

Appendix F

Comprehensive Plan 2026 Update: Public Outreach Summary

PlanForward 2050, the Lincoln-Lancaster County Comprehensive Plan, was adopted November 12, 2021. The Implementation section discusses the update process for the Comprehensive Plan. A “major” update occurs every ten years, when the planning horizon is moved ahead and significant updates may be made to the document. The 2021 update was a “major” update, with the next major update scheduled in 2030/2031, where the planning horizon will be extended to 2060.

This 2026 update is considered a “minor” update. It is an opportunity to affirm major assumptions and expand upon key topics. The planning horizon remains 2050.

Public engagement was critical to determining updated community priorities and reviewing proposed concepts for the Plan. The update process was coordinated with the Long Range Transportation Plan (LRTP) and Lincoln Mobility Plan under the PlanForward branding. It included three public open houses, associated virtual open houses, multiple pop-up events throughout the community, and coordination with neighborhood groups and business organizations. In addition to public engagement, the Planning Commission and an internal Staff Committee helped guide the overall update process.

The public engagement process for the 2026 update builds on the broader PlanForward outreach activities conducted in 2020 and 2021.

The complete summary of the 2020/2021 outreach activities and received input can be found in [Appendix A](#) of the Comprehensive Plan.

More details about outreach efforts for the overall PlanForward effort and transportation-related comments can be found in the PlanForward Public Engagement Summary on the [MPO website](#).

Navigation

Steering Committees	3
Phase 1 Public Outreach Summary	4
Phase 2 Public Outreach Summary	8
Phase 3 Public Outreach Summary	13
Phase 1 Detailed Comments.....	15
Land Use Proposals	25
Additional Comments	43

Steering Committees

This update was guided by an internal Staff Committee and the Planning Commission. The Staff Committee met three times across 18 months, supplemented with one-on-one meetings with each representative from the committee. The Planning Commission held 10 Comprehensive Plan / Transportation briefings over the same period. Briefings were held prior to regularly scheduled Planning Commission hearings.

Staff Committee

Mitchel Sump	Aging Partners	Brian Kramer	LTU Utilities
Terry Kathe	Building & Safety	Raitis Tigeris	LTU Utilities
John Ward	County Attorney	Steve Owen	LTU Utilities
Larry Legg	County Engineering	Tim Zach	LTU Water
Todd Wiltgen	Election Commissioner	Jon Carlson	Mayor's Office
Jim Davidsaver	Emergency Management	Kim Morrow	Mayor's Office
Chris Schroeder	Health	JJ Yost	Parks
Francisca Beltran	Human Rights	Steve Dush	Planning
Kristy Bauer	Lancaster County	Collin Christopher	Planning
Terry Wagner	Lancaster County Sheriff	Andrew Thierolf	Planning
Tim Sieh	Law	Ayden Johnson	Planning
Garrett Klein	LES	Arvind Gopalakrishnan	Planning
Joel Dagerman	LES	Jill Dolberg	Planning
Alison Bennett	LES	Rachel Christopher	Planning
Curt Faust	LFR	Paul Barnes	Planning
Ryan Wieber	Libraries	David Cary	Planning
Donald Scheinost	LPD	Kerin Peterson	Property Management
Jason Wesch	LPD	Carla Cosier	StarTran
Duane Winkler	LPD	Stephanie Rouse	Urban Development
Brooke Hay	LPS	Hallie Salem	Urban Development
Liz Standish	LPS	Jared Nelson	Watershed Management
Bob Simmering	LTU Dev Services	Blayne Renner	Watershed Management
Thomas Shafer	LTU Transportation	Brent Meyer	Weed Control

Planning Commission

Lorenzo Ball, Jr.	Bailey Feit
Dick Campbell	Cristy Joy, Chair
Maribel Cruz, Vice Chair	Rich Rodenburg
Brett Ebert	Cindy Ryman Yost
Gloria Eddins	

Phase 1 Public Outreach Summary

Goals of Phase 1 Outreach:

- Collect ideas and feedback for updating the Growth Tier and Future Land Use maps.
- Collect information about big picture concepts and topics that should be included in the Comprehensive Plan update.
- Promote awareness of the Comprehensive Plan and its role in guiding decisions for the City and County.

Engagement Activities

Phase 1 of public outreach began September 2025 and ended January 2026. Engagement activities were coordinated with the Long Range Transportation Plan (LRTP) and Mobility Plan, and included a mix of in-person and online engagement.

Major engagement activities included:

- October 23 Open House at Culler Middle School (95 attendees)
- Virtual Open House available from October 13 – November 14 (700 total contributions)
- Pop-up engagement table at the following community events and locations:
 - Lincoln Unites (Sept 7)
 - Latino Festival (Sept 13)
 - Gateway Food Truck Festival (Sept 20)
 - Holmes Lake (Sept 27)
 - Nacho Ride (Sept 30)
 - Belmont Treat Street (Oct 26)
 - Hickman Trunk-or-Treat (Oct 30)
- Presentations at various local groups including Lincoln Alliance, Mayor's Neighborhood Roundtable, Optimists Club, and REOMA.
- Land use proposals that could be submitted through an online form. The proposals were available to be submitted from October 1 – November 7.
- Kiosks at libraries/community centers in each quadrant of Lincoln plus downtown, to provide overview information and a QR code to access to the project website. Facilities included: Gere, Walt, Anderson, and Bennet Martin Libraries, plus Air Park Community Center. The kiosks were available from October 13 – November 7.

Summary of Comments

At each of the outreach activities participants were asked (or directed to the project website) to answer the following three questions: what do you like about Lincoln & Lancaster County today, what needs improvement, what would you like to see in the community by 2050?

Summarized comments are listed below and organized by theme. Comments relating specifically to transportation are included in the LRTP/Mobility Plan Public Input Summary on the [MPO website](#).

What do you like about Lincoln & Lancaster County today?

Quality of Life, Community & Safety

- “Big city, small town” feel
- Safe, peaceful neighborhoods
- Strong sense of community and civic pride
- Affordability, especially for students
- Diverse and engaged population
- Access to sports, concerts, and community activities

Parks, Recreation & Natural Assets

- Abundance of parks and trails
- Family- and kid-friendly spaces
- Strong Parks & Recreation system
- Access to nature (Wilderness Park, trees, green space)

Education & Governance

- Strong K–12 public schools
- Access to higher education (multiple universities)
- Presence of state government and civic identity
- Public investment in community infrastructure

What needs improvement?

Housing & Development

- Increased affordable housing
- Support for missing-middle and infill development
- Better design quality in new developments
- More thoughtful suburban and campus-area planning

Sustainability & Environment

- More trees and expanded tree canopy
- Native and drought-resistant landscaping
- Improved median and streetscape maintenance
- Greater focus on sustainability and renewable energy
- Protection of natural resources

Governance, Financial Transparency & Planning

- Greater transparency in budgeting and financial decisions
- Clearer explanations of infrastructure funding priorities
- More community engagement in planning and blight processes
- Stronger consideration of community impacts

Cultural & Community Amenities

- Expanded cultural amenities
- Improved accessibility at public events
- Increased funding for libraries

Food & Regional Planning

- Long-term planning for regional food systems and food security

What would you like to see in the community by 2050?

Housing & Development

- Denser, mixed-use, walkable neighborhoods
- “15-minute city” model
- Higher-quality and more unique housing design
- Better growth management and planning
- Green space integrated into neighborhoods
- More neighborhood amenities, like local coffee shops
- Creative growth tools (e.g., SIDs)

Sustainability & Environment

- Widespread solar energy use
- Strong local food systems and public markets
- Prairie and ecological corridor connections
- Climate resilience and environmental stewardship

Culture, Public Spaces & Placemaking

- More public art and creative placemaking
- Activated, vibrant public spaces
- Walkable commercial areas and neighborhood shops
- Expanded recreational amenities

Education

- Universal early childhood care and preschool
- Continued strength of public K–12 education
- More family- and kid-focused amenities

Phase 2 Public Outreach Summary

Goals of Phase 2 Outreach:

- Utilize community feedback to refine big picture concepts into specific policies.
- Promote awareness of the Comprehensive Plan and its role in guiding decisions for the City and County.

Engagement Activities

Phase 2 of public outreach began February 2026 and ended August 2026. Engagement activities were coordinated with the Long Range Transportation Plan (LRTP) and Mobility Plan, and included a mix of in-person and online engagement.

Major engagement activities included:

- May 19 Open House at Lincoln Commercial Club (52 attendees)
- Virtual Open House available from May 11 – June 7 (575 total contributions)
- Pop-up engagement table at the following locations to promote the open house and collect feedback on transportation priorities:
 - UNL Union (April 29)
 - Mahoney Park (May 16)

Flyers were distributed to several Lincoln City Libraries, Aging Partners, and other locations and were available in English, Spanish, Arabic, Vietnamese, Chinese, and Karen.

Advertisements were posted in the Cities of Waverly and Hickman newsletters in addition to a press release, Lincoln Journal Star newspaper article, a radio interview, and social media outreach on the City of Lincoln, Lancaster County, and pages of other communities within Lancaster County.

Summary of Comments

Participants at the in-person and virtual open houses were shown four information boards that focused on potential priority topics. They were then asked to share their feedback. The information boards and comments are below.

PLAN forward Proposed Concept for 2026 Comprehensive Plan Update
Lincoln-Lancaster County
2050 Comprehensive Plan
2026 Update

Conservation Design

What is Conservation Design?
Conservation design is a planning approach that protects natural and cultural resources with thoughtful, sustainable development. It focuses on identifying the most valuable features of the landscape and shaping development around them rather than replacing them.

Conservation design principles could be applied to all of Lincoln's growth areas or focused on specific locations like riparian corridors, native prairies, and cultural resources areas.

Key Elements

1. Connected riparian corridors for flood storage, habitat, local food production, and recreation
2. Areas of higher residential density to provide at least 2 units per acre including open space
3. Expanded buffers around riparian areas and other critical features
4. Certain percentage of lots required to be open space, with a focus on greenening riparian corridors and areas of sensitive natural habitat and cultural resources
5. Mix of housing types and price points
6. Green building techniques like green roofs and solar panels
7. Dark, solid streetlight design and homeowner lighting standards that reduce light pollution
8. Areas for growing local food



Benefits of Conservation Design

- Protection of sensitive habitat and cultural resources
- Reduced heat island effect
- Natural management of stormwater runoff
- Improved connection to our environment

Challenges of Implementing Conservation Design

- Larger footprint of city growth - the cost of sprawl. Higher costs for construction / maintenance of utilities and streets, viability of transit, housing affordability
- Cost to maintain additional green space
- Providing affordable housing with potentially higher development costs

Learn more about the Comprehensive Plan at the link below or follow the QR code.
lincoln.lancastercounty.gov/planforward2026

PLAN forward Proposed Concept for 2026 Comprehensive Plan Update
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Great Neighborhoods

A great neighborhood is one where residents are able to get the goods and services to meet daily needs within a 15 minute walk of their residence.

Elements of a great neighborhood include:

- Variety of housing types and price points
- Grocery store / food access
- Parks / trails / recreation facilities
- Transit access / bus stops
- Schools
- Daycares
- Library
- Safety from hazards like floodplains and heavy industrial uses



How to utilize the zoning ordinance to encourage more "great neighborhoods" in Lincoln's edge growth areas?

- **Potential update:** Adopt requirements for use of the CUP zoning tool. Examples could include minimum density, range of lot sizes, a variety of housing types at varying price points, and/or other elements that contribute to the Great Neighborhoods goals of the Comprehensive Plan.
- **Potential update:** Limit the maximum size of a CUP. The CUP zoning tool only allows residential uses. Restricting the overall size of a CUP could encourage more mixed-use neighborhoods.

What is a CUP?
A community unit plan (CUP) is an existing zoning tool that allows for flexibility with certain zoning requirements such as setbacks, height, and overall residential density. Many new neighborhoods in Lincoln are developed as a CUP.

Per Lincoln Municipal Code (LMC) 27.65:
The purpose of a CUP is to permit and to encourage the creative design of new living areas, as distinguished from subdivisions of standard lot sizes and standard street systems, and in order to permit such creative design in buildings, open spaces, and their interrelationship while protecting the health, safety, and general welfare of existing and future residents of surrounding neighborhoods.

The goal of this Comprehensive Plan concept is to encourage more new neighborhoods that align with the purpose statement of LMC 27.65.

Learn more about the Comprehensive Plan at the link below or follow the QR code.
lincoln.lancastercounty.gov/planforward2026

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Neighborhood Edges

Key Elements

1. Access that has minimal impact on adjacent neighborhood streets
2. Building height same as surrounding residential zoning district (typically 35 feet maximum)
3. Design that is compatible with the existing neighborhood
4. Parking that meets residential parking requirements - typically 1 to 2 stalls per unit depending on zoning district
5. Higher density near arterial street or commercial area
6. Edge development would be targeted to sites with vacant, blighted, or underutilized parcels



Neighborhood edges present an opportunity for missing middle housing alongside Lincoln's existing neighborhoods, which can help expand affordable housing options and overall housing choice in the community.

Neighborhood edges are typically found adjacent to lower density residential areas and are near or have access to an arterial street. Edges may also buffer neighborhoods from commercial or industrial uses or they may act as a seam to adjoining neighborhoods.



Missing middle housing includes "house-scale" buildings that provide typically 3 to 12 units and fit in with the architectural character of single-family neighborhoods.

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lincoln.lancastercounty.gov/planforward2026

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O Street Corridor

Key Elements

1. Size and scale of redevelopment varies based on corridor location, with more intense redevelopment at certain commercial nodes like 27th Street, 48th Street, and Gateway Mall
2. Enhanced walkability to connect nearby destinations
3. Improved bus stops, potentially as part of a Bus Rapid Transit (BRT) system along the corridor
4. Higher density and mixed use along O Street
5. Typical residential-scale buildings and density as a transition to existing neighborhoods
6. Access that has minimal impact on adjacent neighborhood streets



The Comprehensive Plan identifies O Street as a Primary Mixed Use Redevelopment Corridor. It is Lincoln's "main street" and a key transportation route. Focusing higher-density redevelopment efforts along the O Street Corridor will extend Lincoln's urban core beyond downtown.

Benefits of high-quality redevelopment along the O Street Corridor include:

- More housing and commercial opportunities in the heart of the city
- The possibility of enhanced transit options along the corridor
- Efficient utilization of existing infrastructure
- Improved walkability to surrounding services and destinations



Key elements of O Street corridor redevelopment:

- Long-term vision (30+ years) supported with zoning tools and incentives
- Focused on the corridor east of downtown
- More density along O Street, transitioning to standard residential density that blends into existing neighborhoods

Learn more about the Comprehensive Plan at the link below or follow the QR code.
lincoln.lancastercounty.gov/planforward2026

Conservation Design:

- Please incorporate more NATIVE PLANTS ♡
- More use of development is great
- Yay! Dedicated space for growing local food!
- Mix of housing types doesn't come across on your board. SF is several blocks away from very dense MF. How about MF in other forms that look more like medium density?
- Instead of the cost of building out, why not redevelop the blighted inter city? Drive 9th St South and look to your right all the way to Van Dorn. Embarrassing.
- Yes! More areas for local food production. Green building techniques. Also utilize design concepts that reduce urban heat islands (white roofs, orientation of building, awnings, etc.).
- Solutions for the challenges should be kept in the forefront and exploring solutions to overcome these barriers otherwise our community will increase the divide with our vulnerable populations.
- YES - smaller private yards; more public greenspace and open space conservation!!!
- It feels like we'd be better off not building near conservation areas. I do like building our urban green spaces with things like storm drainage as a natural feature, doubling up the use of space while also making it more pleasant
- Strongly support
- Don't try to mitigate sensitive areas or flood plains. Make them off limits to development and use them for green space (leaving it wild).
- I think the benefits of conservation design overcomes the challenges of higher cost and larger footprint.
- I strongly support this approach, especially connecting riparian corridors and shaping development around the most valuable features of the landscape. Mix of housing types and density may help alleviate the pace of sprawl, which is a concern.
- I appreciate this.

Great Neighborhoods:

- More single family houses located next to libraries + activities. Make it about multi pathways thru NE
- Missing middle housing
- Low electromag radiation space from cell towers / WIFI for EMF/R sensitive people - meeting space and other public space
- Missing middle housing. Row houses / townhouses / court yards
- Meeting spaces open to the public
- How do you combine environment + community?
- Less cars, more multi modal transit. Complete streets that connect neighborhoods + safe transit for all. Support for local businesses.
- New single famile homes should be designed and built with ADUs. Please encourage this.
- Hawley urban agriculture

- Love the Great Neighborhood concept, especially for new suburban development. It would be amazing for health and recreation to have walkable communities outside of downtown.
- I appreciate the emphasis on meeting NEEDS (especially food access) for people of all life stages and backgrounds.
- Your idea of a “great neighborhood” is not everybody’s. I do not agree with allowing hand picked liberals to change the residential zoning from single family dwellings to multiply people from multi families to take care of their created housing issues.
- It's great that many new neighborhoods are developed as a CUP. How can we utilize this zoning tool in already existing neighborhoods?
- Affordable, environmental safe housing seems to always get lost. Th public spends about 80% of their time indoors. Lets not forget to rehab up our existing neighborhoods and buildings to ensure they have air conditioning and a safe indoor environment.
- What if there were incentives for neighborhood grocery stores to actually be sources of healthy food/new corner stores????
- I want to live in this version of Lincoln. I lived in Japan for a while, and walkable neighborhoods make a huge difference. People are healthier because they walk more. Children are more independent because the can get places safely. Everyone benefits
- Strongly support
- Great neighborhoods: have mixed use housing, are walkable, have easily accessible public transit to shopping and amenities such as libraries, have neighborhood elementary schools, have public open space.
- I support the idea and implementation of Great Neighborhoods as well as the potential updates.
- Neighborhoods are improved when adjacent major roads are safer. Lower speed limits and fewer lanes make for quieter and safer neighborhoods.

Neighborhood Edges:

- Where housing is adjacent to collectors/arterials, slow traffic to 25 mph, add parking and bike lanes for a road diet.
- Don't like housing fronting on main roads. Not pleasant. Face housing to side streets.
- Same types of housing should face each other across streets - SF to SF for example
- Neighborhood edges make a lot of sense! My only potential concern would be that the redeveloped buildings would be visually, aesthetically contrast too much with historic neighborhoods. The modern vs old look may be stark.
- The concept is nice, but are you considering the number of vehicles taking up street space? How many residents are you adding to the neighborhood?
- For higher buildings, ensure AC and proper weatherization to avoid hot upper apartments.
- Consider concepts that reduce heat impacts in these neighborhoods...over the next 25 years temps will continue to rise.
- I like how many old houses is rebulided.
- This may cause less friction that change further in a neighborhood, but it also puts valuable destinations right next to faster roads that cut these valuable areas off from nearby pedestrians. Less parking and a bit of hight would go further on housing

- Strongly support, assuming that there is engagement with the neighbors and/or neighborhood association
- Missing middle housing should be a priority.
- I support this approach and think it's a wise way to utilize space where low density housing is undesirable.
- This seems like a very car-accommodating design note. Keep the streets smaller, slower, and you have less of an edge to begin with.

O Street Corridor:

- With "O" Corridor I agree higher density but better transit, less time between buses, plus better bicycle access (say 1/2 block north or south of O)
- I think it's important to extend business and housing capacity outside of the urban core itself. It could help encourage transit usage to this corridor and within the surrounding neighborhoods.
- Looks nice. I just look at all the retail that leaves Lincoln. We sure do not have anything coming to fill the empty space we now have.
- I would not pick the O street corridor as the primary corridor to extend the Urban Core beyond downtown. Redevelopment parcels will be few, hard to find and incredibly expensive. Further O street is a federal highway with quite onerous and expensive
- Yes. Improve transportation. Both walkability and other transit options. Ensure redevelopment helps combat urban heat island.
- Appreciate the vision to support zoning tool and incentives...for example if buildings are designed in a way to reduce the impact of heat etc.
- Need a lot of work
- O Street needs a road diet. It is unfair to residents that this highway negatively impacts quality of life. Less lanes. Control drag racing. More traffic calming. No more drag racing.
- PLEASE experiment with BRT! I think O st is going to struggle with walkability with its traffic volumes. Downtown also has a clear divide because of O. Maybe it's better to re-route traffic (to K/L?) and make downtown more cohesive
- Support these concepts
- Ensure missing middle housing is considered in the transition.
- Support this type of development along O Street, especially enhanced transit. Significant challenge is the discomfort humans feel along O St. - noise, pace, volume of cars. Walkability isn't just surfaces to walk on; it's the human experience of walking.
- Changing O Street from the road it is, is audacious but desirable. It'll only work if the street itself is limited from its highway status to a multimodal corridor. Prime candidate for a streetcar with priority.

