathy and understanding of the trauma being inflicted upon the affected individuals.

5. What can others learn from this project?

Others can learn from this project by noting that we have been able to implement the revitalization plan more efficiently and effectively by involving as many of the affected parties as possible. By obtaining their input as well as the recommendations from professional planners, architects, engineers, developers, marketing people, and City employees, we were able to reflect their concerns in the plan and still meet the needs of the many diverse interests involved.

6. If five years from now you judge this project to be successful, at what characteristics would you be looking?

I would look to see if people had moved into the area, whether businesses had expanded there, and whether the residents could look with pride at their neighborhood. That would include such items as whether people were maintaining their homes and keeping up the aesthetics of the neighborhood, whether there were new families and children growing up and playing in the parks, and whether businesses were expanding and prospering in the revitalized area. I would also look to see if the University and downtown had maintained their commitment to the area and if they were prospering and attracting a new professionalism to the area.


PERSPECTIVE/Other

Name James J. Willett Title Housing Coordinator

Organization Lincoln Indian Center, Inc. Telephone (402) 474-5231

Address 1100 Military Road, Lincoln, NE 68508

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1. What role did you play in the development of this project?

As the Housing Coordinator for the Indian Center, a comprehensive, nonprofit human services agency, I have acted as a small developer within the Radial Reuse area. The City has assisted the Center with financing, planning and reasonably priced parcel for a 27 unit HUD 202 elderly housing development, and a house moving project in which four older homes which were donated to the Center were moved to new locations on Infill lots in the Radial Reuse Area.

Also, I am a member of the Community Development Task Force which advises the Administration and City Council on the policy and distribution of CDBG funds.

2. From your perspective, how was this project intended to benefit the urban environment?

This project is intended to benefit the urban environment by redeveloping the vacant land left by the demise of a highway project which is adjacent to the City's oldest and poorest neighborhoods. The Indian Center, in its role as a nonprofit developer of housing for low to moderate income households, depends upon the existence of this program for reasonably priced real estate and funding incentives as well as expert planning assistance from the City. Because the overall plan integrates residential uses with recreational areas and green space the neighborhood is ideal for our low income families. Because of this the Center is currently planning an additional 60 unit of family housing within the Radial Area.

3. Describe your impression of the impact that this project has actually had on its surroundings and the people in the project area. Describe any data that support your conclusions.

The impact has been to take previously vacant land and to reestablish it primarily for residential use for households of all income levels. Because of the excellent design standards established by the City, new residential development, including the Indian Center's projects, must be architecturally harmonious with the surrounding older neighborhoods. This has resulted in neighborhood enhancement and pride.

The Radial Reuse Project has made it possible for the Indian Center to respond to the current housing shortage, through construction and also rehabilitation of housing units for low income households. Most of our progress has been made in the Radial Reuse area.

4. What trade-offs and compromises were required during the development of the project? Did you participate in making them? With hindsight, what would you now do differently?

5. What can others learn from this project?

6. If five years from now you judge this project to be successful, at what characteristics would you be looking?

-
4. What trade-offs and compromises were required during the development of the project? Did you participate in making them? With hindsight, what would you now do differently?

The HUD "cost containment" standards on the Center's 202 Elderly Housing Project ran into direct conflict with the design standards for new construction which the City had established for the Radial Reuse Area. Fortunately, CDBG funds were available to pay for those elements in the building design which HUD considered beyond their standards for economy. As the sponsor of the 202 Project, the Center participated in the design development of the building and was supportive of the City's standards.

5. What can others learn from this project?

The Radial Reuse Project can serve as a model project in Urban Redevelopment. For example, in this time of scarce federal resources much can be learned from the variety of complex and innovative funding and "leveraging" strategies used in parcel redevelopment.

The marketing strategies for the area which utilize large scale "anchor" developments, such as the linear park and redevelopment parcels (202 Project), combined with incentive programs for the individual home buyer, are sophisticated in their conception and implementation.

