Chapter 1

Planning Guidelines

1. Planning Guidelines

This section of the report presents the "Planning Guidelines" formulated by the Stevens Creek Basin Initiative Task Force.

The purpose of these Guidelines is to help direct the planning of future land uses with in the Stevens Creek Basin. The Guidelines are divided into the following ten topical areas:

Urbanization

- *A. Planning for Urbanization*
- *B. Areas within Basin Planned for Urbanization*
- *C. Progression of Urbanization Within the Basin*
- *D. Phasing of Development*

Natural and Cultural Resources

- *A. Riparian Network/Complex*
- *B. Upland Features*
- *C. Historical and Cultural Features*
- *D. Other*

Agricultural

- *A. Traditional Farming Operations*
- *B. Evolving Farm Operations*

Residential

- *A. Acreages and Existing Development*
- *B. Mixed Residential Development*
- *C. Urban Character of Residential Development*

Commercial

- *A. Centers, Villages, Office Space & Mixed Commercial*
- *B. Regional*

Parks & Recreation

A. Linear Park and Trail Corridor

B. Regional Parks

C. Community and Neighborhood Parks

D. Special/Unique Land Uses

Industrial

A. Industrial Siting

B. Technology Park Potential

Community Facilities

A. General

B. Educational Facilities

Transportation

A. Roadway Network and Surface Streets

B. Beltway

C. Mass Transportation Modes

D. Trails

Utilities

A. Nature and Diversity of Utility Services

B. Characteristics of Service

URBANIZATION

A. Planning For Urbanization

"Urbanization – Change in land use that efficiently accommodates increased density of urban activities while preserving areas for less intense use and enhancement of natural areas and historic sites."

Current Situation

The City of Lincoln's "Future Service Limit" is delineated in the current City-County Comprehensive Plan. The adopted Future Service Limit shows only a small area within Stevens Creek Basin for future urbanization. This area lies along the extreme north-western edge of the Basin. This area is being served by a limited capacity sanitary sewer line. This line is independent from any major trunk line that would be needed to adequately support extensive urbanization in the Basin.

The current Comprehensive Plan also shows a portion of the Stevens Creek Basin as being within the City's designated "Urban Growth Zones." Most of these zones lie within the western banks of the Basin.

Transition Situation

Utilize the "Planning Guidelines" developed by the Stevens Creek Basin Initiative Task Force to plan for the long term future land use of the Stevens Creek Basin. This planning work should be done as part of the process presently underway to formulate a new City-County Comprehensive Plan. This work should recognize that a decision needs to be made first -- and soon -- regarding an East Beltway.

The Stevens Creek Basin is shown in the new City-County Comprehensive Plan for future urbanization. This includes designating certain areas within the City's "Future Service Limits" with the remaining areas of the Basin shown as future urban reserve.

Future Situation

The Planning Guidelines for the Stevens Creek Basin have been implemented.

B. Areas within Basin Planned for Urbanization

Current Situation

The Stevens Creek Basin currently has few urban activities. There is little or no urban infrastructure (i.e., sewer, roads, community services) available in the Basin to support further urbanization. Other than a directive to examine the long term future for the area (i.e., the "Stevens Creek Basin Initiative"), the current City-County Comprehensive Plan envisions only limited urban activities in the Basin's future.

Transition Situation

As part of the formulation of a new City-County Comprehensive Plan, designate the western bank of the Basin as within the City's "Future Service Limit." Future service areas will be those areas that are contiguous to Lincoln to which urban infrastructure can reasonably be provided. The east bank of the Basin is to be shown as urban reserve. This will allow for further detailed land use and infrastructure planning to begin for the Basin as part of the City and County's comprehensive planning process.

Future Situation

Within the planning period of the new Comprehensive Plan, urbanization is shown for portions of the western bank of the Basin. Urban infrastructure and services are planned and installed to support the logical progression of urban activities within the Basin. Land within the eastern bank of the Basin is kept in low-density rural activities that do not preclude possible future urbanization.

