

DEVELOPMENT HOT SPOTS - Data centers, riverfront - Omaha World-Herald (NE) - February 3, 2019 - page 30Y

February 3, 2019 | Omaha World-Herald (NE) | Cindy Gonzalez | Page 30Y

Sarpy County

Especially in and around Papillion, Sarpy in 2019 will be a hotbed of construction activity. Underway is the massive Facebook data center that, when done, is to span about 3 million square feet of building space on both sides of Nebraska Highway 50. Another giant data center is poised to rise on a 275-acre site northwest of Highway 50 and Schram Road. This year, Omaha Box Co. will build a \$45 million, 335,000-square-foot headquarters south of 150th Street and Schram Road. Meanwhile, Dowd Properties and Noddle Cos. continue development of the 350-acre site near Interstate 80 and Nebraska Highway 370 that features auto dealers and future retailers, distribution centers and industrial warehouses. Among other ongoing construction projects is the \$235 million mixed-use City Centre in La Vista. All this is on top of various residential construction, including the first phase of a 50-acre rental community called Urban Waters rising near Prairie Queen Recreation Area.

Missouri riverfront

Residents of Omaha and Council Bluffs this year will see significant landscape shifts on both sides of the Missouri River. The Gene Leahy Mall between Douglas and Farnam Streets is closing so the mall can be raised to street level. New amenities and public spaces will follow as part of a sweeping \$290 million revamp that includes trails, an urban beach and play areas along a 90-acre swath of downtown Omaha. That riverfront revitalization effort pushed largely by nonprofit Heritage Services is separate from the neighboring redevelopment of the Conagra campus, where the first phase of a multiyear \$500 million project is to begin with demolition of a vacant office building on the campus' north side. That will clear the way for a five-story structure with 375 apartments, parking and a pedestrian-oriented retail corridor. On the Council Bluffs side, the first office building at the River's Edge mixed-use campus will wrap up, with its first tenant (Iowa West Foundation) moving in in February. A wave of new apartments are to open this year at River's Edge, and construction on a planned condo tower could start.

Downtown

A \$300 million redevelopment project dubbed Millwork Commons is to start transforming historic buildings and warehouses in a six-block area north of TD Ameritrade Park. Launching that effort is the rehab of the Ashton warehouse. The city will install the new Indiana Street, between 11th and 13th Streets, which will be home to future art fairs and farmers markets. Near 15th and Cuming Streets, the new Builder's District also will start to gel with construction of a new global headquarters for Kiewit Corp. and a planned multi-tenant, 100,000-square-foot office building nearby. Also this year, an office and retail building is to rise in the Capitol District near 10th Street and Capitol Avenue. Meanwhile, construction continues on a new Siena-Francis House shelter for

homeless people (with up to 450 beds) at a former salvage yard northwest of 16th and Nicholas Streets.

North Omaha

Construction is to begin this year on a 60-unit, independent living senior facility at the Highlander mixed-use campus developed near 30th and Parker Streets by Seventy Five North Revitalization Corp. And under construction about five blocks away is the 50,000-square-foot Early Learning Center adjacent to **Howard Kennedy Elementary School**. Owned by Omaha Public Schools and operated by Omaha Early Learning Centers, the facility for little ones, ages 6 weeks through pre-kindergarten, also has Seventy Five North as a partner.

Midtown and Dundee

A crown jewel of the trendy Blackstone District - the historic Blackstone Hotel - is to be in full rehabilitation mode this year. Most recently used as an office building at 36th and Farnam Streets, the century-old hotel is being returned to its glory days as a hotel (with a new wing of rooms). More apartments are rising in the Blackstone area also. Farther east, the historic Auto Row near 26th and Farnam Streets is seeing a few structures converted to apartments, retail and office space and a five-story hotel set to open this year. In the Dundee area near 50th and Dodge Streets, two long-anticipated apartment projects (Dundee Flats and the Duke, for a total of 350 units) are to be ready for residents this year. The \$3.7 million Forty9Place town house project is to start construction, bringing for-sale residences.

Aksarben Village

A glass five-story building at the northwest corner of 67th Street and Mercy Road is to be done and opened later this year. Right at Home is to lease the top two floors; and street-level bays are to be filled with restaurants and retailers. The project of Magnum Development and McNeil Co. is kitty-corner from the new HDR headquarters. Set to open this year between HDR and a parking structure is the new "Inner Rail" - a corridor of restaurants, shops and entertainment. Later this year, Noddle Cos. is to start construction of a 110,000-square-foot office building as well as the village's first for-sale residences (seven units). South of Center Street, the first wave of nearly 300 Broadmoor apartments are to open, and an Aloft hotel will rise in front of those apartments.

Heartwood Preserve

Construction of Applied Underwriters' new 55-acre operations center will launch this year on the larger 500-acre Heartwood Preserve redevelopment site known previously as West Farm. Also rising on the campus west of 144th Street between West Dodge Road and Pacific Streets is a senior living complex, and buildings to house car dealerships. Noddle Cos. expects to begin construction later in 2019 on a major office building. Stand-alone restaurant buildings are to start rising. Green areas along the western edge of the property and the main park also are to come this year.

Northwest Omaha

Lots of houses and at least three schools (two for the Elkhorn district; one for Bennington) are sprouting this year and are driving more new development around the 180th and 168th Streets corridors largely between Blondo and State Streets. Among those projects is Bluestem Meadows, about 75 acres of tree farm that this summer are to start transforming into new houses, apartments and commercial buildings developed by brothers Dan and Sean Mulhall. Richland Homes' Chestnut Hills subdivision is to start construction of 106 houses this year near 180th and State Streets. Other neighborhoods also are forming by builders including Celebrity and Falcone Land Co.

Westroads area

The 14-acre Topgolf complex is to start rising in February, as the existing car dealerships on the site southwest of 102nd and Nicholas Streets are demolished. The popular entertainment centers, focused on video game-influenced golf and socializing, are popping up around the nation, mostly in larger cities.

192nd Street and West Dodge Road

Major road, sewer and other infrastructure work will be underway around this intersection in preparation for a pair of big projects: Jaspar Stone's One Avenue mixed-use commercial project and R&R Realty's Fountain Ridge office park, both on the south side of West Dodge and on both sides of 192nd Street. Planning and grading has gone on for years, and when finished, the two projects are to transform a total of about 250 acres. To the north, along 192nd Street near Honeysuckle Drive, a 150-unit senior housing development by the Missouri-based Say You Can company is to start.

204th Street and West Center Road

Three open corners of this intersection are starting to transform into offices, housing, retail and civic uses including a church. The work is to be done by three separate developers, with the 192-acre Privada development by Wish in One Hand Enterprises LLC on the southwest corner, the 35-acre West Center Village by Omaha Woodsonia-204 Center LLC forming at the southeast corner, and the 43-acre Town Center West to the northwest, to be developed by an Oklahoma City-based entity called 204th Street LLC.

cindy.gonzalez@owh.com, 402-444-1224

CITATION (APA STYLE)

Gonzalez, C. (2019, February 3). DEVELOPMENT HOT SPOTS Data centers, riverfront development, a refurbished historic hotel and more are in the works.. *Omaha World-Herald (NE)*, p. 30Y. Available from NewsBank: America's News – Historical and Current: <https://infoweb.newsbank.com/apps/news/document-view?p=AMNEWS&docref=news/171B1C62AF0064F8>.