Phase 3 Public Outreach Summary

Goals of Phase 3 Outreach:

- Gather feedback on the draft Comprehensive Plan.
- Promote awareness of the Comprehensive Plan and its role in guiding decisions for the City and County.

Engagement Activities

Phase 3 of public outreach began on September 22, 2026 when the draft Comprehensive Plan was released to the public. Engagement activities were coordinated with the Long Range Transportation Plan (LRTP) and Mobility Plan, and included a mix of in-person and online engagement.

Major engagement activities included:

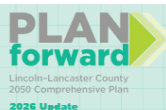
- September 22 Open House at Gere Library (34 attendees)
- Virtual Open House available from September 22 – October 22

Summary of Comments

Participants were provided information about key topics of the Comprehensive Plan along with a link to the complete draft plan.

Comments:

- A BRT to drive edge development!
- Concern about whether City of Lincoln will give adequate protection to environmentally important Prairie Pines. Any commercial development including a fire station poses a threat. Affordable housing at 112th & Adams may be foolish if no public bus service!
- Please prevent intrusion of bright lights and noise from compromising the environmental quality we have worked hard to preserve at Prairie Pines.
- Wholehearted support for Conservation design!
- Limit commercial development in conservation design areas.
- Yay! For the updated conservation design language.
- Glad to see mobility work that pulls efforts together.
- Would love to see portions of conservation design reserved for food production.



Proposed Concepts for 2026 Comprehensive Plan Update

Update Discussion Topics

The Lincoln-Lancaster County 2050 Comprehensive Plan establishes our community's vision and provides a roadmap for achieving that vision. The Plan is an important guiding document that includes topics such as land use, economic development, housing, transportation, health, and sustainability.

This 2026 Update includes expanded concepts that will shape the community's growth and development over the coming decades. These concepts are guided by community input gathered as part of the update process.

Topics With New and Expanded Discussion in the 2026 Update

- Conservation Design
- Great Neighborhoods
- Neighborhood Edges
- O Street Corridor
- Mobility Oriented Development

Learn more about these topics, along with other additions to the Comprehensive Plan, by visiting:
lincoln.ne.gov/planforward2050

Conservation Design

Conservation design is a planning approach that protects natural and cultural resources with thoughtful, sustainable development. It focuses on identifying the most valuable features of the landscape and shaping development around them rather than replacing them.

Benefits of Conservation Design

- Protection of sensitive habitat and cultural resources
- Reduced heat island effect
- Natural management of stormwater runoff
- Improved connection to our environment



- KEY ELEMENTS**
1. Connected riparian corridors for flood storage, habitat, local food production, and recreation
 2. Areas of higher residential density to provide at least 5 units per acre including open space
 3. Expanded buffers around riparian areas and other critical features
 4. Certain percentage of the required lot to be open space, with a focus on preserving riparian corridors and areas of sensitive natural habitat and cultural resources
 5. Mix of housing types and price points
 6. Green building techniques like green roofs and solar panels
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Proposed Concepts for 2026 Comprehensive Plan Update

Update Discussion Topics

Great Neighborhoods

A great neighborhood is one where residents are able to get the goods and services to meet daily needs within a 15 minute walk of their residence.

Elements of a great neighborhood include:

- Variety of housing types and price points
- Grocery store / food access
- Parks / trails / recreation facilities
- Transit access / bus stops
- Schools
- Daycares
- Library
- Safety from hazards like floodplains and heavy industrial uses

Key Policy Recommendation in Comprehensive Plan:

When developing new neighborhoods, special zoning tools should be used to support appropriately-placed density, optimize infrastructure costs, encourage creativity, protect valuable natural or cultural features, and help lower the overall cost of property development. Additional consideration should be given to minimum densities and a minimum mix of housing types for developments that utilize these tools.



Neighborhood Edges

Neighborhood edges present an opportunity for missing middle housing (3-12 dwelling units) alongside Lincoln's existing neighborhoods, which can help expand affordable housing options and overall housing choice in the community.

Neighborhood edges are typically found adjacent to lower density residential areas and are near or have access to an arterial street. Edges may also buffer neighborhoods from commercial or industrial uses.



- KEY ELEMENTS**
1. Access that has minimal impact on adjacent neighborhood streets
 2. Building height same as surrounding residential zoning district (typically 35 feet maximum)
 3. Design that is compatible with the existing neighborhood
 4. Adequate residential parking (typically 1 to 2 stalls per unit)
 5. Higher density near arterial street or commercial area
 6. Edge development should be targeted to sites with vacant, lighted, or underutilized parcels

Key Policy Recommendations in Comprehensive Plan:

- A menu of potential solutions is identified to implement the neighborhood edges concept.
- Analyze RS and DS zoning districts for modifications that would support modest density increases in edge areas with residential redevelopment that respects the character of the existing neighborhood.
- Where neighborhood edge redevelopment may be appropriate, work with developers and the existing neighborhood residents and stakeholders to address issues and identify design layouts that would support more missing middle housing.
- Permit ready plans for missing middle housing types.

Learn more about the Comprehensive Plan at the link below or follow the QR code:
lincoln.ne.gov/planforward2050



Proposed Concepts for 2026 Comprehensive Plan Update

Update Discussion Topics

O Street Corridor

The Comprehensive Plan identifies O Street as a Primary Mixed Use Redevelopment Corridor. It is Lincoln's "main street" and a key transportation route. Focusing higher-density redevelopment efforts along the O Street Corridor will extend Lincoln's urban core east of downtown.

Benefits of high-quality redevelopment along the O Street Corridor include:

- More housing and commercial opportunities in the heart of the city
- The possibility of enhanced transit options along the corridor
- Efficient utilization of existing infrastructure
- Improved walkability to surrounding services and destinations

Key Policy Recommendations in Comprehensive Plan:

Strategies to implement the O Street Corridor, and discussed in detail in the Comprehensive Plan, include:

- Zoning overlay to support high-quality development
- Subarea Plan to bring together stakeholders and identify a unified vision for the corridor
- Updated design standards for the corridor
- Use of targeted redevelopment incentives



- KEY ELEMENTS**
1. Size and scale of redevelopment varies based on corridor location, with more intense redevelopment at certain commercial nodes like 27th Street, 40th Street, and Gateway Mall
 2. Enhanced walkability to connect nearby destinations
 3. Improved bus stops, potentially as part of a Bus Rapid Transit (BRT) system along the corridor
 4. Higher density and mixed use along O Street
 5. Typical residential-scale buildings and density as a transition to existing neighborhoods
 6. Access that has minimal impact on adjacent neighborhood streets



Mobility Oriented Development

The concept of Mobility Oriented Development (MOD) is introduced in the new Lincoln Mobility Plan and integrated into the land use framework of the Comprehensive Plan. The Mobility Plan identifies mobility nodes and MOD describes the design patterns around those nodes.

MOD includes design strategies that support the Great Neighborhoods and Mixed Use Redevelopment Node concepts in the Comprehensive Plan.

MOD emphasizes mixed land uses, higher residential density near mobility nodes, and pedestrian-oriented design with wide sidewalks, active ground floors, and safe connections. It reduces reliance on automobile parking while supporting bikes and micromobility, including shared scooters and bicycles. Enhanced lighting and wayfinding improve pedestrian comfort and safety.



Learn more about the Comprehensive Plan at the link below or follow the QR code:
lincoln.ne.gov/planforward2050



Phase 1 Detailed Comments

The following pages include detailed comments received during Phase 1 and a summary of the Land Use Proposals. Comments relating specifically to transportation are included in the LRTP/Mobility Plan Public Input Summary on the [MPO website](#).

What do you like about Lincoln & Lancaster County today?

Quality of Life, Community & Safety

- Big city, small town feel
- Affordable housing for students
- It's safe
- It's peaceful
- Diversity cultural differences
- # of people who care about their community!
- “community” neighborhood
- It's safe
- It's peaceful
- Safe neighborhoods
- Vibrant activities - sports, concerts, parks
- Small town feel in a big city
- Affordably
- The north side
- Affordable housing
- Affordability
- Communities of people who show up (from around the country)
- The people seem nice
- progressive leadership
- forward thinking
- I like our walkability and our neighborhoods
- The people who live here, and the spirit of helping one another and concern for all that many of us carry.
- feels small with big city amenities.
- The opportunity for public input, like this, and seeing positive changes to keep us healthy, safe, secure. It's easy to call a place home if you have those things.
- the human scale
- Small town feel
- I've lived here for 50 years. The community has grown and remained relatively safe. This is an important differentiator between other cities of our size and important to continue as we grow bigger.
- Growing. Problem Solving
- The people! ...and almost all amenities are within a 30 minute drive
- safe neighborhoods

- safe neighborhoods
- safe neighborhoods
- safe neighborhoods
- safe neighborhoods
- safe neighborhoods
- Safety
- safe neighborhoods
- safe neighborhoods
- safe neighborhoods
- It's peaceful
- Great walking areas and businesses in my neighborhood (Fallbrook)
- Neighbourhood
- It's the best city to live in in the world!
- Generally friendly and helpful people
- safe
- affordability
- Safe neighborhoods
- Safe neighborhoods
- Safe neighborhoods.
- Strong community support for better than average public infrastructure and services; continuous private investment to grow the Lincoln economy and support families and a quality living environment.
- The people
- I like the diverse people and character of the city
- I like my neighborhood
- Walkability
- Walkability
- I like the strong community feel
- I like how walkable some neighborhoods are.
- I like downtown and the walkable neighborhoods
- Forward thinking and care for those are most vulnerable
- Willingness for change
- Low crime
- Culture
- The people
- Nice people, cool downtown, parks and bike trails, litter is kept under control.

Parks, Recreation & Natural Assets

- Bike trails
- Lincoln parks & rec centers
- Lots of parks & trails
- Parks
- Kid friendly
- Wilderness park
- Many parks & recreation areas
- Trees
- Lots of nice parks
- Lots of parks & trails
- I like our parks
- I love how in older parts of town there are lots of trees along the streets and over the sidewalks and trails.
- Green space
- Holmes Lake & nice neighborhoods
- I like the park and greenspace although it's not keeping up with the growth. Wilderness Park and Pioneers Park are gems; we need more big parks or greenspaces like this. Continue to develop the trail system.
- Trail wise, the dedication to getting the trails cleared quickly after a snow event.
- Historic. Brick streets
- Parks
- Walking at Holmes Lake
- the art

Education, Governance & Economy

- Available higher education (3 universities)
- Good public schools (k-12)
- The capital
- Financial investments in community inf.
- Great public schools
- The seal of the city
- Diverse cultures, affordable, excellent local government, bike trails network, lots of parks, very good public schools and higher ed, strong economy.
- Strong downtown, University, and government to support it.

What needs improvement?

Housing & Urban Development

- De-commodify housing, fund LHA to purchase sub-par housing
- Expanding missing middle and infill development
- Affordable housing
- Clinton subarea plan
- More focused design
- County needs to urbanize – 68th to 148th especially
- More detail on VA campus development
- I would like to see less backyard fences and big grassy areas facing major streets, that seems like a waste of valuable frontage for businesses and organizations. It also means a longer drive or walk to get somewhere.
- The transportation system is not keep up with growth. That said, we need to look inward and stop converting rural land into housing developments. We need more affordable housing (\$200-250K range) for first time buyers (not apartments). More police.
- These small neighborhood cores could be so much more with mixed use development.
- I would like to see better mixed use corridors for people to live
- I would like to see more intentional build outs around safer design for people outside of cars.
- Access to places people want to go.
- New buildings shouldn't be so butt ugly

Sustainability & Environment

- Medians – the grass is all weeds and GROSS
- Please please put in drought resistant plants in medians – I'll pay!
- Protection of natural resources
- More native greenery around the city
- Tree canopy, especially on trails
- Do more for sustainable development
- Reduce pollution by using solar
- Tree canopy
- More trees downtown
- More sustainable agriculture
- Environmental protection

- Fewer people driving. Healthier streams and reservoirs and better access to streams. More mowed grass (public and private) turned into prairie, rain gardens, and so on. Greater use of solar power.
- Safety and Noise reduction

Governance, Financial Transparency & Planning

- Better insight on financial sustainability (why do we need LOTM, why does the parks service need to target less parks per person?)
- Better consideration for how infrastructure projects impact the community
- Laws for access to sidewalks
- Use of TIF in district capacities to improve city infrastructure
- City needs to be more transparent with budget
- Understanding of need for improvements
- People's assemblies
- Blight process is biased with not enough community participation
- Greater institutional support for working and poor folks (services, transit, etc) and a recognition of how Lincoln is a unique and distinct place. Less cookie-cutter development and waste of our land and ecological assets.
- Design Standards
- Responsiveness of county officials
- We need improved responsiveness from city government.
- Alleyway pavement patched/repared and garbage cleaned up. Don't let slum landlords get away with allowing properties to rot and create unacceptable and even unsafe living conditions for tenants.
- Overgrown trees in the right of way should be pruned more often or, if beneath phone or power lines cut them down so you don't have to keep sending arborists out to prune them.

Cultural & Community Amenities

- Cultural amenities
- Have staff available at open houses for visually impaired
- More library funding!!
- There aren't any "third places" integrated into, or even near, where I live. The closest destination is a 20 minute walk. South Lincoln feels like nothing more than an asphalt maze between lifeless strip malls and big box stores.
- The cute neighborhood downtowns
- More access to 3rd place spaces that don't involve always spending a dollar.

Food & Regional Planning

- Where is the food coming from to feed 450,000 eaters – trusting the private sector to figure this out is not a plan
- Greater institutional support for working and poor folks (services, transit, etc) and a recognition of how Lincoln is a unique and distinct place. Less cookie-cutter development and waste of our land and ecological assets.
- Fewer people driving. Healthier streams and reservoirs and better access to streams. More mowed grass (public and private) turned into prairie, rain gardens, and so on. Greater use of solar power.

What would you like to see in the community by 2050?

Public Transit & Transportation

- Solid public transit – can live without a car in some areas of Lincoln
- Inter and intra city rail networks
- Tramway mostly down N Street, connecting airport to Gateway
- Light rail transit
- Commuter trail lines – Omaha to western NE
- 15 minute bus frequency
- Limited car infrastructure
- More buses, trams, and rail opportunity
- Totally integrated comprehensive transportation plan
- Beltways!
- More city to city connections
- Rail from Lincoln to Omaha
- Autonomous vehicle infrastructure
- More focus on sustainable transportation (EV buses, etc)
- Greenbelt/bike highway
- Safer biking
- Even more bike / pedestrian trails
- A steam engine train route

Housing & Urban Development

- 15 minute city – more dense housing
- Mixed housing neighborhoods surrounded by green space
- Mixed housing neighborhoods
- Denser development

- More like the Netherlands
- How can we slow the growth? 450,000 by 2050 seems too big!
- More funding to make developers design areas better
- Much more unique designs for houses. Tan is out!

Sustainability & Environment

- Solar panels on buildings new and old
- Sustainability
- Local food being grown everywhere
- Prairie Corridor connection
- Indoor local food public market
- A city's community in the "right relationship" with the land and one another
- Success in reversing climate change!

Culture, Public Spaces & Placemaking

- Poems or song lyrics pressed into downtown sidewalks and St Paul Ave
- More artwork on public buildings like on N 48th Street
- Better placemaking activities and activation of public spaces
- More shops that are walkable to

Education & Family

- As soon as possible, universal nursery care and preschool
- More kid focused things
- Keep K-12 public schools strong

Recreation & Miscellaneous

- Golf course in south Lincoln
- Why not use SIDs to help growth
- A dunkin donuts on the north side

Map comments

With J Street's width and being in the Capitol Environs District, with a direct vista to the capitol, would benefit from being converted into a boulevard.	2424 J Street
Union Plaza and the Antelope Valley trail area are a gem in Lincoln. Could this design be extended further north or south? North, along and north of Trago park; or south, toward the Telegraph District and Elliott Elementary school.	422 North 22nd Street
This lot is always empty and always invites drag racers on Friday and Saturday nights. It is often barricaded as a result. This turnaround point creates a chaotic, congested, and abrasively noisy environment not just around this intersection but for blocks in all directions, into the interior of bordering neighborhoods. The abundant vacant pavement and driveway access promotes excess vehicle traffic from multiple entry/exit points. There is a better use for this land.	105 South 25th Street
The width and speed of 27th Street, and the design of this intersection, do not facilitate pedestrian activity of these storefronts along 27th Street, inhibiting the neighborhood vibrance and local prosperity.	728 South 27th Street
One thing that I have noticed this century is that a lot of things are moving to south Lincoln. Car dealerships (Kia - one of the last larger repair dealerships in central Lincoln that I know of, will be moving to south Lincoln soon), medical offices (my primary care Doctor has expanded his one office to four -- all in south Lincoln), hospitals (Bryan South has now been added... north Lincoln has yet to have its own hospital, although northeast Lincoln is now getting a new prison), etc. I understand that private industry will move closer to where most of their high-paying clientele is, but this has a huge impact on those less fortunate. Need your car repaired and a way back home? Need to visit the Doctor? Need to get to the hospital quickly without a car? Good luck finding a bus or be prepared to pay an arm and a leg for a taxi / an uber. What I guess I'm trying to say that this flight to the suburbs by services needs to be looked at by the city, so that most everything that everyone needs is not out of reasonable reach by a majority of people - on the edge of the city... while central / north Lincoln is left only with vape shops. It's not transportation sustainable.	Frontage Road
Upzone to allow more apartments, especially affordable apartments, around trails.	1030 North 48th Street
Upzone for mixed-use and apartments along the trails to get people biking	2933 Everett Street
Please create buffers around natural resources. Construction sites need stronger BMPs to eliminate runoff and sediment. Reduce residential density adjacent to natural resources. Institute better Conservation Design	504 West Calvert Street
Allow a mix of uses and put apartments on top of big box stores. it will help walkability and make Lincoln a nicer place to live.	333 North 48th Street
Everything connected to a bike trail should be designed people first car second	South 1st Street
Lots of potential for redevelopment. There is a ton of parking here and usually only the south parking lot is used. We could build more mixed-use and walkable housing and transit-oriented development. We need to get people out of cars to improve traffic.	6140 Q Street

This is the intersection of the two most used trails in Lincoln - there is a tremendous opportunity to redevelop this into a multimodal node - with amenities, parking, wayfinding, and etc.	Nebraska Parkway
What will it take to get the old Meginnis Ford site redeveloped? It's been a blight on the neighborhood for more than a decade.	6400 Q Street
Antelope Valley Phase II probably doesn't mean anything to most anymore, but will that or something similar ever happen??? The only straight and uninterrupted north/south route out of the downtown area is either I-180/9th/10th or 27th St. It sure would be helpful to have another escape route out of downtown -- which in turn would help traffic flow on adjacent streets and aid in development in undeveloped areas.	3111 Superior Street
A car wash is a terrible lane use for this area. I know it was just built but can we bulldoze it and put something cool there.	701 North 27th Street
This area could add mixed-use apartments and become a mini downtown. It is so close to being awesome! Hopefully they can add apartments and more bike parking for all these cool shops.	2121 Winthrop Road
I wish this wasn't so terrible to walk around and use the shops. It is loud and unpleasant and chokes the neighborhood from any vitality. This could be a great mixed-use area, but it's not because of the loud cars and the disconnection due to the road.	1414 South Street
This area could be so much more with added residential density infill, more local shops, and a sidepath along South Street to connect to north-south bike routes.	1550 South Street
Allow the strip malls to add apartments above them to get more housing. Could we legalize the walk-up apartments like they have in Europe	611 North 27th Street
Allow mixed-use residential and commercial here.	945 South 27th Street
Make this area mixed use residential and commercial to add more people and homes	3940 A Street
Add apartments above these buildings to provide more for the businesses below	3308 A Street

Land Use Proposals

The land use proposal form was posted to the project website October 1 and proposals were due by November 7. Nine proposals were received.