C. Progression of Urbanization Within the Basin

Current Situation

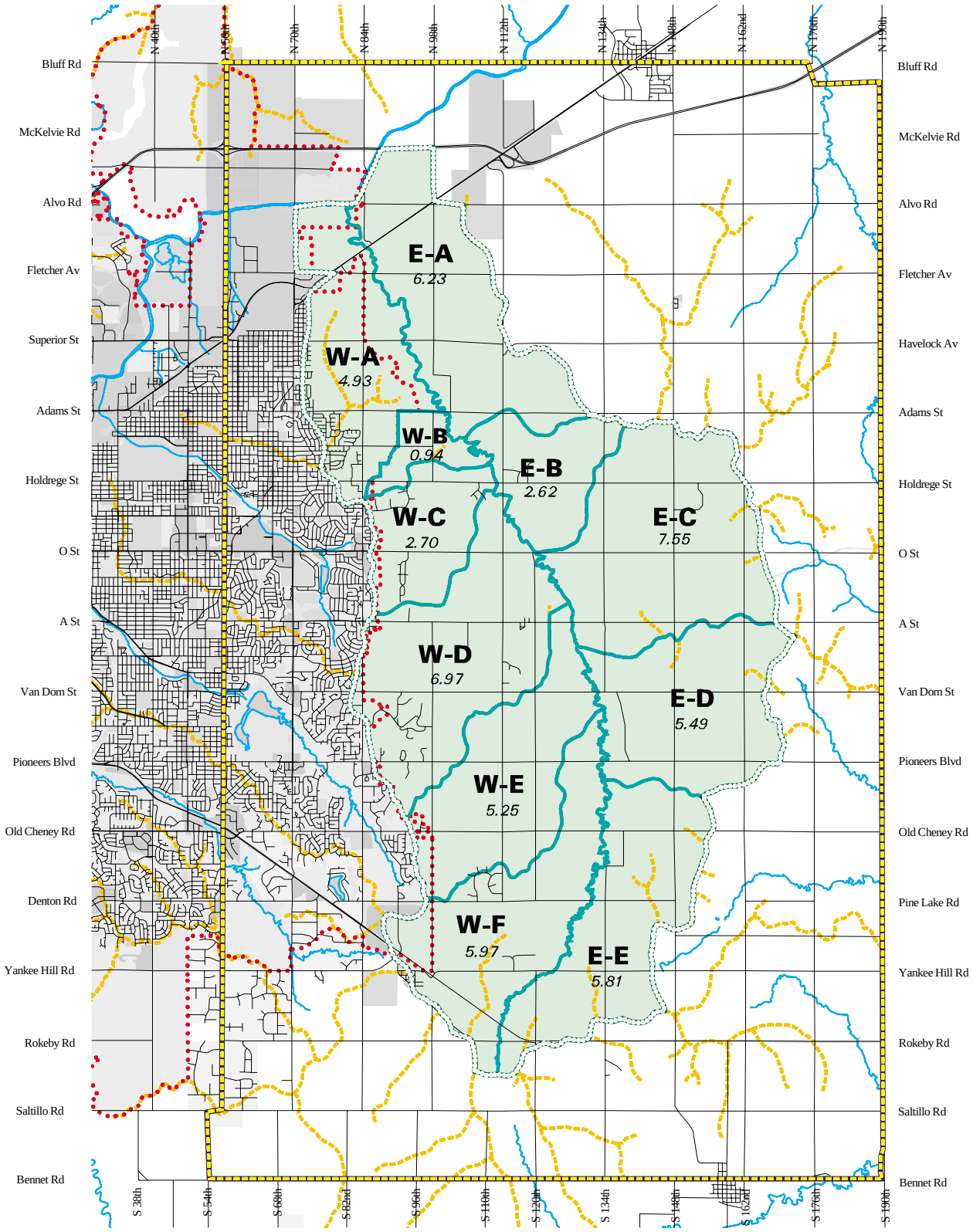
The current pattern of urbanization and service delivery is limited and scattered throughout the Basin. No plans exist for the provision of urban infrastructure, other than to the extreme north-western edge of the Basin.

Transition Situation

Development is planned to occur sub-basin by sub-basin in a manner contiguous to the existing City of Lincoln. Infrastructure expenditures are programmed to support urbanization.

Future Situation

Stevens Creek Basin is developing in a coordinated pattern following logical public infrastructure improvements. Urbanization of the Basin's western bank is taking place prior to the extension of any urban services into the east side of the Basin; however, there may be situations when the extension of urban services to the eastern bank is appropriate. Long term infrastructure is planned for the urban reserve area in the eastern part of the Basin. A map showing the sub-basins within the Stevens Creek Basin is presented on the following page.



