

NORTH AND SOUTH OMAHA ECONOMIC RECOVERY COORDINATION PLAN

APPENDIX C: NORTH OMAHA

**INVENTORY AND
OPPORTUNITIES
MEMORANDUM**

NORTH OMAHA INVENTORY AND OPPORTUNITIES MEMO

CONTENTS

EXECUTIVE SUMMARY C3

SECTION 1 - INTRODUCTION C6

SECTION 2 - LAND USE,
COMMUNITY RESOURCES, AND
REDEVELOPMENT C8

SECTION 3 - TRANSPORTATION
AND CONNECTIVITY C12

SECTION 4 - NATURAL ENVIRONMENT
AND COMMUNITY HEALTH C14

SECTION 5 - UTILITY INFRASTRUCTURE..... C18

SECTION 6 - DEMOGRAPHICS
AND WORK FORCE..... C22

SECTION 7 - REAL ESTATE MARKET C28

SUPPLEMENT A:
PLANS, STUDIES, AND
PUBLIC INVESTMENT..... C33

EXECUTIVE SUMMARY

OVERVIEW

The Economic Recovery Act, enacted with the passage of Legislative Bill 2014 (LB1024) by the Nebraska State Legislature in 2022, provides \$335 million in funding to assist North Omaha, South Omaha, and other communities that were disproportionately impacted by the COVID-19 pandemic. State and federal funding under the Economic Recovery Act represents a historic investment in disadvantaged communities in Nebraska, which includes \$250 million in federal American Rescue Plan Act (ARPA) funds.

While a portion of federal ARPA funds under the Economic Recovery Act was appropriated to specific projects, the bulk of funding under ARPA is allocated to the Qualified Census Tract Recovery Grant Program, which is being overseen by the Economic Recovery Special Committee of the Legislature. The Legislature has contracted with Olsson to conduct a study of potential eligible uses of federal ARPA funds in North and South Omaha. These funds are designated to North and South Omaha qualified census tracts (see **Figure E.1**) with the intention of creating sweeping economic growth through eligible uses such as investment in employment, job creation, small business assistance, entrepreneurship, and housing.

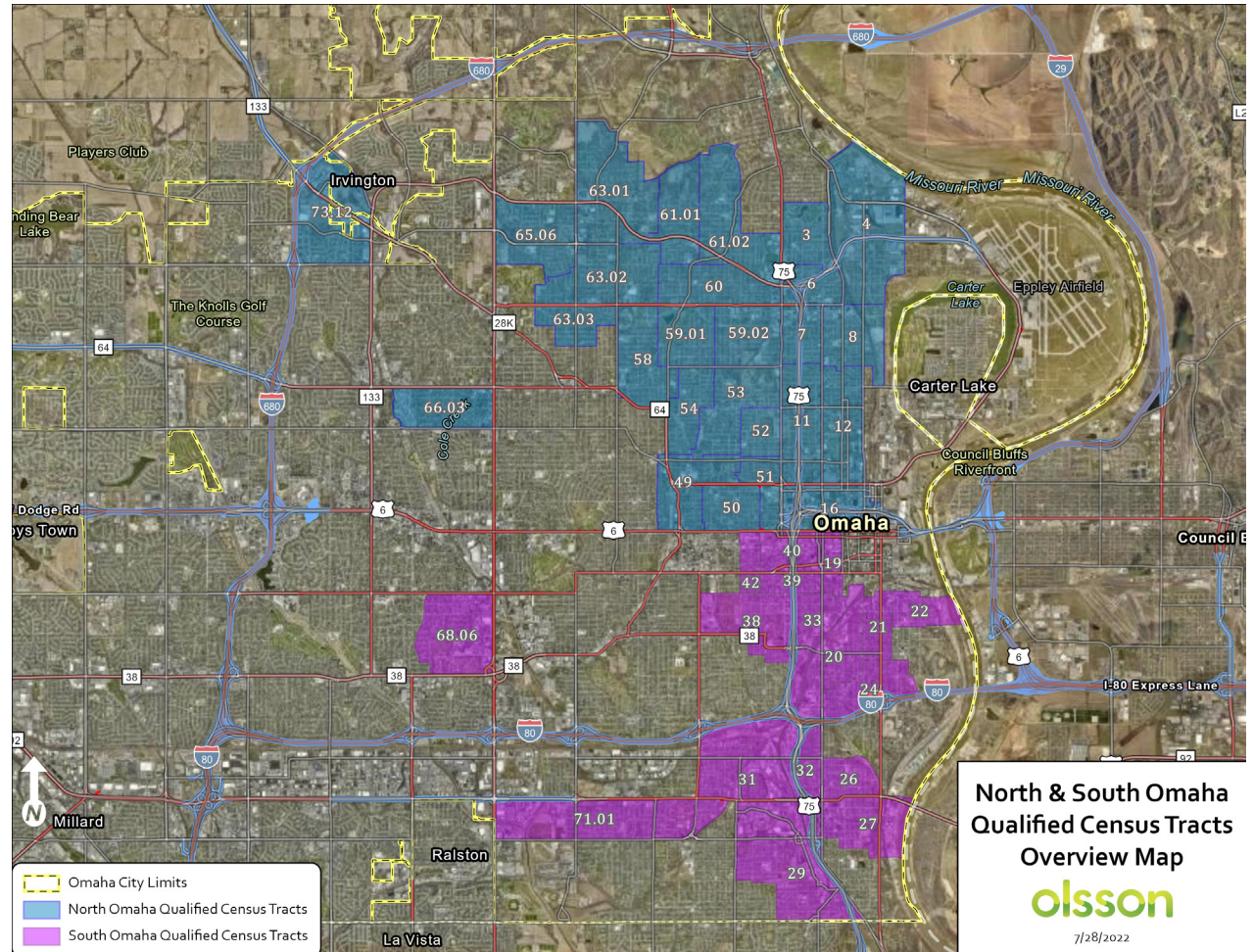


Figure E.1 North and South Omaha Qualified Census Tracts

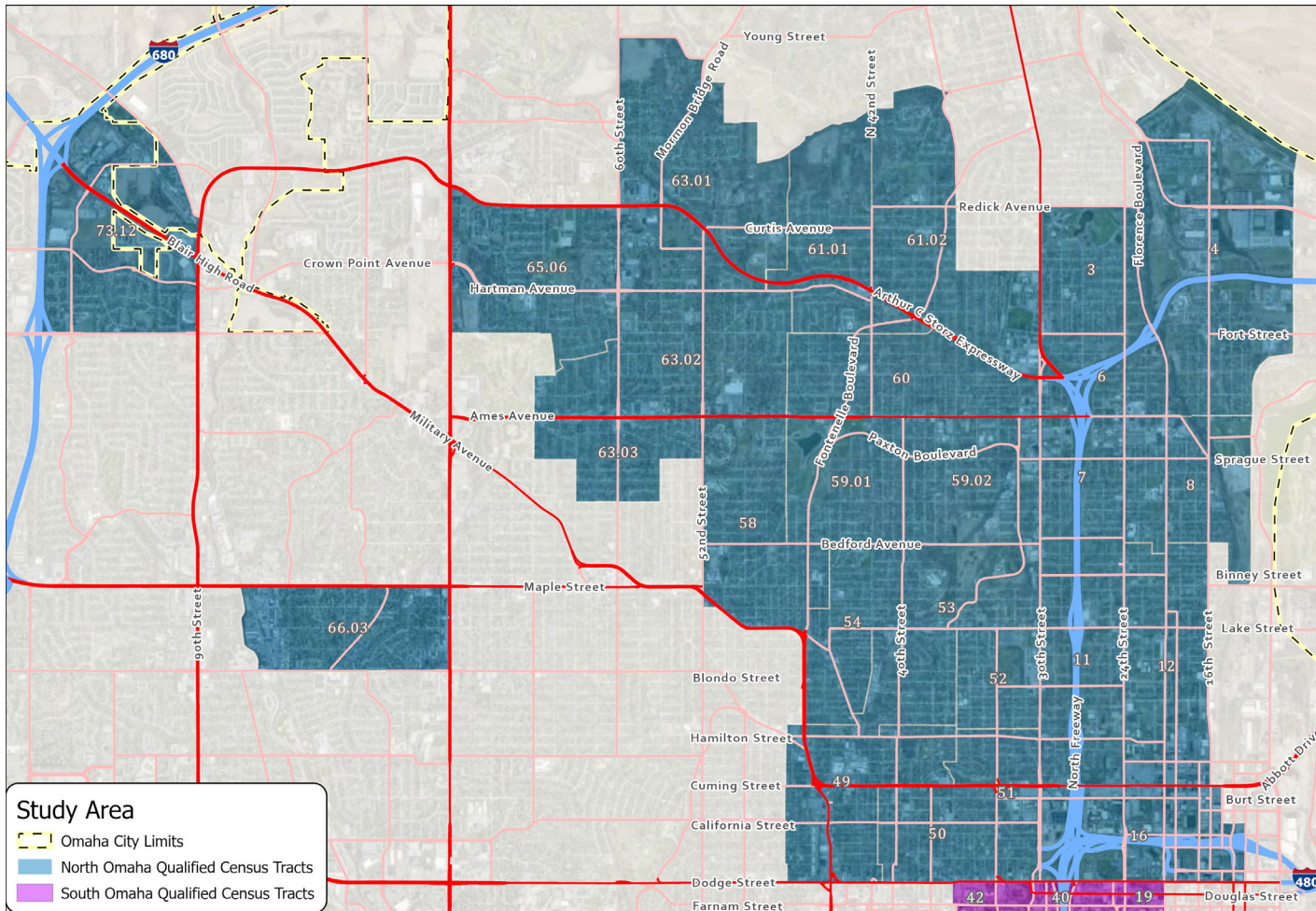


Figure E.2 North Omaha Qualified Census Tracts

This North Omaha Inventory and Opportunities Memo (memo) utilizes existing data resources to evaluate and summarize the current state of North Omaha’s land use, community resources, and redevelopment; transportation and connectivity; community health and natural environment; utility infrastructure; demographics and workforce; and real estate market. **A separate memo evaluates South Omaha.**

This memo evaluates each of these critical topics to identify strengths, weaknesses, opportunities, and threats (SWOT) that are present in North Omaha and presents the findings for future discussion of economic investment in North Omaha. **Figure E.2** demonstrates the qualified census tracts in North Omaha, and is followed by **Table E.1**, which summarizes the SWOT analysis that was conducted via this memo.

NORTH OMAHA SWOT ANALYSIS SUMMARY

STRENGTHS	WEAKNESSES	OPPORTUNITIES	THREATS
Good bones exist, between the rich history and culture and the dense street grid.	The planning and capital process does not take culture and people into account.	Vacant parcels can be leveraged for good in the community.	Investments could exacerbate air quality and negative health impacts.
Strong neighborhood pride and emotional investment exists.	Local investment not sufficient.	Opportunity to increase commercial and office land uses and expand on planned transit-oriented development uses.	Aging infrastructure could be a barrier/hurdle for attracting large investments and for maintaining quality of life for North Omaha residents and business owners.
Residential land uses are mixed in with other uses, creating accessibility with shorter trips and walkability in the area.	Large infrastructure bifurcates community (highways, hotels, etc.).	Large sections of area are designated as Community Reinvestment Areas.	Significant portions of North Omaha are classified as extremely blighted areas.
North Omaha's downtown commercial district is located within North Omaha and provides substantial economic strengths and resilience to the area including employment opportunity and entertainment destinations.	Internet access and availability in North Omaha is lacking.	North Omaha has several no-car households, which are in areas that are adjacent to employment opportunities, schools, and other needs. This area can expand upon these resources and foster less car-dependent neighborhoods.	Public health in North Omaha is poor, with many households and individuals struggling with obesity, cancer, and other diseases.
North Omaha has several mobility resources including roadway networks on an easy-to-navigate grid system, publicly subsidized transportation, sidewalk infrastructure, and access to the Omaha Eppley Airfield.	North Omaha is incredibly diverse in its racial and ethnic population. It is also a relatively young demographic with a lively immigrant community. North Omaha can become a cultural hub in the Omaha metropolitan area.	Unemployment rates in North Omaha are relatively high and persistent poverty exists in the area, threatening quality of life among North Omaha residents.	The percentage of renter-occupied households is higher than the percentage of owner-occupied households, indicating a less permanent or less economically-secure population, which is more susceptible to changes due to development pressures.
North Omaha has a significant number of park resources and cultural destinations to attract residents and visitors.			

SECTION 1 - INTRODUCTION

INTRODUCTION

This North Omaha Inventory and Opportunities Memo (memo) will serve as a tool for the evaluation and consideration of existing conditions, strengths, and weaknesses of North Omaha. This memo will facilitate ongoing consideration of the opportunities that North Omaha has for public and private investment, toward the goal of fostering multi-generational wealth in North Omaha through funding opportunities created through the State of Nebraska's Legislative Bill 1024 (LB1024). The bill calls for the Economic Recovery Special Committee of the Legislature to evaluate potential funding uses eligible under the American Rescue Plan Act (ARPA) of 2021 federal funds or through state funds. These funds are designated to North Omaha, in part, with the intention of creating sweeping economic growth through eligible uses such as investment in employment, job creation, small business assistance, entrepreneurship, and housing.

This memo utilizes existing data resources to evaluate and summarize the current state of North Omaha's land use, community resources, and redevelopment; transportation and connectivity; community health and natural environment; utility infrastructure; demographics, workforce, and housing; real estate market; and existing studies and public investment. This memo evaluates each of these critical topics to identify strengths, weaknesses, opportunities, and threats that are present in North Omaha and presents the findings for future discussion of economic investment in North Omaha.

To accurately contextualize and understand the findings, previous plans, studies, and public investments in North Omaha were evaluated

and summarized, as found in **Supplement A**.

The findings in this memo will be used to shape discussion with stakeholders and the public as selection criteria are identified through an iterative process designed to maximize the effectiveness of funding for public investment among communities and businesses in North Omaha.

LB1024 QUALIFIED CENSUS TRACTS / PLANNING AREA

North Omaha, as it is referred to in this memo, is located to the west of the state border, north of Dodge Street, and within the eastern and southern bounds of Interstate 680 (I-680). It resides within the larger context of the City of Omaha and Omaha metropolitan region, on the very eastern border of Nebraska, with portions of the Omaha metropolitan area residing in Iowa to the east of the Missouri River at the border of the two.

LB1024 requires that funds be allocated to identified federally qualified census tracts in Omaha, which are shown in **Figure 1.1**.

Qualified census tracts in North Omaha are located west of the Missouri River, north of Dodge Street, and within the northern and western bounds of I-680. The heaviest concentration of qualified census tracts is near the eastern and southern bounds of this area, with a few outliers to the west as shown in **Figure 1.2**. This memo will focus on the identified census tracts of North Omaha that are eligible for the federal ARPA funds through LB1024 and will be considered in ongoing discussions of public investment within North Omaha.

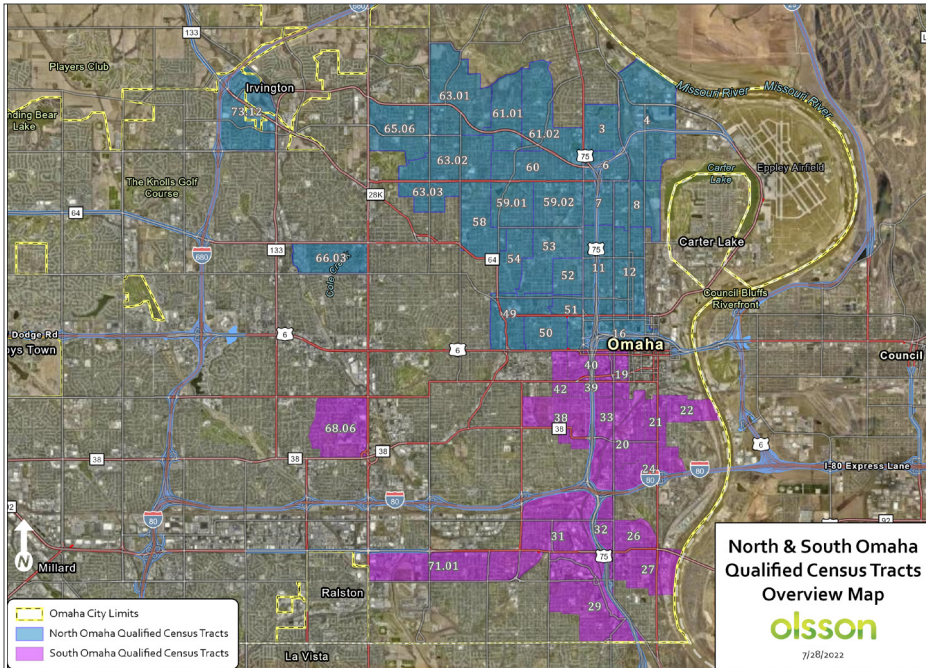


Figure 1.1 North and South Omaha Qualified Census Tracts

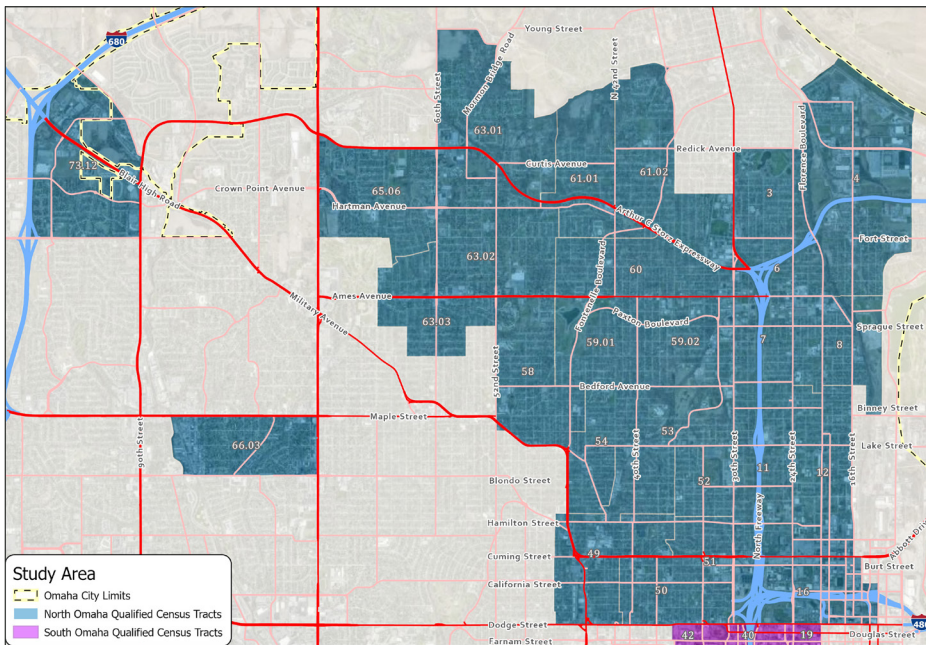


Figure 1.2 North Omaha Qualified Census Tracts

SECTION 2 - LAND USE, COMMUNITY RESOURCES, AND REDEVELOPMENT

LAND USE

North Omaha is located within Omaha city boundaries, with Dodge Street as the southern boundary, I-680 as the northern and western boundary, and the state boundary as the eastern boundary. The total study area is approximately 17.4 square miles or 11,107 acres of land area in total. As shown in **Figure 2.1**, land uses in North Omaha are largely residential, with civic/infrastructure uses, parks and open space, commercial, and industrial uses scattered throughout.

North Omaha’s current land uses reflect a theme of residential uses the area with civic/institutional and commercial uses scattered throughout and especially concentrated on the southeast end of the area, just north of Dodge Street. On the northeast end of North Omaha, there is a concentration of industrial land adjacent to railroad tracks and the airport. Parks and open space can be found throughout the study area, often adjacent to residential uses and neighborhood corridors. Some mixed uses are located on the southernmost portions of the area near Dodge Street and Hamilton Street. **Figure 2.1** illustrates these land use patterns.