A: Conservation Design

Name: Adam Hintz

Organization/Business: Friends of Wilderness Park

Description of proposal:

A strengthening in conservation design in the comp plan. See the book “Conservation Design for Subdivisions”. Creating buffers around these natural resource areas to protect them from pollution during adjacent construction. Reducing the density of residential areas adjacent to natural resources. Strengthening BMP for construction areas adjacent or upstream from natural resources. These considerations should also be made in the TIF process.

How would this proposal benefit Lincoln and Lancaster County:

Conservation design helps keep our ecosystems intact and creates a more livable environment. Creating buffers around natural resources will blend the transition between natural resources and other densely zoned areas. Strengthening BMPs in constructions areas will keep pollution out of natural resources adjacent or downstream.

How would this proposal impact other aspects of the Comprehensive Plan:

Lincoln will be more resilient and livable. The natural resources will be enjoyed by all.

When proposals are brought to the planning department. Stronger considerations will be made to protect natural resources from light, noise, and other types of pollution.

B: Prairie Pines

Name: Jon Oberg

Description of proposal:

Consider necessary FLU, GT, and ER changes in the Prairie Pines area at North 112th and Adams Streets to protect the conservation easement originally established by Walt and Virginia Bagley and now owned by Wachiska Audubon. In particular, the heavily-wooded property immediately to the west across 112th Street is now owned by the City and could provide a needed buffer for Prairie Pines. Although Prairie Pines itself is already designated ER, it is not adequately protected from incompatible land uses adjacent to it. This would provide an opportunity to establish a short trail to connect Prairie Pines with the Murdock Trail. Wachiska Audubon could also identify other possible ER designations in the area.

How would this proposal benefit Lincoln and Lancaster County:

Prairie Pines is a significant natural, educational, and recreational asset in this part of Lincoln and Lancaster County. It needs appropriate protections.

How would this proposal impact other aspects of the Comprehensive Plan:

These recommendations are in accordance with the policies of the Climate Action Plan and the 2050 Comp Plan, especially those policies relating to prairies, riparian areas, buffers, and carbon sequestration.

C: Nine Mile Prairie Environs

Name: Pat Leach and Bill Oberg

Organization/Business: Next to Nine Mile Prairie, LLC

Description of proposal:

1. Retain and extend the current Future Land Use as Agricultural on properties in the Nine Mile Prairie environs.
2. Designate the property north of Arnold Elementary School and the property west of Arnold Elementary School as Environmental Resources.
3. Remove the West Cumings Street extension and NW 56th Street extension from the Transportation Plan.

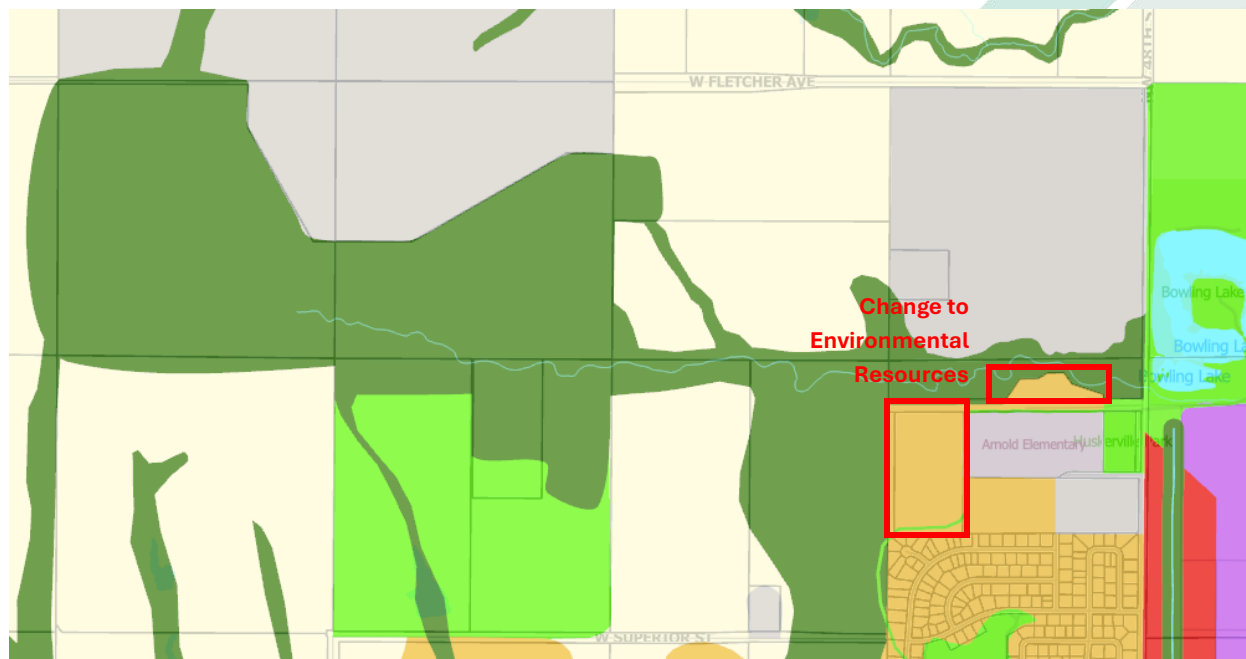
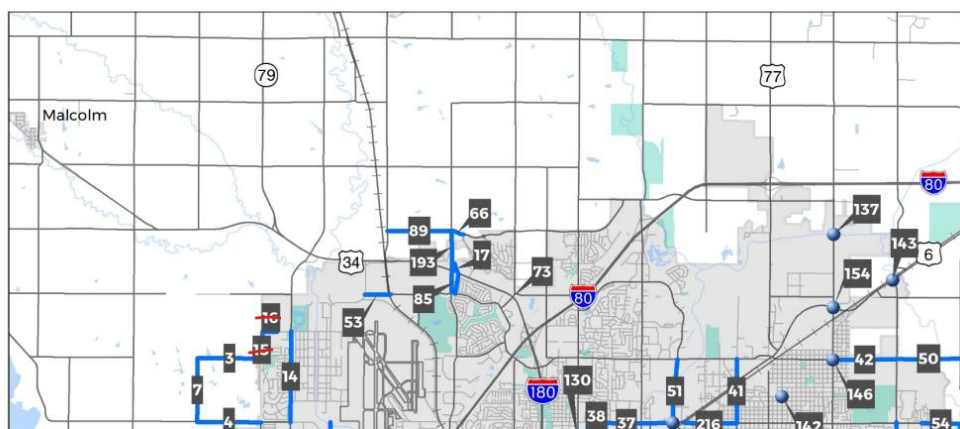


Figure 5.1 Urban Area Roadway Capital Projects



How would this proposal benefit Lincoln and Lancaster County:

Nine Mile Prairie is one of Lancaster County's natural treasures . Our family has developed a great interest in Nine Mile Prairie, due to its history with the University of Nebraska and Wachiska Audubon, and also its distinction as a parcel of unplowed tallgrass prairie that should be preserved. We are part of the Nine Mile Prairie Advisory Council that focuses on the value of its ecosystem and opportunities for its conservation. We have arranged for our family property north of West Superior (one quarter mile from Nine Mile Prairie) to be in a Conservation Easement held by the Lower Platte South Natural Resources District.

As part of our conservation mindset, we're especially concerned about the steep decline in the number of grassland birds, which has been a 2025 focus of the national Audubon Society. Habitat loss is the primary reason for this decline, and protecting that habitat by designating properties as Environmental Resources reflects our concern. Birds have been referred to as "canaries in the coal mine," and their decline needs to be taken seriously.

This area offers us the opportunity to conserve grasslands in a way that protects Nine Mile Prairie and sustains quality habitat by preserving contiguous grassland parcels. This protects the overall mix of grasses, insects, forbs, birds, and other native wildlife. Fragmentation of the parcels seriously diminishes habitat quality.

As residential development is considered, we want to ensure that Nine Mile Prairie is given adequate buffer protection, and that adequate buffer is also provided for our property within the conservation easement.

Overall, we seek to ensure that Lancaster County's current tallgrass parcels remain contiguous and are not developed.

How would this proposal impact other aspects of the Comprehensive Plan:

Designating additional areas as Environmental Resources supports the Climate Action Plan, particularly as it relates to prairie, riparian areas, buffers, and carbon sequestration.

Designating these areas as Environmental Resources will provide guidance to developers as they consider properties for future investment, and will encourage them to look elsewhere. Encouraging developers to look at more appropriate development opportunities will help avoid price inflation of properties whose best use is as Environmental Resources.

Lincoln and Lancaster County have a once-in-a-lifetime opportunity to save this critical habitat area, and honor the work of the people whose hard work preserved Nine Mile Prairie. If it is developed, there will be no going back.

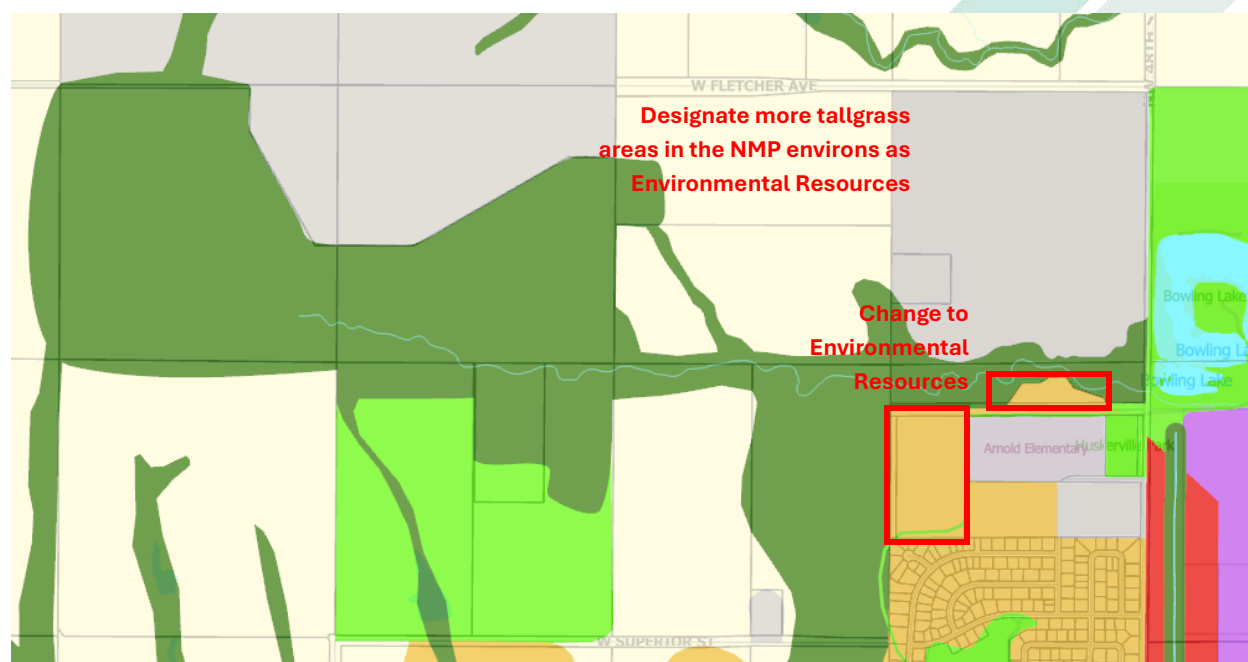
D: Nine Mile Prairie

Name: Jon Oberg

Description of proposal:

For properties adjacent to Nine Mile Prairie (NMP), and/or adjacent to the nearby Lower Platte South Natural Resources District (NRD) conservation easement on the Oberg property, retain the current Future Land Use (FLU) as Agriculture, especially on properties that are currently tallgrass prairies and are providing connectivity among these high-habitat properties. This will avoid future ecosystem fragmentation that would degrade or destroy both NMP and the NRD easement. Designate more of the tallgrass areas that connect these properties as Environmental Resources (ER), to provide a contiguous ecosystem.

For the two public parcels in the ecosystem adjacent to the NRD easement (the Lincoln Airport Authority's riparian corridor north of the Arnold Elementary School and the City's tallgrass prairie west of the School), keep the ER designation for the riparian corridor but add the ER designation for the tallgrass parcel as well.



How would this proposal benefit Lincoln and Lancaster County:

These recommendations, to add more ER designations in the NMP Environs ecosystem, are in accordance with the policies of the Climate Action Plan and the 2050 Comp Plan, especially those policies relating to prairies, riparian areas, buffers, and carbon sequestration.

As to the current urban residential designation of the two parcels north and west of the Arnold School, it dates from the era of the 2030 Comp Plan, which has twice been revised in the years since, to reduce residential development in this environmentally sensitive area. The City and the NRD are now considering creation of a trail through these species-rich parcels to NMP. The 2024 NRD easement on the Oberg property contains a provision for this connecting trail. The Game and Parks Commission has identified threatened species in the area and Wachiska Audubon has voluntarily cleared invasive trees from the City-owned tallgrass parcel, where Wachiska gives educational tours for schoolchildren. Although no known City or

County policy specifically identifies the problem, it is well established that roaming domestic cats from urban residential properties diminish fragile bird and insect populations over a widespread area.

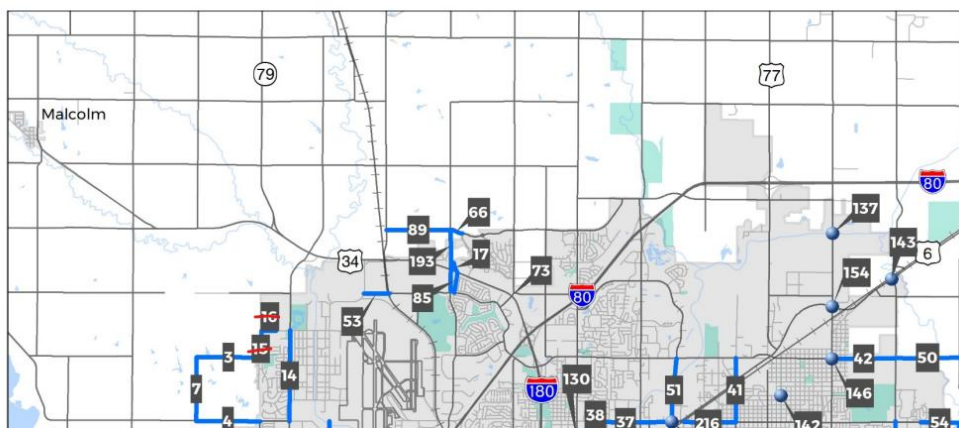
How would this proposal impact other aspects of the Comprehensive Plan:

Designating current tallgrass areas as additional Environmental Resources will encourage residential developers and public officials to plan housing at other more appropriate locations, namely urban infill and exurban farmland now in conventional row crops that do not produce the same level of ecosystem services and carbon sequestration. The strategic designation of more tallgrass areas as Environmental Resources will likewise discourage proposals for streets and highways that would sever all-important local ecosystem connectivity.

Two costly road projects identified in the transportation plan as 15 and 16 would permanently fragment the local high-habitat ecosystem. Road 15 (\$2.9M), the south half, would be built over native, unplowed ER tallgrass prairie that is part of the NRD easement; the north half would fragment tallgrass parcels. Road 16 (\$1.6M) would sever an important connection between tallgrass and riparian habitats.

Markets will react accordingly to additional ER designations, to price area properties at levels that do not reflect a FLU urban residential premium. This will increase federal, state, local, and private conservation investment opportunities. The current premium for potential urban residential property is two to three times above its agricultural value, which discourages conservation investments in irreplaceable natural resources and makes affordable housing, even where appropriate, economically unfeasible.

Figure 5.1 Urban Area Roadway Capital Projects



E: Acreages at Fox Trail Estates (SW 56th & Old Cheney)

Name: Dana and Pam Wolfe

Description of proposal:

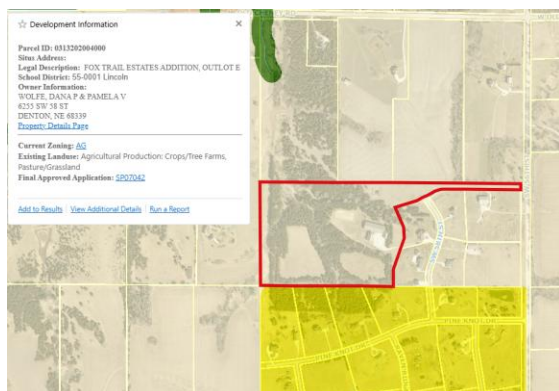
The entire development is within Tier 3 per the Comprehensive Plan. It is becoming surrounded by residential acreage developments, which border it on the south, are progressing in from the east, and are now springing up on the northwest. When the original developer (Merle Jahde) first acquired and rezoned the land for residential development (approximately 20 years ago) it was set up as AG with CUP, and the subdivision agreements he obtained with the City and the county at that time effectively prohibit any further residential development of the outlots until:

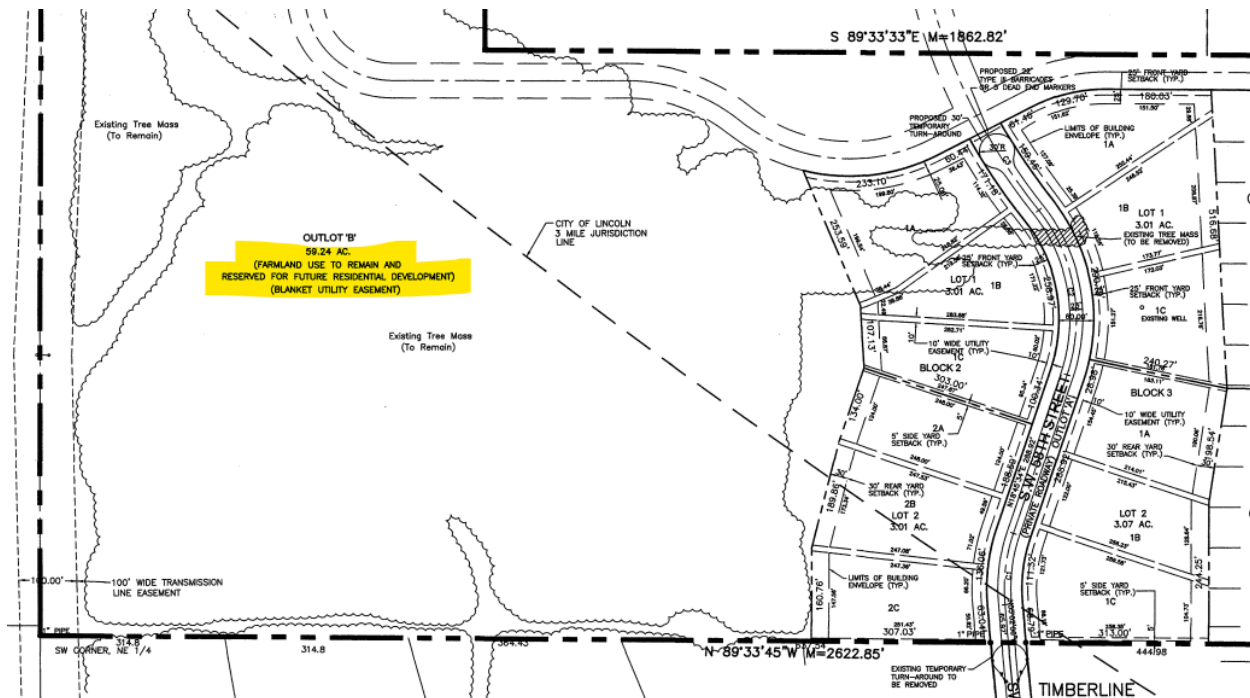
1. City water and sewer service reaches the area
2. Annexation by the city of Lincoln has taken place
3. The entire area has been rezoned to a higher density

For the outlots, this higher density was spelled out as 284 dwellings.

(The plat for each of the current residential acreages consists of 3 one acre lots with setbacks between them, which the homes on these lots had to conform to when built, to allow for future development).

