

LINCOLN/LANCASTER COUNTY PLANNING COMMISSION STAFF REPORT

FROM THE LINCOLN/LANCASTER COUNTY PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
555 S. 10TH STREET, SUITE 203, LINCOLN, NE 68508

APPLICATION NUMBER

Comprehensive Plan Conformance 26007
*CIP Amendment – Fire Station Renovations /
Expansions*

FINAL ACTION?

No

PLANNING COMMISSION HEARING DATE

October 28, 2026

RELATED APPLICATIONS

None

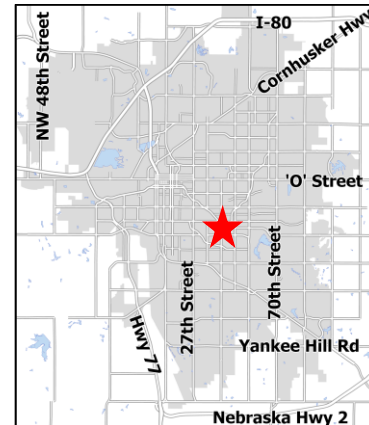
PROPERTY LOCATION

5021 S 48th Street

RECOMMENDATION: IN GENERAL CONFORMANCE WITH THE COMPREHENSIVE PLAN

BRIEF SUMMARY OF REQUEST

This is a request to add the Fire Station Renovations / Expansions project to the FY 2026/27 – 2031/32 Capital Improvement Program for the City of Lincoln. The project is for significant fire station renovations and expansions including land acquisition as emergencies, needs, and opportunities are identified and funds become available. The project includes acquisition of 5021 S 48th Street in FY 2026/27 to allow for enhancements to Station 6.



JUSTIFICATION FOR RECOMMENDATION

This project will allow for fire station upgrades that are consistent with the recommendations of the Mayor's Public Safety Facilities Task Force and Lincoln Fire and Rescue's ongoing facility modernization efforts.

APPLICATION CONTACT

Chief Engler, Lincoln Fire & Rescue
(402) 441-6822;
dengler@lincoln.ne.gov

STAFF CONTACT

Andrew Thierolf, Planner
Planning & Development Services
(402) 441-6371;
athierolf@lincoln.ne.gov

COMPATIBILITY WITH THE COMPREHENSIVE PLAN

As stated in Policy 41 of the Comprehensive Plan, Fire and Rescue services must be able to grow as the community grows to continue to provide timely public safety services.

COMPREHENSIVE PLAN SPECIFICATIONS:

Elements Section

E7: Community Facilities

Lincoln Fire and Rescue

Lincoln Fire and Rescue anticipates the reconstruction (and possible relocation) of fire stations and the need for additional fire stations to serve the City's projected expansion during the 30-year planning period. Lincoln Fire and Rescue routinely monitors response times, population growth, city growth, and call volumes in evaluating possible relocation and building new fire facilities. Changing development patterns, financial concerns, service expectations, availability of resources, environmental issues, traffic flow, or other conditions will warrant changes to provide effective emergency response. The utmost priority of Lincoln Fire and Rescue is the ability to provide the highest level of emergency service within the shortest period of time.

Lincoln Fire and Rescue currently operates from 16 stations located throughout the City. These stations are geographically located in the community to be able to meet the National Fire Protection Association (NFPA-1770) Standards concerning response times. However, Lincoln Fire and Rescue has repeatedly stated that maintaining desirable response times is becoming increasingly difficult in areas that have experienced urban growth further and further away from existing fire stations. Lincoln Fire and Rescue routinely reviews the strategic deployment of apparatus from existing stations and potential new station in growth areas of the City. Mutual aid requests for Lincoln Fire and Rescue service occur on occasion for incidents outside Lincoln. Lincoln Fire and Rescue's equipment is designed for use with a public water supply capable of generating 1,500 gallons of water per minute at a residual pressure of 50 pounds per square inch.