Stevens Creek Sub-Basins

Natural Resources Geographic Information Systems

Future Service Limit

Ridgelines

Streams

Stevens Creek Sub-Basins

W-A Zone Number & Sq. Miles

N

W E

S

M I L E S

0 0.5 1 1.5

(/plan/gis/stevens/amls/subbasins.aml.../plan/gis/stevens/plots/subbasins.ras)

27 Nov 00 11:23:56 Monday

Current Situation

The vast majority of the Stevens Creek Basin is presently designated in the Comprehensive Plan as being in a "Phase IV" area. Phase IV areas are not anticipated to be provided with urban services within the planning period.

Transition Situation

Within the City-County comprehensive planning process, determine an appropriate phasing plan for the provision of urban services and the subsequent urbanization of the Stevens Creek Basin. This determination should be reflected in the new City-County Comprehensive Plan. It is anticipated that the initial provision of City infrastructure to support more extensive urbanization in the Basin is included in the City's six year capital improvements program (CIP).

Future Situation

The phasing plan for the urbanization of the Stevens Creek Basin is implemented. This plan clearly outlines the pattern and timing of development and logically follows the provision of urban services and public infrastructure.

NATURAL AND CULTURAL RESOURCES

A. Riparian Network/Complex

Current Situation

Stevens Creek traverses the length of the watershed. It is a natural creek with limited flood control capabilities. Streambanks of Stevens Creek and its tributaries have varying amounts of woody vegetation due to cultivation and grazing. A few small woodlands straddle or adjoin these drainage ways. For the most part it is undeveloped; much of the area is cultivated.

Floodways, floodplains, and a riparian corridor already exist, with a large floodplain at the north half of the basin.

The Lower Platte South Natural Resources District (NRD) is establishing small flood control structures. Plans for some farm pond development are underway.

Transition Situation

As soon as possible determine flood control measures needed and delineate land necessary for future construction of control features. Limit development in the floodplain to only appropriate uses.

NRD small flood control structures are planned to be constructed on nine of the tributaries during the next two years. Erosion control measures will be established above the structures. Develop all ponds identified by the NRD for flood control and sediment control, with recreation as available. Complete the planned facilities and allow private developers to produce other retention facilities to promote flood control and new development opportunities.

Locate and describe the ecological characteristics, such as native prairies, woodlands, and wetlands in the area. Provide public education on the importance of these areas.

Future Situation

The floodway and tributaries of Stevens Creek are preserved and the natural water ways are kept as open space. Channels are allowed to meander. Trees, shrubs and/or grasses are planted in the protected zone to serve as filter strips and wildlife habitat.

Throughout the Basin, open space is preserved and flood control features are built as necessary to eliminate flooding. Voluntary easements are obtained. Additional zoning and floodplain regulations are in place as necessary to prevent encroachment of buildings in the 100-year floodplain.

Ponds are created where possible to create wildlife habitat and control floods and sediment. A variety of lakes and ponds are established within the urban framework.

NATURAL AND CULTURAL RESOURCES

B. Upland Features

Current Situation

Natural resource features, such as prairies, woodlands, and wildlife corridors, currently exist in the Stevens Creek Basin. The general character of the area is relatively quiet and peaceful, with limited amounts of noise and light pollution.

Transition Situation

As soon as possible identify upland areas in the Basin worthy of preservation, while protecting Stevens Creek and floodways of the creek and its tributaries.

Future Situation

Remnant prairie, woodlands, etc., are preserved and restored using voluntary conservation easements, purchase of development rights, or fee-title purchase. Some areas are preserved by non-governmental organizations, such as not-for-profit environmental groups. Farm businesses – consistent with laws and local policies – are allowed.

NATURAL AND CULTURAL RESOURCES

C. Historical and Cultural Features

Current Situation

A number of cultural and historic sites exist in the Stevens Creek Basin. The historic significance of these sites has varying degrees of documentation. The area from Stevens Creek east is one of the oldest, most historic areas of the County. It includes farms and farmsteads, farmyards, native prairies, hedge rows, wetlands, beautiful vistas, wind mills, and churches.