My proposal is that the City and County waive the provisions of the current subdivision agreement which requires the extension of city sewer and water and annexation before any further development of the land can take place (since my understanding is that the required infrastructure won't reach this area for decades, if ever), and that the required density of 284 dwellings be eliminated as well.





17. FUTURE LOT OWNERS WILL BE ADVISED THAT THIS IS IN A RURAL FARM AREA AND THAT NORMAL AND CUSTOMARY FARM ACTIVITIES ARE NOT A NUISANCE.
18. THE FUTURE DEVELOPMENT OF OUTLOTS 'B', 'C' & 'D' (URBAN RESERVE COMPONENTS) ARE DESIGNED FOR FUTURE PLATTING TO A MINIMUM GROSS FUTURE DENSITY OF FOUR UNITS PER ACRE OR ABOUT 284 DWELLINGS, IN ACCORDANCE WITH THE MASTER PLAN AND THE ACREAGE LOTS ARE DESIGNED FOR FUTURE SUBDIVISION IN ACCORDANCE WITH THE TRANSITIONAL PLAT.
19. A WRITTEN AGREEMENT SHALL BE PROVIDED FOR THE FUTURE CONVERSION OF LOTS TO HIGHER DENSITY, INCLUDING TIMING OF ANNEXATIONS, FUNDING OF INFRASTRUCTURE COST, AND AGREEMENT TO PETITION FOR SPECIAL ASSESSMENT DISTRICTS.

How would this proposal benefit Lincoln and Lancaster County:

Since the land was rezoned and the Fox Trail Estates subdivision was formed, there has been continued progressive residential growth and development throughout this area, generally in the form of acreages. These do not require City infrastructure or services, but they do contribute to the property tax base.

Currently, all of this land is essentially unable to be developed due to the subdivision agreements which are in place, even though other acreage developments have continued to be approved and built around it. Most of the land itself is not very suitable for farming, as it's topographically hilly with gullies and ravines, and about half of it is wooded. With the exception of a couple of horses who graze it and a few outbuildings, the land is just lying fallow and isn't providing any benefit to the owners or the county.

How would this proposal impact other aspects of the Comprehensive Plan:

Since this area is in tier 3, and it's not a high priority for expansion by the city any time in the near future (even though it's close to the city, making it a desirable location for acreage housing), I would not expect this proposal to conflict with or otherwise adversely affect the Comprehensive Plan (Plan Forward 2050).

F: Acreages at 120th Street

Name: Richard Krueger, Christina Melgoza

Organization/Business: Krueger Development

Description of proposal:

We request that these two groups of parcels be rezoned to AGR to allow for the development of one acre single-family dwelling units to be clustered on the east side of Steven's Creek. These approximately one-acre lots will be laid out in a way that allows for future annexation into the city of Lincoln. By allocating the density to the east side of the creek, the majority of this land would be preserved for future Lincoln urban growth. The change from AG to AGR aligns with neighboring developments such as Whispering Creek and Hidden Valley Acres.

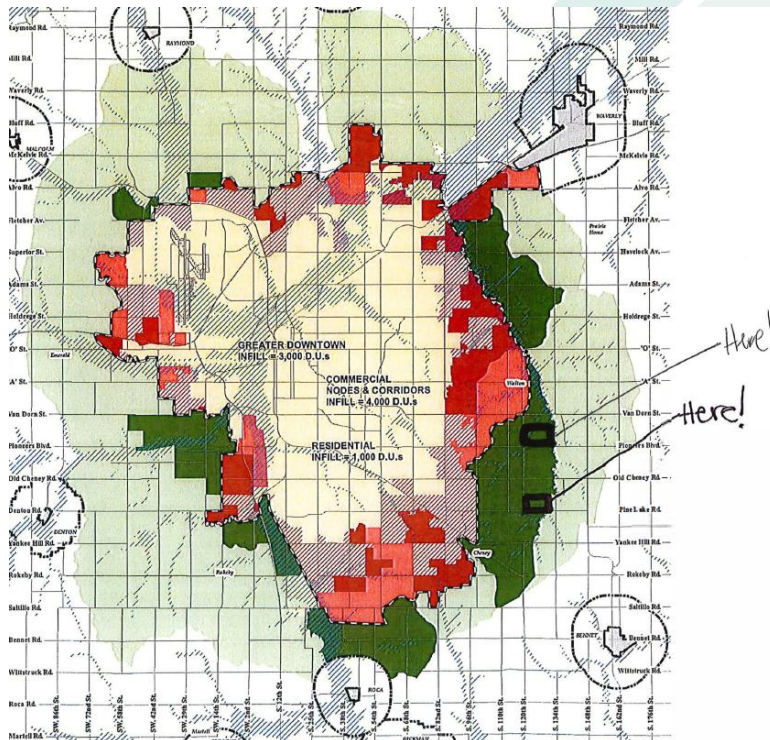
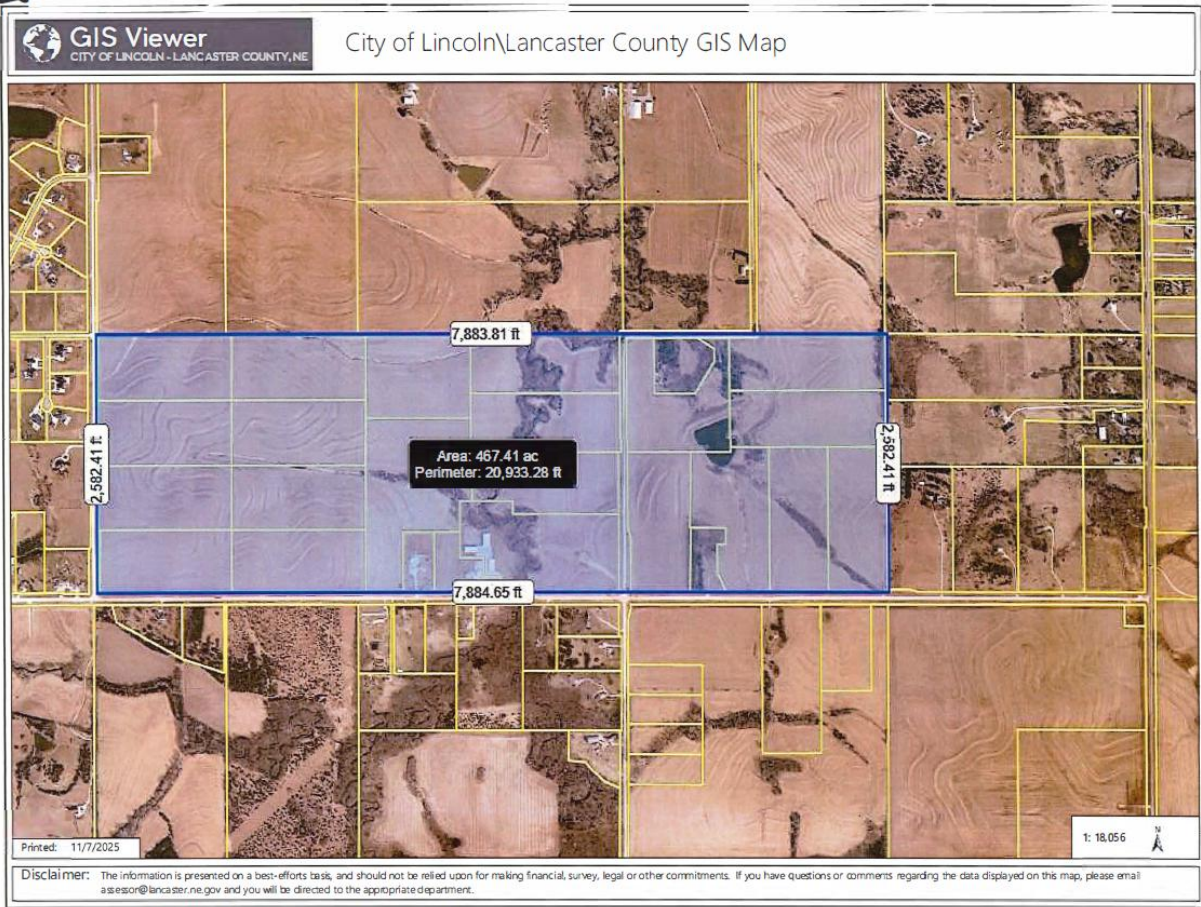
How would this proposal benefit Lincoln and Lancaster County:

It will meet a housing type demand that exists in the community, namely one-acre single family homesteads. This proposal adds taxable real estate to the county. It allows these neighborhoods to be brought into the city when the Steven's Creek sewer is extended south. Prior to that, these developments will build and use their own wastewater treatment systems.

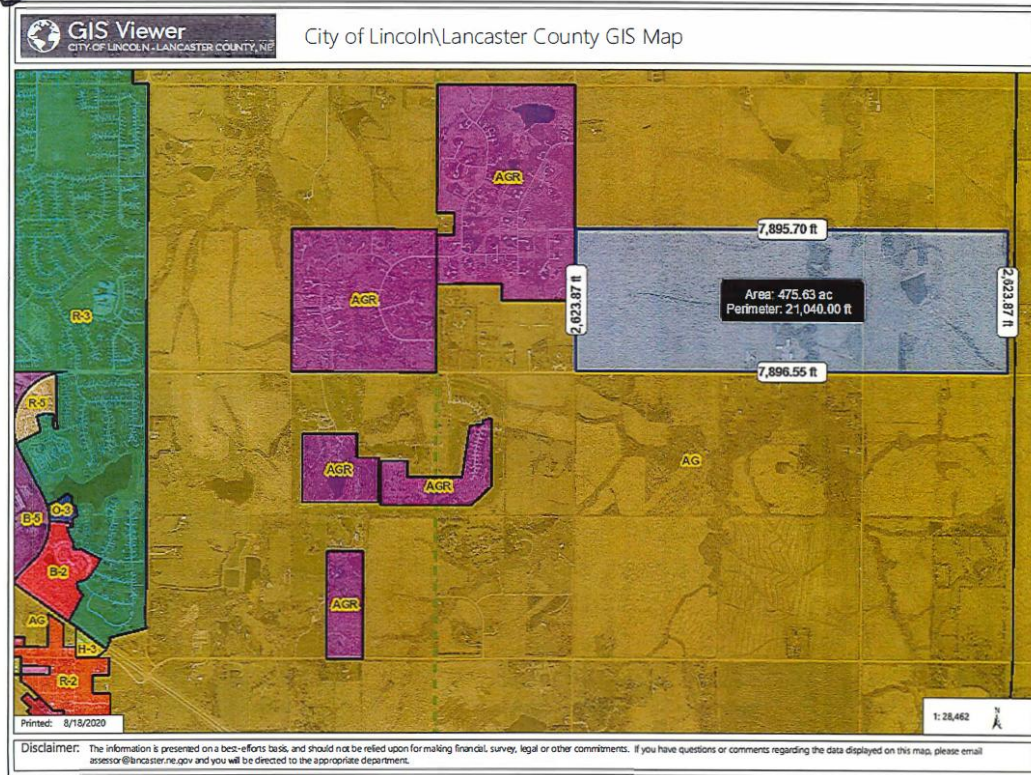
How would this proposal impact other aspects of the Comprehensive Plan:

It allows for the efficient use of the land east of Steven's Creek while preserving most of the land for future urban density and the east bypass. The density will allow the development to assist the county with funding the paving of Pine Lake Road and Pioneers Boulevard.

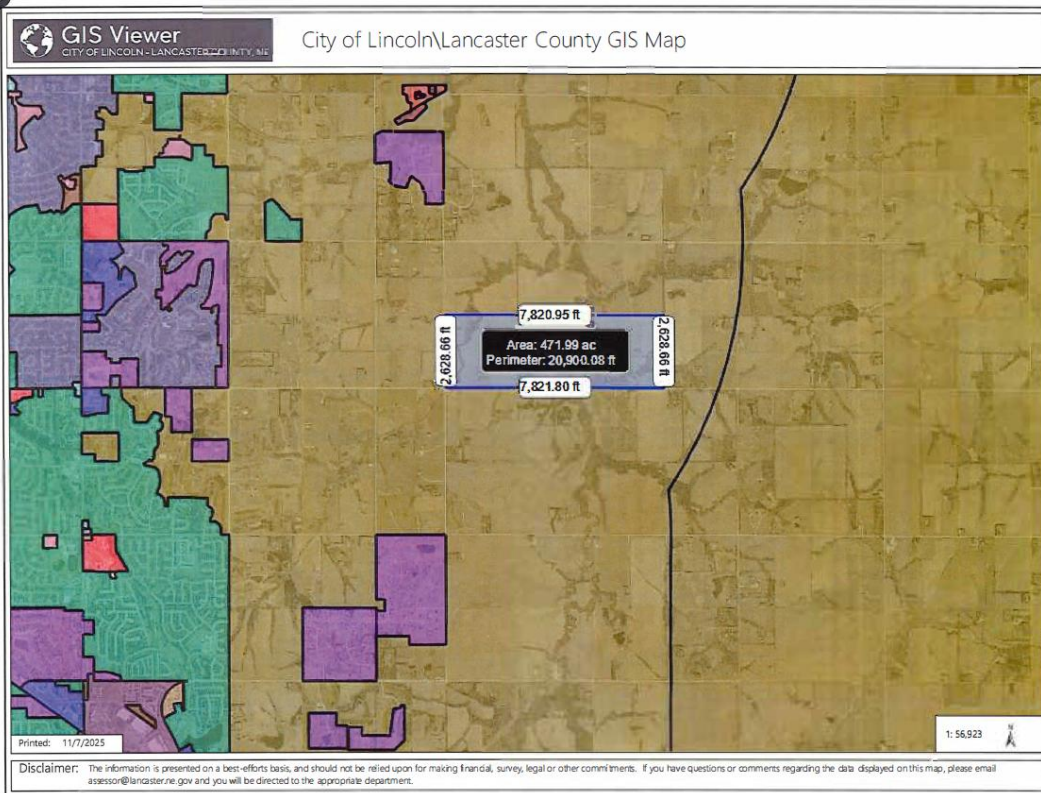
"A"



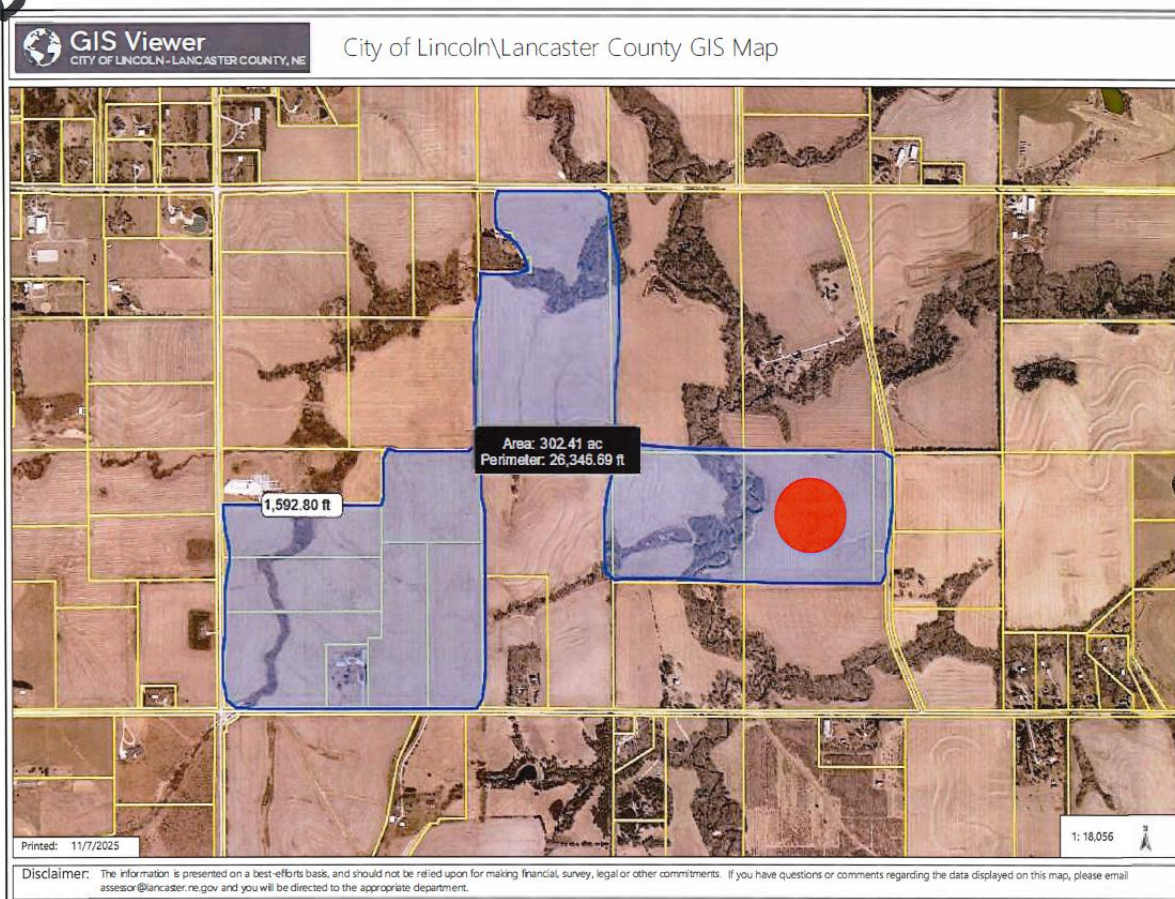
"B"



"E"



"D"



G: Infill at 9th & 10th Streets

Name: Peter Katt

Organization/Business: NebHoldings

Description of proposal:

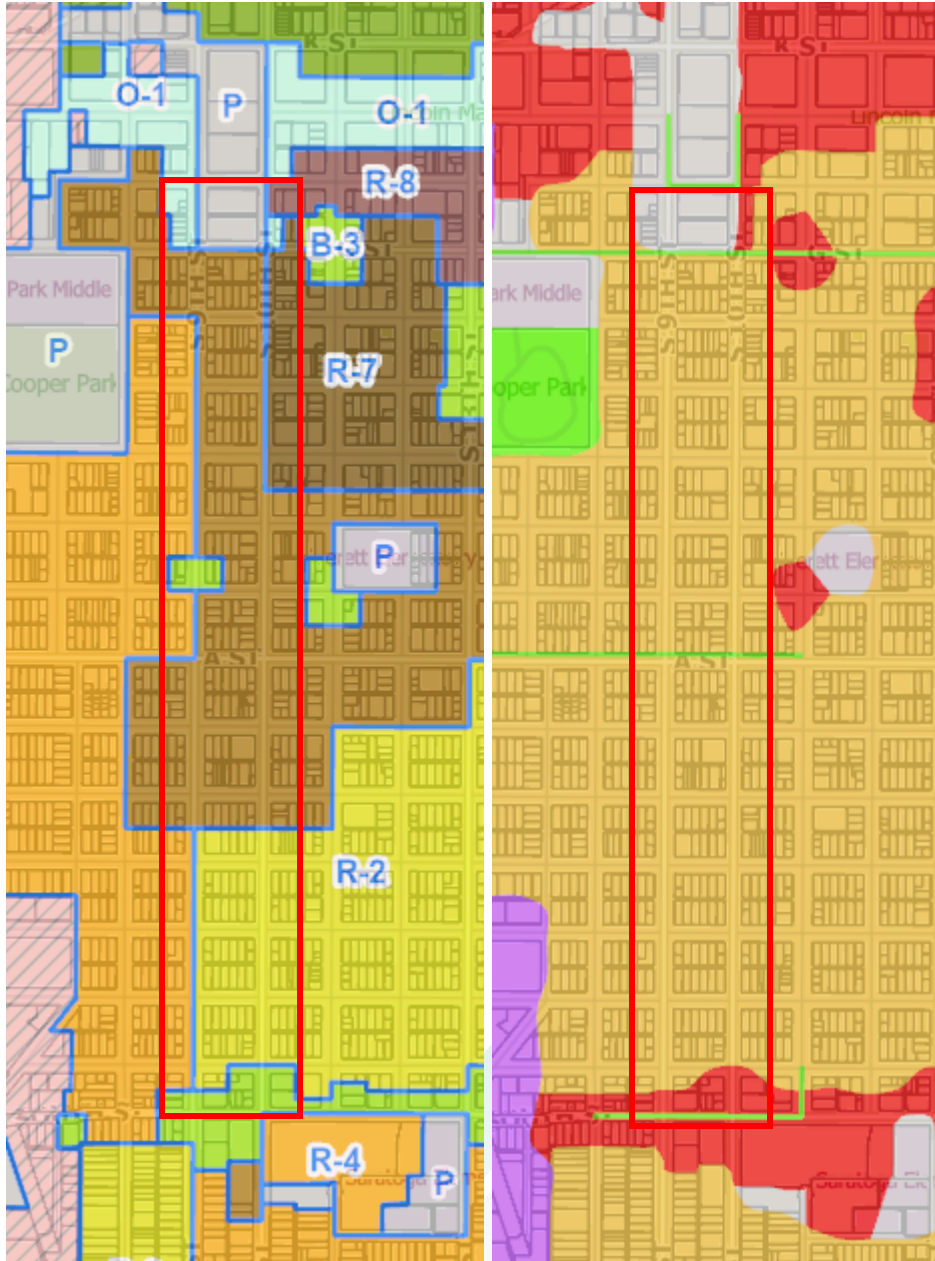
This area should be added to the Greater Downtown infill district. All of the properties in this area should be immediately rezoned to B-4 to facilitate and encourage the development community to acquire and redevelop these properties. In addition to the rezoning, the City should undertake a blight study of this area to facilitate TIF availability in a timely fashion for projects that are brought forward. The City should also study which roads between the two streets could be vacated and include that vast amount of ROW in this area to facilitate and enhance the redevelopment projects that are brought forward.

