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The Ever-Changing Face of Downtown

It's fascinating. You'd think Downtown was a living, breathing organism. Well, in some ways it is -- as much as anything made of bricks and concrete can be! Come along on a tour of the ever-changing face of Downtown Lincoln.

With assistance from the City's Façade Improvement Program, several downtown building renovations are nearing completion, adding new retail space and invigorating key downtown street corners.

Formerly a tenant of the Cooper Plaza Building on the northwest corner of 12th & P Streets, the National Arbor Day Foundation recently purchased the building and began a complete renovation. The façade renovations incorporate many of the design ideals outlined in the Downtown Master Plan, including street level retail in accordance with the design guidelines for P Street Marketplace.

Without CDBG assistance, a more conventional retrofit of the existing space would have occurred, missing the opportunity to strengthen this crucial downtown retail corner. In cooperation with the National Arbor Day Foundation, the Kinport Corporation also completed a renovation of the space immediately west which formerly housed the Plaza 4 Theatre screens. Formerly a blank brick wall facing P Street, the space now houses several retail bays with large storefront glass facing P Street. TIF-funded streetscape improvements are also being completed in conjunction with the projects.

The Centennial Mall and O Street intersection is also seeing substantial improvements thanks to the renovation of the former Plasma Center building on the northwest corner by Ohana, LLC. In very poor condition prior to renovations, the Rialto Building, as it is now called, houses four new retail bays.

Downtown streetscapes are changing, too, through efforts lead by Urban Development Department, assisted by Parks & Recreation Department, LES, and Public Works & Utilities Department.

One of Lincoln's busiest entryways will get "dressed up." 9th Street, from P to Q on the west and from R Street to I-180 on the east will see new irrigated landscaping beds with trees and pedestrian lights. The new look will match other areas along 9th Street.

P Street, from 9th to 11th Streets, will be refreshed. Pedestrian lights will be replaced to make them consistent with others east along P Street. Where needed, new trees, plant material, and irrigation will be installed. A new idea will be tested on the south side of P Street - a low "trellis" will be installed on landscaping beds. If the trellis discourages foot traffic and helps plant material survive, more trellises will be installed elsewhere Downtown.

In Haymarket, when Option 13 condominiums are completed, both sides of 7th Street, from Q to R Street, and both sides of R Street, from 7th to 8th Street, will see changes that include: patterned sidewalk, diagonal parking, irrigated landscaping beds, and new trees on the west side of 7th.



Above: 12th Street façade of the Arbor Day Foundation offices with tree leaves as a theme in the canopy and the sidewalk.

Below: After extensive renovation, the Rialto Building at 15 & O Streets houses four new retail bays, one of which will house Taco Bueno.



Restaurants, Restaurants, Restaurants

The Haymarket is home to several new restaurants sure to please your palate. **Bread and Cup** is now located in the newly redeveloped Sawmill Building at 8th and S Streets, with outdoor seating scheduled to be completed as part of the public dock renovations in August. We suggest sampling their bread pudding or enjoying a glass of wine on the dock. At 201 N. 7th Street (inside Lincoln Station), **JTK** is offering a fine dining experience with steaks and seafood. **HMS Brown Baggers** will be back downtown by the end of this summer near the corner of 8th and P Streets. They will return to their original menu and will have ample seating inside and out. **Magnolia Restaurant** will be coming soon to the corner of 8th and Q, and will be offering contemporary American cuisine with a separate vegetarian menu.

Elsewhere in Downtown, the 15th and O Street area will see two new restaurants very, very soon. **Taco Bueno** will open in part of the renovated "Plasma Building" and **The Roost** just opened, between Oso Burrito and Abloom. Yum! Sounds like it's time to eat out!