VACANT PARCELS

Some portions of Northeast Omaha remain undeveloped, with vacant parcels scattered throughout the area. The heaviest concentration of vacant parcels is in the northernmost portion of North Omaha among residential and civic land uses. However, vacant parcels are scattered throughout North Omaha as shown in **Figure 2.2**.

ZONING

The City of Omaha identifies a total of 39 zoning districts including base districts and overlay districts as identified in Article IV, Section 55-62 of the City of Omaha Code of Ordinances. North Omaha currently contains several of the 39 zoning districts, including several types of single-family residential districts, community commercial districts, limited industrial districts, and development reserve districts, among others. The distribution of these uses, shown in **Table 2.1**, indicates that 61.9 percent of the North Omaha qualified census tracts (QCT) are residential, followed by 10.0 percent industrial, and 6.3 percent commercial, with less than one percent of office space and special land uses. North Omaha’s zoning districts reflect the complex pattern of land uses throughout the area.

Base District	Base Zoning District Area (acres)	Percent of QCT Area
Residential	6,873.4	61.9%
Industrial	1,114.8	10.0%
Commercial	697.2	6.3%
Office	90.1	0.8%
Special	44.4	0.4%
Total	8,819.9	79.4%
Total QCT Area	11,107	

Table 2.1 North Omaha Zoning District Summary Table

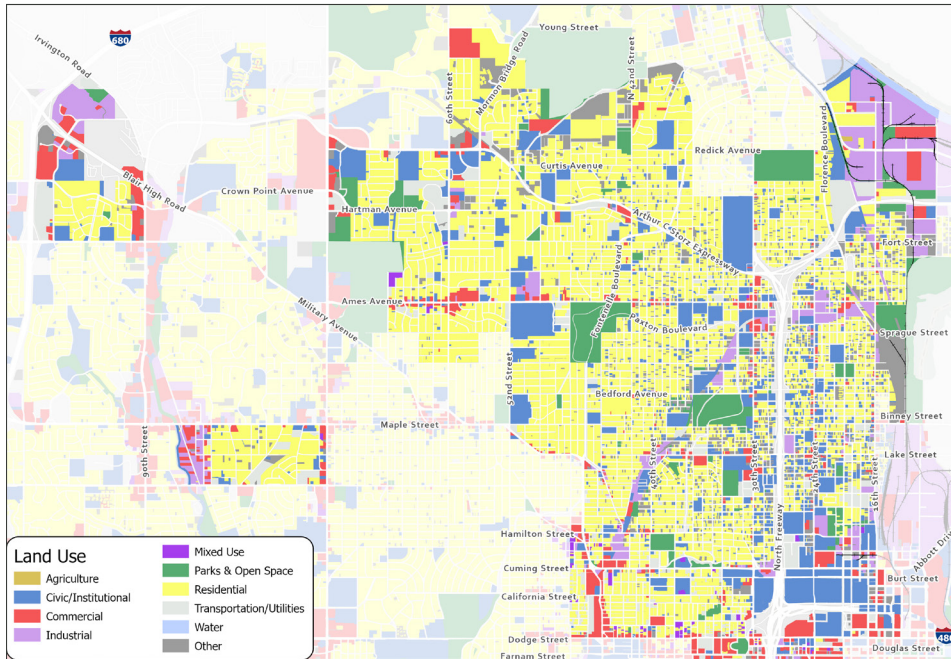


Figure 2.1 North Omaha Land Use

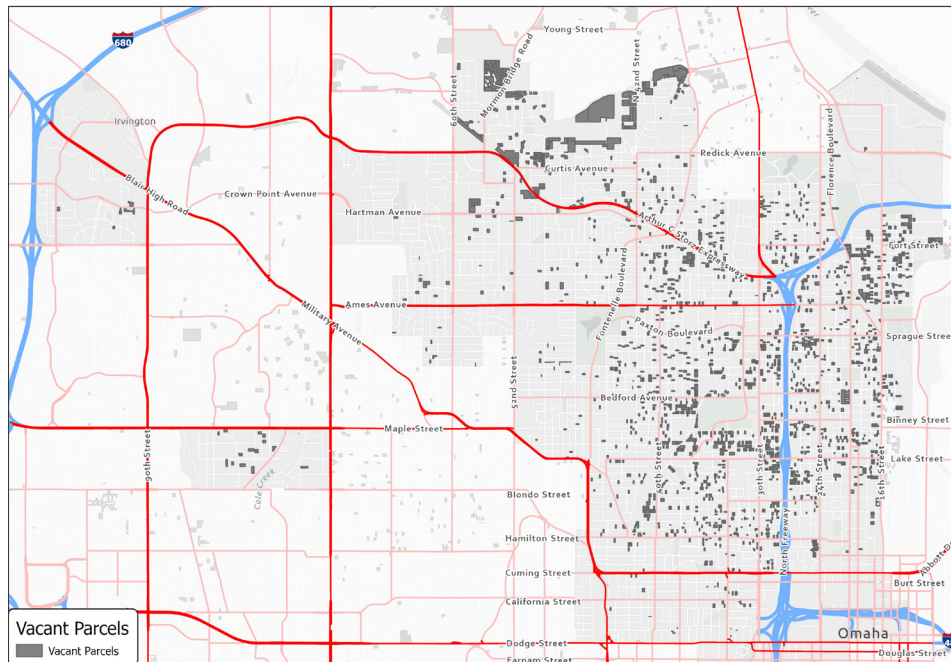


Figure 2.2 North Omaha Vacant Parcels

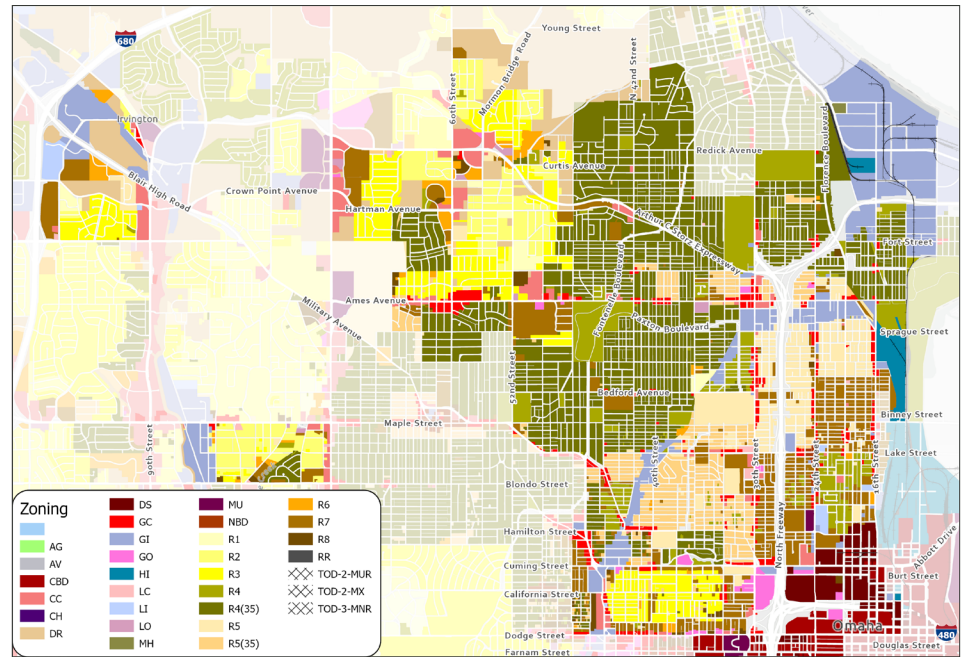


Figure 2.3 North Omaha Zoning

PARKS AND RECREATION

Parks and recreational areas contribute to the everyday lives of North Omaha residents. Omaha is home to more than 250 parks throughout the city, several of which are located within the North Omaha study area. The city has continued to invest in such facilities to improve and increase recreational opportunities in the area. The largest parks in North Omaha are Fontenelle Park, Adams Park, Kountz Park, Bluff View Park, and Miller Park. However, the area contains a total of 32 public parks and destinations for public recreational activity.

Despite the numerous parks located within the North Omaha study area, there are varying degrees of park access (via walking) throughout the area. Park accessibility, as shown in **Figure 2.4**, was determined through the nearest park amenities via walkability. The values in this figure indicate the amount of time in minutes that it takes for an individual to reach the nearest park or recreation amenity along the shortest path. As shown in the figure, the southeast portion of North Omaha has the best park access, with several residential neighborhoods within a five-minute walk to a local park as indicated in white. In contrast, northeast portions of North Omaha have concentrations of neighborhoods from which one cannot walk to a park in under fifteen minutes, as indicated in dark purple. Park accessibility varies greatly throughout North Omaha, with several high access areas in the southern portions of the area, contrasting with the low access areas along the northern and western parts of the study area.

COMMUNITY RESOURCES

In addition to the parks and recreation destinations within North Omaha, there are other key destinations including the Washington Branch Library, the Adams Park Community Center, the Sherman Community Center, Creighton University Medical Center, and several cultural and scientific museums throughout the area. These destinations serve as resources and sources of education and entertainment for community members throughout North Omaha, greater Omaha, and the region, and are located throughout the area as shown in **Figure 2.5**.

An important resource for quality of life is readily accessible medical care. As illustrated in **Figure 2.5**, most of the North Omaha study area is 15-30+ walking minutes away from medical care.

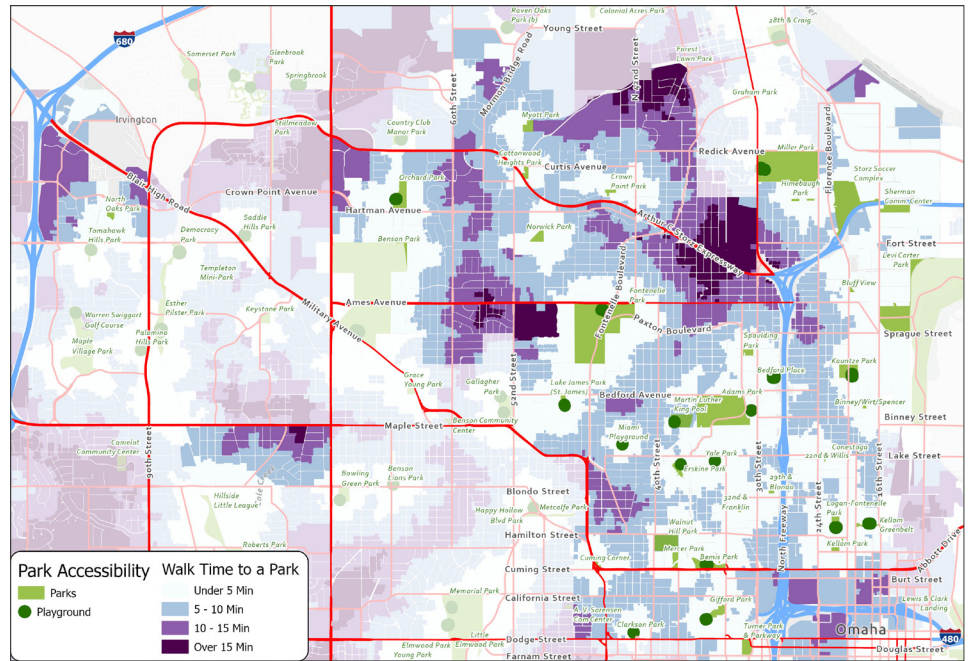


Figure 2.4 North Omaha Park Walk Accessibility

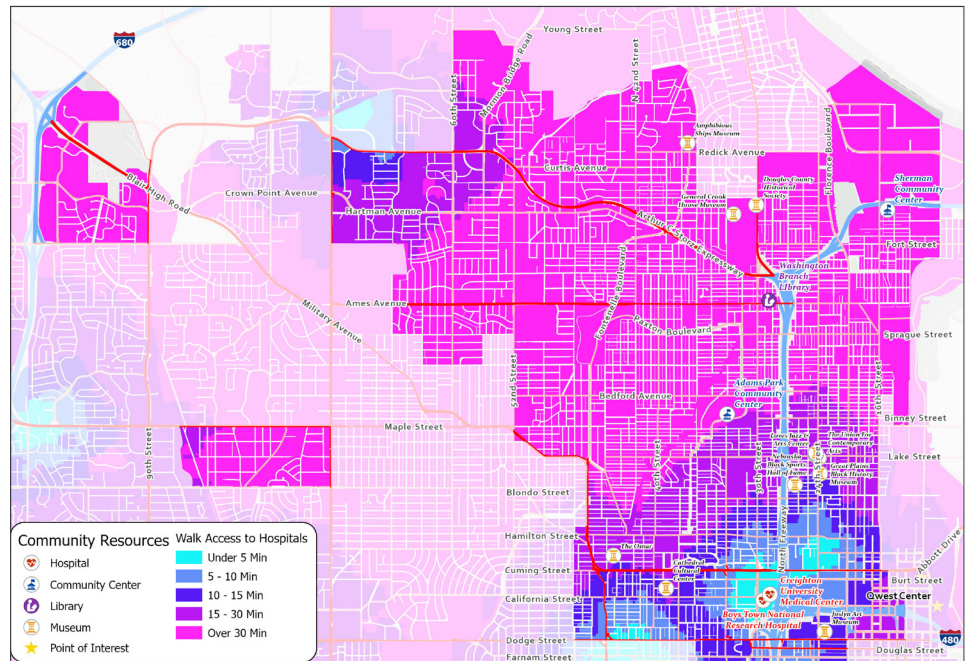


Figure 2.5 North Omaha Community Resources and Walk Accessibility to Hospitals

BLIGHTED AND REDEVELOPMENT AREAS

North Omaha has areas in which extreme blight is prevalent. Extremely blighted areas are defined under the Community Development Law by (1) an average rate of unemployment that is at least 200 percent of the average rate of unemployment in the State of Nebraska, as determined by the most recent federal decennial census or American Community Survey Five-Year Estimate; and (2) an average poverty rate that exceeds 20 percent for the total federal census tract or block group. Significant portions of the North Omaha qualified census tracts meet both unemployment and poverty indicators, with the majority land to the east of Highway 75 designated as an area of extreme blight along with several neighborhoods along Arthur C Storz Expressway, Sorensen Parkway, Ames Avenue, and Cuming Street.

Community Redevelopment Areas (CRAs) are designated by the City of Omaha as areas ripe for redevelopment, including but not limited to the identified extremely blighted areas. These are typically older areas within the city and there is substantial overlap between Omaha's identified CRAs and the qualified census tracts within North Omaha. Census tracts located along Highway 75, running north from Dodge Street up to the intersection with Sorenson Parkway and Arthur Storz Expressway, are all designated as CRAs, extending as far west as 47th Street and as far east as North 11th Street with further identified CRAs to the northwest and northeast outside of these bounds.

North Omaha's qualified census tracts significantly overlap with Omaha's identified Community Redevelopment Areas throughout the area and have some substantial overlap with the areas of extreme blight throughout the eastern and northern census tracts.

KEY TAKEAWAYS

STRENGTHS

- Diverse land uses are present throughout the area, including residential neighborhoods in proximity to commercial land uses and open spaces.
- North Omaha has an extensive public parks system.
- Several cultural entertainment destinations exist.

WEAKNESSES

- There are minimal commercial and office land uses.
- Pockets of vacant parcels exist among residential development.
- There is a lack of hospitals in the northern parts of North Omaha.
- Community resources are concentrated near Dodge

Street and downtown.

OPPORTUNITIES

- There is an opportunity for mixed use residential development.
- There is an opportunity to expand access to the parks system in north-central North Omaha.
- There is an opportunity for strategic development of vacant parcels throughout North Omaha (previous transit-oriented development studies to build on).
- Several areas designated as Community Redevelopment Areas.

THREATS

- General industrial development adjacent to residential uses can impact community health and quality of life.
- Several areas of extreme blight may cause hurdles to redevelopment and private investment.

SECTION 3 - TRANSPORTATION AND CONNECTIVITY

ROADWAY NETWORK

All North Omaha qualified census tracts benefit from a gridded network of local streets, as shown in **Figure 3.1**. This grid of these local streets drops in density further from downtown. Largely, only the collector streets cross the freeways, which breaks up the street grid.

RAILROADS

North Omaha's rail network consists primarily of spur lines, servicing industrial areas and businesses on the eastern edges of the city. Some of these spurs have very low volume, such as the paper delivery to the Omaha World Herald.

OMAHA EPPLEY AIRFIELD

The Omaha Eppley Airfield, accessible via Abbott Drive (Cuming Street) and Arthur Storz Expressway, is a medium-size hub airport. Over 5 million passengers and 150 million pounds of cargo utilized the airport in 2019. The airport also plays a major role in the city's ability to keep and accommodate the College World Series that occurs in the downtown ballpark each year, as well as other major events.

ACTIVE TRANSPORTATION NETWORK

North Omaha has a few trails throughout the study area, however there is no larger connectivity between trail segments, as illustrated in **Figure 3.2**. Sidewalks exist on a large majority of local roadways. There are bike lanes and bike infrastructure throughout the study area. The National Walkability Index is lower for the tracts north of Arthur Storz Expressway than the rest of the study area.

PUBLIC TRANSIT NETWORK

Omaha Metro transit operates many bus routes throughout North Omaha (see **Figure 3.3**), with the agency's hub located in downtown Omaha. Bus stops exist along these routes consistently every two to four blocks. Overall, fairly consistent transit coverage exists in the North Omaha study area, with bus headways ranging from 15 minutes to 60 minutes depending on the route.

KEY TAKEAWAYS

STRENGTHS

- The entire study area has a strong grid street system.
- The walkability of the study area is high due to the street system.
- Many north-south collectors have bus routes.

WEAKNESSES

- East-west travel is constrained by street network as well as bus routing.
- Highway 75 creates a significant east-west barrier, severing most street connections.
- Areas north of Arthur Sorensen Parkway have degraded walkability and walk access.

OPPORTUNITIES

- There are several planned trails that would have significant impact on the area's pedestrian and bike network.
- Low volume rail lines could be converted to high quality trail system or repurposed for transit.
- The largest concentration of no-car households overlaps with walkability.
- The proximity to airport could provide attractiveness for businesses looking to develop in Omaha.

THREATS

- The transportation network is aging and there is limited outside money for maintenance.