How would this proposal benefit Lincoln and Lancaster County:

It creates an interesting and diverse area that would benefit from greater investment and provide opportunities for incremental development by smaller scale developers.

How would this proposal impact other aspects of the Comprehensive Plan:

This proposal supports many of the Comprehensive plan goals.



H: 112th & Adams

Name: Peter Katt

Organization/Business: NebHoldings

Description of proposal:

The City recently traded with the State of Nebraska a parcel of real estate on the east edge of the City. It is currently designated as a Priority C area and should be changed to Priority B with plans to develop by 2036. The City should plan the development of its parcel to address new construction home affordability challenges and pave the way to open up the balance of this subarea to move into the B areas as soon as possible. Development of lots for new home construction is severely constrained by the City's contiguous growth policy, along with its hostility to both lift stations and SIDs which facilitated the emergence of a small oligarchy capable of bringing forward new developments. The result of these policies is the near total destruction of new construction starter homes and surging lot prices for new homes.

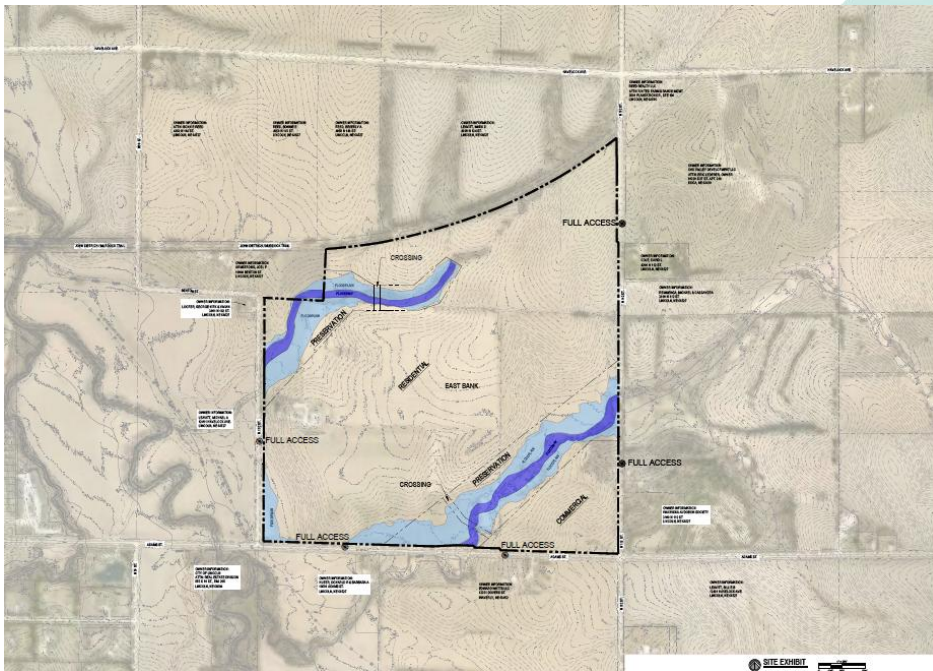
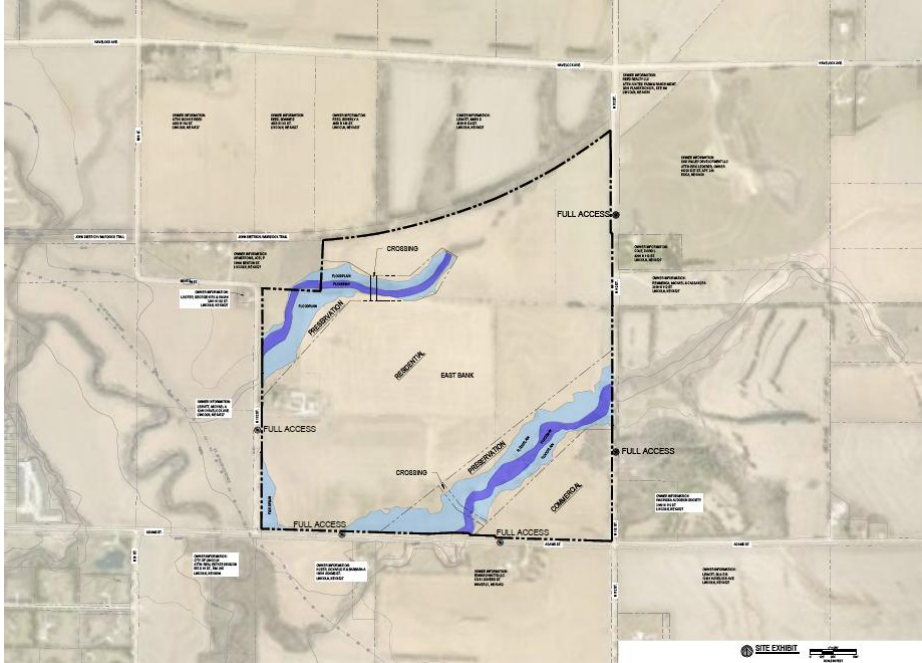
How would this proposal benefit Lincoln and Lancaster County:

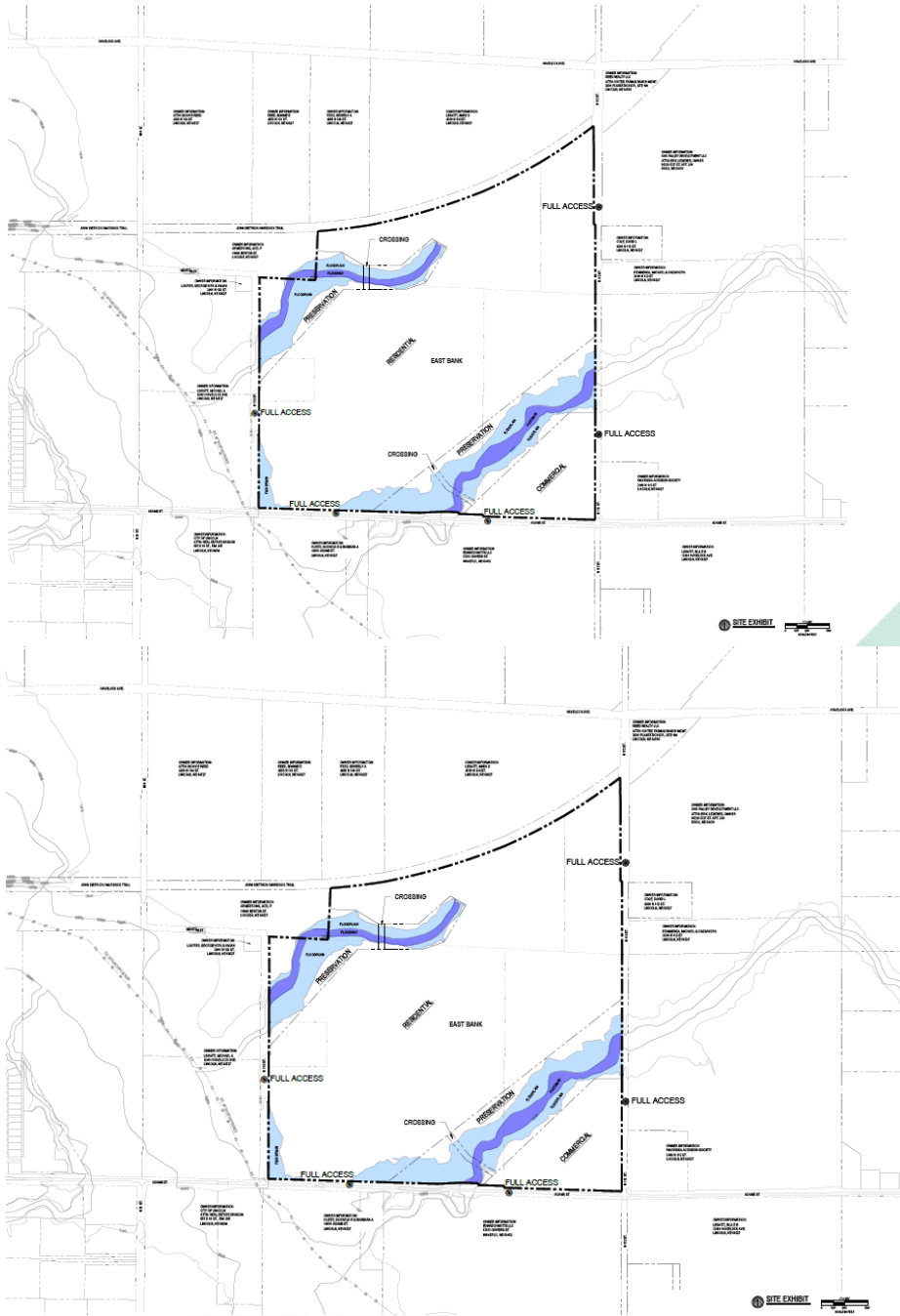
Lincoln needs to create policies that can lower the cost of developing land for new homes. Exploring and developing those options with the City owned property creates a unique opportunity to engage with the broader public on solutions that have the potential to lower the developments costs for bringing new lots into the market.

How would this proposal impact other aspects of the Comprehensive Plan:

As a part of moving the City's property into more near term development planning with a goal including development strategies that can lower overall development costs, the City should explore:

1. Plan for regional stormwater detention facilities in the basin rather than development by development facilities.
2. Preplan arterial street profiles and future development connection points through the subarea.
3. Explore options for the public financing of public improvements by special assessments, SIDs or other such means.





I: 1700 N Cotner

Name: Kyle McLaughlin

Organization/Business: Bethany Neighborhood Association

Description of proposal:

The Neighborhood is interested in the future of this parcel, currently city owned. This location corresponds to the origins of Bethany, the town, prior to annexation into Lincoln in 1926. This site is the corner of what used to be the Cotner College campus. Ideas have ranged from shared community space (as the Bethany Library borrows space from the Cotner Condos for programming) to makers space or farmers market space to mixed use development that is in line with the commercial core 1 block south.

There has also been significant discussion about the area's future, trying to determine best ways to continue to revitalize the Cotner Blvd commercial core, and the potential to extend that commercial core another block to this site and the Bethany Library. The areas discussed are shown as commercial in the future land use map.

How would this proposal benefit Lincoln and Lancaster County:

The Bethany Neighborhood Association is very interested in helping create additional nodes of activity around the town, particularly within Bethany. We believe that having nodes of intentional investment is an excellent way to reinvigorate neighborhoods in a state of disrepair and stagnation.

How would this proposal impact other aspects of the Comprehensive Plan:

Bethany would be an excellent candidate for a future small area plan, centered around the Holdrege St & Cotner Blvd intersection, similar to N 48th Street at an expectedly smaller scale. Small area plans focused on a refined area allows residents, businesses, and city leaders to collaborate on a shared vision that reflects local character and priorities. Bethany is blessed with above average walkability, but would benefit from enhanced public spaces and targeted infrastructure investments that strengthen connectivity and quality of life. Ultimately the hope is to help guide redevelopment in a way that supports economic vitality while preserving the neighborhood's unique identity.

Additional Comments

The following pages include additional comments received at various points throughout the update process. Comments relating specifically to transportation are included in the LRTP/Mobility Plan Public Input Summary on the [MPO website](#).



Comments for 2050 Comprehensive Plan Update
March 9, 2026

To: David Cary – Director, Lincoln-Lancaster County Planning and Development Services
From: Nicole Fleck-Tooze – Executive Director, Solidago Conservancy

Below please find comments and recommendations from Solidago Conservancy relating to the update of the 2050 Comprehensive Plan. Please feel free to reach out to me at nicole@solidagoconservancy.org with questions or to discuss any of these points. Thank you for the opportunity to comment!

1. Goals

Goal 7 - Environmental Stewardship and Sustainability

- *Comments:*
 - The language in this goal is very energy/climate focused, while the related policies include broader environmental issues, including land and water conservation. Solidago Conservancy recommends revising the narrative to reflect some of these broader topic areas, including land/water conservation. Additionally, the current plan includes many concepts that relate to ecosystem services, but doesn't explicitly use the term. This section may be a good place to introduce that topic. A suggestion for how these considerations could be incorporated into the beginning of this section follows.
 - A document entitled "Salt Valley Greenway and Connecting Corridors Ecosystem Services" prepared by Lynn Johnson for Solidago Conservancy is attached for reference. It is recommended that additional sections of the Plan be reviewed for opportunities to be more explicit about ecosystem services benefits.
- *Proposed text changes – add additional text to the beginning of the narrative for this goal:*
The conservation of energy, land and water are essential to our community's quality of life and health and the welfare of future generations. A sustainable growth framework minimizes greenhouse gas (GHG) emissions and protects environmental resources.

Lancaster County boasts a diverse set of environmental resources and landscape types that should be respected and maintained. These include priority resources within a broader natural resources framework as described in the Greenprint Challenge. These natural resources provide important ecosystem services for the community. Ecosystem services are the various benefits that humans derive from functioning natural ecosystems. Examples of ecosystem service benefits include:
 - protecting the quality of air, water, and soil;

- [preserving biodiversity, including pollinators that support agricultural food production;](#)
- [natural climate solutions, including floodwater management and carbon sequestration and storage; and](#)
- [cultural benefits including recreation, wellness associated with people experiencing time in nature, contributing to a unique sense of place for our community.](#)

2. [Elements](#)

[Element 5: Parks, Recreation, and Open Space](#)

- *Comments:*
 - Parks and Recreation has created a version of the Salt Valley Greenway map that depicts the connecting corridors currently described in narrative form only in the Comprehensive Plan. Because the connecting corridors are an essential part of the Salt Valley Greenway network, it is recommended that this version of the Salt Valley Greenway map be included in the update to the 2050 Plan.
 - Consideration should also be given to updating the Salt Valley Greenway Map (and the Future Land Use Plan, as appropriate) to address the changes that have occurred over time along the South Beltway corridor regarding the potential to accommodate an east-west trail and greenway connection. There may be an opportunity to shift all or a portion of the greenway to the north to follow an alternative route along drainageways and future trail connections to retain an east-west connection within more of the urban area/growth area of Lincoln.
- *Proposed text changes to update the Partnerships Section:*

The Parks and Recreation Department has a long history of partnerships with Lancaster County, the Lower Platte South Natural Resources District, Lincoln Public Schools, and the Nebraska Game and Parks Commission to protect natural resources and provide recreational opportunities. In the past several decades, partnerships with private organizations such as the Lincoln Parks Foundation; and the Audubon Society have developed to great community advantage. Additional partnerships focus on particular activities or events, such as the Lincoln Flying Disk Club, Friends of Wilderness Park, and Great Plains Trails Network.

In 2020, [Solidago Conservancy](#), ~~a new~~ land trust affiliated with Lincoln Parks Foundation, ~~is being was~~ established to collaborate with the City of Lincoln, the Lower Platte South NRD and other public and private partners to assist with acquisition of land and easements, outreach to landowners, fund development, and the consolidation of funding from grants and donations. ~~The land trust will~~ [Solidago Conservancy](#) plays a key role in the conservation and enhancement of natural resources and the implementation of the Salt Valley Greenway and connecting green corridors. The Parks and Recreation Department meets regularly with Lincoln Public Schools, Lincoln Libraries, the Lincoln YMCA, Lincoln and

Lancaster County Planning Department, and Lincoln Transportation and Utilities to discuss opportunities for cooperative projects and ensure the timing of critical infrastructure projects is coordinated. In 2018, Community Learning Centers (CLCs) were formed through a partnership between the City, Lincoln Public Schools, and other agencies and organizations interested in promoting community-based learning outside the normal school day.

Some of these partnerships are formalized through short- or long-term agreements while others are less formal and more limited in scope. These partnerships broaden the resources available for important public projects and result in a better outcome. Partnerships can also foster a sense of community ownership and assure a more equitable outcome. Community partnerships are critical to developing a park, recreation, and open space system that fully serve the people of Lincoln and Lancaster County.

3. Policies

Policy 19: Native Prairie.

Proposed text changes:

- **Item 3:** Identify opportunities to work with property owners, both public and private, to acquire land or conservation easements that can assist in protecting and serve as buffer areas around prairies and other natural areas for management and resource protection as well as support use of federal, state, or local conservation programs.
- **Item 5:** “Utilize the University of Nebraska Center for Grassland Studies in assessing alternatives for grassland preservation and restoration. For signature landscapes, utilize the Greenpoint Challenge of 2001, the Salt Valley Greenway and Prairie Corridor Master Plan, and the UNL Nine Mile Prairie Environs Master Plan ~~of 2020~~ updated in 2025 as guiding documents.”
- **Item 9:** “Continue to support Solidago Conservancy, in affiliation with the Lincoln Parks Foundation and Parks and Recreation Department ~~Land Trust initiative~~, working in partnership with landowners to preserve native prairie, wetland areas, and other natural resources.”

Policy 23: Salt Valley Greenway and Connecting Green Corridors Concept Implementation

Proposed text changes:

- **Action Step 1:** The Salt Valley Greenway and Prairie Corridor Master Plan developed in 2012 should continue to be a guide ~~Develop a strategic plan~~ for acquiring and conserving lands within the Salt Valley Greenway and Connecting Corridors through cooperative efforts of public agencies, private organizations, and individuals.
- **Action Step 2:** Encourage the ~~development~~ collaborative efforts of ~~a~~ the public-private partnership that ~~will concentrate~~ is concentrating efforts on further planning, funding, land acquisition, and development of the Salt Valley Greenway and its connecting corridors. This should be viewed as a local natural resource as well as a major economic development program.

- **Action Step 10:** Apply implementation tools specific to each of the Salt Valley Greenway and Connecting Corridor segments:
 - **New Action Step:** Partner with Solidago Conservancy to assist in landowner outreach, negotiations, and real estate transactions to help meet important conservation goals.

Policy 24: Environmental Resource Protection

Proposed text changes:

Action Steps

- **Action 1:** Pursue a variety of funding and financing options on a continuing basis. These may include: enlisting ~~a land trust~~ Solidago Conservancy to enable donations of land, capital improvements programming providing for further acquisition of park property and natural areas, and grant funding from such sources as the Land and Water Conservation Fund, various floodplain and water quality funding programs, and the Nebraska Environmental Trust.
- **Action 11:** Continue cooperation between public and private entities to protect habitat for threatened and endangered species. Current efforts include those of the Saline Wetlands Conservation Partnership, the USDA Natural Resource Conservation Service, Solidago Conservancy, the Nature Conservancy, Nebraska Audubon, and others.

Note: Discussions included a question about whether The Nature Conservancy still does work in this area.

Salt Valley Greenway and Connecting Corridors Ecosystem Services

Prepared by Lynn Johnson, 2024

Ecosystem services are the various benefits that humans derive from functioning natural ecosystems.