Transition Situation

Further inventory and delineate the Basin's valuable historical and cultural assets. Clearly identify those historic areas that must be preserved. Document their importance to promote greater understanding by the public as to why it is important to preserve these areas or buildings. Respect the current landowner's position, but do not assume the land will never be developed. Commence preserving significant sites by private land owners or through the State Historical Society, local foundations, or negotiations with developers.

Future Situation

Significant historic and cultural sites and districts in Stevens Creek Basin are preserved as state, county, local or private areas.

Current Situation

The topography of the Stevens Creek Basin includes a natural watercourse and rolling hills. Development of the Basin has already started.

Transition Situation

Establish the general principle that the "lay of the land" is important in developing plans for the Basin.

Future Situation

As future development occurs, the topography of the Stevens Creek Basin remains relatively unchanged, retaining its natural watercourse and rolling hills. Roads, structures, and services follow the lay of the land in its natural state.

AGRICULTURE

A. Traditional Farming Operations

Current Situation

The Stevens Creek Basin is predominantly agricultural. Farm businesses include agricultural crops, livestock operations, hay production and intensive specialized enterprises such as nurseries and christmas tree operations exist throughout the Basin. Some landowners do not wish to see their livelihood taken away by developers.

Farming businesses, small towns, rural life style and acreage presently co-exist.

Transition Situation

Development is coming - but be very careful and sensitive in the considerations of how to replace the agricultural businesses by development businesses. Find ways to blend both, recognizing that land use conflicts will occur during the transition. Consider that farms might continue to exist while surrounded by urban areas. Agricultural businesses – consistent with laws and local policies – should be allowed. Identify prime croplands, and explore and encourage programs to insure that such areas remain in crop production and/or provide for a diverse and pleasant landscape.

Future Situation

Agricultural businesses and urbanization co-exist in the Basin's future.

B. Evolving Farm Operations

Current Situation

Agriculture is the dominant industry within the Stevens Creek Basin, mixed in with residential, commercial, and other land uses. Agricultural activity in the Basin is mostly intensive row crop. Farming operations encompass several hundred to several thousand acres, usually a mix of owned and leased acres.

Today, a variety of agricultural operations co-exist with acreage type development. While most of the land in the Stevens Creek basin is agricultural, many agricultural landowners have sold property to developers for acreage residential subdivisions. Some land owners view their holdings as a nest-egg for retirement. Others plan to continue as family farms indefinitely. Opportunities exist for specialty agriculture with markets in the urban area.

Transition Situation

Because of higher cost of operation (for many reasons) and because of the benefits of growing certain specialized crops in close proximity to an urban audience, farm size will decrease in the County.

Prime cropland should be zoned for agricultural uses, buffered from other urban uses. Use other tools such as conservation easements and transfer of development rights to protect prime crop land for agriculture or natural habitat, particularly along Stevens Creek. Commit to a viable sustainable agriculture that is consistent with future needs. That is, there may be more fruit/vegetable, tree farms, vineyards, nurseries and specialty crops than field crops.

Provide Green Belt tax protection to allow transition from row crops and animal activity to nontraditional and diversified agricultural uses on small parcels. As development occurs, keep development contiguous so row crop activity can continue. Create zones in sub-basin areas

that would allow cluster housing developments to gradual transition from agricultural to more urban friendly uses.

As development occurs, farms will be urbanized as land owners decide to convert. Rights of property owners must be respected -- this should be the landowners decision. However, most of the land will become more valuable as it evolves from agricultural use to urban use, and landowners may choose to take advantage of this market force.

Future Situation

Policies are in place that encourage high-value, specialty, and non-traditional agricultural operations. Small acreage valued as agricultural land for tax purposes if the acreage is devoted to food crops for people or wildlife.

The clustering of higher density residential uses are encouraged/required, while agriculture activities are allowed to continue on prime agricultural land. Wildlife habitat and prime farmland, timber stands and similar sensitive uses along the creeks are protected.

A. Acreages and Existing Development

Current Situation

Several large acreage developments, as well as stand-alone acreages and small villages, currently exist in Stevens Creek Basin. There is continued pressure on the area for acreage type development. Present acreage owners have made a decision to invest in a lifestyle of their choice.