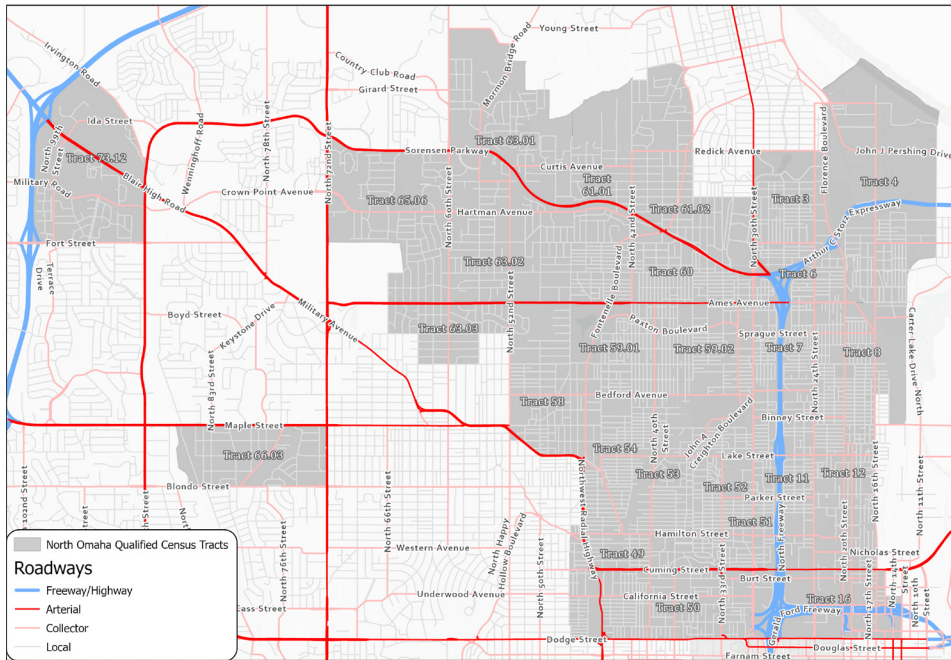


Figure 3.1 North Omaha Roadway Network

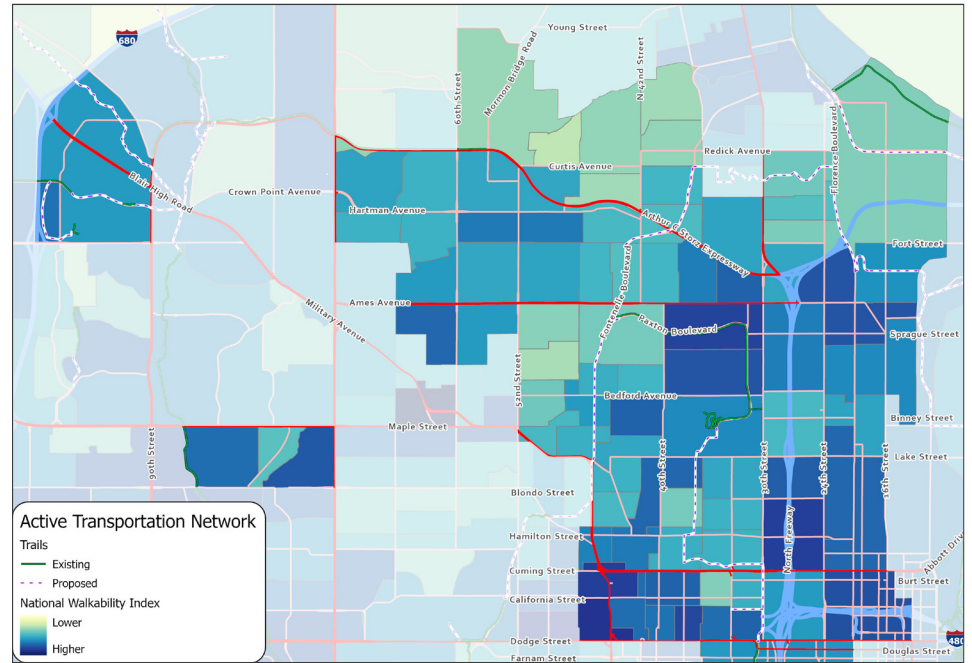


Figure 3.2 North Omaha Active Modes Network and Walkability

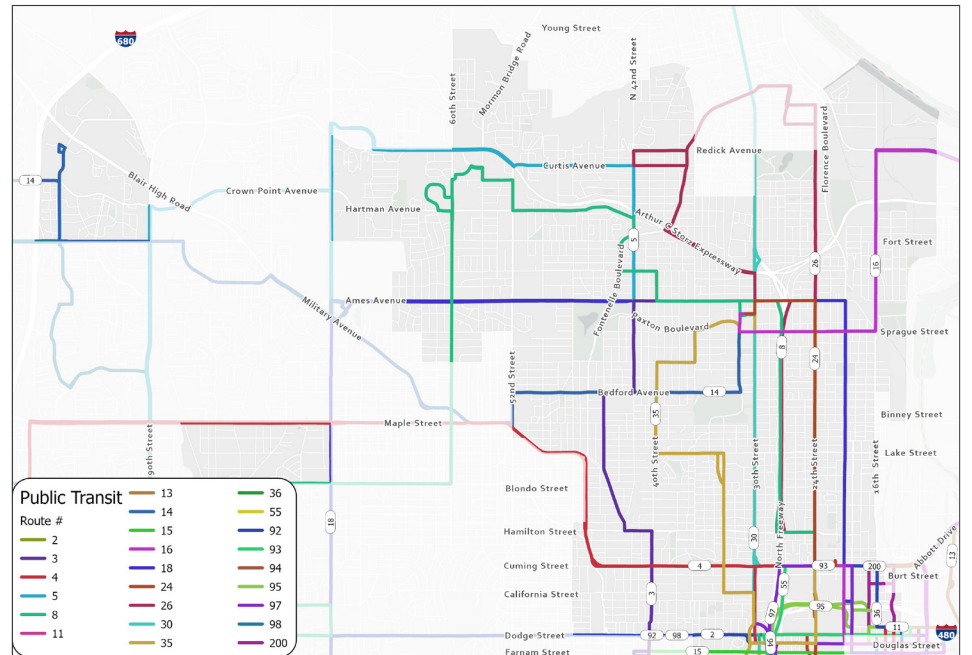


Figure 3.3 North Omaha Public Transit Network

SECTION 4 - NATURAL ENVIRONMENT AND COMMUNITY HEALTH

NATURAL ENVIRONMENT

Natural water features, including waterbodies and waterways, are critical for future planning efforts for multiple reasons, including its impact on developable areas, natural hazard risk mitigation, the efficiency of ecological services, and more. The following sections briefly describe the environmental features of North Omaha.

WETLANDS

According to Outdoor Nebraska, the state contains more acres of wetlands than any surrounding state, providing a diverse mixture of marshes, lakes, river and stream backwaters, oxbows, wet meadows, fens, forested swamps, and seeps. Though, the North Omaha study area is home to few wetlands. The wetlands that do exist in the North Omaha study area are in the northeast portion.

FLOODWAY AND FLOODPLAINS

The North Omaha study area has minimal hazards or risks of flooding as shown in **Figure 4.1**. To the east, a portion of FEMA Flood Zone A and AE traverse portions of the qualified census tracts. Flood Zone AE is most prominent in Tract 73.12 on the far east, meaning this tract has a one percent-annual chance of flooding. The area along the Missouri River to the east has a reduced flood risk due to the Omaha Levee. The Omaha Levee recently underwent restoration following damage from the 2019 flood. The levee is 14 miles long and protects a handful of homes, farmland, and major commerce contributors: I-29 and the Burlington Northern Railroad.

Waterbodies, Waterways, and Water Quality

Few waterbodies and waterways exist within the North Omaha study area. As shown in **Figure 4.1**, there are two small freshwater ponds, one located centrally and the other to the northeast. Two riverines, Thomas Creek and Cole Creek, flow through the western portion of the North Omaha study area.

AIR QUALITY

In terms of pollutants, most of Omaha's pollution comes from the following:

- O3: Ground level ozone which forms closer to the ground and in the air we breathe. This pollutant is what causes serious health and respiratory issues. (126 days)
- PM2.5: Particulate matter from combustion byproducts, organic compounds and metals (39 days)
- PM10: Particulate matter made up of dust, pollen and molds (47 days)

As shown in **Figure 4.2**, all tracts in the North Omaha study area have air quality ozone levels ranging from 60-80 percent, reflecting North Omaha has more days than others in the city where ozone levels are concerning for the health and safety of its residents.

ENVIRONMENTAL QUALITY

The environment directly impacts and affects health and quality of life, playing a major role in health disparities. At-risk populations are those who are impacted the most by environmental quality – the importance of quality air, water, and land is, and should be, a fundamental element for future development and planning. North Omaha, as shown in **Figure 4.3**, has an environmental health index range from 7-80, the majority of North Omaha has an index range under 60.

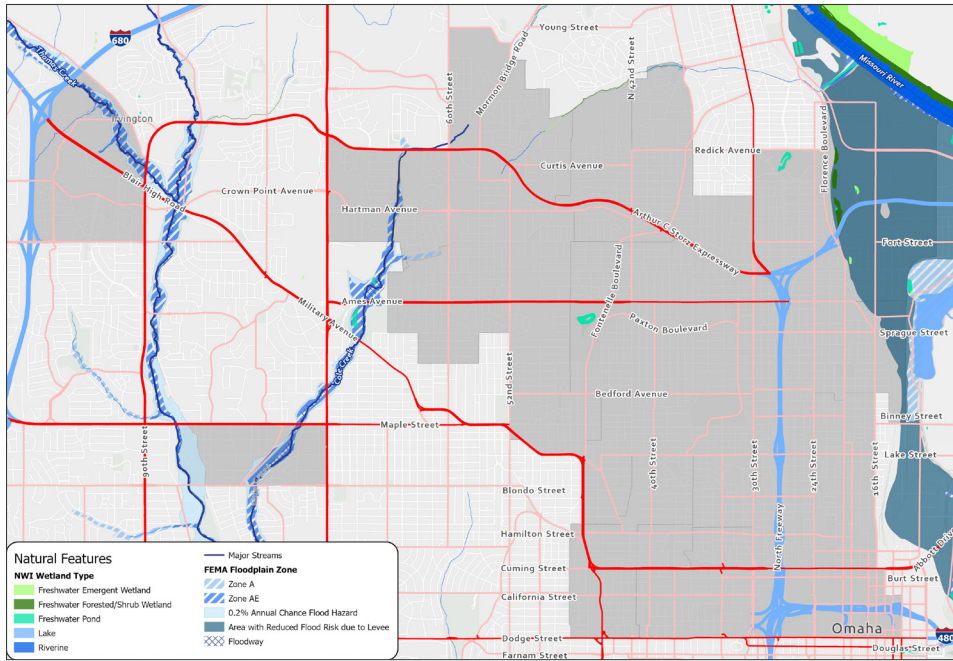


Figure 4.1 North Omaha Natural Features

The higher the value of the environmental health index, the less exposure to toxins harmful to human health. Therefore, most of the North Omaha study area is exposed to toxins harmful to human health.

URBAN HEAT ISLAND

The term “urban heat island” refers to the fact that cities tend to get much warmer than their surrounding rural landscapes, particularly during the summer. This temperature difference occurs when cities’ unshaded roads and buildings gain heat during the day and radiate that heat into the surrounding air. Urban heat islands often coincide with high density areas of people without access to parks.

The Trust for Public Land maps urban heat islands, illustrating areas of communities that are exposed to relatively high land surface temperatures. For the North Omaha study area, the southern and northeast portions face the highest priority area for heat risk.

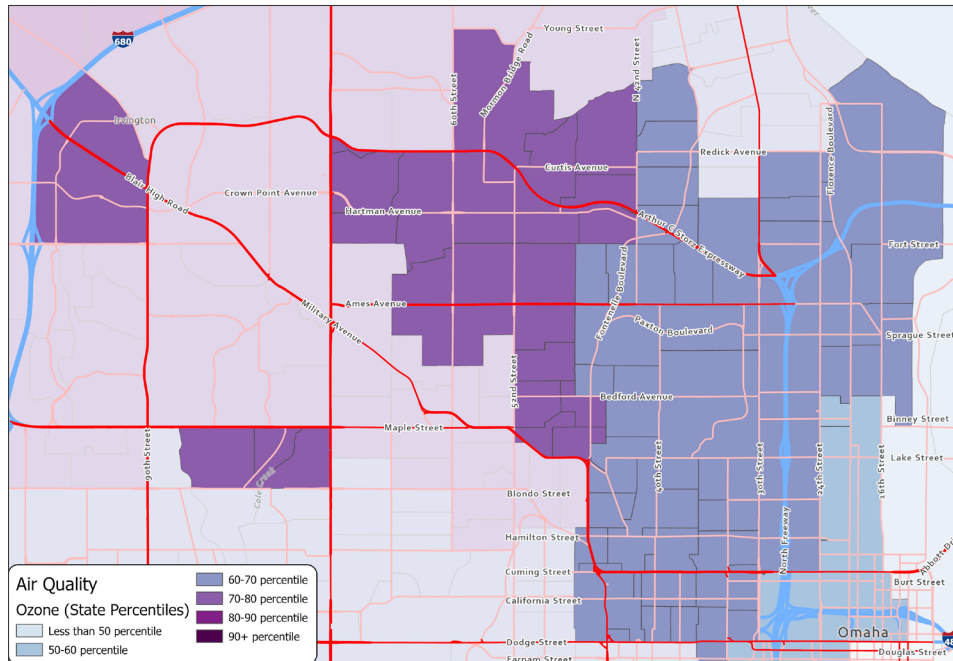


Figure 4.2 North Omaha Air Quality

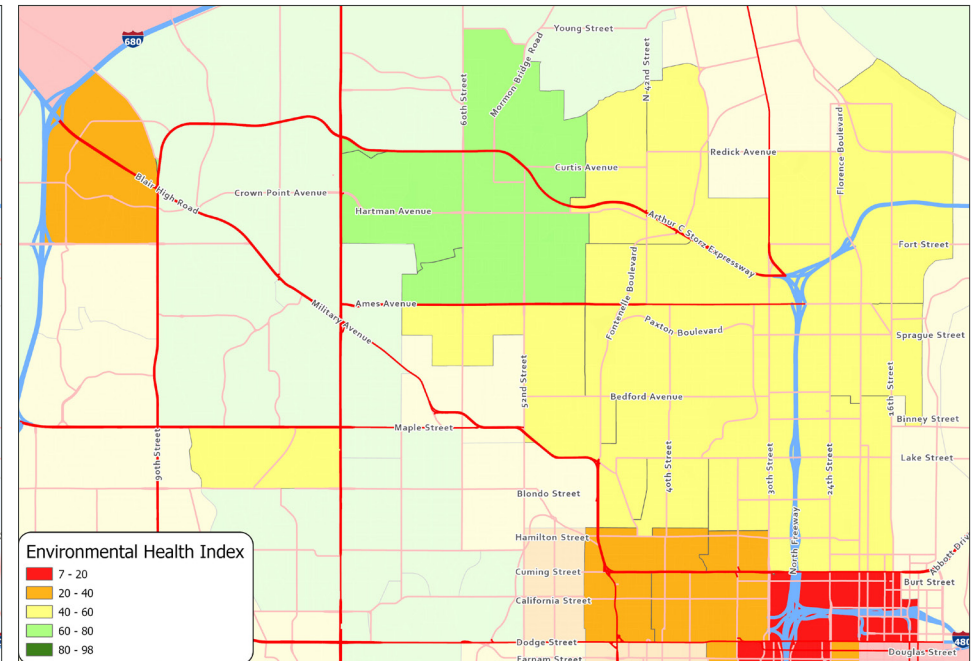


Figure 4.3 North Omaha Environmental Health Index

HEALTH FACTORS

Social determinants of health (SDOH) are the conditions in the environments where people are born, live, learn, work, play, worship, and age that affect a wide range of health, functioning, and quality of life outcomes and risks. According to the *Community Health Needs Assessment, 2021 (CHNA)* for Douglas, Sarpy, and Cass Counties, Nebraska and Pottawattamie County, Iowa, the overall health for northeast Omaha is 19.0 percent worse than the opposing areas of Douglas County. Northwest Omaha's overall health is 12.2 percent worse than the opposing areas of Douglas County.

Physical Activity

Regular physical activity can improve the health and quality of life of people of all ages regardless of chronic disease or disability (CDC, Places: Local Data for Better Health). A survey of adults 18 and older in the North Omaha region found that the North Omaha study area has a prevalence of inactivity of 35.7 percent or greater than surrounding areas of Omaha. In this instance, inactivity is defined as those who indicated they have not participated in physical activity or exercise such as running, calisthenics, golf, gardening, or walking other than what their regular job requires.

Obesity

Obesity is linked to many serious health problems, including type two diabetes, heart disease, stroke, and some types of cancer. Body Mass Index (BMI) describes relative weight for height and is significantly correlated with total fat content. The health industry uses the BMI to assess overweight and obesity and to monitor changes in body weight.

According to the CHNA, 71.2 percent of residents in northeast Omaha and 66.0 percent of residents in northwest Omaha are overweight or obese. When considering those who are obese, the data indicates 40.2 percent of residents in northeast Omaha, and 33.0 percent of residents in northwest Omaha, fall within the definition of obese. As shown in **Figure 4.4**, most of the population in the eastern portion of North Omaha is defined as obese.

It should be noted that the CHNA identified those among the overweight and obese populations who are trying to lose weight. The highest percentages of those trying to lose weight were found along the western portion of Omaha to the north and south, which is reflected in **Figure 4.4**.

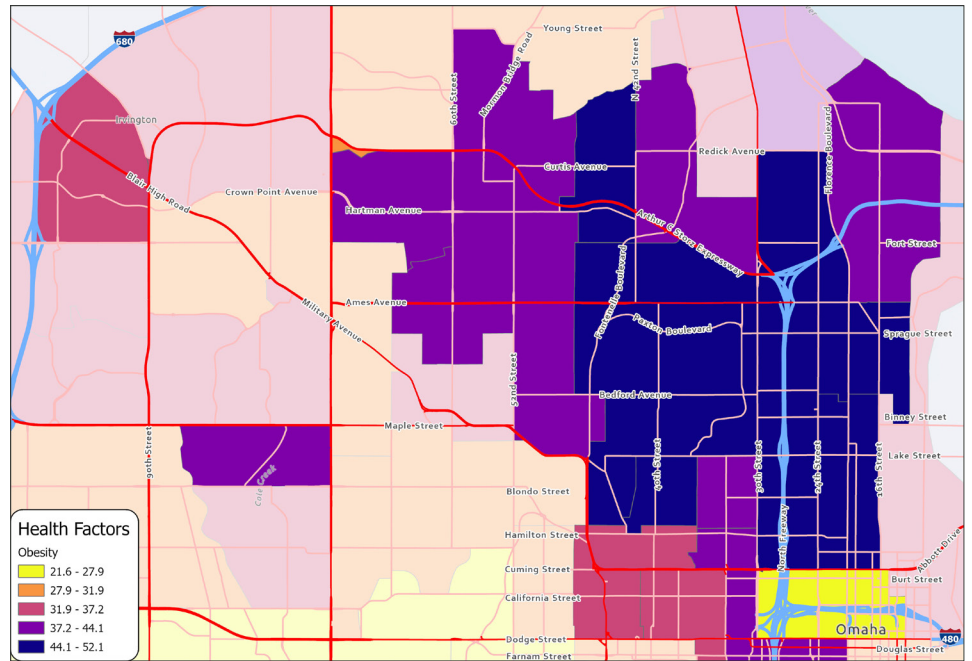


Figure 4.4 North Omaha Health Factors - Obesity

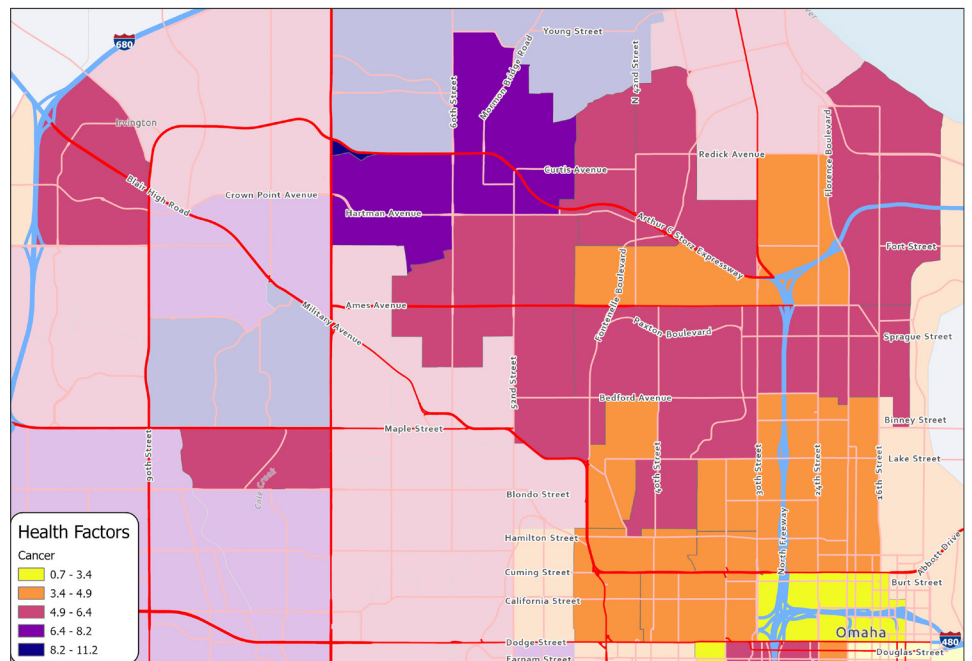


Figure 4.5 North Omaha Health Factors - Cancer

Cancer and Other Diseases

Cancer is the second leading cause of death in the United States (Healthy People 2030, [health.gov/healthypeople](https://www.health.gov/healthypeople)). While the cancer death rate is declining in recent decades, over 600,000 people still die from cancer each year in the country. Promoted prevention and interventions – such as screenings for lung, breast, cervical, and colorectal cancer can help reduce the number of cancer deaths.