Examples of ecosystem service benefits include:

- protecting the quality of air, water, and soil;
- preserving biodiversity, including pollinators that support agricultural food production;
- natural climate solutions, including floodwater management and carbon sequestration and storage; and
- cultural benefits including recreation, wellness associated with people experiencing time in nature, contributing to a unique sense of place for our community.

Tallgrass Prairie Conservation and Reestablishment

Tallgrass prairie, a native landscape dominated by tall growing grasses, once extended from Canada to Texas, and from eastern Nebraska to Indiana. Tallgrass prairie plants develop robust root systems extending up to twenty feet into soil making them durable in a variety of conditions including periodic drought and fire. Over time, these root systems generated rich deep soil which encouraged extensive conversion to agricultural use. Today, tallgrass prairie is one of the rarest ecosystems on Earth with less than 2% to 3% remaining overall, and about 2% remaining in Nebraska. About 1.6% of Lancaster County remains in tallgrass prairie – about 8,600 acres, or 13 square miles. About 40% of the remaining virgin (unplowed) prairie in Lancaster County is located in the Prairie Corridor on Haines Branch.

Preserving Biodiversity

The rich soil of tallgrass prairie supports 400 species of grasses, sedges, wild flowers, and occasional shrubs that in turn support a diversity of birds, mammals, amphibians and reptiles, and insects. (400 plant species, more than 300 species of resident and migratory birds, 55 mammal species, 53 species of amphibians and reptiles, and 53 butterfly species) An acre of tallgrass prairie can contain 10 million insects in late summer with many of them acting as plant pollinators. Connecting areas of native prairie with reestablished prairie supports preservation of native flora and fauna, and rebuilding of topsoil lost to erosion from water and wind.

The Prairie Corridor on Haines has large areas of conserved native tallgrass prairie on each end - Spring Creek Prairie Audubon Center on the west and Pioneers Park Nature Center on the east. The Prairie Corridor also contains unique saline and freshwater wetland habitat, and stream corridors and riparian habitat. The Minnesota Prairie Conservation Plan describes biological and physical attributes of a functional prairie ecosystem. (*Minnesota Prairie Conservation Plan*, Minnesota Department of Natural Resources, 2nd edition, 2018) The Prairie Corridor as a whole has the potential to achieve these attributes of a functional prairie ecosystem indicating its significance for conservation. [*Master Plan (for) Salt Valley Greenway and Prairie Corridor*, The Flatwater Group, Inc., August 2012]

Why is this important:

- Agricultural natural pest control
- Agricultural crop pollination
- Preservation of native wildlife habitat – keeping common species common, or maintaining abundant wildlife.

Natural Carbon Sequestration and Storage

Underground roots and organic matter of tallgrass prairie can be two to four times greater than that above ground. Soil microbial processes generate organic carbon that is stored within the soil. This

storage ability is cumulative over time, so prairie soil is able to sequester or store large volumes of carbon underground in a natural, safe, effective, and reliable way. An additional benefit of this “grassland carbon storage system” is that the sequestered/stored carbon is supporting a lush prairie ecosystem above ground supporting other important ecosystem services and public values.

Grassland soil carbon is being recognized as an important natural element of climate action and resilience. A 2024 discussion paper estimates that 34% of the Earth’s terrestrial carbon stock is held in grasslands, primarily in the soils, and that well managed grasslands have the potential to be more stable carbon stores than forests because of their ability to survive drought and fire. (*Valuing Grasslands, Critical Ecosystems for Nature, Climate and People*, Grasslands, Rangelands, Savannahs and Shrublands (GRaSS) Alliance, February 2024) Studies indicate that up to 2/3’s of soil carbon can be lost to agricultural cultivation. Reestablishing tall grass prairie can rebuild soil carbon stocks in former cropland.

Why is this important:

- Natural long-term carbon storage reducing atmospheric greenhouse gas

Public Recreation and Economic Development

Nationally and regionally, participation in nature and trail-based outdoor recreation are increasing.

- Wildlife viewing increased 20% between 2011 and 2016 (*National Survey of Fishing, Hunting, and Wildlife-Associated Recreation* from the U.S. Fish & Wildlife Services)
- Bikers on non-paved trails increased 26% between 2011 and 2016. Trail runners increased 53% between 2011 and 2016. (the *Outdoor Recreation Participation Top Line Report 2017*, from the Outdoor Foundation)

The Prairie Corridor on Haines Branch provides a significant economic development opportunity for Lincoln and Lancaster County. It is projected that upon completion, the Prairie Corridor on Haines Branch will result in more than 29,000 annual visits with an annual economic impact on Lancaster County of \$4.3 million and 53 full-time equivalent jobs. (The Annual Economic Impact of the Prairie Corridor on Haines Branch Project, University of Nebraska- Lincoln Bureau of Business Research, July 2018)

Why is this important:

- Nature and trail based outdoor recreation attracts and retains a workforce for our community.
- The Prairie Corridor on Haines Branch has the potential to attract visitors to our community generating revenue and providing jobs.

Nebraska Eastern Saline Wetlands Conservation

Nebraska’s Eastern Saline Wetlands are a rare and unique landscape that once covered more than 20,000 acres in the Salt Creek Basin. Salt deposits on the soils of saline wetlands attracted wildlife, was a source of salt for Indigenous People, and served as an early industry supporting the establishment and development of the city of Lincoln. Today less than 4,000 acres remain, mostly in small fragments less than 20 acres in size. A majority of remaining Eastern Saline Wetlands are located along Little Salt Creek and Rock Creek in Lancaster and Saunders County.

Over the past 20 years, the Saline Wetlands Conservation Partnership has acquired from willing sellers about 1,600 acres of land containing saline wetlands, ranging in size from 7 acres to 220 acres. An additional 800 acres containing saline wetlands are protected with conservation easements. The Partnership is also coordinating saline wetland restoration projects and improving public access.

Preserving Biodiversity

Wetlands are among the most productive and biologically diverse habitats on earth. Nebraska Eastern Saline Wetlands are rich in invertebrate life and frequented by a variety of migratory shore birds, other bird species, and wildlife. Nebraska Eastern Saline Wetlands support more than 230 species of migratory and resident birds, and have been identified as an Audubon Important Bird Area critical to maintaining healthy bird populations. In addition to many unique invertebrate, bird, and plant species, the Eastern Saline Wetlands are also home to familiar native mammal, fish, and reptile species. (672 insect species identified through the Salt Marsh Inventory of Insects, 1992-2010, University of Nebraska-Lincoln)

Three plant species found growing in saline wetlands are rare in Nebraska. The Salt Creek Tiger Beetle, one of the rarest creatures on earth, is only found in Eastern Saline Wetlands and is on the Federal listing of endangered species.

Why is this important:

- Preservation of unique native wildlife habitat, including rare and endangered species
- Preservation of unique and rare saline wetlands that are part of the natural and cultural heritage of Lincoln and Lancaster County

Natural Water Management

Freshwater and saline wetlands are the “kidneys” of the landscape filtering water of pollutants.

Freshwater and saline wetlands control flooding by slowing down, conveying, and collecting stormwater runoff, and recharge local water tables and aquifers by allowing water to absorb back into the soil.

Why is this important:

- Protection of water quality
- Natural stormwater management solution
- Groundwater recharge

Stream and Riparian Corridor Conservation

Streams and riparian corridors associated with Salt Creek and its tributaries provide aquatic and terrestrial habitat. Wetlands are often located in riparian corridors (see information ecosystem services of freshwater wetlands above). These linear corridors offer cover and natural connections for wildlife movement. Low-lying areas near streams are often floodplains that collect, convey, and store stormwater. Floodplain soils are typically high-quality organic soils that support abundant vegetation, including native woodlands.

Wilderness Park is a protected 1,475-acre area of riparian floodplain along Salt Creek along the southwest side of Lincoln. Acquisition of land for Wilderness Park was part of a comprehensive stormwater management plan for Lincoln developed and implemented in the mid-20th century.

Wilderness Park is an excellent example of stream and riparian corridor conservation with multiple benefits to the community including stormwater management, wildlife habitat, and public recreation.

Preserving Biodiversity

Connected and continuous riparian areas provide a sheltered environment for many species of wildlife to feed, drink, rest, and reproduce, and serve as movement corridors between larger habitats.

- Riparian areas are used by birds for breeding, nesting, and other life stages.
- Riparian and wetland areas are used by amphibian and reptile species for foraging, overwintering/hibernating, breeding, and refuge.

Why is this important:

- Preservation of native wildlife habitat and connecting corridors – keeping common species common, preserving and abundance of wildlife

Natural Water Management

Riparian areas provide buffers that to help to improve the quality of water (water temperature moderation, removal of pollutants and sediment) before it enters a stream or watercourse. Tree roots and leaf litter from woody organic plants are effective in nitrate removal. Riparian areas can reduce sediment transported in stormwater run-off, and reduce phosphorus entering streams and water bodies.

Riparian floodplains control flooding by slowing down, conveying and collecting stormwater runoff, and recharging local water tables and aquifers by allowing water to absorb back into the soil.

Why is this important:

- Protection of water quality
- Natural stormwater management solution
- Groundwater recharge

Recreation and Alternative Transportation

Connected and continuous riparian areas provide natural corridors for trail development serving alternative transportation modes and outdoor recreation opportunities. The trail plan for Lincoln and Lancaster County overlays much of the Salt Valley Greenway.

Lincoln Parks and Recreation manages 183 miles of trails for alternative transportation and recreation use with an estimated 2.7 million annual uses. (City of Lincoln 2023 Annual Trail Report.)

Lower Platte South NRD manages 48.5 miles of trails for recreation use.

Why is this important:

- Trails are important for transportation, recreation, and economic development.
- 78.3% of survey respondents in the SCORP planning area where Lincoln and Lancaster County are located think that trails are important to have and would like to have more added [Statewide Comprehensive Outdoor Recreation Plan (SCORP) 2021-2025]

Subject: Waterford Trail — LRTP cost and ROW not current

Please place this comment in the Plan Forward and Waterford Trail project files.

Good afternoon,

I am a Waterford Estates resident commenting on the Plan Forward update to the 2050 Long Range Transportation Plan, Lincoln Mobility Plan, and Comprehensive Plan.

I support a trail connection in east Lincoln. I do not believe the currently published Waterford Trail cost of about \$2.74 million has been shown to cover the lakeside alignment behind homes on Waterside Way, 104th Street, and Shoreline Drive.

Please flag the Waterford Trail LRTP/TIP cost as not current until the City produces an updated, segmented estimate after:

1. 60% design, not 30% design
2. Completed DNR and LPSNRD review of the alignment at the high-hazard Waterford Estates Dam
3. A finished ROW and easement review for the private homes and businesses in the alignment

City records already show the project cost was raised once, from about \$900,000 to \$2.74 million. Parks staff have told the Pedestrian/Bicycle Advisory Committee that design was submitted to DNR and NRD for the dam area and that right-of-way and public engagement are still needed with private homes and businesses along the trail. Those items are cost drivers. They are not fully priced in a planning-level total for the whole 2.1 miles of new trail.

The \$2.74 million figure is for the entire project. The constrained shoreline/greenway segment — grading, possible retaining walls, erosion control, dam-related design, construction access behind occupied lakefront lots, and any additional easements — can consume a large share of that construction budget by itself, if not exceed it altogether.

I request that Plan Forward and the next TIP update:

- Show Waterford Trail cost as “estimate pending 60% design, dam review, and ROW”

- Break the estimate into segments (SCC campus, Waterford shoreline/greenway, Robinson/104th)
- Identify how much of the \$2.74 million is reserved for walls, special grading, dam coordination, and private-property ROW
- Consider a street-side—along 98th St/Holdrege, or reduced-impact alternative for the backyard/dock corridor if that segment cannot be built within the programmed amount

For the segment behind homes on Waterside Way, 104th Street, and Shoreline Drive, we request that the City evaluate a street-side or alternative alignment that still connects 84th Street to 104th/Holdrege and Robinson Elementary.

We propose an alternative trail route beginning at the fire station on 98th Street, connecting from the future SCC campus trail connection, continuing north along 98th Street to Holdrege, and then east to 104th Street. Because this route follows established roadways with ample space for construction, it would achieve the City's connectivity goals in a more practical and fiscally responsible manner.

That alternative should be compared to the current lakeside alignment on construction cost, dam-safety review, ROW, privacy, and dock access. We are not asking that the Waterford Trail be removed from the plan. We are asking that this high-impact segment not be locked in until that comparison is done and the cost is updated.

This is a fiscal-constraint comment, not a request to delete the trail from the plan. The TIP and LRTP should not treat an early, project-wide number as proof that the current lakeside alignment is fully funded for 2028 construction.

Thank you.

Wes Newton and concerned Waterford Estates neighbors

Please place this comment in the Plan Forward and Waterford Trail project files

Comprehensive Plan – PlanForward26 Update

Expanding the public understanding of the model of a Comprehensive Plan is a first step. I've spoken with advisory board members who don't know there is a plan or how it is used.

The method of outreach regarding such a comprehensive plan is the place for conversation, debate and can not be conveyed in a survey. Open houses are challenging with over scheduled families unable to attend open houses. Meeting families where they are at the gas station and grocery stores takes more time on the front end, inviting the conversation about what they want to see in their city and engages all of the public. Citizens in exchange are more likely to invest in participating with a project. The department heads attended a conference focused on a style of "Asset Based Community Outreach" development, a proven method for improved outcomes of citizen approval. Plenty of empirical evidence is available.

Overview summary:

History of the Comprehensive Plan included the most important section of the plan, the first paragraph in the initial document that indicated the plan is to be implemented. The former Mayor, who initiated this format did not want a document that sat on the shelf or was cherry picked for implementation. Sadly, it is the latter which has become common place in planning. The first paragraph provides and frames the actions for consistent implementation.

Notice that engaging in diverse stakeholders rather than engaging the public to understand their needs and wants is articulated. After attending a "asset base community development" style conference you may identify the need for a change in planning strategy.

For Planning and development purposes LPR needs to come under the same processes and approval of plan the other departments conduct. All "level of service or use changes", developments and plans need to go through a consistent outreach process, come before the Planning Commission and the City Council before plans are approved. The list of problematic projects for Wood Tennis to the Goodhue Blvd issue demonstrate the need for that consistent process the rest of the city follows.

Traffic Engineering and Traffic Planning budgets need to be more reflective of preventing crashes and moving multimodal traffic safely rather than driver centric strategies where the focus serves those who drive.

TIF is a tool that primarily puts fiduciary responsibilities on our future taxpayers. Financing these services without creating an undo financial burden for the taxpayer is, and will continue to be, a challenge. Identifying the future cost to taxpayers at the time of

consideration and keeping a tally of overall TIF debt provides the taxpayer an understanding of the future cost of city improvement and that there is balance between new infrastructure in developing areas and the improvements and maintenance needs of the existing community.

P6.2 Develop design standards to be utilized across all Mixed-Use Redevelopment Nodes and Corridors. Design standards should be clearly written and allow for an efficient, expeditious review process, while especially focusing on the interface with residential neighborhoods, attractive streetscapes, and safe and comfortable movement of people – whatever their mode of travel.

**P2.20,
P3.15** Examine current residential zoning districts and propose modifications to encourage ‘missing middle’ units (single-family attached, cottage courts, townhomes, live-work, and a variety of three- and four-plex configurations), including affordable units, to people with a range of incomes. Neighborhood edges in particular present an opportunity for missing middle housing.

P8.3 Develop new design standards for redevelopment projects, particularly TIF projects, that encourage density, a variety of housing types, optimize infrastructure costs, and help lower the overall cost of property development. Design standards provide assurance that projects will enhance and add enduring quality to the surrounding neighborhood and avoid conflicting visions among developers, neighbors, and city officials.

***Eliminate waivers to the developer for infrastructure to secure consistency with water management, traffic planning and buffers. Downgrading of codes to minimal standards cost future taxpayers when infrastructure fails.**

Take a Balanced Approach.

**P2.10,
P3.6** ***LPR provides many amenities through an individual donor’s vision. Donor specific projects may help fund projects. Funding raising runs are an example. Donor specific projects are problematic due to the lack of public outreach and has been opposition to the public’s wishes, Private donor projects must benefit to the whole community should be paid by the community, and non – fee based to be equitable to public. Private projects on public land that are fee-based limit the public’s use of public land and demonstrate a conflict of interest.**

***Take an Asset Based Community Development approach to understand what the community wants before creating the development or redevelopment of an area. Meet the people where they are, which costs more on the front end and ensures a better outcome with community buy in and ultimate personal investment. Private donors on public land becomes an issue when the public are not consulted and are a fee-based entity.**

***Encourage Higher Densities.** Maximize the community's investment in infrastructure through well-designed and appropriately placed density in residential and commercial development. Both for new development and redevelopment, an increase in well-designed and appropriately placed density will decrease the amount of infrastructure necessary overall in the community.

Minimize Impact on Affordable Housing. Infrastructure financing should not increase the cost of affordable housing in Lincoln, particularly housing that is targeted at making less than 80 percent of the area median income.

TIF funding requires boundaries on its use and understanding of the long-term costs to the taxpayers. When proposing TIF funding, the long-term cost to the taxpayer on the loan needs to be disclosed upfront.

What are the factors for infrastructure financing? Are they consistent?

The Glenn proposal comes to mind with the use of TIF funding for a luxury housing project (the old Melichar gas station) that would shift its TIF funds to another low-income project.

Minimize Impact on Those Who Are Not Developing Land. As much as possible, property owners should only be assessed or pay the improvement costs at the time they seek approval of development proposals or building permits. Financing mechanisms should be sensitive to property owners in an area under development who don't want to develop their land at that time but should not encourage them to hold their property out of development indefinitely. Property owners need to be educated about growth and infrastructure plans to reduce the element of surprise and to foster more informed personal planning decisions.

***Such development private or public needs to require the approval of their neighborhood either through the association or in the case of HOAs the individual property owner's approval.**

Capital improvements have historically been financed by general revenues, special assessments, user fees, revenue bonds, grants from Federal and State government, other

local and state taxes and general obligation bonds. Capital projects can be broadly defined as new projects to meet additional needs of the community and rehabilitation of the built infrastructure.

Capital Improvements are prioritized by planners rather than the public. Understanding what the people's priorities are is the first step with Capital Improvements. The use of appointed advisory boards who do not represent the fabric of Lincoln, surveys and open houses are a less effective tools than Asset Based Community Development methods. The Parks and Recreation Advisory Board is mostly golf-oriented with recent additions in the last year which is not representative of Lincoln. The chair of the board is also an Olsson Associates consultant for the city. Attention to conflict of interest and diversity on boards is lacking.

Private investment is a significant part of the funding used to construct infrastructure in new developments. Most local streets, sidewalks, water, sanitary sewer, and stormwater facilities are built and paid for by the private developer, and impact fees contribute to the larger infrastructure components. Decisions made in the private sector play an important role in managing and guiding the expansion of the urban area. Expenditures from private sources are critical to furthering the growth of the community. Privately funded projects are also expected to conform to the goals and strategies of the Comprehensive Plan.

Because private sector contributions affect the community, public outreach seeking approval of the change of land use should be required. Impact fees are negligible as they are not properly utilized. Decision making of such developments needs to start with the approval of the community. Wilderness Crossing is an example of a train wreck of a private development with all sorts of negative effects on the community from traffic, cultural and environmental.

Address how citizens are appointed to advisory boards and committees to ensure a balance and an equitable pool. How does the city recruit applicants and how do citizens know of the application process?

Currently one must know where to find the opening and how to apply for consideration.

How will the public be involved with reviewing and updating the outdated Subarea plans that need to be relevant to future development, especially the Wilderness Park Sub Area plan which would have been helpful during the Wilderness Crossing development? Inclusivity for well-fleshed revisions provides a more sustainable document. Currently, the process is quite insular with token stakeholders, agencies and department heads making the decisions.

□ Subarea Planning and Other Studies. The Comprehensive Plan provides broad guidance for achieving the community’s stated Vision. Putting details to the Plan takes additional effort. One means of doing this is through the preparation of subarea plans. Subarea plans offer greater details about the intended future of an area of the community — including land uses, infrastructure requirements, and development policies and standards. Many of these subarea plans are prepared by the City-County Planning Department, while some are prepared by other agencies and departments.

