

Land and Water Conservation Fund (LWCF)
Partial Conversion Proposal for Peter Pan Park in Lincoln, Nebraska

DRAFT Proposal Description and Environmental Screening Report/Environmental
Assessment

June 1, 2021

5.25.21 draft—draft subject to public review and comment before finalization

Name of LWCF Proposal:	Peter Pan Park Partial Conversion
Prior LWCF Project Numbers:	31-00305, 31-00305.1
Local Project Sponsor:	Lincoln, Nebraska
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I. Proposal Description

A. Conversion of 2,550 Square Feet/.059 Acres at Peter Pan Park (Step 3, Section B5)¹

The land area comprising the proposed partial conversion consists of 2,550 square feet/.059 acres in the northeast area of Peter Pan Park, which is generally located between 30th-33rd Streets and between Overland Trail and W Street. Peter Pan Park is a Community Park of 11.2 acres. Almost the entire Park (except the northwest corner) is encumbered by Land and Water Fund restrictions, based on a 1973 grant to develop/improve the Park.

In August 2019, after conversations with the Nebraska Game and Parks Commission, the City of Lincoln's Parks and Recreation Department (LPR) entered into a one-year license agreement with the Community Action Partnership of Lancaster and Saunders Counties (Community Action). The agreement allowed Community Action to fence off 2,142 square feet of the conversion area for outdoor play space for a new Head Start program. The program operates out of the City Impact Building that abuts the north boundary of Peter Pan Park. This use was deemed permissible by the Nebraska Game and Parks Commission (NGPC), with the understanding that LPR would pursue conversion of the property/identify replacement property for purchase. In August 2020, the license agreement was extended for another one-year period. If the partial conversion is approved, LPR anticipates executing a long-term lease agreement for 2,142 square feet of the conversion property, allowing Community Action to continue operating its Head Start program at the City Impact location. If Community Action expands this program in the future, it may seek to expand the fenced-off play space to include the total 2550 square foot conversion area.

Pursuant to the 1973 grant to develop/improve the Park, the City of Lincoln signed a Land and Water Conservation Fund Project Agreement with the NGPC. Improvements identified in the accompanying Project Statement included a hard-surfaced parking lot and ice-skating area, a picnic shelter, tables and grills, sidewalks, a backstop, drinking fountains and landscaping. The Project Agreement was amended in 1978 to delete the backstop from the Project Scope and limit the number of tables and fountains to one each.

Peter Pan Park has undergone additional improvements over the following half century. The Park now offers a variety of features intended to serve diverse interests, including picnic tables, a playfield, a soccer field, a reservable ball diamond, tennis courts, a volleyball court, a basketball hoop, a skate park, open shelters, playground equipment, a drinking fountain, and restrooms. The MoPac Trail also enters the Park at its northwest corner and runs near the northern boundary of the Park.

¹ References are to NPS Form 10-904 (Rev. 09/2016), National Park Service (OMB Control No. 1024-0031)

These features draw a wide range of users, particularly children and young adults. The MoPac trail runs 26 miles, connecting Lincoln to Wabash, Nebraska. The trail draws both recreational and commuter bikers, as well as walkers of all ages.

As a Community Park in an urban area, Peter Pan Park's service area radius is approximately 2 miles. Demographic information for the area indicates it is comparatively diverse, with 21% of the population identifying as a racial minority (as compared to 14% of the total population of Lincoln). Age demographics of the service area are as follows: 19.3% are children under the age of 18; 25.4% are ages 18-24; 27.9% are ages 25-44; 15.5% are ages 45-61; 7.7% are ages 62-74; and 4.1% are age 75 or older. Thirty-eight percent of area residents live in owner-occupied homes, while sixty-two percent are renters. Fifty percent of the area residents live in households making less than two hundred percent of the federal poverty level.²

The 2,550 square feet/.059 acres proposed for conversion are located in a passive area of the Park, between the trail and the adjacent City Impact building. There are no facilities or park equipment within the conversion area. It is an area with little public use. Because of the conversion area's small size, as well as its location within the Park, the conversion will not impact or displace any recreational resources or opportunities within Peter Pan Park. The remaining 11.14 acres of the 11.2-acre Park will continue to be available for outdoor recreation use.