6. If five years from now you judge this project to be successful, at what characteristics would you be looking?

- The level of satisfaction which the Center's clientele and other residents in the area have with the neighborhood.
- The continuation of the residential redevelopment of the area.
- Increased appraisal values and Fair Market Rents of the real estate.
- The degree to which there is an architectural harmony maintained, particularly with new construction.
- The degree to which redevelopment in the Radial Reuse area continues to spur improvement in the existing housing stock in the adjacent neighborhoods.

PERSPECTIVE/Other

Name Elaine Hammer

Title Chairwoman

Organization Great Plains Trails Network

Telephone (402) 464-8268

Address 5000 N. 7th, Lincoln, NE 68521

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Signature Elaine Hammer

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1. What role did you play in the development of this project?

Member, City-County Planning Commission when plans for the Radial Reuse area were approved. Plans for the trail were included in those plans.

2. From your perspective, how was this project intended to benefit the urban environment?

The linear open space with the trail provides a permanent space for healthy, active exercise and recreation. It weaves through the neighborhood bringing together the many different aspects of this urban environment.

This project is important to the entire trails plan for the city. It will connect to the entire system to the downtown and other parts of the city.

3. Describe your impression of the impact that this project has actually had on its surroundings and the people in the project area. Describe any data that support your conclusions.

It provides opportunity to enjoy the out-of-doors in a safe healthy environment. People in the area are proud of the trail, and enjoy having others make use of it. It has changed the area to make it one which draws people - users - into the area. People run, for example, from the northeast all the way down to the university - mainly because of this trail. It is also a commuter route to the university, either for walking, or cycling.

-
4. What trade-offs and compromises were required during the development of the project? Did you participate in making them? With hindsight, what would you now do differently?

There were minimal trade-offs in the land use planning of this area. The trade-offs were basically for the city to retain the property in some of this area for parks and trails, instead of permitting other development. This area was in need of more open space, so this helps to alleviate some of that shortage.

5. What can others learn from this project?

It is important to incorporate projects which help to improve the total lifestyle of a community. Just housing, for example, is important, but not the total need.

6. If five years from now you judge this project to be successful, at what characteristics would you be looking?

Total use of the project - whether it is connected to the complete trails system in a true trail extension which proceeds beyond the university to the downtown, etc.

PERSPECTIVE/Other

Name	Jeremy Bell	Title	Neighborhood Resident
Organization		Telephone (402) 435-3871
Address	2619 "R" Street, Lincoln, NE 68503		

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Signature Jeremy Bell

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1. What role did you play in the development of this project?

I am a resident of the Malone Neighborhood within the Phase III area of the Radial Reuse Project. I became interested in the project because of my home and because I was restoring a century-old house in the affected area. I participated as a member of the Malone Neighborhood Association Board, and on a volunteer basis discussing neighborhood needs with residents of the area and City officials.

Recently I moved my restored house from the area designated for University expansion to an infill housing site in the Clinton Neighborhood. I helped organize the moving of two other houses to infill sites as well.

2. From your perspective, how was this project intended to benefit the urban environment?

I hope the project will reverse the decay in the area and provide a more livable environment. I think the project can be broken down into solving several problems in the area: (1) Areas for various development had to be defined; (2) Avenues for participation by individuals, neighborhoods, and City agencies had to be provided; (3) An answer to a tough political question of University acquisition had to be found; and (4) Awareness of the value of the old neighborhoods as well as their problems needed to be raised for residents and others.

3. Describe your impression of the impact that this project has actually had on its surroundings and the people in the project area. Describe any data that support your conclusions.

Our Neighborhood Association has become very active as a result of the project and had representatives in the negotiation process that led to an agreement on University-City boundaries, a long time roadblock to development in the area. Residents finally realize there is a future for the area. Some have invested in restoring other houses for family rental, and some, like myself, have or are considering saving housing stock and moving them to infill areas to be restored. In the time I've been here the livability of the area has improved drastically. There seems to be a real sense of community once again.