However, some racial/ethnic minority groups and socioeconomic groups are impacted more greatly to cancer due to limited resources for prevention or intervention. As shown in **Figure 4.5**, the census tracts most at risk for cancer in the North Omaha study area are in the northwest area.

In terms of other diseases, the CHNA indicated the North Omaha study area has a low prevalence of heart disease (13.6%) or stroke (7.5%), but the population in the North Omaha study area is more prone to the following diseases:

- Diabetes, 23.9 percent,
- Pre-diabetic, 19.7 percent,
- Mental health (specific to symptoms of chronic depression), 75.3 percent.

Food Insecurity

According to the CHNA, 35.6 percent of residents in northeast Omaha and 18.1 percent of residents in northwest Omaha “often” or “sometimes” worry about food running out before having money to buy more, versus 19.7 percent in the Omaha metropolitan area overall. These rates have increased since measured in 2018, from 21.2 percent for northeast Omaha and 8.4 percent for northwest Omaha.

KEY TAKEAWAYS

STRENGTHS

- North Omaha has a lower prevalence of leading causes of death (cancer, heart disease, and stroke).
- There is a lower likelihood for flood-related disasters in North Omaha.

WEAKNESSES

- There is an increased risk of a prevalence of diabetic and pre-diabetic populations in North Omaha.
- North Omaha faces increased exposure levels to environmental toxins.
- Flood-prone areas are adjacent to Omaha Eppley Airfield.

OPPORTUNITIES

- North Omaha could increase connections to mental health and preventative resources.
- North Omaha could increase access to healthy food options, nutrition education programs, and assistance.
- North Omaha could provide recreational activities or destinations to increase activity levels.

THREATS

- Park trips and extra-curricular activities are lower priority in North Omaha.
- High inactivity and high diabetic and pre-diabetes populations are present in North Omaha.

SECTION 5 - UTILITY INFRASTRUCTURE

To ensure proper infrastructure for future development, redevelopment, or maintenance as the population grows, it is necessary to review the existing utility infrastructure in the North Omaha study area. **Figure 5.1** illustrates, in part, the existing utilities within the North Omaha study area. It is important to note that once projects in the North and South Omaha qualified census tracts are identified for funding, a more in-depth utility review will be necessary on the site-specific level.

WATER

The Metropolitan Utilities District is a public entity that was created by the Nebraska Legislature in the early 1900s. It acts as a political subdivision of the state and supplies water, as well as natural gas, to North Omaha, and to the surrounding municipalities. **Figure 5.1** illustrates the service provided by the Metropolitan Utilities District to the City of Omaha and the surrounding communities.

The Metropolitan Utilities District owns and operates three water treatment facilities and a substantial water distribution system that features more than 3,000 miles of distribution mains. It pulls water for its system from several sources, including the Missouri and Platte Rivers and the Dakota Sandstone Aquifer. This distribution system has a 300-million-gallon capacity, which delivers an average of 90 million gallons (about 340686900 L) of water per day, providing drinking water to more than 222,000 customers. The District also maintains more than 27,000 fire hydrants.

STORMWATER AND WASTEWATER

The City of Omaha's Environmental Services Division of the Public Works Department facilitates the operation, maintenance, and repair of the city's stormwater and wastewater system. The system is composed of a sanitary system (waste and raw sewage), stormwater system (rainwater runoff), and combined system (collects both). The combined sewer system is an older style of system that is generally located between the Missouri River and 72nd Street, from Harrison Street on the south to the I-680 area on the north. When the older system overflows, it can send untreated sewage into waterways, creating a decline in water quality. The city's collection system has a service area of 320 square miles, spanning both Douglas and Sarpy counties. There are approximately 2,100 miles of sewer main within the system, providing service for a population of 600,000 people.

The collected wastewater is treated at two main facilities: the Missouri River Wastewater Treatment Plant, which is located south of the Veterans Memorial (Highway 275) Bridge along the Missouri River, and the Papillion Creek Wastewater Treatment Plant, which is located south of the city near Bellevue, Nebraska. There is a third, smaller facility named Elkhorn Wastewater Treatment Plant, which is located on the western boundary of Omaha. The separate stormwater system or the Municipal Storm Sewer System (MS4) collects rainwater runoff and drains into the Papillion Creek or Missouri River watersheds.

Figure 5.2 illustrates that a fairly large portion of the North Omaha study area is served by a combined sewer system, which is unpreferred. Combined sewer overflows are a priority water pollution concern for the approximately 700 municipalities across the country.

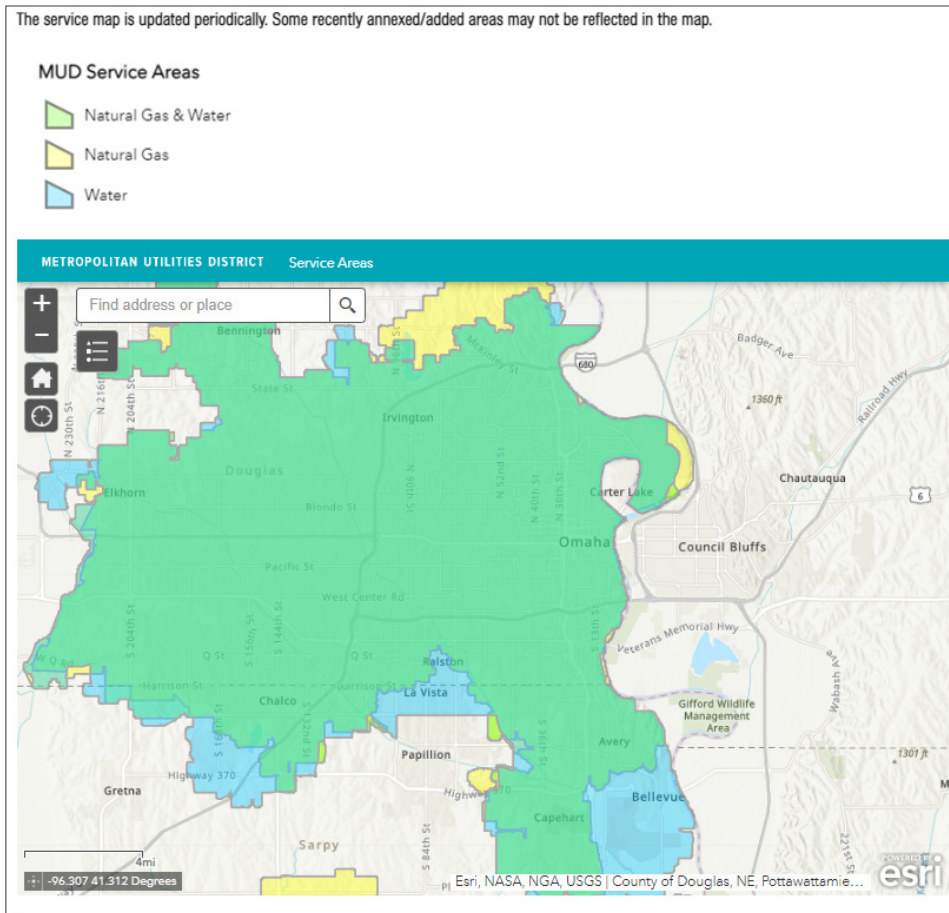


Figure 5.1 Level of Service provided by Metropolitan Utilities District
Source: About Us | Metropolitan Utilities District (mudomaha.com)

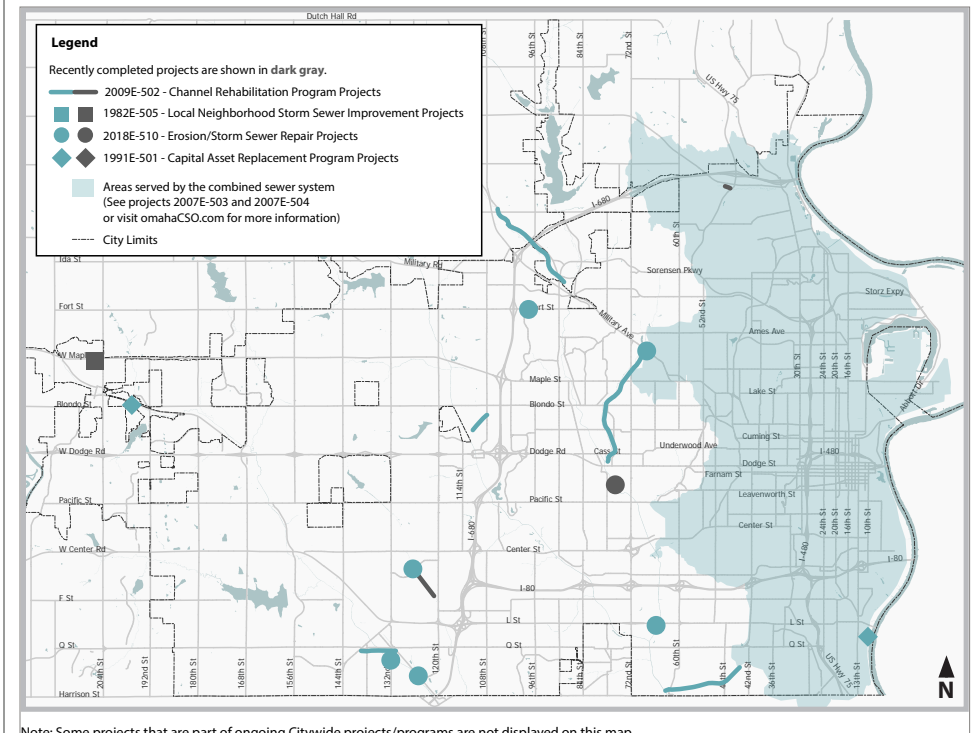


Figure 5.2 Recent Improvements and Repair Projects
Source: City of Omaha, Capital Improvement Program 2022-2027

ELECTRICITY

The City of Omaha receives its electricity from the Omaha Public Power District (OPPD), a political subdivision that was created by the Nebraska State Legislature. As a publicly owned utility, OPPD is governed by a publicly elected board of directors. This in turn generates fair prices and creates an advantage when attracting economic development opportunities.

OPPD uses low-sulfur coal, wind, community solar, landfill gas, natural gas and fuel oil, and hydroelectric as fuel sources for energy generation.

It has three peak energy plants—Cass County Station, Jones Street Station, and Sarpy County Station—that are fueled by natural gas or fuel oil. Another station—the Elk City Station—is fueled by methane and other gases produced by decomposing trash in the Douglas County Landfill. The Nebraska City Station, which functions as a baseload energy generating plant, employs two units that are fueled by low-sulfur coal.

OPPD also holds agreements with windfarms across north-central and southwest Nebraska to provide wind energy as energy supplements. It also has a long-term contract with the Western Area Power Administration to receive hydroelectric power to supplement their energy supplies. Two new peak energy stations, Standing Bear Lake and Turtle Creek, are currently being constructed. Once these are completed, OPPD is looking to retire energy units one, two, and three and convert units four and five to natural gas from coal at the North Omaha Station.

INTERNET ACCESS AND AVAILABILITY

The North Omaha study area features several residential properties and schools. However, despite this, there is not a consistent percentage of properties that have access to the internet.

The areas that are closer to Dodge Street and areas in the northwestern section of the North Omaha study area have properties that experience a higher percentage of internet access. In **Figure 5.3**, the area along Blair High Road, heading towards I-680, indicates that 76-90 percent of properties have access to the internet.

However, this is not replicated with properties in the northeast portion of the North Omaha study area. This area is more likely to only have 26-50 percent or 51-75 percent of properties that have internet access. One portion in **Figure 5.3**, the block between Ames Avenue and Lake Street, and 40th Street and 30th Street, indicates that only 26-50 percent of properties in this location have access to the internet.

RECYCLING ACCESS

Omaha's solid waste program, Wasteline, provides single-stream recycling as an option for all of Omaha's residents. It supplies recycling to all single-family households as well as to multifamily complexes. Due to the process of single-stream recycling, glass is not allowed to be recycled with other items. However, households have the option of depositing their glass items at one of the two glass only drop-off locations or one of the six full-service recycling drop-off locations.

Glass Only Drop-Off Locations

- Far West Central (South Omaha)
 - Hy-Vee
 - 1000 South 178th Street (180th and Pacific)

- West Central (South Omaha)
 - Westwood Plaza (12075 West Center Road)

Full-Service Drop-Off Locations

- West Drop-off Site (North Omaha)
 - 20801 Elkhorn Drive
- Central Drop-off Site (North Omaha)
 - Parking Lot of West Lanes Bowling (151 North 72nd Street)
- Northwest Drop-off Site (North Omaha)
 - Mulhall's (3615 North 120th Street)
- Northeast Drop-off Site (North Omaha)
 - North 17th and Burt Streets
- Southeast Drop-off Site (South Omaha)
 - River City Recycling (6404 South 60th Street)
- Southwest Drop-off Site (South Omaha)
 - Firstar Fiber, (10330 I Street)

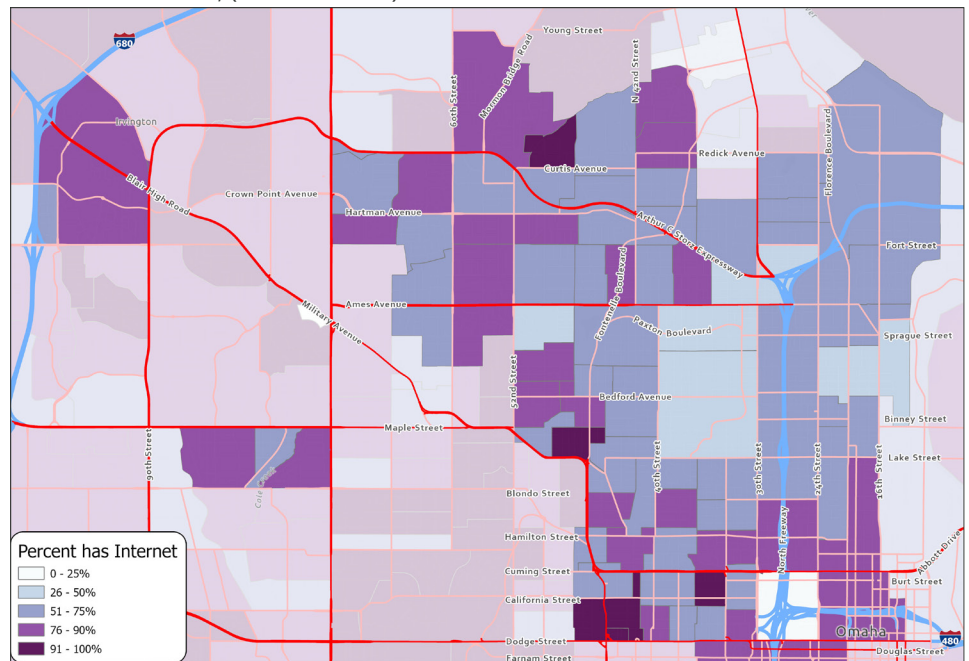


Figure 5.3 North Omaha Internet Availability

KEY TAKEAWAYS

STRENGTHS

- Omaha features two strong public utilities (water and electric) that provide affordable rates to their users.
- Residents in North Omaha have good recycling access.

WEAKNESSES

- While some areas have at least a medium percentage of properties with internet access, there are a fair number of areas with a low-medium percentage of internet access.
- The combined wastewater and stormwater system can send untreated sewage into waterways if the older system overflows. This in turn decreases water quality.

OPPORTUNITIES

- There could be more capital improvements made to the outdated, combined collection system.

THREATS

- Poor water quality due to untreated sewage in waterways could be detrimental to the surrounding environment and health and safety of the population.

SECTION 6 - DEMOGRAPHICS AND WORKFORCE

This section provides data on demographics and the workforce in North Omaha. Most of the data presented comes from the American Community Survey by the United States Census Bureau for the year 2020. Other data sources and years used in the analyses are notated. Data was compiled and analyzed by the University of Nebraska at Omaha Center for Public Affairs Research, a partner with the United States Census Bureau's State Data Center program.

The geographies used to provide this data are census tracts from Douglas County, Nebraska. Douglas County, Nebraska has a total of 163 census tracts. Of those, 26 tracts are identified as "North Omaha," 17 tracts as "South Omaha," and 120 tracts to be the "Balance of Tracts in Douglas County" (BTDC), with comparisons to the State of Nebraska. The data for these areas is based on aggregations of the tracts. All values should be interpreted with some caution due to small samples sizes at the census tract level.

DEMOGRAPHICS

Total Population and Population Change

North Omaha is one of the most populous and dense neighborhoods in Nebraska. In 2020, the qualified census tracts for North Omaha included over 68,000 people or four percent of the total state population. Based on corresponding census tracts for 2010, the population in 2020 decreased 11 percent. While North Omaha has not grown since 2010, the area remains one of the most populous in the state.

Population by Age Group

Table 6.1 Population Change Comparisons

	North Omaha	BTDC	Nebraska
Total Population 2020	68,430	384,199	1,923,826
Percent of State Population	4%	20%	
Total Population 2010 <i>*estimates based on 2020 census tracts</i>	76,775	381,037	1,799,125
Population Growth 2010 to 2020	-11%	1%	7%

Table 6.2 Age Comparison

	North Omaha	BTDC	Nebraska
Under Age 5	8%	7%	7%
Ages 25 to 54	37%	41%	37%
Ages 65 and over	10%	14%	16%
Median Age	32	37	37

Table 6.3 Racial and Ethnic Composition Comparison

	North Omaha	BTDC	Nebraska
White alone	32%	78%	7%
Black	43%	6%	37%
American Indian	1%	0%	16%
Asian	7%	3%	37%
Native Hawaiian and Other Pacific Islander	0%	0%	0%
Some other	0%	1%	1%
Two or more	5%	3%	3%
Latino of any race	13%	9%	11%

	North Omaha	BTDC	Nebraska
Moved; within same county	10%	10%	9%
Moved; from different county, same state	1%	3%	4%
Moved; from different state	3%	2%	3%
Moved; from abroad	1%	1%	1%

	North Omaha	BTDC	Nebraska
3-to-4-year olds enrolled in nursery school / preschool	6%	7%	7%

	North Omaha	BTDC	Nebraska
High school graduate (includes equivalency)	30%	20%	26%
Some college no degree	22%	22%	23%
Associate degree	8%	8%	11%
Bachelor's degree	14%	28%	21%
Graduate or professional degree	5%	16%	11%

North Omaha is a comparatively young community, with a high percentage of persons under age five, eight percent, compared to the BTDC (7%) and Nebraska (7%). The median age of North Omaha, 32, is younger than the BTDC (37) and Nebraska (37). However, the percentage of the population in North Omaha in their prime age to be in the workforce (25 to 54), 37 percent, is below the BTDC and the same for Nebraska. The population aged 65 and over, 10 percent, is below the BTDC (14%), and Nebraska (16%).