As noted above, most of the conversion area (2,142 square feet) will be fenced off on a long-term basis and used as an outdoor play area for pre-school children who are part of a Head Start program. This use is not anticipated to impact other Park uses or users. At some point in the future, if the Head Start program expands, the fenced-off area may also expand to include the remaining 408 square feet of the conversion area.

No outdoor recreation resources, facilities or outdoor recreation opportunities will be impacted, displaced or lost by the proposed conversion. Because the conversion area is in a passive area of the Park with little public use historically, it was essentially not serving an outdoor recreational use. The partial conversion is therefore not expected to impact the remainder of the 6(f) property.

The Land and Water Conservation Fund Boundary Map for Peter Pan Park is attached as Figure 1. The address for Peter Pan Park is 939 N. 33rd St., 68503. (LPR was unable to identify a nine-digit zip code for this address.) A map showing the conversion area, as well as the portion of the conversion area currently licensed to Community Action, is attached as Figure 2. A proposed revised LWCF 6(f) Boundary Map indicating the area to be converted and the portion of the Park remaining intact is attached as Figure 3.

B. Acquisition of 35,000.44 Square Feet/0.8 Acres for New Neighborhood Park (Step 3, Section B6)

² Demographic information provided in January 2020 by the City of Lincoln's Urban Development Department.

The proposed replacement site will be in the North Hills Neighborhood of Lincoln, near the intersection of N. 18th Street and Folkways Boulevard. The City plans to purchase approximately 35,000 square feet/0.8 acres of a larger parcel from Lincoln Public Schools (LPS) and develop this site into a new neighborhood park.

LPS purchased the parcel for an elementary school site but no longer needs the land for that purpose. LPS has neither dedicated nor managed the parcel for recreational purposes. It is essentially vacant property. LPS did not use federal resources to acquire the parcel. It is anticipated that LPS will sell the remaining portion of the parcel for housing development.

The City of Lincoln will own the new replacement park, and LPR will manage the park as a neighborhood park. The new replacement park will not be part of an existing park. The City has not yet selected a name for the new replacement park.

The current address for the LPS parcel is 1701 Folkways Boulevard, Lincoln, NE 68521. (LPR was unable to identify a nine-digit zip code for this address.) The new replacement park is approximately 4 miles north and west of Peter Pan Park, where the conversion property is located.

The City anticipates completing the purchase of the replacement park within 3-6 months after approval of the conversion request. The City anticipates making the site available to the public for outdoor recreational purposes within 3-6 months after completing the purchase. Funding for park development was included in LPR's fiscal year 2021/22 Capital Improvement Program (CIP) request. The CIP, including these park development funds, was adopted by the City Council in August 2020. Assuming the conversion is approved, park improvements are anticipated to be constructed by the spring of 2022.

The 0.8 acre new replacement park will be in the northeast corner of the larger LPS parcel. The proposed replacement park is currently surrounded by residential areas to the north and east. The neighborhood is primarily zoned residential with small pockets of commercial zoning along the North 27th and Interstate 80 corridors. The majority of the neighborhood includes single family residential dwellings with multi-family complexes near the northwest corner and east edge of the neighborhood. As noted above, it is anticipated that the remainder of the LPS property will also be developed into housing, resulting in the proposed park surrounded entirely by residences. The area is gently sloping with cool season grasses. The immediate area is located outside of the 100-year floodplain (the nearest floodplain is associated with Salt Creek and located east of the neighborhood). The area is part of the North Salt Creek Drainage Sub basin and includes two soil types—Yutan silty clay loam, with 6 to 11 percent slopes and some erosion along the northern part of the site extending towards the middle of the site; and Aksarben silty clay loam, with 6 to 11 percent slopes covering the remaining area of the site.