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4. What trade-offs and compromises were required during the development of the project? Did you participate in making them? With hindsight, what would you now do differently?

Our ideal outcome would have been to infill the deteriorated parts of the Malone Neighborhood with new or restored family housing and restore it's original architectural flavor and sense of Black community. There were so many factors working against this (University needs, the extent of deterioration, recent flood-plain rules, and uncertainty of future) that we had to settle for pockets of single family stabilization and infill; definition of areas to be developed and in what manner; and much needed recreation areas.

The City-University contract was welcomed but certainly a compromise over what we had hoped for. In my participation, which was always welcomed, I felt that as many interests as possible were represented in the final plans, but many facets of the plan were defined from the beginning by University needs and economic restraints.

5. What can others learn from this project?

Neighborhood deterioration can be reversed when residents are given avenues for participation in the future, and incentives for reinvesting. The two affected neighborhoods that I have worked in have shown great improvement already that can be traced to pioneering efforts by industrious people taking advantage of incentives such as free lots, low interest loans and grants. This has snow-balled as these pioneers interest others with their enthusiasm about the possibilities of older-neighborhoods.

6. If five years from now you judge this project to be successful, at what characteristics would you be looking?

My interest is in people and in old-fashioned houses. I look to see if our improvements have become contagious, spreading from house to house. I walk at night and will be looking to see how many others are doing the same thing. I will look forward to seeing more people on the front porches, more tricycles on the front yard, more kids on our new playgrounds, and more people from other parts of the city asking me if I know of any nice old houses for sale in the area.

PERSPECTIVE/Other

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Signature Helen G. Boosalis

If possible, answers to all questions should be typed directly on this form or a photocopy. If the form is not used and answers are typed on a separate page, each answer must be preceded by the question to which it responds. The length of answers should be limited to the area provided here.

1. What role did you play in the development of this project?

During my two terms as Mayor of the City of Lincoln (1975 to 1983) community dialogue on the issue of whether to build the Northeast Radial Highway intensified and broadened significantly, until, finally, endorsement of the "no-build" option, through a citizen referendum and actions by the City Council, sealed the fate of the roadway. During this period of community debate, I consider my role to have been one of enabling and encouraging the citizens of Lincoln to resolve this issue collectively through a participatory process. After it was decided that the City should redevelop the roadway corridor, my role in the project shifted to one of ensuring adequate commitment of public sector resources, via the appropriate City Departments, to the various planning, design, and implementation actions that would be necessary to achieve significant high-quality redevelopment in the corridor area.

2. From your perspective, how was this project intended to benefit the urban environment?

The Radial Reuse Project was conceived as a multipronged approach to revitalization of the part of Lincoln within which the City had purchased land over a number of years for the Northeast Radial Highway. After the citizens and city council had decided that the roadway was no longer warranted, a serious problem yet remained: because of the lingering uncertainty about the roadway over the years, the neighborhoods through which it had been routed had stagnated and deteriorated in every possible way -- socially, economically, and physically. Due to the impending roadway project, the City had avoided making major infrastructure improvements in the corridor area, and private sector property owners likewise deferred maintenance and improvements. The Radial Reuse Project was intended to rejuvenate and revitalize the area, to make it once again a viable and desirable part of the City. The Radial Reuse Project consisted of a number of unique programs designed specifically to meet the needs of people in the Project area.

3. Describe your impression of the impact that this project has actually had on its surroundings and the people in the project area. Describe any data that support your conclusions.

The most tangible evidence of accomplishment in the Radial Reuse Project area to date is in the form of physical improvements. Significant progress has been realized in implementing the Redevelopment Plans for the Radial corridor. Among the many possible measures of progress, the following are among the most impressive: a 3.5 mile linear park and bikeway has been constructed; five recreation/playground nodes in the corridor have been built; extensive landscaping has been completed; City-owned and privately-owned houses have been rehabilitated; compatible infill housing has been built; new compatibly-designed multi-family housing has been built; compatible older houses have been moved onto vacant lots in the area; businesses have expanded; etc. Overall, \$4.5 million in public funds have been committed to the project to date, and it is estimated that the tax base in the area has increased 25% over the past five years. Finally, even though it is less tangible and more difficult to measure, I sense that a vastly improved community spirit and pride is emerging from the people in the project area. This increased sense of community and belonging will be a major force in sustaining the viability of the neighborhoods in the project area in the years to come.