Transition Situation

Preserve areas for acreage lifestyle with; such areas are not to be served by city infrastructure. Adopt incentives to encourage housing growth around existing features, such as the Village of Walton.

Limit future acreages to one or two acres; cluster such developments to allow for common sewage systems. Discourage development of large acreage estates. Strive to minimize per-capita land consumption in future residential developments in the basin.

Future Situation

Opportunities for an acreage lifestyle continue to exist in the Stevens Creek Basin. Residential developments are encouraged to take advantage of incorporating existing areas -- such as Walton -- as a base for development.

With urbanization and the accompanying higher property values, acreages begin to break up allowing for in-fill residential development.

B. Mixed Residential Development

Current Situation

There is a mix of acreages, acreage developments, farmsteads, villages, subdivisions, and golf course developments.

Transition Situation

Provide orderly growth opportunities that move in a contiguous pattern to the present City.

Carefully plan new developments so they can co-exist with existing farms and acreages; promote well planned livable communities. Identify potential areas for urban scale density and acreage areas; plan for the eventual urbanization of acreage developments Mixed use development will be proposed by large land owner coalitions through subarea planning. Rezoning will follow. Small parcels not involved will gradually fill in.

Prohibit new acreage developments in the western portion of the Basin. Zone for subdivisions and other uses. Zoning should allow for a mix of style and price within a given development area. Developers should be encouraged to create real ?communities" with a mixture of residents and other uses. Plan for affordable housing near employment centers.

In the eastern portion of the Basin, allow cluster-concept acreages consistent with the Guidelines for urbanization; that is, ensure their eventual conversion to urban densities through initial subdivision design.

Future Situation

Residential development in the Basin is a blend of farms and farmsteads, acreages, villages and pockets of high density developments; acreages are seamlessly interwoven in the urban setting. New developments are well planned communities with parks and green space buffer zones. New developments provide diverse options for housing integrated with natural land formations.

A contiguous pattern of growth offers well planned mixed uses. Groups of urban villages are surrounded by open space. At least some of the residential developments are heterogeneous, in terms of style and price range. The layout of uses affords residents shorter daily work commutes.

C. Urban Character of Residential Development

Current Situation

The Stevens Creek Basin area consists of farmsteads, acreage developments, stand-alone acreages, a small village and suburban residential development. A diversity of all types of residential development exists, with a predominantly agricultural community. Acreages are common, but it appears that many residential lots are of a size more consistent with those found within the City.

No orderly growth plan is in place for the Basin; urban growth pressures are highest in areas that are adjacent to Lincoln.

Transition Situation

As the transition of the Stevens Creek Basin from predominately agricultural to urban uses occurs, the City of Lincoln should plan for residential development that is integrated with existing natural resources, planned infrastructure, and farmsteads and acreage developments. Moreover, this should include commitment to a well thought out plan of diversity and location of residential development that is integrated into the uniqueness of the existing natural resources to create unique neighborhoods.

Future growth should be determined by sub-drainage basins, and should deter scattered development. As market forces make land more valuable, owners of existing acreages may subdivide their properties into standard residential lots. Zoning and subdivision regulations should provide and encourage a building envelopes format that allows for future subdivisions such as Sunrise Estates.
Control "pocket" zoning so orderly development of Basin occurs, while pursuing a continuation of a concentric development pattern.

Future Situation

The Stevens Creek Basin consists of farms, farmsteads, acreages, suburban and high density residential developments. Much of the Basin is residentially developed as is true for any city. Some acreages remain, but most are subdivided into smaller residential lots.

New developments are designed to include urban village characteristics, parks and recreation areas, green space buffer zones and other quality of life amenities. A continuum of residential choices is encouraged including acreages , single family and multi-family dwellings. Residential communities are developed that create family neighborhoods. Neighborhoods are laid out to be sustainable, i.e., work, living, pleasure time, recreation, and services are contained within the neighborhood.

Areas adjacent to the urban complex are zoned for development in a contiguous pattern. The development of housing occurs one sub area basin at a time. "Smart growth" patterns are employed, with acreage pattern development discouraged.

A. Centers, Villages, Office Space & Mixed Commercial

Current Situation

Limited commercial activity exists within the Basin, with the exception of farm operations, golf courses, industrial uses, bike shop, the Walton Elevator, and the community of Cheney.