All public utilities are available to the property. The site is free of overhead utilities. A fifteen-foot easement runs along the east side of the site. The easement is granted to the City, Alltel, Time Warner Entertainment-Advance/Newhouse, People's Natural Gas (plus all successors/assigns) "to allow entry for the purpose of construction, reconstruction, replacement, repair, operation and maintenance of wires, Cables, conduits, fixtures, poles, towers, pipes, and equipment for the distribution of electricity and gas; telephone and cable television; wastewater collectors; storm drains; [and] water mains" The appraiser noted that the utility easements on the property are considered to be typical and do not adversely affect the value of the property. (see Step 3B6b)

As a Neighborhood Park, the new replacement park will be intended to serve those within a half mile/10-minute walking distance. Demographic information for this service area indicates it is comparatively diverse, with 20% of the population identifying as a racial minority (as compared to 14% of the total population of Lincoln). Age demographics of the service area are as follows: 27% are children under the age of 18; 13.2% are ages 18-24; 21.3% are ages 25-44; 21.8% are ages 45-61; 10.8% are ages 62-74; and 6.1% are age 75 or older. Sixty-nine percent of area residents live in owner-occupied homes, while thirty-one percent are renters. Thirty-one percent of the area residents live in households making less than two hundred percent of the federal poverty level.³

The new replacement park will include playground equipment, a half basketball court, and an open lawn area that can be used as a playfield. It is anticipated that the park will serve primarily children and young families.

The new replacement park will fill a need/gap in the current Lincoln Parks system. The nearest park in the area is Keech Park, located immediately northeast of the intersection of No. 14th Street and Superior Street. Although neighborhood parks are typically centrally located within areas of residential development, a partnership with the Lincoln City Libraries led to locating Keech Park at the southwest corner of a residential area. Keech Park's ½ mile/10-minute walk service area results in a considerable service "gap" for area residents. The new replacement park will help close that gap and meet a need identified by several area residents. Figure 4 shows the services areas of Keech Park and the new replacement park.

Neighborhood parks in Lincoln are typically 2-4 acres in size. The new replacement park will be considerably smaller at 0.8 acres in an effort to minimize on-street parking impacts on the surrounding neighborhood. The nearby Keech Park is 11.26 acres.

A proposed LWCF 6(f) Boundary Map for the new replacement park is attached as Figure 5.

^{3 3} Demographic information provided in January 2020 by the City of Lincoln's Urban Development Department.

Reasonably Equivalent Usefulness and Location

The new replacement park will provide significantly improved usefulness for outdoor recreation due to the passive nature of the conversion property historically. The replacement land location also provides equivalent benefit to the community because both parks serve reasonably similar demographic populations. No recreational features will be reduced in Peter Pan Park as a result of the conversion, while the replacement park will provide new recreational features in an under-served area (from a park perspective) of the community. The new replacement park is a significantly larger area than the conversion property, with a considerably higher estimated value (\$2,678 for the conversion property compared to \$42,400 for the proposed replacement property).

Figure 6 shows the location of the conversion property and replacement property in relation to one another.

Amendment for Conversion

In conjunction with this partial conversion request, LPR requests an amendment to its Land and Water Conservation Fund Project Agreement for Peter Pan Park. As noted above, a proposed Revised LWCF 6(f) Boundary Map for Peter Pan Park and a proposed LWCF 6(f) Boundary Map for the new replacement park are attached as Figure 3 and Figure 5 respectively.

C. Alternatives Evaluation (Step 3, Section B2)

Alternatives evaluated and rejected include the following:

1. **Purchase replacement property contiguous to Peter Pan Park and pursue a Small Conversion.** This option was not feasible, as LPR was unaware of any contiguous land for sale. Compared to the proposed replacement property, this option results in less benefit for public outdoor recreational use, given the public feedback indicating the need for additional recreational opportunities in the replacement property area. By contrast, LPR has not been recently contacted by the public regarding additional features in Peter Pan Park.
2. **Not fence off the conversion property.** Allowing public access to the newly-installed playground equipment in the licensed area of Peter Pan Park would likely eliminate the need for a conversion. According to Community Action (the licensee), however, federal Head Start regulations require that outdoor play spaces be fenced off or surrounded by natural barriers, thereby excluding access by the general public.
3. **Allowing Community Action to utilize the fenced in tennis courts for play space.** LPR considered whether Community Action could reserve/rent the fenced tennis court on a daily basis for use as a play space. It is unclear whether this use would have required a conversion. The tennis courts, however, did not meet Community Action's needs, as they are hard surfaced (rather than grass), offered no shade, and are not contiguous to the City Impact building.