Racial and Ethnic Composition

North Omaha is far more diverse compared to the BTDC and Nebraska. The percent of the population that is a person of color in North Omaha is 68 percent. Of this percentage, 43 percent are Black. As shown in **Table 6.3**, the racial and ethnic composition of North Omaha is a strength.

Migration

Patterns of migration across all geographies of interest are similar. In North Omaha, 10 percent of the population, one year and older, that moved in 2019, moved within Douglas County. A low percentage of people that move from another county in Nebraska move to North Omaha, one percent. Notably, when someone moves from another state, they are more likely to choose to live in North Omaha than the BTDC, three percent compared to two percent. Only a few people move from abroad to any of the geographies of interest, about one percent.

Early Childhood Education Enrollment

Within North Omaha, 3-to-4-year olds attend preschool programs at a lower rate (6%) than in the BTDC (7%) and in Nebraska (7%). As shown in **Table 6.5**, the early childhood educational enrollment of North Omaha is low relative to the region.

Educational Attainment

Among those 25 years and older, North Omaha has a lower rate of those that have completed higher education; only 14 percent of North Omaha adults have completed a bachelor's degree and only 5 percent have a Graduate or professional degree. As a result, North Omaha has a higher percentage of the population with a high school degree alone (30%). North Omaha has a comparable percentage to other geographies of both persons 25 years and older with some college, no degree, 22 percent, and those with an associate degree, eight percent.

Metropolitan Community College is located within North Omaha and provides educational opportunity to residents of this area with the added benefit of proximity and for some, walkability.

Foreign Born Population

The percentage of the population that is foreign born in North Omaha is 15 percent, higher than BTDC (7%) and Nebraska (7%). Most of the foreign-born population in North Omaha, 86 percent, has been in the United States for over a decade and 87 percent speak English at least “very well.” Many of those foreign born in North Omaha have become naturalized citizens, 32 percent.

Poverty by Age

The percentage of the population in poverty in North Omaha is 29 percent. Across all age groups, poverty is higher in North Omaha than the other geographies studied.

Poverty by Race and Ethnicity

In addition to higher poverty across all age groups, there are racial and ethnic disparities in poverty within North Omaha. For instance, 33 percent of those that identify as Black alone within North Omaha are in poverty, while white poverty is 26 percent. In addition, poverty for the Black community across all geographies is elevated. In the BTDC, white poverty is six percent and Black poverty is 16 percent.

Poverty by Employment

Poverty is also persistent and disparate for those in the labor force in North Omaha. Among those employed, the poverty rate in North Omaha is 17 percent. Even among those that worked full-time year-round, 10 percent are in poverty. Notably, the typical explanation for working poor is that the worker is part-time or unemployed for long periods, but most of the working poor in North Omaha work full time and year-round. Comparatively, for those that work full-time, year-round in the BTDC, only one percent are in poverty.

<i>Table 6.7 Foreign Born Population Comparisons</i>	North Omaha	BTDC	Nebraska
Foreign born number	12,501	36,254	142,616
Foreign-born population	15%	7%	7%
Naturalized U.S. citizen	32%	48%	39%
Entered before 2010	86%	84%	33%
Entered 2010 or later	14%	16%	67%
English only	77%	89%	88%
Speak English less than “very well”	13%	4%	5%

<i>Table 6.8 Poverty by Age Comparisons</i>	North Omaha	BTDC	Nebraska
Percent in poverty	29%	7%	10%
Under age 18 and in poverty	28%	9%	12%
Over age 18 and in poverty	16%	6%	8%

<i>Table 6.9 Poverty by Race and Ethnicity Comparisons</i>	North Omaha	BTDC	Nebraska
White alone	26%	6%	8%
Black or African American alone	33%	16%	24%
American Indian and Alaska Native alone	55%	12%	25%
Asian alone	26%	7%	12%
Two or more races	33%	9%	16%
Hispanic or Latino origin (of any race)	27%	9%	18%

<i>Table 6.10 Poverty by Employment Comparisons</i>	North Omaha	BTDC	Nebraska
Employed	17%	4%	6%
Unemployed	42%	22%	29%
Worked full-time year-round	10%	1%	2%

Table 6.11 Labor Force and Employment Comparisons

	North Omaha	BTDC	Nebraska
Total population 16 years and over	58,902	664,246	1,500,813
In labor force	64%	71%	69%
Employed	58%	69%	67%
Unemployed	6%	2%	2%
Unemployment Rate	9%	3%	3%

Table 6.12 Income and Earnings Comparisons

	North Omaha	BTDC	Nebraska
Median household income	\$35,711	\$83,651	\$63,015
Mean household income	\$44,189	\$106,239	\$82,306
Mean retirement income not social security	\$16,555	\$26,764	\$23,821
Per capita income	\$17,462	\$41,338	\$33,205
Median earnings for workers	\$24,764	\$45,720	\$35,283
Median earnings for male full-time, year-round workers	\$36,166	\$66,435	\$52,186
Median earnings for female full-time, year-round workers	\$32,324	\$51,004	\$40,911

Table 6.13 Earnings and Educational Attainment Comparisons

	North Omaha	BTDC	Nebraska
Median earnings for all population 25 years and older	\$28,867	\$51,636	\$41,351
Less than high school graduate	\$22,544	\$34,148	\$28,150
High school graduate (includes equivalency)	\$27,670	\$37,407	\$32,260
Some college or associate's degree	\$31,007	\$44,162	\$38,210
Bachelor's degree	\$37,310	\$57,713	\$50,886
Graduate or professional degree	\$48,877	\$71,074	\$64,792

WORKFORCE

Labor Force and Employment

North Omaha has a lower percent of the population 16 years and over in the labor force, 64 percent, compared to South Omaha (69%), the BTDC (71%), and Nebraska (69%). North Omaha also has a lower percent of the population employed, 64 percent. As a result, North Omaha has a higher percent unemployed, six percent or an unemployment rate of nine percent.

Income and Earnings

Across several metrics, those in North Omaha have less income and earnings. The median household income is almost \$50,000 less than in the BTDC. North Omaha's median earnings are over \$20,000 less than the BTDC.

Earnings and Educational Attainment

The median earnings for the 25 years and older population, \$28,867, is lower in North Omaha than the BTDC, and in Nebraska. Those with a high school degree in North Omaha make close to \$10,000 less than those with a high school degree in the BTDC. Those with a bachelor's degree in North Omaha, make over \$20,000 less than those in the BTDC. However, earnings in North Omaha do increase with educational attainment, showing that education is a pathway to economic achievement.

Educational attainment is a common explanation for income disparity; however, educational attainment does not lessen income disparity for those in North Omaha. While earnings in North Omaha rise with educational attainment, the rate of increase is less than in other areas and does not close the disparity within educational groupings. That income disparities persist despite educational attainment, suggests a larger, systemic issue for the workforce of North Omaha. The other explanation for income disparities, occupation, is explored next.

Industry

Another explanation for income disparity is industry choice – the wages associated with some industries are higher than others. Due to the small geography of North Omaha earnings data for detailed occupational categories are not available. However, median earnings for occupations for the state of Nebraska are available (see figure) and used to construct the broad industry categories of “high wage” and “low wage” in this analysis. The category of high and low wage industries is based on the statewide median earnings of \$41,000 as the threshold. The industry categories are also consistent with national definitions of high compared to low wage industries.

Those in North Omaha, compared to the BTDC, are more likely to work in low wage industries. In North Omaha, 46 percent of the workforce 16 years and older work in a low wage industry. In the BTDC, 40 percent work in low wage industries. Conversely, 54 percent in North Omaha work in high wage industries while 60 percent work in high wage industries in the BTDC. Thus, compared to the BTDC, North Omaha has more low wage workers. Nonetheless, over half of the North Omaha workforce is in high wage industries.

Entrepreneurship

North Omaha has a similar rate of self-employed persons in not incorporated business (5%) as the BTDC (5%), a slightly higher rate than South Omaha (4%) and slightly lower rate than the state (6%). The rate for self-employed in own incorporated businesses (2%) drops below the BTDC (4%) and Nebraska (6%).

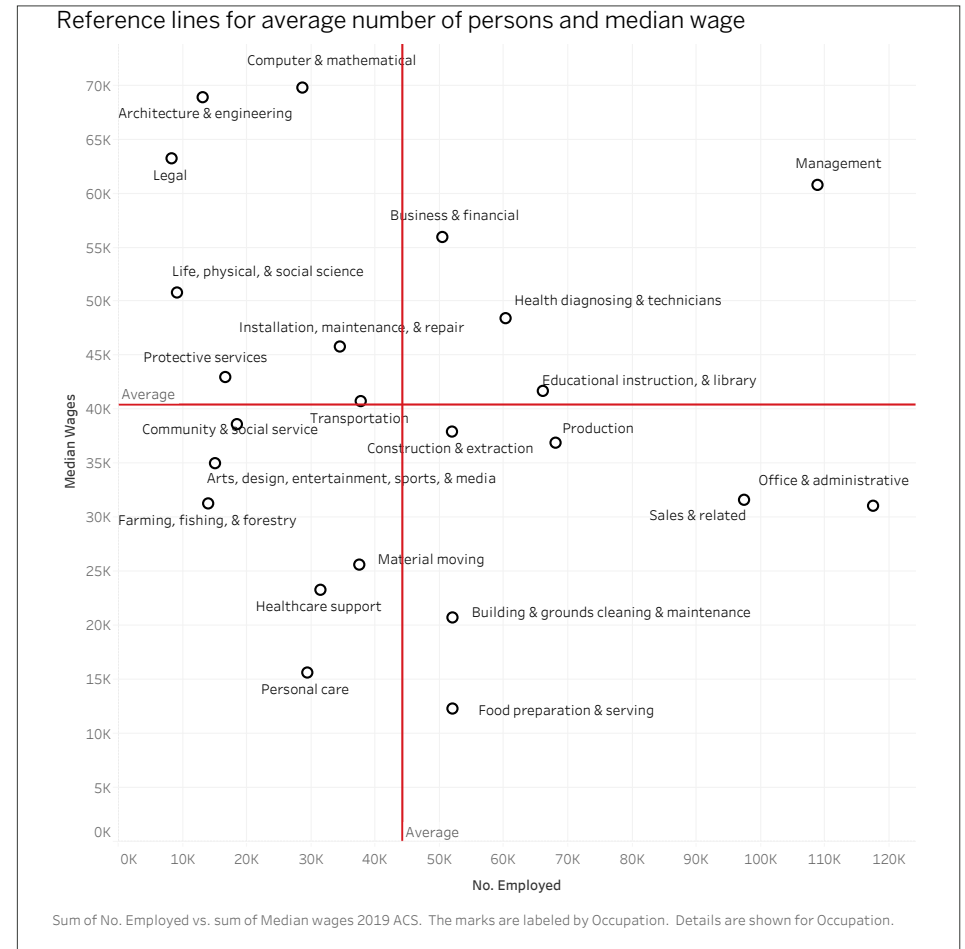


Figure 6.1 Statewide Wages and Employment by Industry

Table 6.14 Entrepreneurship Comparisons	North Omaha	BTDC	Nebraska
Self-employed in own not incorporated business	5%	5%	6%
Self-employed in own incorporated business	2%	4%	6%

KEY TAKEAWAYS

STRENGTHS

- North Omaha is a dense, young, and diverse population with a fair number of 25 and older individuals having initiated some level of higher education.
- Migration patterns indicate that people tend to stay in the North Omaha study area and people tend to move to the North Omaha study area from other states.
- The North Omaha study area has a high rate of self-employment.

WEAKNESSES

- The overall population in the North Omaha study area has seen a decrease since 2010. The population has a lower percentage of the population in their prime age workforce years and a higher percentage of “working poor.”
- There is a heavy concentration of poverty in the North Omaha study area.
- Despite a comparable level of educational attainment or industry choice, the North Omaha study area experiences lower income and earnings.

OPPORTUNITIES

- Opportunities exist to retain the young population within the North Omaha study area to grow the workforce.
- The young population in the North Omaha study area presents the opportunity to build social capital within the community as they age.

THREATS

- Income disparity, despite educational attainment, within the North Omaha study area contributes to cycles of poverty and depressed wages and limits social and economic mobility.

SECTION 7 - REAL ESTATE MARKET

RESIDENTIAL HOUSING MARKET

Housing Stock Characteristics

To identify North Omaha's existing housing stock characteristics this section of the study addresses the total inventory of dwelling units and mixture of housing types in the area.

The total population of North Omaha residents is 77,235, and there are a total of 29,059 households, as shown in **Figure 7.1**. North Omaha's housing stock is 62.9 percent Single Family 1-Unit Detached, 4.0 percent Single Family 1-Unit Attached, 2.3 percent 2-Unit homes, 2.9 percent 3 to 4-Units, 7.4 percent 5-9 Units, 7.4 percent 10-19 Units, 11.2 percent 20+ Units, and 1.8 percent Mobile Homes as shown in **Figure 7.2**.

Multifamily housing options are an attractive and viable option for many individuals or families. This may include town homes, duplexes, triplexes, or apartment complexes. The type of housing depends on the needs of the community. The information for North Omaha has been visualized in the figures below with additional information provided in the subsequent analysis.

The number of multifamily properties in North Omaha increased from 169 in 2010 to 183 in 2022, increasing from 6,599 units to 8,288 total multifamily units. From 2010 to 2022, there was an increase of multifamily property units within North Omaha. In 2010, there were a total of 169 properties with 6,559 total units. In 2018 there were an additional five properties that were added to the multifamily housing stock. This added an additional 1,300 units to the North Omaha region.

There were an additional 152 units that were added to the market in 2020 and another 60 in 2021.

This unit increase can be seen in **Figure 7.3**.

In this same time, the vacancy rate has dropped from 8.4 percent vacancy in multifamily units to 3.6 percent vacancy among multifamily units in North Omaha. From 2010 to 2017, the vacancy rate for multifamily housing units remained around 7-8 percent. However, there was a sharp increase of vacant units in 2018, with a recorded 11.8 percent vacancy rate. This is likely due to the 1,300 additional units that were added to multifamily stock the same year. While the number of vacant units during the pandemic in 2020 did increase, it seems to have only had a slight and temporary impact. The vacancy rate for 2022 has so far been recorded at 3.6 percent in the second quarter. These patterns can be seen in **Figure 7.4**, which displays the increase in occupied and available multifamily units over time.

RETAIL, OFFICE, AND INDUSTRIAL MARKET

The retail and industrial market analysis portion evaluates the available retail and industrial square footage for North Omaha. It details the additional square footage that is added to the market as well as the vacancy rate for these properties.

Retail Market

The overall retail space within North Omaha increased by 188,918 square feet from 2010 to 2022. In 2010, the total amount of retail space was approximately 2,811,780 square feet. By the second quarter of 2022, the inventory of space in North Omaha totaled 3,000,698 square feet. This increase is also evidenced by the total number of properties. The total number of properties increased from 392 in 2010 to 398 in 2022.