Transition Situation

Pre-plan locations for major commercial services. Large commercial areas will be sited near major transportation routes.

Plan commercial developments sub-basin by sub-basin along with housing development. Mixed use development will be proposed by large land owner coalitions through sub-area planning. Rezoning will follow. Small parcels not involved will gradually fill in.

Small neighborhood shops will be encouraged in urban villages.

Future Situation

Commercial development in the Basin occurs in logical proportion to available housing and transportation. Commercial development is encouraged that highlights historical and cultural assets of the Basin.

Urban villages first develop around existing towns. Commercial space "bonuses" are then provided in newer developments that integrate the "village concept" that serve a neighborhood. Neighborhoods are laid out to incorporate commercial needs that are easily accessible to reduce the use of motor vehicles.

Current Situation

Limited commercial activity exists within the Basin, with the exception of farm operations, golf courses, industrial uses, bike shop, the Walton Elevator, and the community of Cheney.

Transition Situation

Large commercial development will be sited near major transportation corridors, such as Highways 2, 6, 34, and the future Beltway. Small neighborhood shopping should be encouraged in neighborhoods and urban villages. Allow housing and commercial development to occur sub-basin by sub-basin for cost/benefit-effective development.

Future Situation

Planned mixed commercial development occurs in logical proportion to housing and transportation availability. Regional shopping is supplemented by village services.

PARKS AND RECREATION

A. Linear Park and Trail Corridor

Current Situation

Stevens Creek traverses the entire basin from south to north, surrounded by cropland and pasture, natural vegetation and wildlife habitat. Ownership is mostly private. Stevens Creek traverses multiple farm businesses and historic sites.

Transition Situation

Maintain, enhance, and preserve current natural state of Stevens Creek as a natural flood way. Where appropriate, delineate the desired park land and flood control areas along Stevens Creek and major tributaries while respecting present property ownership and use. Begin land acquisition, obtaining conservation easements, fee simple purchases, and purchases of development rights from willing landowners, with the goal of achieving linear continuity for passive recreation areas and adequate access for transportation corridors across Stevens Creek.

Future Situation

There is a ?green space" corridor along the Stevens Creek watercourse; there is a wilderness type corridor park along Stevens Creek and major tributaries. Stevens Creek is kept in its present state, connected via trails that provide easy access to the planned communities. Trails are so located that they do not interfere with business and farming operations, historic properties, natural areas identified for preservation, or the natural processes of Stevens Creek or its tributaries. Where appropriate, a linear park is located along the Creek with limited "formal recreation" activities and extensive trails.

Current Situation

The Basin currently has no regional parks.

Transition Situation

Study park needs based on population projections; determine locations of and begin acquisition for regional parks as growth is planned. Suggested size would be a quarter section (160 acres) or larger.

Future Situation

Active regional parks, such as Holmes and Mahoney, are developed that include: soccer fields, ball diamonds, volley ball courts, recreational centers, swimming pools, amphitheater, neighborhood playgrounds, libraries, schools and open areas for practice facilities. Wilderness areas have trails, camping and picnic areas. Park sites in the Basin are acquired and developed as population dictates.

C. Community and Neighborhood Parks

Current Situation

Currently no developed parks and active recreation facilities beyond five privately owned golf courses. Most recreation is on an individual "outdoor" selection: i.e., trails (MoPac & Murdock) , jogging, hunting, fishing, "Sunday driving", observation of birds, wildlife, and stars, cross-country skiing, snow activities, and flying. Currently small NRD flood control projects on private lands do not allow public recreational use.

Transition Situation

Develop incentives for developers to tie neighborhood parks and trails to main park system. Minimum size is 20 acres.

Future Situation

Parks and recreation facilities are incorporated into neighborhoods. Facilities are unique to each neighborhood. Limited water based recreation exists where possible.

Current Situation

A 160 acre tract has been given to the Nebraska State Historical Society Foundation to establish a Living History Farm southwest of the intersection of 112th and Adams streets by the Society.

A 145 acre tract at the northeast corner of 112th and Adams is the property of University of Nebraska. It is planned to be used as a center for environmental education.

Transition Situation

Delineate the desired park land and flood control areas along Stevens Creek and major tributaries while respecting present property ownership. Obtain conservation easements, fee simple purchase and purchase of development rights from willing landowners with the goal of achieving linear continuity for passive recreation areas and adequate access for transportation corridors across Stevens Creek.