4. **Identify another location for the Head Start program.** Community Action considered other sites for its new Head Start program. The City Impact facility's location next to Peter Pan Park was ultimately determined to be the ideal site, as it is located in an under-resourced area of the community.

D. Fair market value (Step 3, Section B4)

An appraisal has been completed for the replacement property in conformance with the Uniform Federal Appraisal Standards for Land Acquisition.

LPR consulted with Michelle R. Backemeyer regarding the value of the conversion property. Backemeyer, a Real Estate and Relocation Assistance Agent with the City's Urban Development Department, determined that an appraisal was unnecessary because the valuation question is uncomplicated and the anticipated value of the conversion property is estimated at \$25,000 or less, based on a review of available data. More specifically, Backemeyer estimated the value of the conversion property at \$2,678. Schuyler Sampson confirmed that if the conversion property is evaluated at less than \$25,000, a waiver valuation is appropriate. Backemeyer's waiver valuation memo is included with this report (Attachment 7).

As the appraisal and waiver valuation memo show, the value of the proposed replacement parcel exceeds the value of the conversion property:

Parcel	# Acres	Conversion Value	Replacement Value
Peter Pan Park	0.059	\$2,678	
New Replacement Park	0.8		\$42,400

Backemeyer's waiver evaluation memo is included with this report (Attachment 7). An appraisal by Kubert Appraisal Group, P.C. for the replacement property, together with an independent review by RL Keith Consultant, Inc, are also included with this report (Attachment 8).

E. Coordination with other agencies. The proposed conversion has been coordinated with the Nebraska Game and Parks Commission. A Section 106 review will be conducted for both properties through History Nebraska. (See Attachment 9 for proposed text.) No additional coordination with state and/or federal agencies is required for this conversion.

F. SCORP Compliance. The proposed conversion is in accordance with the State Comprehensive Outdoor Recreation Plan (SCORP). The proposed replacement land offers opportunities for multiple benefits that address issues of statewide importance and Action Plan priorities. In addition, the uses and planned improvements reflect local

priorities for LWCF funding. These include providing neighborhood park facilities within a ½ mile/10-minute walk in urban areas.

II. Environmental Assessments

Chapter 1⁴—Purpose, Need, Background: The purpose of this Environmental Assessment (EA) is to ensure that interested and affected public, including other agencies and decision-makers, understand the type and nature of this proposed conversion that requires Federal approval. This EA will provide a framework for the National Park Service to evaluate the environmental consequences of the proposed conversion on the human environment.

Section 6(f)(3) of the Land and Water Conservation Fund (L&WCF) Act is the cornerstone of Federal compliance efforts to ensure that the Federal investments in L&WCF assistance are being maintained in public outdoor recreation use. This section of the Act assures that once an area has been funded with L&WCF assistance, it is continually maintained in public recreation use unless the National Park Service approves substitution property of reasonably equivalent usefulness and location and of at least equal fair market value.

In this case, Peter Pan Park was developed with Federal L&WCF resources. LPR proposes restricting the public's access to a small area (2,550 square feet) of the park that has not been historically utilized by the public. LPR proposes substitute/replacement property of significantly greater value near the intersection of N. 18th Street and Folkways Boulevard.

See Section 1(A)-1(B) above for additional information regarding the proposed conversion.

Chapter 2—Description of Alternatives: See Section 1(A)-1(C). Section 1(C) evaluates all alternatives considered, the reasons for selecting the conversion alternative described in Section 1(A)-1(B), and the reasons for rejecting the other alternatives.

Chapter 3—Affected Environment: The affected environment is a detailed description of the current state of resources expected to experience environmental impacts. See Section 1(A)-1(B) above for a discussion of existing resources and demographic information for both the conversion area and replacement property. See also Section II(A)-(B) below for a discussion of the proposal's environmental impacts on both the conversion area and the replacement property.