Lincoln Fire and Rescue provides emergency ambulance transport services in the City of Lincoln and most areas of Lancaster County. Most interfacility (hospital-to-hospital) non-emergency services are provided by the private sector.

Policies Section

P41: Fire and Rescue – Provide timely and effective emergency response services.

Lincoln Fire and Rescue and the 17 volunteer rural fire departments that serve outside of Lincoln will continue to evaluate ways to maintain and enhance services as needed.

Action Steps:

1. Fire and Rescue services must be able to grow as the community grows to continue to provide timely public safety services.
2. Continue to routinely monitor the response time from all existing stations.
3. Lincoln Fire and Rescue should continue to identify needed fire facilities that will allow them to meet or exceed the National Fire Protection Association standards with a response time of 6.20 minutes for fire suppression, 6 minutes for medical calls, 90 percent of the time, and to meet the City Ordinance standard of 8 minutes or less for ambulance response to critical calls, 90 percent of the time.
4. Explore the possibility of relocating fire stations to meet the community's needs of changing development patterns.

5. Lincoln Fire and Rescue should strive to partner with abutting fire jurisdictions to provide public safety services equal to or above existing public safety services.
6. Continue to follow the City of Lincoln Equity, Access and Diversity Plan, that endeavors to recruit and hire employees without discrimination based on an individual's protected classes.

ANALYSIS

1. This is a request to add a new project to the Lincoln Fire and Rescue section of the 2026/27 – 2031/32 Capital Improvement Program (CIP). The project includes renovations and expansions of fire stations throughout the city. The initial activity associated with this project is the acquisition of 5021 S 48th Street to allow for enhancements to Station 6.
2. 5021 S 48th Street is currently owned by Lincoln Housing Authority and is directly adjacent to Station 6. The purchase is scheduled for this fiscal year with money coming from the general fund. Future activities within this project may be funded with a mix of general fund and Emergency Medical Services (EMS) enterprise funds.
3. The purchase of 5021 S 48th Street is a strategic step toward enabling future renovation, expansion, or rebuild of Station 6, consistent with the recommendations of the Mayor's Public Safety Facilities Task Force and Lincoln Fire and Rescue's ongoing facility modernization efforts. The Mayor's Public Safety Facilities Task Force was a group of community members assembled in 2025 to review Lincoln's fire and police facility needs and make recommendations about how best to meet them.
4. This project is found to be in "general conformance" with the Comprehensive Plan because it is not specifically referenced in the text but supports the intent of Policy 41, to provide timely and effective emergency response services.
5. Funding associated with this CIP project will require a budget amendment with City Council following Planning Commission action.

Prepared by Andrew Thierolf, AICP
(402) 441-6371 or athierolf@lincoln.ne.gov

October 15, 2026

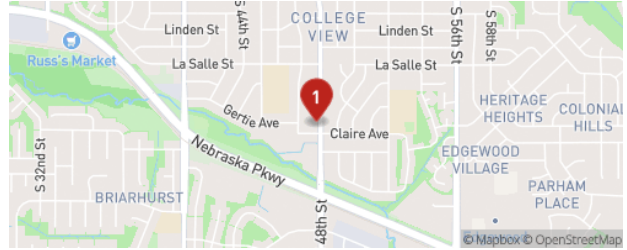
[https://linclanc.sharepoint.com/sites/PlanningDept-DevReview/Shared Documents/DevReview/CPC/26000/CPC26007 CIP Amendment - Fire Station Renovations.adt.docx](https://linclanc.sharepoint.com/sites/PlanningDept-DevReview/Shared%20Documents/DevReview/CPC/26000/CPC26007%20CIP%20Amendment%20-%20Fire%20Station%20Renovations.adt.docx)

Fire Station Renovations / Expansions

Overview

Department	05-Fire & Rescue
Type	Capital Improvement
Project Type	FY 2026/27 - 2031/32

Project Location



Description

This project is for significant fire station renovation and expansion projects including land acquisition as emergencies, needs, and opportunities are identified and funds become available within existing appropriations/funding sources. An example project is the acquisition of 5021 S 48th Street to allow for enhancements to Station 6.