4. What trade-offs and compromises were required during the development of the project? Did you participate in making them? With hindsight, what would you now do differently?

Lincoln voters in April 1981 addressed perhaps the most significant trade-off question that ultimately affected the Radial Reuse Project. In the 1960s and 1970s the City of Lincoln had purchased approximately 75 acres of land for the purpose of eventually building the proposed Northeast Radial Highway, a project estimated to cost at least \$30 million. Meanwhile, the entire road-building project had been brought into question, and citizens eventually had to weigh comparative costs and benefits of the full-blown roadway project versus various scaled-down versions, including a "no-build" option. It is important to note that after \$3.3 million had been expended for land acquisition and after considerable demolition of housing had occurred over a period of six years, the people of Lincoln in 1981 voted to abandon this road-building project, which over the years had become, in their view, too expensive, too grandiose, unnecessary, and damaging to the neighborhoods through which the corridor had been routed. In hindsight, this question should have been addressed head-on much earlier in the game, but politics uncannily postpones many tough decisions. Once the question of whether the roadway should be built was settled, the ensuing trade-offs and compromises -- property disposition/acquisition decisions, routing of the linear park, street closure decisions, zoning changes, house relocation/demolition/rehabilitation decisions, enforcement of design guidelines, etc. -- were much more manageable. One of my major goals was to ensure that residents in the redevelopment area would have a significant voice in deciding those questions. I believe the planning process achieved that goal.

5. What can others learn from this project?

I want to highlight three important lessons which can be derived from this project and the circumstances surrounding it. First, one must accept the inevitability of change, the oftentimes unpredictable nature of change, as well as the implications of change upon the urban environment. When the Northeast Radial Highway project was first conceived many years ago, and when initial property acquisition was initiated in more recent years, very few people would have thought that the project would not be constructed as originally planned. However, a changing multitude of factors (an international energy crisis, changing social values, increasing construction costs, etc.) over the years led to skepticism and opposition to the highway project and, ultimately, to its demise. Second, I believe that the Radial Reuse Project demonstrates how we must seek future opportunities in our present circumstances and how we must always creatively search for a better future by means of the resources we have today. The easiest thing to do with all the land that had been acquired for the Northeast Radial Highway would have been to sell it all to private purchasers. However, the Radial Reuse Project creatively converts some of what could have been considered undesirable and burdensome city land holdings into a significant urban amenity (linear park/bikeway), which has further effectively stimulated private land development. Third, I believe the Radial Reuse Project demonstrates the strength and validity of citizen participation in the planning process. Positive change results from an open participatory process of decision-making, a process which includes the persons who are affected by those decisions.

6. If five years from now you judge this project to be successful, at what characteristics would you be looking?

Significant change already has occurred in the Radial Reuse Project area. Most of the initial activity has consisted of public sector initiatives designed to stimulate private sector confidence, commitment, and financial investment in the neighborhoods that had been for so long left in abeyance by the uncertain future of the Northeast Radial Highway. Five years from now I would look for indicators of commitment to the Radial Reuse Project area by homeowners and business proprietors, as well as by residential and business tenants. I would hope to find well-maintained and new compatibly-designed houses and businesses; additional development on currently-vacant land; continued (and increased) usage of the linear park, the recreation/playground nodes, and the bikeway; increased population in the area; a diversity in income levels and racial/ethnic backgrounds among the residents; and a renewed neighborhood spirit. Also in five years, I would hope that the Radial Reuse Project will be recognized throughout the City of Lincoln as having provided the necessary stimuli for revitalization in three previously-declining neighborhoods.