Chapter 4—Environmental Impacts: See Section II(A)-(B) below for a discussion of the proposal's environmental impacts on both the conversion area and replacement property.

Chapter 5—Coordination and Consultation: See Section 1(E) above for a discussion regarding coordination with other agencies and Section III(A) for a discussion of the public process involved with this conversion proposal. See also "Listing of Agencies and Persons Consulted" sections of Section II(A) and Section II(B) below.

⁴ Chapter references are to Chapter 4(B)(6)(b)(1) of the Land and Water Conservation Fund State Assistance Program Federal Financial Assistance Manual, Volume 69 (Effective Date: October 1, 2008).

A. Environmental Impacts on Peter Pan Park Conversion Property

An evaluation of potential environmental impacts resulting from the conversion of a portion of Peter Pan Park is provided below.

- 1. Geological resources: soils, bedrock, slopes, streambeds, landforms, etc.**
The site includes two deciduous trees in the fenced-in area, as well as two evergreens in the extension area. The site is part of the North Salt Creek Drainage Sub Basin. Turf covers the site. Soil type is Urban land-Wymore complex, with 0 to 2 percent slopes.
- 2. Air quality.** Air quality on and near the site is very good. There will be no adverse effect on air quality from the conversion of the site.
- 3. Sound (noise impacts).** There will be additional children playing in the conversion area on a regular basis during the week. Any additional noise/sound is consistent with general park usage.
- 4. Water quality/quantity.** Water sources to the Park are provided through city conduits, and there will be no adverse effect on the water supply as a result of the conversion.
- 5. Stream flow characteristics.** Not applicable/resource does not exist.
- 6. Marine/estuarine.** There are no marine/estuarine areas on the site.
- 7. Floodplains/wetlands.** The site is not located within a floodplain, and no wetlands are identified on this site by the National Wetland Inventory.
- 8. Land use/ownership patterns; property values; community livability.** The site is located in Peter Pan Park adjacent to the City Impact building. The site is otherwise surrounded by Peter Pan Park, and the Park is surrounded by housing. City Impact provides human services to under-resourced communities, focusing on youth, family and neighborhood development. City Impact Homes LLC owns several homes to the west of the conversion property. The housing projects assists low-income residents seeking a path to home ownership, and many of the residents of this housing also participate in the programming offered by City Impact. Centerpointe Housing Corporation, a charitable organization, also owns nearby units to the west of the conversion property that serve as transitional housing for those struggling with addiction and other challenges. The Head Start program operating out of the City Impact building offers high quality early childhood education services to Lincoln's most vulnerable families. Several families in the Peter Pan Park service area participate in the program, positively impacting community livability and quality of life for those families.
- 9. Circulation, transportation.** The conversion will have no adverse impact on pedestrian circulation nor vehicular transportation to or within the Park.

- 10. Plant/animal/fish species of special concern and habitat; state/ federal listed or proposed for listing.** There are no known such species of concern on the site.
- 11. Unique ecosystems, such as biosphere reserves, World Heritage sites, old growth forests, etc.** There are no such ecosystems on the site.
- 12. Unique or important wildlife/ wildlife habitat.** There are no known such habitats on the site.
- 13. Unique or important fish/habitat.** There are no known such habitats on the site.
- 14. Introduce or promote invasive species (plant or animal).** There will not be any invasive species introduced or promoted on the site.
- 15. Recreation resources, land, parks, open space, conservation areas, rec. trails, facilities, services, opportunities, public access, etc.** The conversion property does not generally offer these resources. However, because this is not a “small conversion,” federal requirements indicate that this Section 6(f)(3) conversion has more than a minor impact due to the loss of parkland. This loss of parkland is small (.059 acres) and the conversion property is located in a passive area with little public use, thereby minimizing the impact of the conversion.
- 16. Accessibility for populations with disabilities.** Peter Pan Park has two handicapped parking stalls south of the conversion land and trail. These parking stalls will remain following the conversion.
- 17. Overall aesthetics, special characteristics/features.** The fence around the conversion area is well-designed and maintained, minimizing any aesthetic impact.
- 18. Historical/cultural resources, including landscapes, ethnographic, archeological, structures, etc. Attach SHPO/THPO determination.** There are no known ethnographic or archeological resources on the site. In the event such resources are found in the future, the proper authorities will be notified for further consideration and action.
- 19. Socioeconomics, including employment, occupation, income changes, tax base, infrastructure.** There are no adverse impacts anticipated in this category. Conversion of the licensed area for use as a Head Start program play space will ensure that the program can continue serving Lincoln’s low-income families, including several in the Peter Pan Park area. The conversion will have a positive socioeconomic impact on those families.
- 20. Minority and low-income populations.** There is no adverse effect on minority and low-income populations from the conversion of the site. To the contrary, this conversion will positively benefit low-income populations for the reasons set forth in item 19 above.

