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Aksarben Village Selected as CREW Development of the Year

The Aksarben Village project was recently selected as the CREW (Commercial Real Estate Workshop) Midwest Development of the Year, an award given to developments who have successfully constructed, developed and/or planned a deal that has positive consequence to land & area development. Noddle Companies, Lamp, Rynearson & Associates, and Urban Design Associates were key parties involved with the design of this project, in which the goal was to ensure the Ak-sar-ben property maintained a place of prominence in the 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. Lamp Rynearson's multi-faceted role for this project was to provide leadership, coordination, client representation (The Noddle Companies and Ak-sar-ben 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.