□ Design Review Boards. Design review is coordinated through three boards, each with specific responsibilities: Urban Design Committee, Historic Preservation Commission, and Nebraska Capitol Environs Commission.

The Plan amendment process must be an open and fair process, utilizing sound planning, economic, social and ecological principles.

Please identify how the public will be alerted of a Amendment proposal?

Amendments to the Plan may be submitted in writing to the Planning Director by any group or individual at any time during the year. The Planning Director may elect to forward the Plan amendment request to the Planning Commission upon submission or wait to include the request in a compilation that is reviewed by the Planning Commission once each year.

The PlanForward amendment process must be an open and fair process, utilizing sound planning, economic, social and ecological principles.

Amendments to the Plan may be submitted in writing to the Planning Director by any group or individual at any time during the year. The Planning Director may elect to forward the Plan amendment request to the Planning Commission upon submission or wait to include the request in a compilation that is reviewed by the Planning Commission once each year.

How are you empowering citizens to participate? How is the outreach conducted?

Capitol Environs P38

The Environs Commission needs appoint representatives of the Goodhue area to include someone who rents, owns their home, and a landlord for decision making as the capitol is a part of a community, part of a neighborhood.

2. Prioritize continued maintenance and enhancement of the Centennial Mall, J Street, Goodhue Boulevard and

Lincoln Mall streetscapes within the Capitol Environs District, with a goal of preserving beautiful, active malls that lead to the Capitol. Engage the Capitol Environs Commission

early in major redevelopment projects located within the Environs District to guarantee that developers understand the expected level of design to be achieved.

5. Coordinate efforts between the Capitol Environs Commission and the Nebraska Capitol Commission to address mutual interests of the City of Lincoln and the State of Nebraska as it relates to the preservation and enhancement of the Capitol and its environs.

Civic Engagement – P 47

The first action step needs to be address the assumption everyone has access or the ability to chime in virtually is not realistic.

Outreach methods are the focus of Civic Engagement. Currently they do not meet the public's needs. To meet the public's needs and understand the public's perspective, you need to meet the public where they go. The current methods utilized for civic engagement serve those who are affluent with transportation, a flexible work schedule, internet service, understanding of the city processes and time. Lincoln needs to provide more inclusive methods of Civic Engagement. Maggie Stuckey – Ross is on the right track with attending non-profit fairs and events with future outreach regarding specific issues to the neighborhood can be incorporated.

Verify that developers and others with planning proposals to make early contact with neighborhood groups and other interested parties. This will allow for a greater understanding of the issues and for time to seek resolution of contentious items.

9. Maintain current mailing and contact lists of local neighborhood groups and homeowner associations that is available to the public.

10. Notify surrounding property owners, interested groups, and other appropriate agencies of formal development applications.

11. Explore options to expand free internet access for those in need

P-32 Other Recreational Facilities and Activities

13. Implement the end use master plan for a bike park on the soon to be decommissioned N. 48th Street Landfill.

Consideration of access from both major roadways and the commuter trail system is important. Identify

community partners for planning, funding and long-term management of this park.

14. Evaluate the capacity of Lincoln’s Community and Neighborhood parks to include new recreational features such as pickleball courts, skate park amenities, disk golf baskets, and others in underutilized areas. These limited facilities make activities available to a wider audience and provide an opportunity for those new to the sports to try them and gain confidence to participate at larger facilities

Please add to the bike related plans the “ Mountain Bike Natural Surface Plan” to the recreational activities under P-32.

P-25 Open Space and with Development

I appreciate the respect for “unused land” and “passive activities” and creating space

P-27 Regional Parks

What is the balance in regional parks supporting tournament style sports rather than natural surface mountain bike, running tracks and pump tracks along with skate parks?

P-28 Community Parks

Why are Community Parks associated specifically with “middle schools”.

The whole community is using the park, and the features and amenities need to attract the whole family collaboratively with botanical gardens, quiet passive areas, playgrounds, pump tracks, mini skate bowls and public art. Benefits of families gathering to play include mental health and physical health while playing together.

P-29 Neighborhood Parks

Why are Neighborhood Parks associated specifically with “elementary schools”.

When possible, neighborhood parks are co-located with elementary schools, a concept referred to as “Sparks.” Neighborhood parks that are associated with schools

are typically 2 acres in size and located so that they can be accessed by students during the day and still easily accessible to the neighborhood when school is not in session. When parks are not located with schools, an area of about 4 acres is desirable to provide some of the open play area which is provided by school playfields in a “Spark.”

In some cases, Neighborhood Park services are provided within larger Community Parks.

Again, the whole community is using the park, and the features and amenities need to attract the whole family collaboratively with botanical gardens, quiet passive areas,

playgrounds, pump tracks, mini skate bowls and public art. Benefits of families gathering to play include mental health and physical health with playing together.

The distinction appears very limiting.

P-30 Community Centers

5. Explore opportunities to work with the Lincoln YMCA and Lincoln Public Schools to develop new community recreation center facilities in additional areas of Lincoln similar to the school / YMCA / park model of Moore Middle School in southeast Lincoln and School Middle School / YMCA in northwest Lincoln.

Interesting model, for sure. Again, why are you limiting your options when YMCA facilities serve the whole family?

P-69 Bicycles

The Natural Surface Mountain Bike Trails and pump parks plan needs to be added to PlanForward26. The collaboration with Kris Sondrup, the BMX board and LPR is exciting.

***A number of proposals around private / public partnerships on public land for fee-base sports like baseball, volley ball and soccer facilities continue to rise. I have concerns that public land is being used for fee-based amenities. While sliding fee scales, equipment caches are considered, don't forget the fact that a large sector of the population will not be able to use those facilities unless they are in walking distance.**

Transportation is the biggest barrier to participation.

Great societal emphasis is placed on structured sports in a time of childhood type II diabetes surges. The data shows that organized sports do keep people moving, there is a lot of bench time.

Greater emphasis needs to be invested in free community spaces in the neighborhood. Parks, community after school spaces, to enhance recreation centers, encourage walking to school and limit parking for pick up and drop off services.

Empirical evidence demonstrates to improved mental and physical health of walking, improved social skills, and time management skills. Evidenced based research supports walking 20 minutes prepares the brain to learn, to improve focus.

Thank you for inviting comments. Conversations, café round tables, and engagement in the neighborhoods are far better tools than a survey that while efficient and cheaper ultimately has poorer results due to its insular nature. I am going to guess your respondents are 35-65, white, male and upper income, making more than \$70K/yr/household, that is not Lincoln.

Comments from Coalition for Environmental Improvement

Our goal is for the City to develop a process and the criteria for evaluating development projects in a manner that creates a buffer for ecological, cultural and historic resources. To accomplish this we recommend that the first step is to define what a protective buffer is.

An ecological, cultural/historical protective buffer separates a particular area from another, providing protection for the particularly valuable aspects of a parcel that could be harmed by aspects of the other.

Examples of areas that require cultural/historical buffer zone consideration for valued cultural/historical aspects include, but are not limited to sweat lodges, cemeteries, trails, or artifacts such as wagon ruts.

An ecological protective buffer zone is a designated, often vegetated, transitional area surrounding sensitive habitats, such as grasslands, wetlands, or wildlife reserves. It protects such habitats from negative external human pressures, including light and noise pollution, excessive or polluted runoff, and pesticide drift. These zones maintain ecosystem integrity and biodiversity by providing essential habitats for plants and animals, connecting landscape patches, and mitigating "edge effects". A "one size fits all" categorization cannot be set for ecological buffers because the nature of the sensitive habitat and impact of potential negative pressures must be addressed on a case-by-case basis.

Ecological and cultural/historical protective buffer zones should be considered distinct from simple separation zones, such as roads, parking lots or walkways, that simply provide distance between sensitive habitats or resources, and other areas.

Protective buffer zones must be set via a process, not a set of requirements.

P18: Conservation Design

Promote-Incentivize and facilitate conservation design for both new growth and redevelopment projects.

Conservation design is a type of development where buildings are grouped together on part of the site while permanently protecting the remainder of the site from development. This type of development provides great flexibility of design to fit site-specific resource protection needs. Conservation design creates the same number of residences under current zoning and subdivision regulations or may offer incentives, such as a density bonus, to encourage this type of development. There is a savings in development and maintenance costs due to less road surface, shorter utility runs, less grading and other site preparation costs. The preserved land may be owned and managed by a homeowners association, a land trust, or the City.

Conservation-focused design can help to reduce the heat island effect, increase shade, protect habitat, slow stormwater runoff, and improve mental health. Site designs that are compatible with the natural characteristics of the site, conservation design for new subdivisions, clustering development, minimizing grading and impervious surfaces, and preserving site hydrology to the maximum extent possible are encouraged.

Action Steps

1. Add the following definition for ecological buffers to the conservation design principles*

2. On undeveloped properties and properties prime for redevelopment, identify and map unique features to preserve. These include, but are not limited to areas protected by local, state, and federal statutes. For properties the city has not mapped, the city welcomes a developer wanting to participate in the conservation design program to propose a map of features to preserve.

3. Amend the city development code to allow for flexibility in density, building types, height, lot dimensions and area, and street design for developments that follow conservation design principles and best practices, as follows: Encourage conservation design principles as part of the development process. Developments that incorporate conservation design principles should be eligible for greater densities, height, lot, and area adjustments. Examples of conservation design best practices include:

a. Setbacks from rivers and streams beyond the minimum floodplain corridor that are sufficient to preserve riparian habitat.

Development setbacks beyond the minimum floodplain corridor in order to help preserve riparian habitat.

~~b.. Conservation of significant trees and tree stands to the extent possible and designation of area within new developments specifically for trees and/or prairie. Land area within new developments that is designated specifically for trees and/or prairie.~~

c. Sustainable landscape design that includes a combination of native and drought-tolerant plantings, rain gardens, bioswales, infiltration beds, constructed wetlands, limited use of turf grass, green roofs, and pervious pavement

~~Sustainable landscape design that includes native and drought-tolerant plantings, limited use of turf grass, rain gardens, bioswales, infiltration beds, and constructed wetlands.~~

d. Maximize open space conservation, preventing fragmentation of valued ecosystems, and providing an interconnected network of such.

e. Cluster subdivision design that protects flood-prone areas by grouping new development in less-sensitive areas within a subdivision while maintaining a high overall building density.

~~fe. Minimized disturbance of the natural topography on a development site. Dedication of a portion or all of a building's roof space as a green roof.~~

~~Minimizing disturbance of the natural topography on a development site.~~

gf. Incorporate conservation design principles into public projects and development projects utilizing public funds (such as TIF) as appropriate.

~~h. Treatment of stormwater as an asset, by working with the natural topography and using wetlands, floodplains, and natural drainage corridors to manage stormwater runoff and flood flows.~~

~~I. Trails that connect the homes in the subdivision to the preserved natural, historic, and aesthetic features within the site and to compatible adjoining uses, such as public open spaces and facilities~~

~~J. Avoidance negative effects on flora and fauna of light pollution through screening and intelligent positioning of buildings and light fixtures, limiting lumens and the height of light poles, and requiring fixtures that direct light downward~~

~~K. Preservation of historic and cultural sites, notable landmarks, and views that add unique character or sense of place to the development and surroundings, or have importance to the community.~~

~~L. Buffer sensitive areas on the property and abutting property from noisy streets, residences, and businesses. Locate loading docks and refuse areas on the opposite sides of the buildings. For example, design house fronts to face sensitive areas with more active backyards on the opposite side of the house~~

2. ~~Incorporate conservation design into new subdivisions with the initial steps of completing an inventory of existing and future land uses, natural resource evaluation, and a build-out map. Utilize goals of the Lincoln Climate~~

3. Develop conservation design expertise on staff and among interested developers. Contract with a landscape architect/planner to work with conservation design developers to achieve desired result.

~~Plan as a guide for developing conservation design recommendations.~~

4. Promote development of conservation design standards of new subdivisions that maximize open space conservation, prevent fragmentation of valued ecosystems, and provide an-and interconnected network of such open spaces while being sensitive to overall building density.

5. ~~Develop project approaches which view stormwater as an asset, by working with the natural topography and using wetlands, floodplains, and natural drainage corridors as natural ways to manage flood flows and stormwater runoff.~~

Replace Above Narrative with the Following:

The City encourages designs for new subdivisions and redevelopment that are compatible with natural characteristics of the site and/or neighboring site that minimize grading and impervious surfaces, and that preserve site hydrology, topography, and open space to the maximum extent possible.

Conservation design is a technique that allows developers to cluster buildings together on part of the site while permanently protecting the remainder of the site from disturbance. In that way, conservation design can ~~help to reduce the heat island effect by maintain~~ significant tree cover, protect habitat, slow stormwater runoff, conserving historic and aesthetic features, and improve public health and enjoyment by incorporating passive recreation opportunities.

To incentivize and facilitate this type of development, the City allows greater flexibility of design to fit site-specific resource protection needs. Conservation design results in the same number of residences under current zoning and subdivision regulations. [The city may offer incentives, such as a density bonus, to encourage outstanding design]. ~~There is a savings in~~ Conservation design saves development and maintenance costs due to less road surface, shorter utility runs, less grading and other site preparation costs. A homeowners association, a land trust, or the City or other governmental entities may own and manage the preserved land.

*An ecological, cultural/historical protective buffer separates a particular area from another, providing protection for the particularly valuable aspects of a parcel that could be harmed by aspects of the other.

Examples of areas that require cultural/historical buffer zone consideration for valued cultural/historical aspects include, but are not limited to sweat lodges, cemeteries, trails, or artifacts such as wagon ruts.

An ecological protective buffer zone is a designated, often vegetated, transitional area surrounding sensitive habitats, such as grasslands, wetlands, or wildlife reserves. It protects such habitats from negative external human pressures, including light and noise pollution, excessive or polluted runoff, and pesticide drift. These zones maintain ecosystem integrity and biodiversity by providing essential habitats for plants and animals, connecting landscape patches, and mitigating "edge effects". A "one size fits all" categorization cannot be set for ecological buffers because the nature of the sensitive habitat and impact of potential negative pressures must be addressed on a case-by-case basis.

Ecological and cultural/historical protective buffer zones should be considered distinct from simple separation zones, such as roads, parking lots or walkways, that simply provide distance between sensitive habitats or resources, and other areas.

Protective buffer zones must be set via a process, not a set of requirements.

Policy 19—Native Prairie

Protect, restore and enhance native prairies

This feature refers to the tallgrass prairie areas that are dominated by big bluestem, little bluestem, indiangrass, and sideoats grama grass species. Numerous wildflowers and forbs are also found in these prairies, including golden rod, purple coneflower, purple prairie clover, lead plant, and black-eyed susan. Prairies are also incredibly rich in wildlife and host native **insects**, mammals, amphibians, reptiles, and birds. Though historically they were the region's prevailing natural condition, native prairies are an increasingly rare feature on the Nebraska landscape. This resource thrives in conditions of disturbance caused by fires, grazing, haying, and then periods of rest. Management strategies that mimic natural disturbance are important for a diverse, healthy prairie.

In native prairies plants and soil work together as a natural solution for carbon sequestration. Healthy soil and plant communities hold carbon in their organic material and keep it from escaping into the atmosphere.

Lancaster County is fortunate to have approximately 9,000 acres of native prairie remaining, mainly in the west central portion of the county, although they are scattered throughout the county in patches of land that must remain whole if their integrity as a natural resource feature is to continue. **Maintaining continuity and connections between prairie parcels is critical to supporting healthy prairie ecosystems.** Nine Mile Prairie, Pioneers Park and Spring Creek Prairie are three of the larger massings of native grasslands in the county.

Action Steps

1. **Adopt the following buffer definition in protecting native prairie.***
2. Develop planning guidelines, management techniques and supporting policies for preserving native prairies and grassland. Include carbon sequestration measurements in all cost-benefit and environmental impact studies.
3. Coordinate prescribed burn plans among public agencies and review impacts on new urban areas when evaluating development proposals.
4. Identify **and activate** opportunities to work with property owners, both public and private, to acquire land or conservation easements that can serve as buffer areas around prairies and other natural areas for management and resource protection. ~~as well as support~~ **Support** use of federal, state, or local conservation programs.
5. **Develop and institute process for buffer zone creation between prairie parcels and other land uses.**
6. Investigate, **document, and disseminate** means for encouraging native prairie restoration by private and public entities.
7. Utilize the University of Nebraska Center for Grassland Studies in assessing alternatives for grassland preservation and restoration. For signature landscapes, utilize the Greenprint Challenge of 2001 and the UNL Nine Mile Prairie Environs Master Plan of 2020 as guiding documents.
 1. Set a goal of updating the Greenprint Challenge by 2
8. Resurvey and update the County's prairie and grassland inventory for inclusion in the Natural Resources Geographic Information Systems (NRGIS).
9. Include prairie owners and managers in review of any Growth Tier or Future Land Use changes that may directly impact a designated prairie.
10. Expand native prairie plantings through strategies such as requiring the addition of native prairie plantings to detention ponds and runoff areas, as well as residential or commercial development. Continue to support or expand the Prairie in the Parks program.
11. ~~Continue to support~~ **Support** the Lincoln Parks Foundation and ~~Parks and Recreation Department Land Trust initiative~~ **Solidago Conservancy**, working in partnership with landowners to preserve native prairie, wetland areas, and other natural resources.

12. Create a Carbon Sequestration Plan. This plan would involve an analysis of Lincoln's tree canopy, parks and greenways, open lands, composting activity, open water areas, impervious surfaces, grasslands, and native prairie.
13. Work to incentivize ~~with~~ homeowner associations, partner organizations, and agencies to increase use native plants and prairie in landscaping.
14. Educate citizens, increasing their appreciation for the aesthetics of native plantings and raising awareness of the benefits of increasing such plantings that would foster pollinator habitat, sensible water use, flood control, and carbon sequestration.
15. Lincoln is committed to the Mayors' Monarch Pledge, which is a program through the National Wildlife Federation. As such, Lincoln is committed to the preservation of precious ecosystems and native habitats that protect the monarch butterfly and other pollinators.
16. Maximize open space conservation, prevent fragmentation of valued ecosystems, and provide an interconnected network of such open spaces while being sensitive to overall building density.

P20: Ecology and Habitat

Protect the natural habitat for threatened and endangered species.

Lancaster County is home to a distinctive association of threatened and endangered species of plants and animals that represents a highly valued environmental legacy. Endangered species in Lancaster County include the Salt Creek tiger beetle (State and Federal Endangered), Western Prairie Fringed Orchid (State and Federal Threatened), Saltwort or Western Glasswort (State Endangered), Red Knot (Federal Threatened), Whooping Crane (State and Federal Endangered), and the Northern Long-Eared Bat (State and Federal Threatened).

Other vulnerable species having habitat or that have historically been found in Lancaster County include the Bald Eagle (State and Federal Threatened), River Otter (State Threatened), Small White Lady's Finger Orchid (State Threatened), Topeka Shiner (State and Federal Endangered), Massasauga Rattle Snake (State Threatened) and American Burying Beetle (State and Federal Endangered).

Action Steps

1. **Adopt the "Buffer" definition below for protecting natural habitat for threatened and endangered species.***
2. Research continues into the conservation of Nebraska's eastern saline wetlands, which will enhance Salt Creek tiger beetle habitat. This will continue to include authorizing or soliciting funding for hydrology or hydrogeology research of the habitat area, determining basin-wide impacts of land use and human activities on the wetlands,

characterizing the tiger beetle's biology and habitat, and assessing the economic impacts of potential management efforts.

~~32. Create Partnerships~~ ~~Continue cooperation~~ between public and private entities to protect habitat for threatened and endangered species. Current efforts include those of the Solidago Conservancy, Saline Wetlands Conservation Partnership, the USDA Natural Resource Conservation Service, the Nature Conservancy, Nebraska Audubon, and others.

~~43.~~ Landowners with saline wetlands and within the 500-foot buffer zones should be offered assistance concerning programs to preserve and protect wetlands and transition lands occurring on private property.