21. Energy resources (geothermal, fossil fuels, etc.). The conversion will be neutral regarding energy resources.

22. Other agency or tribal land use plans or policies. There are no known such plans or policies for the site.

23. Land/structures with history of contamination/hazardous materials even if remediated. There is no soil disturbance, and LPR is not aware of any history of contamination or hazardous materials on the site.

24. Other important environmental resources to address. None identified/not applicable.

Listing of Agencies and Persons Consulted.

- The professional staff of the Lincoln Parks and Recreation Department
- Michelle R. Backemeyer, Real Estate and Relocation Assistance Agent (City of Lincoln Urban Development Department)
- Nebraska Game and Parks Commission – Schuyler Sampson, Recreation Planner/ASLO, Planning and Programming Division
- Public Comment—in process.

Conclusion. Conversion of the subject .059 acres of Peter Pan Park does not affect community access to parkland or recreation resources; the site is a passive area not historically utilized for recreation purposes. The proposed acquisition and development of 0.8 acres of parkland in a nearby underserved area will provide multiple outdoor recreation resources. No major adverse impacts were identified associated with the licensing of this conversion area for a Head Start program.

B. Environmental Impacts on Replacement Parkland/New Neighborhood Park at Folkways Boulevard and N. 18th Street

The proposed acquisition of 0.8 acres of land for a new neighborhood park will have the following environmental impacts:

1. Geological resources: soils, bedrock, slopes, streambeds, landforms, etc.

The site is planted in cool season grasses and gently slopes. It is part of the North Salt Creek Drainage Sub basin. It includes two soil types—Aksarben silty clay loam, with 6 to 11 percent slopes; and Yutan silty clay loam, with 6 to 11 percent slopes and some erosion.

2. Air quality. Air quality on and near the site is very good and will not be adversely affected by the conversion. There may be dust resulting from construction activity associated with development of the playground. This impact on air quality will be short lived and minor in intensity.

3. Sound (noise impacts). A temporary noise increase may occur as a result of any grading and construction activities for park improvements. In the long-term, a slight noise increase will be present due to heightened recreational activity in the area. Any additional noise/sound is consistent with general park usage.

4. Water quality/quantity. There will be no utilization of potable water on the site.

5. Stream flow characteristics. Not applicable/resource does not exist.

6. Marine/estuarine. There are no marine/estuarine areas on the site.

7. Floodplains/wetlands. The site is not located within a floodplain, and no wetlands are identified on this site by the National Wetland Inventory. There are no wetlands contiguous to the site.

8. Land use/ownership patterns; property values; community livability. This site is part of a larger parcel that is anticipated to be developed for housing. The larger parcel is surrounded by privately-owned housing as well. Proximity to parks generally increases residential property values and enhances community livability.

9. Circulation, transportation. North 27th Street, where much of the commercial uses are centered, is the major north-south arterial roadway; North 14th Street also runs north-south and is a developing arterial roadway providing access to west Lincoln. Interstate 80 runs along the north and northwest edges of the neighborhood. The replacement site has frontage along two local streets: N. 18th St. and Folkways Boulevard. If Shooting Star Drive is extended, the site will have frontage along that neighborhood street as well. The new neighborhood park will therefore have good vehicular and pedestrian accessibility. Limiting the size of the park to less than an acre will minimize the impact of on-street parking by park

users, as this park will likely be utilized primarily by nearby residents within walking distance.