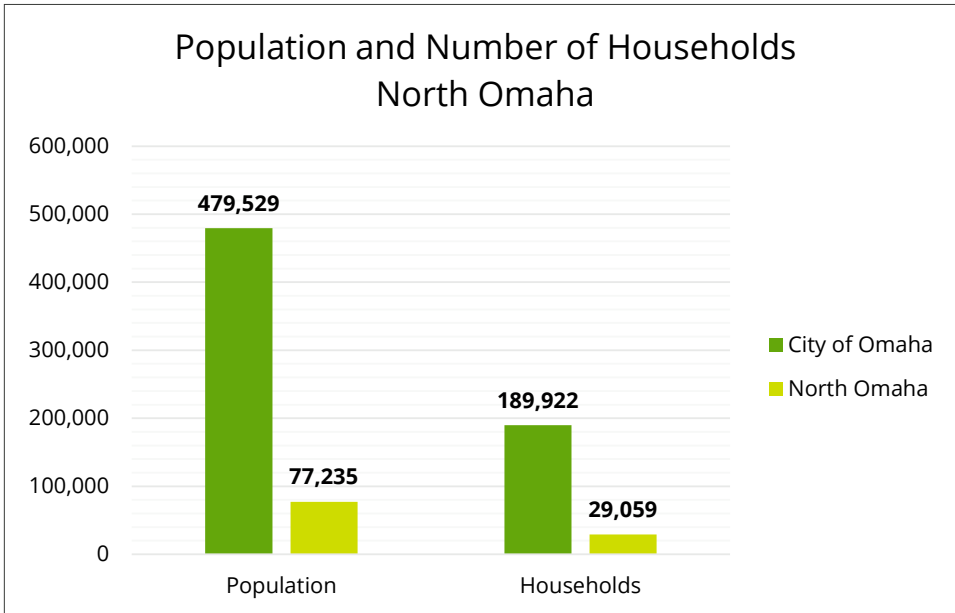


Figure 7.1 Population and Number of Households Comparison

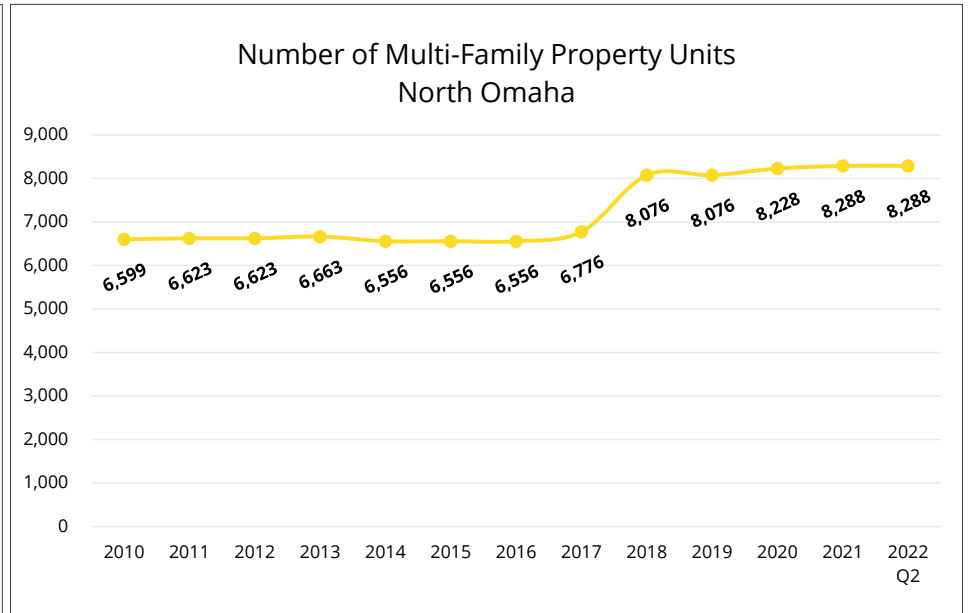


Figure 7.3 Multifamily Property Units in North Omaha

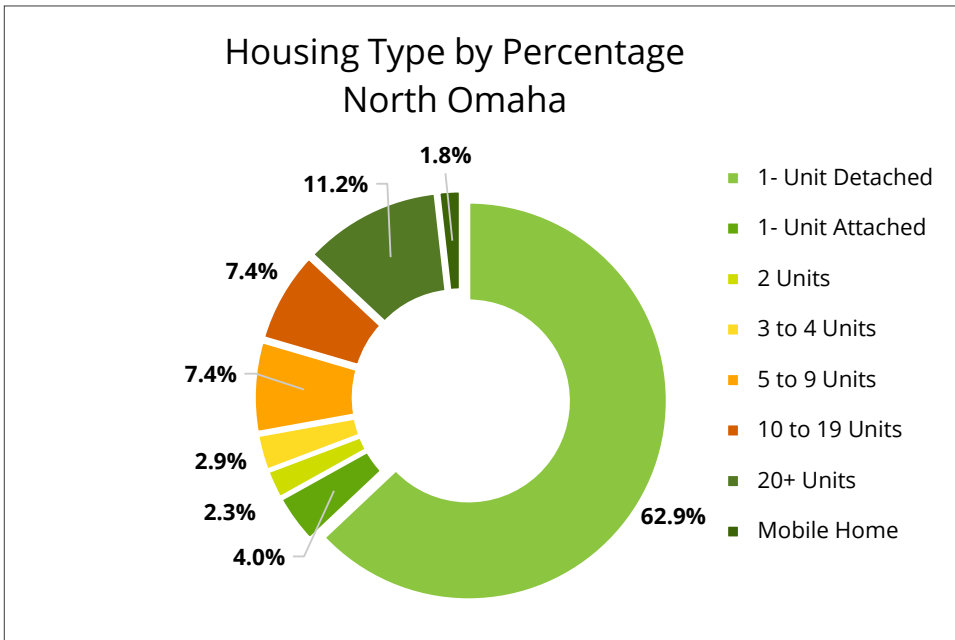


Figure 7.2 Housing Type by Percentage in North Omaha

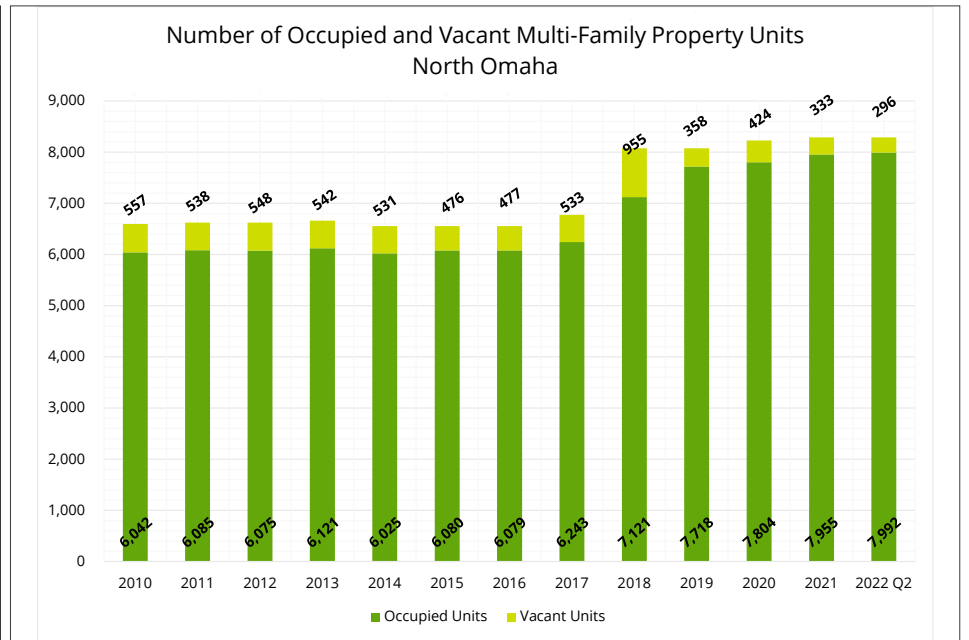


Figure 7.4 Occupied and Vacant Multifamily Property Units in North Omaha

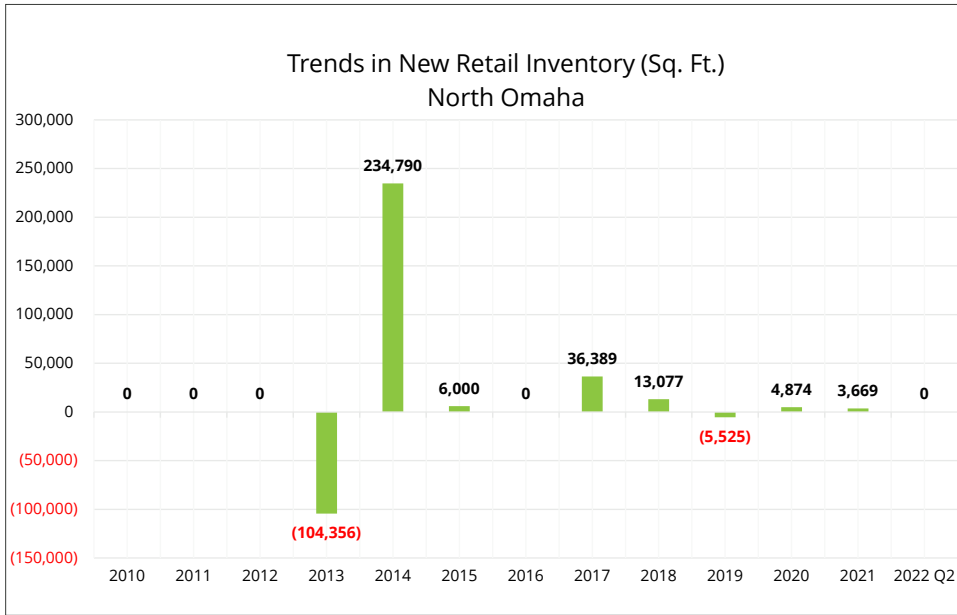


Figure 7.5 Trends in New Retail Inventory in North Omaha

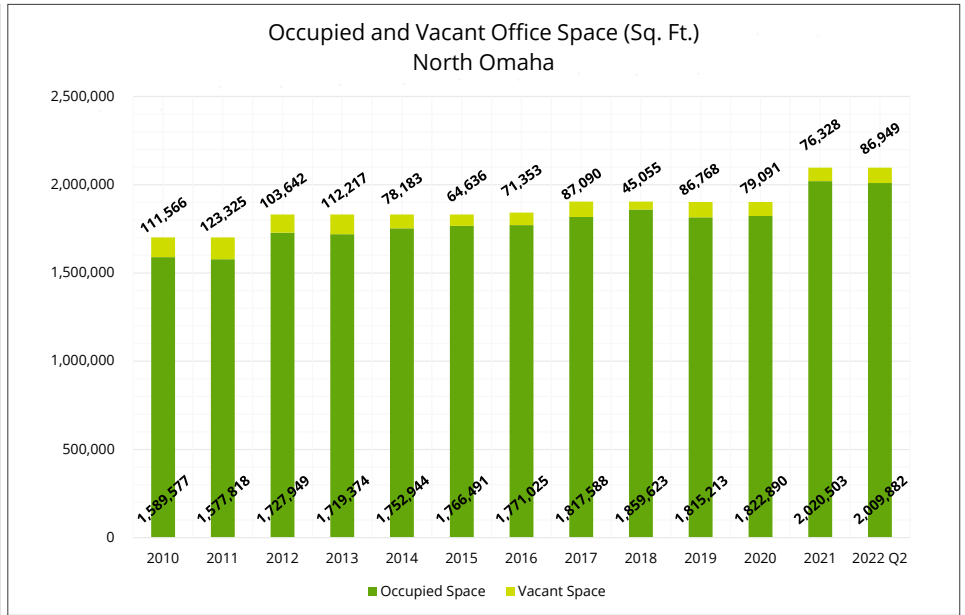


Figure 7.7 Occupied and Vacancy Trends in Office Space in North Omaha

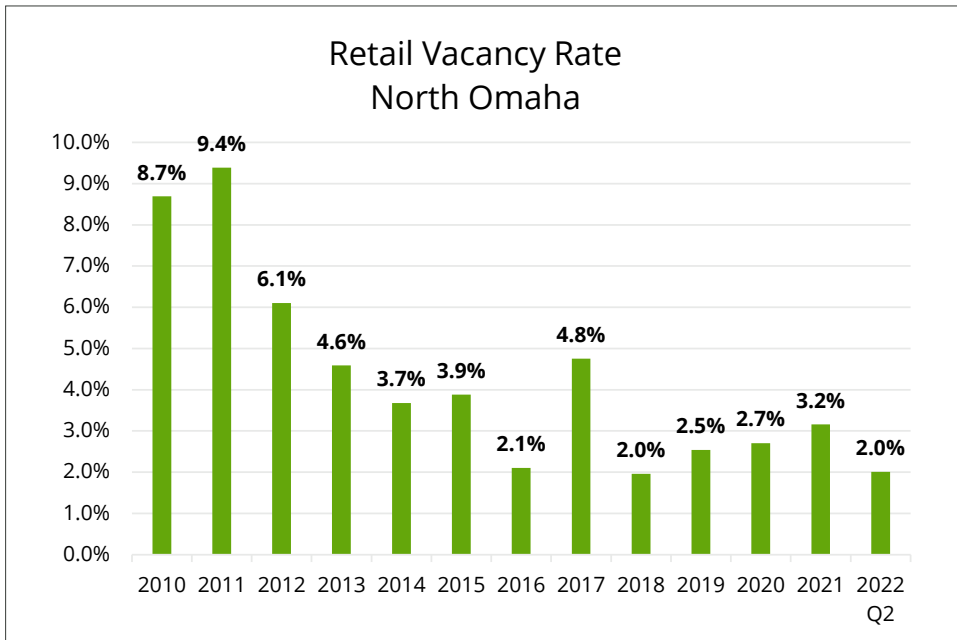


Figure 7.6 Retail Vacancy Rate Trends in North Omaha

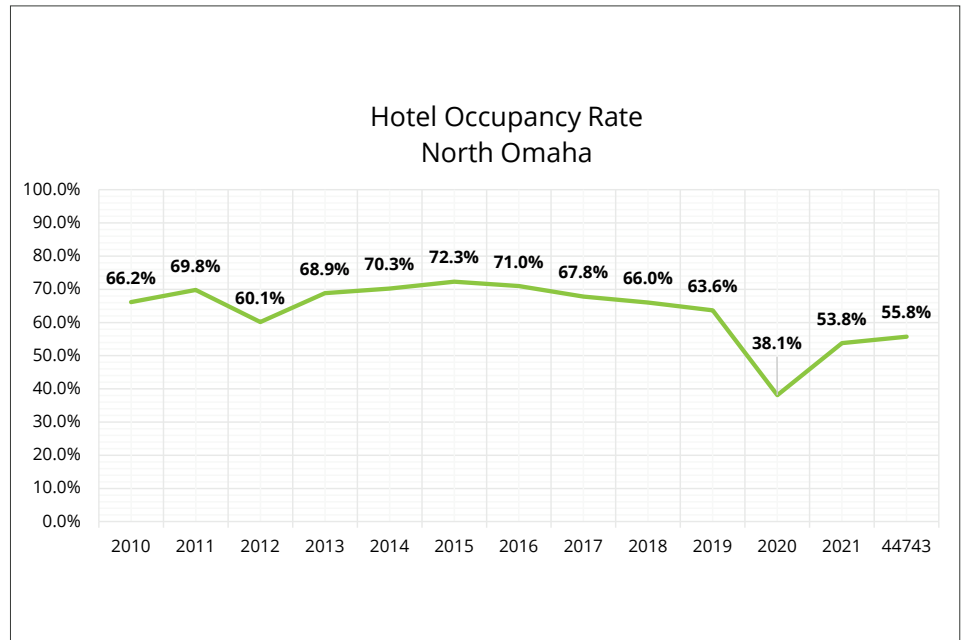


Figure 7.8 Hotel Occupancy Trends in North Omaha

There was a total increase of 298,799 square feet that was added to the retail inventory in North Omaha. This had an overall positive impact despite a decrease in total square footage in 2013 and 2019. This is illustrated by **Figure 7.5**, which displays the trends in new retail inventory.

The overall amount of vacant retail space declined from 2010 to 2022. In 2010, the amount of vacant space was approximately 244,350 square feet. This was significantly higher than the 60,326 square feet of vacant space in 2022. This decrease in vacancy rate is indicated in **Figure 7.6**.

The retail property market does seem to have been impacted by the pandemic; there is an increase of vacancy from 2020 to 2021. However, this is still below the vacancy rates that North Omaha saw in the early 2010s.

Office Market

The office space in North Omaha had an overall increase in square footage from 2010 to 2022. In 2010, the property market for office space had a total of 1,701,143 square feet compared to a total of 2,096,831 square feet in 2022, as shown in **Figure 7.7**.

Despite an increase of 395,688 square feet of office space in the market, the vacancy rate for the second quarter of 2022 is 4.1 percent. While this is not as high as the vacancy rates in 2019 and 2020, 4.6 percent and 4.2 percent respectively, this is more than likely to increase before the end of the year. This may be reflective of the change in work culture, with an increase in remote working opportunities for employees.

Hotels and Lodging Market

The number of properties has steadily risen over the twelve-year period from three in 2010 to six in 2022. These additional properties have provided 368 additional units, creating a total of 1,036 hotel rooms in North Omaha. Apart from 2020-2022, these properties saw a combined annual occupancy rate of over 60 percent since 2010, as shown in **Figure 7.8**.

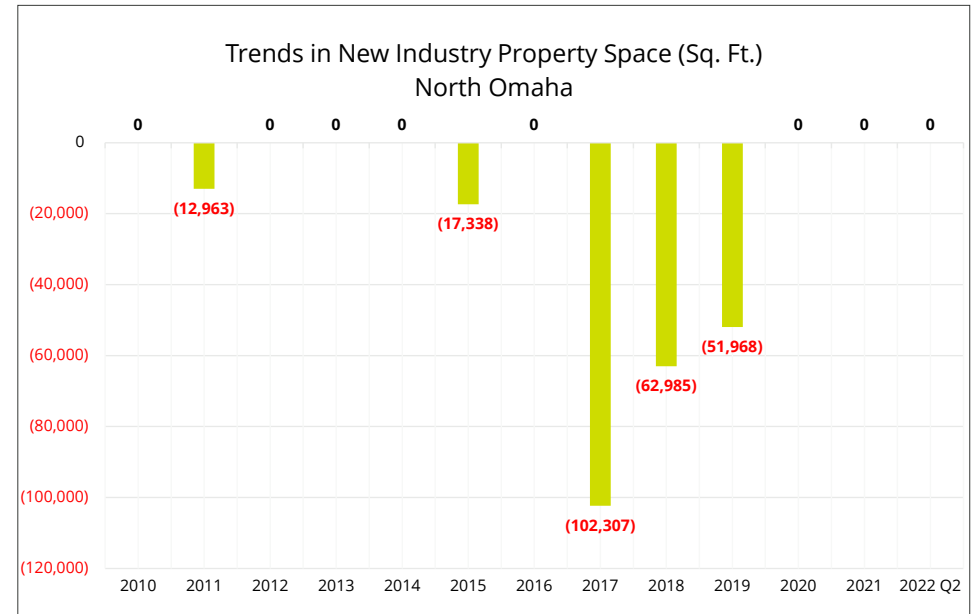


Figure 7.9 New Industrial Property Space Trends in North Omaha

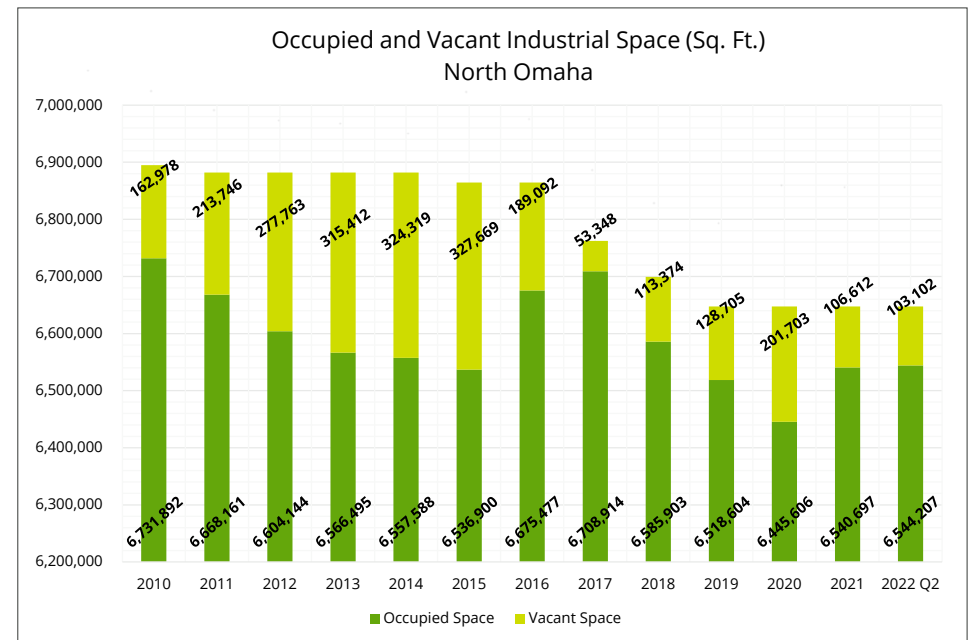


Figure 7.10 Occupied and Vacant Industrial Space Trends in North Omaha

While the pandemic did impact the occupancy of these properties, dropping the combined annual rate to 38.1 percent, the combined occupancy rate is displaying a rebound, settling close to 56 percent in July of 2022.

The overall 12-month revenues were displaying an upwards trend before dipping in 2018, and again during the pandemic. However, as noted with the occupancy rate, the 12-month revenues are displaying an upwards trend, matching the pre-pandemic and 2018 numbers.

Industrial Market

Industrial space in North Omaha has seen a significant decrease over a twelve-year period. The largest decrease came in 2017, with an overall decrease of 102,307 square feet. During this same period, the total number of properties decreased from 270 to 262, as shown in **Figure 7.9**.

As the number of buildings decreased, the total amount of available space also decreased. This, of course, influenced the vacancy rate, lowering it to 1.6 percent in 2021 and the second quarter of 2022, as shown in **Figure 7.10**.

The overall reduction of industrial property square footage suggests that there may have been vacant or outdated facilities.

KEY TAKEAWAYS

STRENGTHS

- There is a strong stock of single-family homes in the North Omaha study area.
- The decreasing rate of multifamily unit vacancies indicates a growing desire for multifamily housing options.
- Retail properties still seem to have low vacancy rates, despite the pandemic.

WEAKNESSES

- There is a lack of multifamily residential development with 20+ units, duplexes, and two-unit residential developments.
- While some industrial property does seem to be used, a lack of new property may prevent new industrial growth.

OPPORTUNITIES

- There is an opportunity to include more diverse multifamily residential options for North Omaha study area residents.

THREATS

- Multifamily vacancies continue to exist in the North Omaha study area.

SUPPLEMENT A

**PLANS, STUDIES,
AND PUBLIC
INVESTMENT**

SUPPLEMENT A - PLANS, STUDIES, AND PUBLIC INVESTMENT

The following section presents a summary of the existing plans, studies, and public investment in North Omaha.

BICYCLE PARKING GUIDE (2020)

The bicycle parking guide assists developers, business owners, and bicyclists in understanding the requirements and best practices for providing bicycle parking in Omaha. The guide has recommendations for both short- and long-term bicycle parking, an overview of instances where bicycle parking is required for developments, and performance criteria for parking areas.

BICYCLE WAYFINDING MANUAL (2017)

The Bicycle Wayfinding Manual was created to promote a cohesive and user-friendly bicycle network through signage standards. Effective wayfinding allows all roadway users to safely navigate transportation routes. Recommendations in this plan are geared toward casual bicyclists who may be familiar with Omaha neighborhoods and landmarks but unfamiliar with the best route to get from place to place. Signage prioritization is given to the Bike Omaha Network Routes.

BIKE OMAHA NETWORK WAYFINDING ROUTES (2019)

The Bike Omaha Network aims to connect existing bike routes, bike lanes, and trails through a comprehensive network with connections throughout the city and beyond. **Figure A.1** shows existing and future routes in the network.