The 5021 S 48th Street acquisition will use the general fund. Projects in future years may use a mix of general funds and EMS enterprise funds.

Details

Status: New

Recommendation: Generally Conforms to the Plan

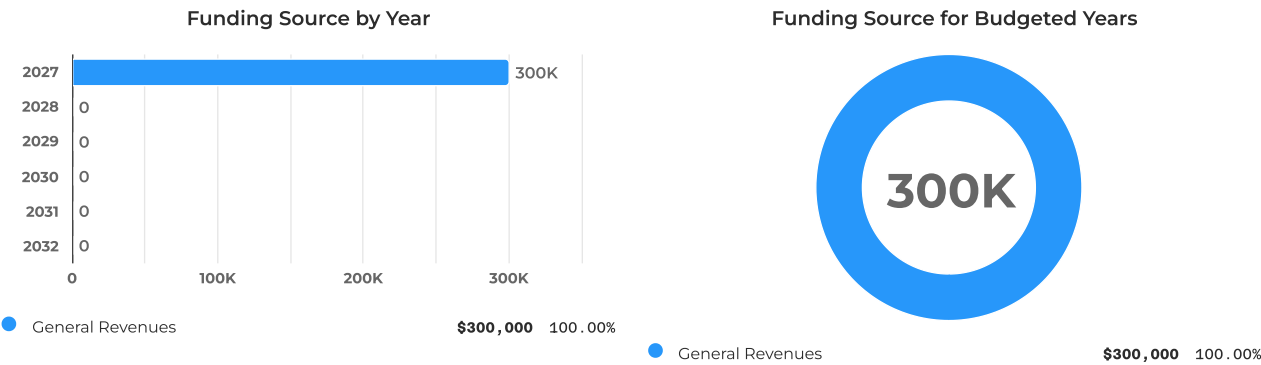
Budget Outcome: Safe and Healthy City

Funding Source

FY2027 Budget
\$300K

Total Budget (all years)
\$300K

Project Total
\$300K



Category	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	Total Budgeted
General Revenues	\$300,000	\$0	\$0	\$0	\$0	\$0	\$300,000
Total	\$300,000	\$0	\$0	\$0	\$0	\$0	\$300,000



City of Lincoln
FIRE & RESCUE

September 30, 2026

David Cary, Director
Lincoln-Lancaster County Planning Department
555 South 10th Street
Lincoln, NE 68508

RE: Acquisition of 5021 S 48th Street Adjacent to Fire Station 6 for Future Renovation/Expansion

Director Cary:

Lincoln Fire & Rescue respectfully requests a CIP amendment be added to the October 28, 2026 planning commission agenda that will allow the department to purchase the house located at 5021 S 48th Street, adjacent to Fire Station 6, located at 5051 S 48th Street. This purchase is a strategic step toward enabling future renovation, expansion, or rebuild of Station 6, consistent with the recommendations of the Mayor's Public Safety Facilities Task Force and the department's ongoing facility modernization efforts.

The Public Facilities Task Force identified urgent needs for station modernization, including expanded footprints, ADA and gender equity compliance, and improved health and safety standards. For the current fire station 6, expansion is necessary to meet operational benchmarks and future service demands. The additional space will allow for private bedrooms, proper PPE storage, and decontamination practices, as well as support for code, HVAC, and plumbing upgrades. Purchasing the property now will allow for savings and expedite the work.

Please contact Aishah Witte, Administrative Officer, at awitte@lincoln.ne.gov or 402-419-4274, with any questions.

Respectfully submitted,

Dave Engler, Fire Chief
Lincoln Fire & Rescue

