

HIGHLANDER

Ehrhart Griffin & Associates (EGA) was retained to perform the civil engineering services for the Highlander project located in North Omaha along 30th Street between Parker Street and Lake Street. The project, being 33 Acres, took a multiple phase approach to development.

The existing property, apart from the park, consisted of a street, a small playground area and many trees. The site preparation required removal of large amounts of debris and foundations as well as over-excavation for the proposed building pads.

The project was spearheaded by the local non-profit Seventy5North who ignited the drive to revitalize neighborhoods through mixed use developments. EGA lead on the platting, design and coordination with the three architects tasked with designing the various portions of the project. Two of the architects were non-local firms, one based in Chicago and the other in Kansas City. Each task demanded care to detail, attention to coordination, and drive to successfully complete each task.

Our team worked alongside the City of Omaha to take advantage of a seldom utilized PUR (Planned Unit Redevelopment) process which allowed the team to set the zoning regulators for the various areas and uses to be custom fit for the project's needs.

The first phase of the project includes 12 diverse buildings for multi-family residential. The housing format ranged from townhouses, quadraplex multi-generational housing, multi-family with exterior access, and apartment style complexes. The project utilized three different development architects to garner a variety of aesthetic styles. The development also incorporated new public streets and utility infrastructure for 31st Street, Blondo Street and Patrick Avenue.

The second phase, which is proceeding in parallel with the first, includes a large commercial building that incorporates a variety of uses including a restaurant, an event space, offices, and a hydroponic and aquaculture space. These various uses will attract and employ residents as well as give them a place to gather and celebrate the community.

Early coordination meetings with the key decision makers of the City's Public Works Department resulted in their assistance with the road diet improvements along 30th Street as well as a mill and overlay project in and around the project. Teaming with the

City allowed the Owner to improve the streets which will be a benefit to the City as well as the development.

The future phases of the project include a walking school bus to connect the development to the Howard Kennedy elementary school. EGA coordinated with the local architect on some artist lofts to be located along the path from Highlander to the school.

Site design elements - demolition, grading, utility services, storm water detention and water quality treatment meeting City ordinance and ADA accessibility were also performed. Our design team was complimented on our approach to erosion control practices for the graded areas away from the immediate elementary school site.

The Bottom Line

Terry Morrison, Project Manager

- Demolition & Site Preparation •
- Utility Coordination •
- Surveying Services •
- Permit Attainment & Management •
- Site Grading •

..A TWO PHASE PROJECT SPEARHEADED BY LOCAL NON-PROFIT SEVENTY5NORTH WITH MULTILATERAL ENTITIES...



"OUR DESIGN TEAM WAS COMPLIMENTED FOR OUR APPROACH TO EROSION CONTROL PRACTICES."