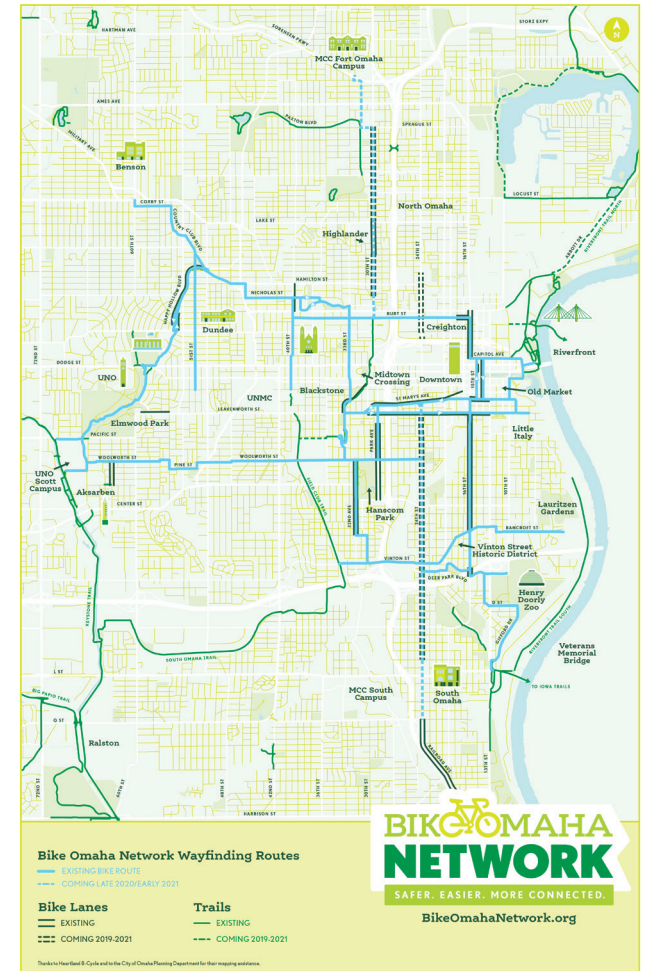


Figure A.1 Bike Omaha Network Wayfinding Routes (2019) Map

BUILDING AND DEVELOPMENT SUMMARY 2017 (2018)

The City of Omaha Planning Department experienced a record-breaking year in 2017. The highest number on record of residential building permits were issued at 4,132 total units, with 63% for multifamily residential. For the first time on record, residential development in the city's core (inside the I-680 loop) outpaced suburban and exurban growth.

BUILDING AND DEVELOPMENT SUMMARY 2018 (2019)

In 2018, the City of Omaha Planning Department experienced a decline from the record-breaking amount of residential development from 2017 but recorded the highest total final platted acres of mixed-use, office, and commercial land in the decade at 251 acres. This was largely due to the multiple plats recorded for the Heartwood Preserve development near Boys Town.

BUILDING AND DEVELOPMENT SUMMARY 2019 (2020)

In 2019 the City of Omaha Planning Department saw the highest total building permit valuation in the last decade with over \$1 billion in development. The department also recorded the highest total value of non-residential development in the last decade at \$665 million. Residential building permits were lower than average, but over half (52%) of the permits issued were for multifamily residential.

BUILDING AND DEVELOPMENT SUMMARY 2020 (2021)

The City of Omaha Planning Department recorded a higher-than-average building permit issuance for residential development in 2020. A total of 3,308 residential units were issued permits, which is the second highest amount recorded since 2005. Over half of the permits (53%) were for multifamily residential. Commercial, office, and mixed-use development was moderate with a less than average acreage amount platted at 111 acres.

BUILDING AND DEVELOPMENT SUMMARY 2021 (2022)

In 2021, the City of Omaha Planning Department saw the highest total building permit valuation on record since 2006, with over \$1.1 billion in total development. The department issued a higher-than-average number of residential building permits, with over half (53%) for multifamily residential buildings. Commercial, office, and mixed-use development was also strong, with the highest total value on record for non-residential development at \$721 million.

CAPITAL IMPROVEMENT PROGRAM 2016-2022

The following projects are listed in the Capital Improvement Program for 2016-2022.

Transportation:

- 16th Street Mall Improvements
- 30th Street – Cuming to Ames Avenue
- 58th Street and Northwest Radial Highway Intersection Improvement
- Ames Avenue Improvement Project
- Benson Business District Improvements

- Dundee Business District Improvements
- North Downtown Riverfront Pedestrian Connector
- Sorensen Parkway and North Freeway
- Environment:
 - Missouri River Flood Levee Maintenance and Repairs
- Parks and Recreation:
 - Adams Park Renovation
 - Benson Park Rehabilitation
 - Fontenelle Park Renovation
 - Levi Carter Park Renovation
 - Riverfront Trail IV
- Public Facilities:
 - Auditorium Support Facilities Infrastructure
 - Convention Center Hotel Capital Improvements
 - NE Joint Use Facility – Street Maintenance

Environment:

- Missouri River Flood Levee Maintenance and Repairs

Parks and Recreation:

- Adams Park Renovation
- Benson Park Rehabilitation
- Fontenelle Park Renovation
- Levi Carter Park Renovation
- Riverfront Trail IV

Public Facilities:

- Auditorium Support Facilities Infrastructure

- Convention Center Hotel Capital Improvements
- NE Joint Use Facility – Street Maintenance

CAPITAL IMPROVEMENT PROGRAM 2017-2022

The following projects are listed in the Capital Improvement Program for 2017-2022.

Transportation:

- 16th Street Mall Improvements
- 30th Street – Cuming to Ames Avenue
- 72nd Street and L Street Bridge Replacement
- Crown Point – 72nd Street to Blair High Road

Environment:

- Cole Creek Channel Improvements – 69th Street and Military Street to 77th Street and Cass Street
- Cole Creek Flood Mitigation
- Little Papillion Creek and Tributary Erosion Control
- Missouri River Flood Levee Maintenance and Repairs
- Raven Oaks

Parks and Recreation:

- Levi Carter Park Renovation
- Riverfront Trail IV

Public Facilities:

- Auditorium Support Facilities Infrastructure
- Convention Center Hotel Capital Improvements

CAPITAL IMPROVEMENT PROGRAM 2018-2023

The following projects are listed in the Capital Improvement Program for 2018-2023.

Transportation:

- 16th Street Mall Improvements

- 30th Street - Cuming Street to Ames Avenue
- 72nd and Maple Street Intersection Improvements
- Crossroads Infrastructure Improvements
- Crown Point – 72nd Street to Blair High Road
- North Downtown Riverfront Pedestrian Connector Bridge
- North Downtown Truck Route Bypass

Environment:

- Channel Rehabilitation Program Projects
- Erosion/Storm Sewer Repair Projects

Parks and Recreation:

- Adams Park – Playground and Picnic Areas
- Levi Carter Park Renovation
- Riverfront Trail IV
- Sunken Gardens Rehabilitation

Public Facilities:

- Convention Center Hotel Capital Improvements
- Fleet Management Building Addition and Site Improvements
- Homeless Day Shelter

CAPITAL IMPROVEMENT PROGRAM 2019-2024

The following projects are listed in the Capital Improvement Program for 2019-2024.

Transportation:

- 11th Street – IZard Street to Cuming Street
- 12th Street – Indiana Street to Seward Street
- 30th Street – Cuming Street to Ames Avenue
- 72nd Street and Maple Street Intersection Improvements
- Crown Point – 72nd Street to Blair High Road
- Indiana Street – 11th Street to 13th Street
- Kiewit Headquarters Street and

- Sewer Infrastructure
- North Downtown Riverfront Pedestrian Connector
- North Downtown Truck Route Bypass

Environment:

- Channel Rehabilitation Program Projects

Parks and Recreation:

- Adams Park – Playground and Picnic Areas
- Neighborhood Park Renovations
- Riverfront Trail IV

Public Facilities:

- Convention Center Hotel Capital Improvements
- Fleet Management Building Addition and Site Improvements
- Homeless Day Shelter

CAPITAL IMPROVEMENT PROGRAM 2020-2025

The following projects are listed in the Capital Improvement Program for 2020-2025.

Transportation:

- 11th Street – Dodge Street to Capitol Avenue
- 11th Street – IZard Street to Cuming Street
- 12th Street – Indiana Street to Seward Street
- 72nd Street and Maple Intersection Improvements
- Crown Point – 72nd Street to Blair High Road
- Indiana Street – 11th Street to 13th Street
- Jones Street - 11th Street to 13th Street
- Kiewit Headquarters Street and Sewer Infrastructure
- North Downtown Riverfront Pedestrian Connector Bridge
- North Downtown Truck Route Bypass

Environment:

- Channel Rehabilitation Program Projects
- Erosion/Storm Sewer Repair Projects

Parks and Recreation:

- Adams Park – Playground and Picnic Areas
- Keystone Trail North Expansion
- Neighborhood Park Renovations
- Outdoor Park Facilities Construction/Renovations
- Parks and Recreation Major Buildings Rehabilitation Program
- Riverfront Trail IV
- Sports Facilities
- Public Facilities
- Fleet Management Building Addition and Site Improvements
- Homeless Day Shelter

CAPITAL IMPROVEMENT PROGRAM 2021-2026

The following projects are listed in the Capital Improvement Program for 2021-2026.

Transportation:

- 11th Street – Dodge Street to Capitol Avenue
- 11th Street – Iazard Street to Cuming Street
- 12th Street – Indiana Street to Seward Street
- 24th Street – Chicago Street to Cuming Street
- 30th Street – Cuming Street to Ames Avenue
- 72nd Street and Maple Street Intersection Improvements
- Crown Point – 72nd Street to Blair High Road
- Farnam Street – Saddle Creek Road to Happy Hollow Road
- Indiana Street – 11th Street to 13th Street
- Kiewit Headquarters Street and Sewer Infrastructure

- North Downtown Riverfront Pedestrian Connector Bridge
- North Downtown Truck Route Bypass

Environment:

- Channel Rehabilitation Program Projects
- Erosion/Storm Sewer Repair Projects

Parks and Recreation:

- Adams Park – Playground and Picnic Areas
- Golf Course Rehabilitation
- Keystone Trail North Expansion
- Neighborhood Park Renovations
- Park Roads and Parking Lot Renovation
- Riverfront Revitalization
- Riverfront Trail IV
- Swimming Pool Rehabilitation

Public Facilities:

- Fleet Management Building Addition and Site Improvements

CAPITAL IMPROVEMENT PROGRAM 2022-2027

The following projects are listed in the Capital Improvement Program for 2021-2026.

Transportation:

- 11th Street – Dodge Street to Capitol Avenue
- 11th Street – Iazard Street to Cuming Street
- 12th Street – Millwork Avenue to Seward Street
- 14th Street – Nicholas Street to Millwork Avenue
- Farnam Street – Saddle Creek Road to Happy Hollow Boulevard
- Harney Street – 8th Street to 10th Street
- Millwork Avenue – 13th Street to 14th Street
- North Downtown Riverfront Pedestrian Connector Bridge
- North Freeway (Highway 75) Bridges

- Parker Street to Ames Avenue

Environment:

- Channel Rehabilitation Program Projects
- Erosion/Storm Sewer Repair Projects

Parks and Recreation:

- Adams Park – Playground and Picnic Areas
- Golf Course Rehabilitation
- Keystone Trail North Expansion
- Neighborhood Park Renovations
- Park Roads and Parking Lots Renovation
- Parks and Recreation Major Buildings Rehabilitation Program
- Riverfront Revitalization
- Riverfront Trail IV
- Swimming Pool Rehabilitation

Public Facilities:

- Fleet Management Building Addition and Site Improvements
- New Downtown Library

COMPLETE STREETS DESIGN GUIDE (2019)

The Complete Streets Design Guide was created to activate and implement the Complete Streets Policy, amended into the 2015 Transportation Element of the Omaha Master Plan. The guide includes implementation strategies and processes, design parameters for the roadway and pedestrian zones, and specialized application guidance for different types of intersections, crossings, and transit stops.

FIVE YEAR CONSOLIDATED PLAN 2019-2023

The United States Department of Housing and Urban Development (HUD) Office of Community Planning and Development requires that any city

receiving federal entitlement grant funds must develop a Consolidated Plan every five years. The plan describes the city's community development priority needs and multi-year goals, established through an analysis of existing conditions and public and stakeholder participation.

The 2019-2023 Consolidated Plan identifies seven Priority Needs:

- Fair housing
- Affordable housing
- Non-homeless supportive housing
- Homelessness
- Economic development
- Community resilience
- Neighborhood revitalization

To address the Priority Needs, the city established 13 goals:

- Public infrastructure
- New construction single family housing
- New construction multifamily housing
- Single family housing rehabilitation
- Multifamily housing rehabilitation
- Housing placement
- Job training and preparation
- Commercial building improvement
- Slum and blight elimination
- Homeless services
- Financial and housing education
- Homebuyer financing
- Disaster recovery plan

The Action Plan is a list of activities the city will undertake during the fiscal year to

address the needs and goals. The project list for Fiscal Year 2019 is as follows:

- 2019 Single Family Housing Rehabilitation
- Barrier Removal Program
- Carnation Ballroom
- CNI Target Area Housing
- Council Bluffs HOME Multifamily Housing
- CROWN Row Houses North 2019
- CV Intercultural Senior Center Meal Delivery
- CV-Charles Drew Health Services
- CV-MACCH Rent and Mortgage Support
- CV-Nebraska Enterprise Fund Business Support
- CV-No More Empty Pots Meal Delivery
- CV-North End Teleservices
- CV-NUIHC Behavioral Health Services
- CV-OneWorld Food Delivery and Case Management
- ECP and Healthy Homes Program
- Emergency Repair Program
- ESG19 Omaha
- ESG20 Omaha
- Financial Repair Program
- Goodwin's Barbershop
- Handyman Program
- Homebuyer Financing Program
- Homeownership Counseling
- Nobility Point Senior Housing
- North NRSA Street Improvement
- NRSA Code Enforcement
- NRSA Demolition Program
- NRSA Target Area Sidewalk Improvement Program
- OSBN Building Demolition and Site Preparation
- Rental Readiness Program 2019
- Rental Rehabilitation Program
- Roof Repair and Replacement Program

- Step Up Summer Youth Employment Program
- Tenant Based Rental Assistance
- Tiny Houses for Homeless Veterans

FIVE YEAR CONSOLIDATED PLAN 2019-2023 (2020 AMENDMENT)

This amendment was added to reallocate CBDG and HOME funding from canceled or reduced projects to other projects to prevent, prepare for, and respond to the COVID pandemic. COVID response was added as a fourteenth goal, with housing, business support, health care, and food security identified as priority areas following consultation with the Mayor's COVID-19 Taskforce and the Douglas County Health Department. The 2019 Action Plan was carried over with modifications.

Two projects were removed from the Action Plan:

- CV Intercultural Senior Center Meal Delivery
- OSBN Building Demolition and Site Preparation

Four projects were added to the Action Plan:

- CNI Target Area Urban Homestead Program
- CV-OneWorld COVID Case Management
- OneWorld COVID-19 Testing
- Urban Homestead Program 2019

FIVE YEAR CONSOLIDATED PLAN 2019-2023 - 2020 ACTION PLAN (2020)

The following projects are included in the Action Plan for Fiscal Year 2020:

- Ames Industrial Park
- Barrier Removal Program

- Catholic Charities Small Business Development Program
- CNI Target Area Housing 2020
- Community Housing Builders Program
- Council Bluffs Multifamily Housing
- Down Payment Assistance Program
- ECP and Healthy Homes Program
- Emergency Repair Program
- ESG20 Omaha
- Handyman Program
- Homebuyer Financing Program
- Homeownership Counseling
- Larimore Building Rehabilitation
- Love's Jazz Building Redevelopment
- NRSA Code Enforcement
- NRSA Demolition Program
- NRSA Targeted Area Sidewalk Improvement Program
- OHA Radon Testing and Mitigation
- Rental Rehabilitation Program
- Roof Repair and Replacement Program
- Single Family Housing Rehabilitation 2020
- Step-Up Omaha Youth Employment Program
- Tenant-Based Rental Assistance
- Urban Homestead Program
- Workforce Education and Innovation Initiative
- Youth Homeless Prevention

FIVE YEAR CONSOLIDATED PLAN 2019-2023 - 2021 ACTION PLAN (2021)

The following projects are included in the Action Plan for Fiscal Year 2021:

- 2214 Florence Boulevard
- 3031 Upland Parkway

- Affordable Housing Preservation Program 2021
- Catholic Charities Microenterprise Program 2021
- Choice Neighborhood Target Area Housing 2021
- Community Housing Builder Program 2021
- Council Bluffs Multifamily Housing 2021
- Down Payment Assistance 2021
- ESG21 Omaha
- Highlander Phase IV
- Homebuyer Financing Program 2021
- Homeownership Counseling 2021
- Housing Recovery and Resilience Workshop
- Native Omahan Building
- NRSA Code Enforcement 2021
- NRSA Demolition Program 2021
- Rental Rehabilitation Program 2021
- Roofs for Seniors 2021
- Scattered Site Infill Housing 2021
- Step-Up Omaha Youth Employment Program 2021
- Street Infrastructure Improvements 2021
- Tenant-Based Rental Assistance 2021
- Timber Creek Apartments Rehabilitation
- Tiny Houses for Homeless Veterans Phase II
- Urban Homestead Program 2021
- Way to Work
- Workforce Education and Innovation Initiative 2021
- Youth Homeless Prevention 2021

FIVE YEAR CONSOLIDATED PLAN 2019-2023 - 2022 ACTION PLAN (2022)

The following projects are included in the Action Plan for Fiscal Year 2022:

- Affordable Housing Preservation Program 2022
- Choice Neighborhood Target Area Housing 2022
- Eastside Bungalows

- Employment Readiness and Follow Up Program
- ESG22 Omaha
- Homebuyer Financing Program 2022
- Homeownership Counseling 2022
- Kennedy Square East
- Larimore Building
- Native Omaha Building
- North 24th Street Façade Improvement Program
- NRSA Code Enforcement 2022
- NRSA Demolition Program 2022
- Rental Rehabilitation Program 2022
- Step-Up Omaha Youth Employment Program 2022
- Street Infrastructure Improvements 2022
- Tenant-Based Rental Assistance 2022
- Urban Homestead Program 2022
- Way to Work 2022
- Workforce Education and Innovation Initiative 2022

FOREVER NORTH HOUSING AND MULTIMODAL TRANSPORTATION STUDY (2021)

Forever North focuses on the North 24th Street corridor, which was established as a Development Opportunity Area in the North Omaha Village Revitalization Plan (2011). The study provides a strategic action plan for vibrant, sustainable development that values existing residents while attracting new community members. The planning area covers an approximately 2.2-mile-long corridor along North 24th Street, generally bound by Ames Avenue to the north, Cuming Street to the south, Highway 75 to the west, and North 20th Street to the east.

Plan priorities are organized into four themes:

- Development

- Connections
- Art, History, and Culture
- Programs and Services

HOUSING REHABILITATION AND HEALTHY HOMES RESOURCE GUIDE (2021)

This resource guide is based on the eight principles of Healthy Housing developed by the National Center for Healthy Housing:

- Clean
- Contaminant-Free
- Dry
- Ventilated
- Pest-Free
- Maintained
- Safe
- Thermally Controlled

The guide lists programs offered by the city, county, state, and local non-profits that will help residents achieve the eight principles of healthy living in their homes.

