



Aksarben Village Redeveloped. Revitalized. Category I: Special Projects

Executive Summary

The Knights of Ak-Sar-Ben were founded in 1895, and the organization's goal was to promote Omaha and encourage agricultural endeavors in the area. In 1996, a non-profit organization, Ak-Sar-Ben Future Trust, was formed to take control of the Ak-Sar-Ben property and ensure it maintained a place of prominence in the area's future. Lamp Rynearson was the first consultant engaged by the Noddle Companies with approval from Ak-Sar-Ben Future Trust to begin discussions surrounding a new mixed-use community, Aksarben Village. The Noddle Companies visualized the former hub of entertainment as a place where Omahans and visitors could once again enjoy entertainment, but could also work, dine, and live. Our multi-faceted role for this project was to provide leadership, coordination, client representation (The Noddle Companies and Aksarben Future Trust), as well as technical design and construction administration expertise for a dense and flat 70-acre redevelopment site.

The size, scope and impact on stakeholders make this project distinctive. The cost for project infrastructure that Lamp Rynearson was involved in is approximately \$27 million. In order to meet the aggressive timeline requested by the client, design was provided quickly and infrastructure construction completed at the same time as building construction with final costs in line with original budget numbers.

Lamp Rynearson and Urban Design Associates took a holistic approach by designing a community that takes into consideration future University of Nebraska-Omaha expansion, neighborhood concerns, traffic issues, neighborhood revitalization, as well as business and economic opportunities for this true mixed-use community. Aksarben Village is an area original—the largest true mixed-use redevelopment project in Omaha, highlighted with elements of sustainability, creative planning, and innovative engineering as evidenced by the design of two “paired” outlet structures. Lamp Rynearson continues to be of service to the owner by providing replats as needed for individual projects. From the project's inception through today, Lamp Rynearson is a trusted advisor to the client, the Noddle Companies.