- 10. Plant/animal/fish species of special concern and habitat; state/ federal listed or proposed for listing.** There are no known such species of concern on the site.
- 11. Unique ecosystems, such as biosphere reserves, World Heritage sites, old growth forests, etc.** There are no known such ecosystems on the site.
- 12. Unique or important wildlife/ wildlife habitat.** There are no known such habitats on the site.
- 13. Unique or important fish/habitat.** There are no known such habitats on the site.
- 14. Introduce or promote invasive species (plant or animal).** There will not be any invasive species introduced or promoted on the site.
- 15. Recreation resources, land, parks, open space, conservation areas, rec. trails, facilities, services, opportunities, public access, etc.** This property offers 0.8 acres of outdoor recreational resources and good public access, while no public outdoor recreational resources are/were provided on the conversion property. There is therefore no adverse impact; to the contrary, the new neighborhood park will have a positive outdoor recreational impact on the surrounding area.
- 16. Accessibility for populations with disabilities.** All park features added to the site will be designed in accordance with ADA specifications and regulations.
- 17. Overall aesthetics, special characteristics/features.** The site is part of a larger 16+ acre parcel that sits vacant in the middle of a well-developed neighborhood. Both LPR and the property owner school district have fielded numerous public contacts over the last few years regarding the future of the property. LPR has also been contacted by neighbors who indicate their desire to develop a park on the site. Developing the park will not have an adverse impact on the area; rather, it will enhance the overall aesthetics of the site.
- 18. Historical/cultural resources, including landscapes, ethnographic, archeological, structures, etc.** There are no known ethnographic or archeological resources on the site. In the event such resources are found in the future, the proper authorities will be notified for further consideration and action.
- 19. Socioeconomics, including employment, occupation, income changes, tax base, infrastructure.** There are no adverse impacts anticipated in this category. The purchase of the replacement property and development of the new neighborhood park will provide a number of families and individuals with additional

opportunities to engage in outdoor recreation within walking distance, positively impacting the neighborhood and community as a whole.

20. Minority and low-income populations. There is no adverse effect on minority or low-income populations from the acquisition and development of this parkland.

21. Energy resources (geothermal, fossil fuels, etc.). When the park is developed, there will be an unavoidable increase in energy to sustain ongoing park operation and maintenance activities, such as mowing, maintaining and repairing facilities. Any additional energy use is consistent with the maintenance requirements for neighborhood parks in general.

22. Other agency or tribal land use plans or policies. There are no known such plans or policies for the site.

23. Land/structures with history of contamination/hazardous materials even if remediated. The site does not have a history of contamination or hazardous materials. The Appraiser's Report noted the inspection revealed no known hazardous materials and the value opinion presumes no adverse conditions exist on this site.

24. Other important environmental resources to address. None identified/not applicable.

Listing of Agencies and Persons Consulted.

- The professional staff of the Lincoln Parks and Recreation Department
- Kubert Appraisal Group, P.C.--Tom Kubert, Certified General Appraiser
- Richard L. Keith, MAI, AI-GRS, NECG
- Nebraska Game and Parks Commission – Schuyler Sampson, Recreation Planner/ASLO, Planning and Programming Division
- Public Comment—in process

Conclusion. Acquisition and development of 0.8 acres for a new neighborhood park will offer additional park resources in a well-developed residential area of Lincoln that is currently underserved with respect to such resources. The proposal will also provide a significantly larger land area for replacement than the area of the conversion, and it will add outdoor recreational value that is not provided today by the conversion property. No major adverse impacts were identified with the acquisition of the property nor predicted with any potential construction of park improvements.

III. Supporting Information

A. Public Process

The Lincoln Parks & Recreation (LPR) Advisory Board reviewed and recommended approval of the proposal to license the conversion property to the Community Action Partnership of Lancaster and Saunders Counties (Community Action) on June 13, 2019. This one-year license expired on August 15, 2020, and was extended an additional year through August 15, 2021. If this conversion proposal is approved, LPR will recommend that the Lincoln City Council approve a long-term lease of the conversion property (5 years or more) to Community Action to facilitate the continued operation of the Head Start program at the City Impact facility.