NORTH OMAHA BEGINS A NEW CHAPTER BY PRESTON LOVE JR. (2022)

This article is a reflection and recollection by a longtime resident of North Omaha of its history and the progress being made. Historically, North Omaha is a vibrant neighborhood that is rich in culture. It experienced neglect and economic devastation over generations, but is now beginning a new chapter with reinvestment, starting with 10 development projects:

- Renovation of the northwest corner of 24th Street and Lake Street with the new North

Omaha Music and Arts (NOMA) venue

- The Union for Contemporary Arts
- The Revive Center
- Tapio's Forever North Development
- Black Box Theater Complex
- Renovation of the Carver Savings and Loan building
- Small Business Complex at 24th Street and Spencer Street
- Renovation of the Omaha OIC building
- Renovations of the Carnation Ballroom, Spencer Street Barber Shop, and Culxr House
- Developments off the 24th Street Corridor, which include the expansion of the Malcom X Foundation, redevelopment of the Ernie Chambers Museum, new boxing gym at Sprague and John Creighton Boulevard, and the North Omaha Trail

NORTH OMAHA VILLAGE REVITALIZATION PLAN (2011)

North Omaha is the historic heart of Omaha's African American commercial, social, cultural, and political life. Like many other urban centers, North Omaha suffered decades of decline and disinvestment. As a result, grassroots organizations, non-profit developers, and concerted planning efforts emerged to begin working internally toward renewal and revitalization. As larger downtown revitalization efforts gained traction near the start of the millennium, it became clear that North Omaha needed to be included in these broader plans to align and leverage efforts.

The Village Revitalization Plan includes recommendations for economic development,

streetscape improvements, and the transportation network. It also focuses on sustainable development, education and youth development, arts and culture, and overall neighborhood investment.

The plan establishes the following Development Opportunity Areas, or Nodes, and includes design recommendations for each area:

- The 24th Street Corridor
- 30th Street and Ames Street - Metro South
- Adams Park
- 30th Street and Parker Street
- 16th Street and Cuming Street

OMAHA MASTER PLAN CONCEPT ELEMENT (1993)

The Omaha Master Plan (Concept Element) has two purposes: to provide a legal basis for land use regulation and to present a unified vision for the community with specific actions necessary to fulfill that vision. The plan includes objectives for five sub-sections (Urban Form, Urban Design, Housing and Community Development, Environment, and Infrastructure and Public Services) but is intended to serve as a broad vision and a comprehensive package of goals and not to address detailed issues or specific development plans. The more detailed issues are addressed by "element" plans which deal with functional and geographic areas of interest. The additional elements are intended to align with Concept Element.

The fundamental vision of Concept Element is that "Omaha must be a community committed to promoting and maintaining a high quality of life for all its people." It is noted that the vision is "necessarily broad since it focuses on the

essence of what we want Omaha to be.”

Concept Element establishes a list of overarching goals to achieve this vision as follows:

- Manage the growth of the city
- Develop and maintain a positive city image
- Promote and maintain a high quality of urban design
- Preserve and promote the city’s physical, ethnic, and cultural heritage
- Create healthy and diverse neighborhoods throughout the city
- Protect our natural systems and environmental quality
- Provide public services efficiently and equitably

Element plans continue to be developed and revisited, each aligning with the Concept Element vision for Omaha.

OMAHA MASTER PLAN DOWNTOWN OMAHA 2030 (2009)

The previous plan for downtown was the Central Business District Plan, which was adopted in 1974 and provided a framework for addressing housing, transportation, economics, and the physical environment of downtown. The current plan builds on the previous and expands its recommendations to imagine the heart of the city as more of a “downtown” and less of a “central business district” by offering a wide range of uses and activities. The plan addresses growth and development, transportation and mobility, and urban design, directed by 10 principles that summarize the community’s goals for downtown.

PLAN PRINCIPLES

- Downtown Omaha should:
- Be the dominant economic engine for the region
- Be a great place to live, work, play, visit, and learn
- Be home to the unique civic and cultural resources of the region
- Have district neighborhoods, districts, and corridors
- Be urban
- Have a comprehensive system of integrated, diverse open spaces for public use
- Be a multi-modal environment where one can live everyday life without using a car
- Comprise a series of integrated “park once” districts
- Be a model of sustainable urbanism
- Strive to cultivate a culture of design excellence

OMAHA MASTER PLAN ENVIRONMENT ELEMENT (2010)

The Environment Element of the Omaha Master Plan is to be used not only as a guide for actions and policies, but also as a vision for the long-term environment health and sustainability for the city and the natural resources and ecosystems on which it depends. The Environment Vision stated in the plan is as follows:

- Omaha is a vibrant city that recognizes the necessity for a healthy natural environment, a strong economy, and social equity to establish a high quality of life for all people in the community. The Omaha Community will use its strengths of generosity, citizen support, and cooperative spirit to ensure that actions taken in creating a thriving city today will ensure the ability of future generations to meet their needs.
- The plan is broken into five topics: natural

environment, urban form and transportation, building construction, resource conservation, and community health. Each topic has goals, objectives, and measurements to track progress towards long-term objectives that align with the vision.

OMAHA MASTER PLAN HOUSING ELEMENT (1993)

The Housing Element of the Omaha Master Plan focuses on maintaining housing stability, including preserving the existing housing stock, rehabbing/ converting instead of redeveloping neighborhoods whenever possible, and providing resources to help current residents stay in their neighborhoods and communities. New housing should be built only if it improves/upgrades the housing stock and is consistent with the character of the surrounding area.

To improve the quality of owner-occupied housing stock, the plan designates low- and moderate-income neighborhoods as target areas and recommends that the city provide rehabilitation activities designed to meet the needs of the population in the neighborhood.

Target area neighborhoods for North Omaha include:

- Bedford Place
- Central Park
- Conestoga
- Fairfax
- Highlanders
- Lake-Bristol Square
- Long School
- Miller Park
- Monmouth Neighborhood
- Neighborhood Action and Fact

- O.I.C.
- Orchard Hill
- Prospect Hill

OMAHA MASTER PLAN LAND USE ELEMENT (2020)

The Land Use Element of the Omaha Master Plan uses the vision set in Concept Element to guide future growth and development, develop and maintain a positive city image, and protect environmental features and cultural heritage. The plan has been revisited, in some cases, several times a year since its initial adoption in the 1990's, with the latest version amended in 2020.

The plan lists out issues currently facing the city as priorities to address:

- Omaha lacks an “image center”
- Loss of downtown property value and role as city's image center
- High cost of public services associated with low-density development
- Increase in commercial strips
- Development patterns designed solely for the automobile
- Loss of housing units in the older areas of Omaha
- Lack of commercial services in older areas
- General design quality
- Lack of large-scale industrial sites
- Many unique natural features have been destroyed
- Environmental costs of low-density development
- Sustainable development in the Papio Creek watershed
- Environmental quality and safety
- Lack of large-scale parks in west Omaha
- Deterioration of the historic park and boulevard system

- Quality of the streetscape

The plan addresses these issues through conceptual future land use placements, with an emphasis on contiguous growth and environmentally-sensitive development.

OMAHA MASTER PLAN PARKS ELEMENT (1995)

Parks are a crucial component to the vision for a high quality of life set in Concept Element. At the time of writing the Parks Element of the Omaha Master Plan, the park system included over 7,450 acres with the recent completion of Zorinsky Lake Park. The plan emphasizes the importance of parks not only as green space, but also as areas for entertainment and recreational programming for all ages. Pedestrian and bicycle connectivity is included as an important aspect of a successful parks system and the plan encourages the continued development of trails. Parks should be maintained and positively contribute to overall environmental health. Programs offered through city parks, such as urban forestry, floriculture, and outdoor education, can help encourage community-wide stewardship. The plan applies Concept Element goals related to even distribution of public goods and services to goals ensuring the equivalent provision of recreational services to all city residents.

OMAHA MASTER PLAN PUBLIC FACILITIES ELEMENT (2012)

The 2012 update to the Public Facilities Element of the Omaha Master Plan is the result of the 2010-2015 Capital Improvement Program. The plan includes specific guidelines for the provision and maintenance of public facilities, including libraries,

police, fire, public works, and non-recreation-oriented parks facilities. Many facilities are dated, and of the 92 facilities included in this plan, 34 will have exceeded their cost-effective lifespan by the year 2030. To meet the demonstrated need and forecasted need based on population projections, the plan recommends constructing 38 new facilities: 29 replacements for those which are not cost-effective to retain and nine new facilities to accommodate future growth. Recommendations are as follows.

Community Centers:

- Remove Sherman, Kountze, Benson, and Camelot
- Build two replacement facilities for the Benson/Kountze/Sherman service area and the Camelot service area

Libraries:

- Replace the Washington Branch at Fort Omaha MCC campus
- Add an express library at 24th Street and Lake Street
- Add a branch around Dodge Street and 72nd Street

Fire Facilities:

- Replace/relocate Fire Station 21, 23, 24, 41, 42, and 43

Police Precincts:

- Remove helicopter building
- Replace Northwest Precinct at new location
- Develop new Midtown Precinct station
- Continue improvements at Training Center

Parks Maintenance Facilities:

- Relocate District 1 and Forestry East to Northeast Joint-Use site
- Expand D-10 Facility by backfilling space that

Public Works Streets Facility will vacate

Public Works:

- Remove 26th and Lake Facility
- Remove Fleet Maintenance Facility
- Vacate the Elkhorn Facility and replace with a Public Works Joint-Use Facility

OMAHA MASTER PLAN TRANSPORTATION ELEMENT (2020)

The Transportation Element of the Omaha Master Plan focuses on the actual and projected growth in Omaha through transportation and connectivity infrastructure. The plan has four goals:

- Provide balanced options for enhanced mobility
- Attain a safe and healthy environment
- Create livable and connected neighborhoods
- Promote economic returns with fiscal stability

The city's transportation system is currently dominated by the automobile. Beyond the highways, most of the traffic flow is on arterial roads, which causes significant congestion in several parts of the city. On-street bicycle facilities are lacking in most areas, but the city (at the time) had just shy of 200 miles of off-street bicycle and pedestrian trails. Transit ridership data indicates that few people choose transit over other modes of travel. Fewer than two percent of workers commute via Omaha Metro Transit fixed-route bus service. The system is functional but under increasing pressure from population growth and development.

The plan highlights North Omaha as an ideal area for bicycle facility development. The street system

is well-connected, carries low traffic volumes, and there is a high concentration of zero-car households. The Harney Street Bikeway System Concept uses existing right-of-way for a separated bicycle traffic lane. The corridor would connect the UNCM campus to Old Market, with opportunities to add branches to additional destination points. Pratt Street is highlighted as an additional corridor for a separate bicycle lane. The abandoned rail corridor bisecting Pratt Street is a potential rail-trail conversion.

The plan proposes a "New Boulevard" street design type that would repair the historic roadways and give them new life with the addition of bicycle infrastructure. For North Omaha, candidate projects include John A. Creighton Boulevard, Fontenelle Boulevard, and Happy Hollow Boulevard.

The Omaha Rapid Bus Transit (ORPT) system along Dodge Street is proposed as a transportation alternative that could attract ridership through time-saving routes. ORPT would use Business Access and Transit (BAT) lanes and queue jumper lanes at major intersections to cut commute times. Transit Oriented Development (TOD) concepts are presented along with new transit infrastructure.

The plan also proposes North Omaha redevelopment sites at Grant-Lake, Saddle Creek-Cuming, and West Carter Lake.

OMAHA BY DESIGN: OMAHA MASTER PLAN URBAN DESIGN ELEMENT (2004)

Omaha by Design credits the creation of the Gene Leahy Mall and Heartland of America Park as the start of a renaissance of urban design in Omaha, continuing with a two-billion-dollar investment in

the Riverfront and downtown that led to iconic developments in the city. This comprehensive design plan is the Urban Design Element to the Omaha Master Plan and is split into three components: Green Omaha, Civic Omaha, and Neighborhood Omaha. Goals and recommendations listed under the components contribute to a cohesive, sustainable development program that incorporates Transit-Oriented Development (TOD) and a comprehensive trail system.

OMAHA MASTER PLAN URBAN DEVELOPMENT ELEMENT (2016)

The Urban Development Element of the Omaha Master Plan encourages the continued development of high-quality suburban areas while preserving and redeveloping existing neighborhoods. It establishes an allocation method for capital resources throughout the city. The plan is broken into three parts: the Central City Section, the Suburban Section, and the Exurban Section largely outside of city limits.

Objectives for the Central City Section include infill, maintenance and preservation of neighborhoods, and stabilizing/increasing declining population densities. Objectives for the Suburban Section focus on responsible growth and an orderly extension of public services and utilities. The plan further breaks down the three sections into zones and includes

sample development criteria for each that allows for growth to match population projections, but not at the cost of overextending public services.

OPPORTUNITY ZONES (2019)

The Federal Opportunity Zone Program was created by the Tax Cuts and Jobs Act of 2017. Communities experiencing economic disadvantage can become designated Opportunity Zones and have prioritization for investment and economic development. **Figure A.2** shows the Opportunity Zones by Census Tract in Omaha. There are 14 total, with an even split of seven in North Omaha and seven in South Omaha.

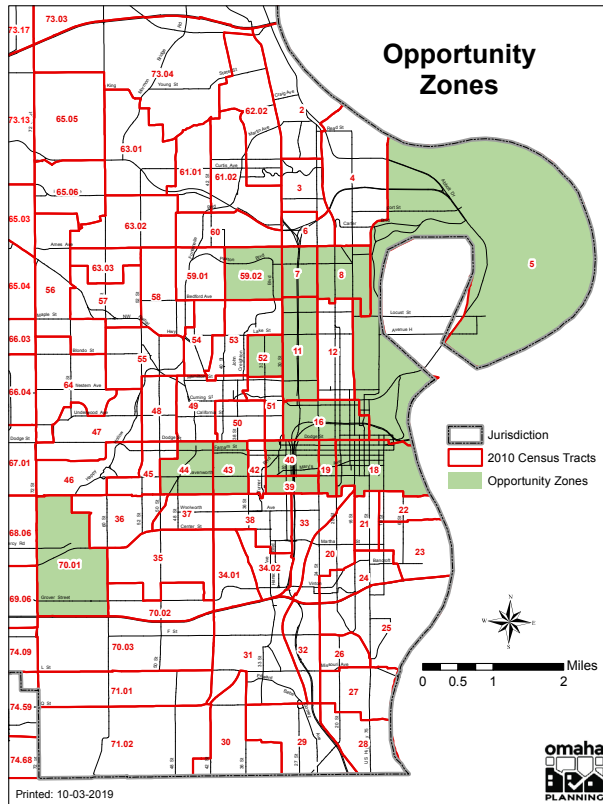


Figure A.2 Opportunity Zones by Census Tract in Omaha

The seven Opportunity Zones in North Omaha are concentrated in the eastern portion of the city, largely following the Highway 75 corridor.

PEDESTRIAN AND BICYCLE COUNT PROGRAM REPORT (2018)

The City of Omaha planning Department began an automated pedestrian and bicycle count with the installation of a permanent automated counter on the western approach to the Bob Kerry Pedestrian Bridge in 2016. This report was created two years after the addition of four more permanent counters. Objectives of the program include using count data to prioritize areas for multimodal infrastructure additions or repairs and gain a sense of where and how people are using trails.

The 2018 report included counts from the following locations with permanent counters:

- Bob Kerry Bridge Western Approach
- Field Club Trail at Vinton Street
- Keystone Trail at West Center Road
- Big Papio Trail at 103rd Street
- West Papio Trail at I-80

The report also included counts from three locations with temporary counters: ratt Street Pedestrian Bridge over Highway 75 (active from February 28 to June 18, 2018)

- The Atlas/Creighton Pedestrian Bridge (active from August 17 to September 17, 2018)
- Martin Luther King Jr Pedestrian Bridge (active from September 21 to October 15, 2018)

Count data recorded included date, time, day of week,

and mode of transportation (pedestrian, bicycle, or other). Based on the relationship between weekend/weekday counts and AM/midday counts, each location was classified as one of four travel patterns:

- Commute. Weekend traffic is less than weekday traffic, and weekday hourly patterns are commute-like.
- Commute-mixed. Weekend traffic is less than weekday traffic, but weekday hourly patterns do not follow typical commute patterns.
- Multipurpose-mixed. Weekend traffic is higher, but weekday hourly patterns are commute-like.
- Multipurpose. Weekend traffic is higher, and weekday hourly patterns are not commute-like.

Of the eight count locations, five are classified as multipurpose and three are commute-mixed (Field Club Trail, The Atlas/ Creighton Pedestrian Bridge, Pratt Street Pedestrian Bridge). The route with the highest Average Daily Non-Motorized Traffic (ADNT) is the Bob Kerry Bridge at an average count of 1,036 per day.

PEDESTRIAN AND BICYCLE COUNT PROGRAM REPORT (2019)

The count program expanded in 2019 with the addition of seven counters- one permanent counter at Bob Kerrey Bridge Eastern Approach and six temporary counters at the following locations:

- Lewis and Clark Landing South End (Active from December 19, 2018, to March 13, 2019)
- Elmwood Park Connector Trail (Active from March 28 to June 12, 2019)
- Path at 99th Street and Woolworth Avenue

- (Active from July 30 to August 14, 2019)
- Flanagan Lake Trail (Active from August 29 to October 1, 2019)
- South 24th Street Sidewalk at M Street – East Side (Active from November 10 to December 6, 2019)
- South 24th Street Sidewalk at M Street – West Side (Active from December 8 to December 31, 2019)

The report included a total of 12 count locations with six temporary counters and six permanent counters. Of the locations included in the 2019 report, 11 are classified as multipurpose. The path at 99th Street and Woolworth Avenue is classified as commute but has the lowest Average Daily Non-Motorized Traffic (ADNT) at an average count of 60 per day. The location with the highest ADNT for 2019 is the South 24th Street Sidewalk at M Street – West Side at an average count of 2,401 per day.

PEDESTRIAN AND BICYCLE COUNT PROGRAM REPORT (2020)

The 2020 report saw large increases in pedestrian and bicycle counts at all five permanent counter locations. The counters on the Field Club Trail, Keystone Trail, and Big Papio Trail saw increases from their 2019 counts by margins of 74%, 41%, and 65%, respectively. The count on the West Papio Trail increased by 105%, more than doubling its 2019 count.

In addition to the six permanent counters, six temporary counters were installed at the following locations:

- Vinton Street Sidewalk at 17th Street – North Side (Active from March 2 to March 31, 2020)
- Vinton Street Sidewalk at 17th Street – South

- Side (Active from March 2 to March 31, 2020)
- Keystone Trail South of Q Street (Active from May 1 to May 12, 2020)
- Happy Hollow Boulevard Trail at Davenport Street (Active from May 14 to July 23, 2020)
- Riverfront Trail at Levi Carter Park (Active from July 29 to August 16, 2020)
- Standing Bear Lake Floating Bridge (Active from October 1 to October 15, 2020)

Of the 12 count locations, nine are classified as multipurpose. Two are classified as commute-mixed (both Vinton Street Sidewalk counters) and one is commute (Happy Hollow Boulevard Trail). The location with the highest ADNT for 2020 is the Bob Kerry Western Approach at an average count of 1,731 per day.

CITY OF OMAHA TRANSIT ORIENTED DEVELOPMENT EXECUTIVE SUMMARY (2020)

The purpose of this summary is to explain Transit Oriented Development (TOD) and the proposed changes to the city zoning code to best support transportation improvements. The proposed TOD district zoning is intended to facilitate infill and redevelopment for those parts of the city which, because of their proximity to public transit, are considered priorities to create active, pedestrian-oriented streetscapes and development. The development of Omaha's first bus rapid transit route (ORBT) brings the opportunity to facilitate Transit Oriented Development (TOD) along the route and surrounding each transit station. In 2019, two amendments were added to the Master Plan to include the ORBT service area

and a TOD policy, adding a TOD Sub-district to the Future Land Use Map as a basis for potential changes to the zoning code. Neighborhoods within the TOD area on the Future Land Use Map will not be rezoned to the newly adopted TOD zoning, but instead each developer/owner will be encouraged to proceed through rezoning process as development and redevelopment occurs.

KEY TAKEAWAYS

North Omaha has a variety of future development projects and proposals aimed at revitalization and economic reinvestment. However, such projects must meet the goals and needs of the current community and address their constraints, such as increasing employment opportunities, active transportation, and providing opportunities for community organizations to be involved in every step of future decision making.