~~54. Continue to investigate~~ ~~incentivizes~~ allowing land owners to pursue voluntary purchases, conservation easements, transfer of development right (TDR), ~~maintenance endowments~~, or other similar preservation options.

~~65. Secure~~ ~~Continue to explore~~ grant opportunities for saline wetland ~~and tallgrass prairie and riparian corridor~~ preservation and enhancement.

~~76.~~ Continue the public education effort to raise awareness of the Salt Creek tiger beetle and its unique habitat, ~~as well as all threats to insect and bird species in area habitats~~.

~~87.~~ Review and revise regulations ~~as appropriate~~ for requiring buffer areas around critical natural areas ~~to continue the environmental services they provide~~.

~~98.~~ Continue support of native plantings, creation of community gardens, expansion of pollinator habitat by the Parks and Recreation Department.

~~109.~~ Create a Carbon Sequestration Plan. This plan would involve an analysis of Lincoln's tree canopy, parks and greenways, open lands, composting activity, open water areas, impervious surfaces, grasslands, and native prairie. ~~Until such a plan is created, estimate and consider the sequestration values of properties in land use decisions~~.

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Examples of areas that require cultural/historical buffer zone consideration for valued cultural/historical aspects include, but are not limited to sweat lodges, cemeteries, trails, or artifacts such as wagon ruts.

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Ecological and cultural/historical protective buffer zones should be considered distinct from simple separation zones, such as roads, parking lots or walkways, that simply provide distance between sensitive habitats or resources, and other areas.

Protective buffer zones must be set via a process, not a set of requirements.

The following are comments by Rick Schnieder, retired biologist from Nebraska State Game and Parks Commission:

“I took a quick look at the text. Most of it seems fine, however, the first two paragraphs are out of date. Below I have included the link to the current T&E species list on the Game and Parks Commission website.

Bald Eagle and River Otter are no longer listed as T&E.

Red Knot does occur in NE, but as the website notes, there are no nesting sites or important migratory stopover sites in the states. So there is nothing meaningful that could be done for that species in Lancaster County.

The same goes for Whooping Cranes. Their migratory route is quite narrow and is centered on the central Platte River. Very occasionally a few might fly over Lancaster County and their stopover sites are fairly erratic. Again, there is nothing meaningful that the county could do to improve habitat for them beyond what is already being done for the Salt Creek Tiger Beetle.

Topeka Shiner, Massasauga, and American Burying Beetle have long been extirpated from Lancaster County and there is little the county can do to bring them back. Conservation dollars would be better spent improving habitat where they currently occur.

Small White Lady's Slipper (not finger) Orchid has only a couple of known populations in the state and they are outside of Lancaster County.

I would recommend removing all of the above species from the plan. I do not think any actions the county would take would benefit these species. The species that would benefit from action in the county are Salt Creek Tiger Beetle, Saltwort, Western Prairie Fringed Orchid, and possibly Northern Long-eared Bat.”

chrome-extension://efaidnbmninnibpcapjpcglclefindmkaj/https://outdoornebraska.gov/wp-content/uploads/2025/10/Nebraska-State-Species-List_Oct2025.pdf

P21: Floodplains and Riparian Areas

Protect and preserve floodplains and other riparian areas for flood storage, conveyance, and other natural benefits.

Currently about 14% of Lancaster County is designated as floodplains. Floodplains provide multiple benefits to both the natural (flood storage and conveyance, flora and fauna habitat preservation and diversity, stormwater quality, groundwater recharge) and the built (recreation, public health and safety, economic) environments.

The overriding policy for the floodplain is a "No Adverse Impact" policy for the City and County, which means that the community has a goal of ensuring that the action of one property owner does not adversely impact the flooding risk for other properties.

Action Steps

1. **Adopt the "Buffer" definition below for protecting floodplains and riparian areas.***
2. Designate areas for future urban development outside of the floodplain and floodway to reduce flood risks and to preserve or create floodplain areas.
 - Develop and utilize watershed plans during the review and evaluation of proposed developments and as a guide in the preparation of future capital improvement projects.
3. ~~Utilize~~ **Require that** stormwater **be used** as an asset, by directing it through natural waterways, wetlands, and drainage corridors to minimize flood damage and prevent Non-Point Source Pollution (NPS) from occurring when storm waters flow through impervious surfaces in urban areas and cultivated and grazing land in rural areas.
4. **Develop and** Implement a Rain to Recreation watershed approach **with developers** that reduces storm water damage, aids in maintaining water quality and provides additional
5. ~~Continue to~~ **Incentivize developers** ~~Expanding~~ and ~~enhancing~~ the following stormwater run-off mitigation measures including:
 - a. Vegetative buffers along stream corridors.
 - b. Preservation of natural areas, actively preserving the natural functions of floodplains.
 - c. Developing and implementing a floodplain buyout program while minimizing impacts on existing neighborhoods, citizen needs, and historic districts.
 - d. Making comprehensive, watershed-based approaches to floodplain management a high priority with accurate mapping and public involvement.
 - e. Retain City or County property in the floodplain in public ownership whenever possible, including conservation easements to protect floodplain functions.
6. ~~Continue to~~ implement **incentives** ~~education efforts~~ to promote **shared** environmental stewardship **between the City, County, LPSNRD, and property owners. and to**
 - ~~a. Notify~~ floodplain property owners and prospective buyers of flood risks **and opportunities for shared environmental stewardship.** .
- 6.7. ~~Consider~~ **Maintaining** no net fill conditions for properties in the floodplain being developed or redeveloped. Maintain no net fill conditions for those properties

seeking Special Permits through Planning, Tax Increment Financing, or on former City property.

- ~~7.8. Engage in a public engagement process to review and assess implementation of the~~ recommendations of the Salt Creek Resiliency Study, per the City of Lincoln Climate Action Plan.
- ~~8.9.~~ Maintain the Community Rating System (CRS) rating that allows for a 25% reduction in flood insurance premiums for property owners in floodplains.
- ~~9.10.~~ Prepare for federal adoption and make publicly available an updated floodplain map for Lincoln that reflects increased precipitation and streamflow projections based on precipitation data from NOAA Atlas 14 data.
- ~~10.11. Continue and E~~nhance current outreach and education efforts with landowners and business owners located
- ~~12.~~ In response to the findings of the Salt Creek Resiliency Study, assemble key partners and leaders in the City and County to develop comprehensive strategies that reduce flooding risks, improves soil health, sequester carbon and maintain natural systems within the City.???
- ~~11.13.~~ Develop a Stevens Creek Subarea Plan by 2030.
- ~~12.14.~~ Strengthen stormwater protections during the construction period

P23: Salt Valley Greenway and Connecting Green Corridors Concept Implementation.

Use the Salt Valley Greenway and Connecting Corridors concept to embody the PlanForward vision and environmental resource principles.

Since the first City/County Comprehensive Plan in 1961, the Salt Creek watershed has influenced planning for open space, greenways, recreation, and environmental resources in Lincoln and Lancaster County. The Salt Valley Greenway wraps around the City of Lincoln and is fed by tributaries that radiate out into the surrounding rolling hills. The effect is that of a large loop, primarily made of Salt Creek and Stevens Creek, with connecting green corridors linking urban and rural areas. Corridors which generally follow Salt Creek, and its tributaries provide multiple benefits; creating connections between urban and rural areas, providing connections to the County's Salt Valley Lakes, creating green partitions which help to prevent a "wall-to-wall" urban feel, connecting habitat for the movement of wildlife, protecting floodplain, and many others. Implementation of the Salt Valley Greenway and connecting corridor concept will provide an environmental framework upon which a thriving economy can be built.

Action Steps

- 1. Add the following definition for ecological buffers to the salt valley greenway and connecting green corridors principles*

- 4.2. _____ Develop a strategic plan for acquiring and conserving lands within the Salt Valley Greenway and Connecting Corridors through cooperative efforts of public agencies, private organizations, and individuals.
- 2.3. _____ ~~Encourage the development of a~~ Incentivize public-private partnership that will concentrate efforts on further planning, funding, land acquisition, and development of the Salt Valley Greenway and its connecting corridors. This should be viewed as a local natural resource as well as a major economic development program.
- 3.4. _____ ~~Identify and pursue~~ Secure funding sources for the acquisition of significant properties forming the Greenway.
- 4.5. _____ ~~Continue to use~~ Utilize conservation easements to protect greenway areas where it may be desirable to allow compatible land uses such as row crop farming or pasturing.
- 5.6. _____ Use of fee simple title may be more appropriate for areas that are best maintained in a natural state due to particularly sensitive features such as rare or sensitive areas, or that have value for resource-based recreation like biking, hiking, interpretive activities, and wildlife viewing. Develop criteria and priorities to determine land areas that are most appropriately acquired and managed by a public agency.
- 6.7. _____ The City and County officials shall build partnerships ~~should work~~ with the Nebraska Game and Parks Commission and the Lower Platte South Natural Resources District (NRD), The Nature Conservancy and other organizations to provide and enhance recreation facilities around the Salt Valley Lakes and other natural resource sites.
- 7.8. _____ Provide trail access ~~over time~~ to the Salt Valley Lakes and other natural resources via connections to the Salt Valley Greenway and associated tributary stream corridors.
- 8.9. _____ Prepare and distribute information to community residents regarding the functions and value of the Salt Valley Greenway, and of the plans for its creation.
- 9.10. _____ Utilize greenway linkages for commuter/-recreation trails.
- 10.11. _____ Apply implementation tools specific to each of the Salt Valley Greenway and Connecting Corridor segments:
 - a. ~~Continue to De~~velop the Prairie Corridor on Haines Branch to connect Pioneers Park Nature Center with Conestoga Lake and then continue south through the Village of Denton and on to Spring Creek Prairie Audubon Center. This project includes preservation and restoration of over 7,000 acres of tallgrass prairie, wetlands, and wooded riparian corridor wound through by an extension of the City's trail network. Use the Salt Valley Greenway and Prairie Corridor Master Plan and partners to identify unique areas of the County and promote private lands stewardship on land in or adjacent to the Prairie Corridor.
 - b. Prepare a Stevens Creek and Environs Master plan.
 - i. _____ Seek the early acquisition (or the application of other management techniques) of land along Stevens Creek and within the Stevens Creek Basin for future greenways, open space and park uses. Examine possible park and open space potential around Walton where the MoPac and future Stevens Creek Trails will connect. Use the Stevens Creek Watershed Master Plan as a guide for identification of areas of opportunity. Use the UNL Nine Mile Prairie Environs Master Plan as a guide for open space, tallgrass prairie ecosystem

- ~~preservation, conservation~~, education, research, carbon sequestration, and trail opportunities.
- ~~b. Continue Incentivize~~ development of the “Crescent Green” concept to provide a continuous greenway and open space corridor around the west and northern part of Lincoln.
 - ~~c. Explore~~ alternatives for creating a greenway corridor along the South and East Beltways. The corridor could range from park-like areas like those along Highway 2, to more riparian settings as are found in Wilderness Park. Planning for these corridors should be coordinated with planning for the trail network.
 - ~~d.c. Continue the advancement of the~~ Provide for a greenway corridor along Interstate 80, between North 27th Street and the City of Waverly. This corridor already includes a number of wetland areas (both saline and fresh water) that are under public ownership – City of Lincoln and the Lower Platte South Natural Resources District in particular. The corridor contains Prairie Pines, the Warner Wetlands, Prairie Pine Marsh Wren and the City’s wetlands mitigation bank. The area is a major entryway into the City of Lincoln and provides associated trail and open space opportunities.
 - ~~e.d. Extend~~ the protected greenspace along Salt Creek extending south of Saltillo Road to the South Beltway, in conjunction with enhanced floodplain mapping for this area. This extension ~~may~~ can be accomplished through a combination of land purchases, conservation easements, donations, and other options. Work with other incorporated communities within the county — notably Roca and Hickman – to coordinate the Greenway’s extension.
 - ~~f.e. Continue the efforts along the~~ Ensure that Rock Creek and Little Salt Creek stream corridors to conserve and enhance Nebraska’s most limited and endangered wetland type, which provides habitat for a variety of native plant and animal species, including two endangered species. Link these important natural resource corridors to the Salt Valley Greenway via future county trails.
- ~~44.12. Lincoln is committed to the Mayors’ Monarch Pledge, which is a program through the National Wildlife Federation. As such, Lincoln is committed shall ensure to the~~ preservation conservation of precious ecosystems and native habitats that protect the monarch butterfly and other pollinators.

P24: Environmental Resource Protection

Environmental resources provide the framework for a healthy, active, and economically vibrant community.

1. Lancaster County boasts a diverse set of environmental resources and landscape types that ~~must~~ should be respected and maintained. The Greenprint Challenge, developed by the City of Lincoln/Lancaster County Planning Department, Parks and Recreation, and the Lower Platte South NRD in 2001, provides an approach for sound and sensitive urban and rural development that is interwoven with the community’s desire for maintaining and enhancing the ecological and economic benefits of our natural and cultural environment. Although 20 years old, the resources
2. identified, and the recommended principles for their protection, in the Greenprint Challenge are still applicable today and will continue to be in the future.

- 3.
4. Lancaster County's environmental resources reside within a broad range of settings that should be considered as policy and decisions are made. The Plan ~~will should~~ consider both the local and broader regional and global impacts of actions affecting environmental resources.
- 5.
6. **Action Steps**
7. 1.-Add the following definition for ecological buffers to the environmental resource protection principles*
8. 2. Secure~~Pursue~~ a variety of funding and financing options on a continuing basis. These may include: enlisting a land trust to enable donations of land, capital improvements programming providing for further acquisition of park property and natural areas, and grant funding from such sources as the Land and Water Conservation Fund, various floodplain and water quality funding programs, and the Nebraska Environmental Trust.
9. 2. Conduct outreach efforts bringing together private landowners, environmental interests, and the development community to seek a common understanding and approach regarding natural resource features and the vision described in this Plan.
10. 3. Protect~~Consider~~ the relationship among environmental resources (i.e., prairies, riparian corridors, floodplains, freshwater and saline wetlands, and other natural areas), key corridors/linkages, and the adjacent land uses for appropriate management and resource protection.
11. 4. Implement the "Prairie in the Park" concept by including prairie plantings and pollinator gardens in all new park master plans. Work to retrofit existing parks with prairie plantings and pollinator gardens as they are rehabilitated. Continue support of native plantings, creation of community gardens, and expansion of pollinator habitat by the Parks and Recreation Department.
12. 5. Incentivize ~~Support~~ natural climate solutions identified in the Climate Action Plan including carbon sequestration, interconnected habitats, flood mitigation and water conservation and apply strategies to quantify the benefits of ecosystem services.
13. 6. Create Incentives~~Incentives~~Encourage efforts to preserve healthy soils and agricultural practices that enrich depleted soils. This could include mandatory sequestration of topsoil during construction, use of multi-species cover crops, and review of pesticides to evaluate their impact on soil health. to preserve healthy soils and agricultural practices that enrich depleted soils. This could include mandatory sequestration of topsoil during construction, use of multi-species cover crops, and review of pesticides to evaluate their impact on soil health.
14. 7. Incentivize~~Investigate~~ means for encouraging native prairie restoration by private entities.
15. 8. Utilize the University of Nebraska School of Natural Resources and Center for Grassland Studies in assessing alternatives for grassland preservation and restoration.
16. 9. Resurvey and update the County's prairie and grassland inventory for inclusion in the Natural Resources Geographic Information Systems (NRGIS). Support implementation of efforts and plans that protect and preserve habitat for Federally and State threatened

and endangered species including the Saline Wetlands Implementation Plan and State Wildlife Action Plan and its supplement.

17. 10. ~~Support Implementation of~~ efforts and plans that protect and preserve habitat for Federally and State threatened and endangered species including the Saline Wetlands Implementation Plan and State Wildlife Action Plan and its supplement.

18. 11. ~~Incentivize~~ Incentivize environmental stewardship partnerships ~~continue cooperation~~ between public and private entities to protect habitat for threatened and endangered species. Current efforts include those of the Saline Wetlands Conservation Partnership, the USDA Natural Resource Conservation Service, The Nature Conservancy,

- ~~18-19.~~ Nebraska Audubon Great Plains, and others.

- ~~19-20.~~ 12. Landowners with saline wetlands and within the 500-foot buffer zones shall ~~should~~ be offered assistance concerning programs to preserve and protect wetlands and transition lands occurring on private property.

- ~~20-21.~~ 13. Document ~~or promote~~ historic, cultural and archeological sites throughout the City and County.

P25: Open Space with Development

The community should continue to acquire parkland and conserve open space areas commensurate with expanding development,

population growth, and community needs.

While planning for future growth is integral to the Plan, it is equally important that environmental resource features be accorded similar attention. The community ~~will~~should invest planning resources into the early identification of those areas that are most valued as part of the Greenprint Challenge. This principle supports the notion of “getting ahead of the game” by knowing what resources are most valued, where they are located, and what actions should be made within the broader planning process to secure their future for the community.

Action Steps

1. Add the following definition for ecological buffers to the open space with development principles*

Acquisition and development of parks and open space areas must ~~should~~ conserve and enhance signature landscapes and environmental resources, and provide opportunities for outdoor active and passive recreation.

2. Integrate the natural resource feature concepts into future planning activities such as zoning and subdivision review, watershed master planning, subarea planning, transportation and utility planning, and floodplain management studies.

3. ~~Strengthen~~Pursue stormwater management practices that consider both water quality and quantity approaches near freshwater and saline wetlands. Buffer areas should be encouraged at their perimeters to decrease the effects of adjacent future uses.

4. Designate areas for future urban development outside of the current 500-year floodplain and floodway in order to mitigate the impacts of flooding and preserve natural flood storage. Floodplain in public ownership should remain in public ownership. However, where it is determined that there is public benefit to releasing floodplain property to private ownership, flood storage capacity should be maintained through easements, deed restrictions, or other tools.

5. Utilize a “Rain to Recreation” approach to open space and greenway linkages that is coordinated with the City’s watershed management program and the Lower Platte South Natural Resources District to reduce flood damages, protect water quality and natural areas, while providing for recreational and educational opportunities to realize multiple benefits.

6. Provide appropriate incentives to encourage landowners to preserve saline and freshwater wetlands. Incentives to be used or considered further include:

a. Special density credits or bonuses within a Community Unit Plan for wetland conservation.

b. Utilize these areas for wetland bank mitigation.

c. Technical assistance for wetland preservation and enhancement.

d. Conservation easements with tax incentives.

e. Fee simple purchase of land for ~~preservation~~ conservation.

f. Tax benefits from charitable donations of land and easements for ~~preservation~~ conservation.

g. Streamlined permitting process in exchange for increased open space..

7. Trails should be an integral part of the community’s green spaces and corridors. Pursue the active coordination of all future trail network extensions and enhancements. The urban network of trails should connect employment centers, shopping areas, schools, and residential neighborhoods.

8. ~~Establish~~ Seek establishment of trail easements or comparable options along selected county roads.

9. Monitor rail lines which may be abandoned in the future for acquisition as trails as part of an overall open space and recreation system for the county.

10. ~~Preserve~~ Conserve prime agricultural land within the Tier I and Tier II areas, both to reduce conflicts in the future growth of Lincoln and to ensure available land for the production of food products that are important to the health and economic vitality of the community.

11. Develop planning guidelines, management techniques and supporting policies for ~~preserving~~ conserving native prairies and grassland. Define and designate buffer areas to protect tallgrass ecosystems from fragmentation and incompatible adjacent uses.

12. ~~Ensure~~ Encourage the retention of linear connections of green spaces ~~wherever possible~~. Efforts should be made to ~~preserve~~ conserve small stream corridors throughout future developments. Adopt ~~stronger~~ revised minimum corridor standards to ~~preserve~~ conserve longer and wider stream corridors.

13. ~~Establish~~ Pursue greenways connecting urban and rural areas. Such corridors should follow stream courses and connect valuable natural resource areas to keep habitats and ecosystems intact.

14. Ensure that as greenways and open space corridors are identified and created, provisions are made for possible future access points across these areas. This may include, but not be limited to, access for new road alignments, road widenings, utilities, and other similar services

15. Identify open space areas that are particularly valued by community residents for rare or unique attributes and establish development regulations utilizing a balance of incentive and mandatory measures.