On January 9, 2020, the LPR Advisory Board reviewed and recommended the purchase of the replacement property from Lincoln Public Schools. On August 20, 2018, the Lincoln City Council approved the 2018-20 City of Lincoln Biennial Capital Improvement Program, which included an appropriation for the purchase of the replacement property needed for this conversion. The Planning Commission reviewed the individual capital requests on April 4, 2018, and found the projects in conformance with the City's Comprehensive Plan. Funding for park development was included in LPR's fiscal year 2021/22 Capital Improvement Program (CIP) request. The CIP, including these park development funds, was adopted by the City Council in August 2020.

On March 12, 2020, the LPR Advisory Board recommended opening the public comment period on the conversion of property at Peter Pan Park upon completion of this Report.

Public notice:

The following notice appeared in the Lincoln Journal Star newspaper on June 2, June 9, June 16, and June 23, 2021, for public review and comment, with the public comment period remaining open for 45 days from the first date of publication.

"Notice is hereby given in accordance with the Land and Water Conservation Fund Act, Section 6(f)(3), 36 CFR 59.3 Conversion Requirements, and the Nebraska Game and Parks Commission Conversions of Use Regulations and Procedures that a Proposal Description and Environmental Screening Report including an environmental assessment has been prepared for conversion of parkland at Peter Pan Park (2,550 square feet/.059 acres), south of the southwest corner of the City Impact Building (near 33rd Street and Overland Trail) in Lincoln, Nebraska. Replacement land for the converted parkland will be comprised of 0.8 acres on the northeast corner of 1701 Folkways Boulevard, near the intersection of N. 18th Street and Folkways Boulevard in Lincoln, Nebraska.

The Proposal Description and Environmental Screening Report will be available beginning June 2, 2021, for public review and comment. Members

of the public may request a copy at Lincoln Parks & Recreation Administration Office at 3131 O Street, Suite 300 or by calling (402) 441-7804. Members of the public can also access the Proposal Description and Environmental Screening Report at the City of Lincoln's website: lincoln.ne.gov (search: Peter Pan Park Conversion).

Public comments may be submitted in written form to the following address: Special Projects Administrator, Lincoln Parks & Recreation, 3131 O Street, Suite 300, Lincoln, NE 68510. Comments may also be submitted by email to dpearce@lincoln.ne.gov. All comments must be received by 4:30 pm, Saturday, July 17, 2021."

An invoice from the newspaper and proof of publication notice are included as Attachment 10 (**pending**).

Notice was also posted on the LPR website at the following location: lincoln.ne.gov (search: Peter Pan Park Conversion). The text of the website notice is also included in Attachment 10.

B. Timetable

The public notice period took place from June 2-July 17, 2021. It is anticipated that NGPC review could be completed by August 16, 2021, and National Park Service review could be subsequently completed by October 1, 2021. The replacement property will be purchased from Lincoln Public Schools as soon as possible after the conversion is approved. It would be desirable for closing on the replacement property to occur as soon as practical during the fall of 2021.

C. List of Figures: Maps

1. Figure 1 – LWCF Peter Pan Park Boundary Map
2. Figure 2 – Peter Pan Park Conversion Area
3. Figure 3 – Proposed Revised LWCF 6(f) Boundary Map for Peter Pan Park
4. Figure 4 – Service Areas of Keech Park and New Neighborhood Park
5. Figure 5 – Proposed LWCF 6(f) Boundary Map for New Neighborhood Replacement Park
6. Figure 6 – Reference Map—Conversion and Replacement Properties

D. List of Attachments

1. Environmental Resources Impact Checklist for Conversion Property
2. Mandatory Criteria Checklist for Conversion Property
3. Environmental Resources Impact Checklist for Replacement Property
4. Mandatory Criteria Checklist for Replacement Property
5. Legal Description for Replacement Property
6. Statement of Owner (pending)
7. Waiver Valuation for Conversion Property
8. Appraisal, Independent Review, and State Appraisal/Waiver Valuation Review Form for Replacement Property
9. Proposed Text for Section 106 History Nebraska Review
10. Proof of Publication and Notice Posted on Website