Encourage developers to include mini parks and active use neighborhoods parks and to tie them via trails to the main passive park system.

Forested areas and native grasslands may be protected by conservation easements and private ownership.

The 160-acre State Historical Society and the 145-acre UNL tracts will be retained as open space not subject to development.

Future Situation

Wisely planned parks and trails are developed. Where possible a linear passive park exists along the flood plane of the preserved creek. Active recreational parks are located and developed to the satisfy the needs of emerging neighborhoods.

A tract near the intersection of 112th and Havelock Streets serves as a "trailhead" for the Murdock trail. Diverse tree plantations were established during the years 1985-1988 on this 85 acre tract -- formerly a part of the IBM industrial tract. The tracts is developed for recreational and educational uses.

Other tracts have been selected for future parks. Trail routes have been designated.

A. Industrial Siting

Current Situation

There is currently very little industry in the Stevens Creek Basin. The limited industrial uses that do exist in the Basin are often located in existing flood plain. Present industrial sites are situated along Cornhusker Highway and North 84th Street in the northern portion of the Basin, the Walton and Cheney Elevators, and manufacturing facilities on Highway 34 northeast of Walton.

Transition Situation

Analyze the need for industrial sites and plan for a major industrial use. Identify best sites near major transportation routes. Institute industrial zoning now outside the 100 year flood plain. Zoning should provide for industrial development in carefully selected areas in the northern and southern parts of the Basin. Plan for limited light industrial use in villages or neighborhoods.

Future Situation

Industrial development is confined generally to the northern and southern parts of the Basin and along the Bypass transportation corridor outside the 100 year flood plain. When the East Bypass becomes reality, some sites may be appropriate along that transportation corridor. Only clean activity or limited light industry is allowed in the rest of the basin.

B. Technology Park Potential

Current Situation

No technology park currently exists in the Stevens Creek Basin.

Transition Situation

Investigate the need and potential for a technology park in the Stevens Creek Basin. If the need exists, identify sites and encourage the development as part of a neighborhood.

Future Situation

A technology park may serve as a nearby employment center.

COMMUNITY FACILITIES

A. General

Current Situation

Few community facilities currently exist within the Stevens Creek Basin. Existing facilities include several churches and the Rural Lancaster County Events Center. There are no recycling centers in the Basin. Law enforcement is provided by the Lancaster County Sheriff and fire protection is provided by rural fire districts. There are no medical services in the Basin.

Transition Situation

As the neighborhoods within the Stevens Creek Basin develop, community facilities -- such as churches, community centers, libraries, medical and emergency services stations, and recycling centers – need to be planned to meet the needs of future neighborhoods. Encourage recycling centers be designed as part of new community services.

Future Situation

Community facilities -- such as fire stations, police substations, and recycling centers -- are part of well planned livable communities. Community facilities are incorporated into the neighborhoods so extensive long distance travel is not needed. Full city services exist, providing response time and availability based on present community standards and expectations.

COMMUNITY FACILITIES

B. Educational Facilities

Current Situation

Several school districts are currently educating the residents of the Basin.

Transition Situation

As land within the Basin is annexed by the City, state statue requires that it become part of the Lincoln Public Schools District. LPS should continue to acquire sites as needed for future schools and develop them as needed, if possible in cooperation with the City Parks and Recreation Department.

Future Situation

Educational facilities are provided based upon residential development and community expectations.

TRANSPORTATION

A. Roadway Network and Surface Streets

Current Situation

The Stevens Creek Basin is presently served by a system of County section line roads laid out along a one mile grid network. Some of these roads have been paved but most remain with gravel or rock surfaces. Paved streets exist within acreage developments. A major two lane U.S. Highway (No. 34) that runs east and west bisects the Basin, with 84th and 148th Street serving as the main paved north-south roadways.

Present County roads are minimally adequate for the current traffic and farm implements. Most of the current residents living in the Basin are driving cars to and from work.

The City Public Works Department and County Engineer's Office continue their work to design a mutually agreeable arterial cross-sectional design that eases the future transition from a rural road to an urban street.

Transition Situation

Stay ahead of development with a system of well planned arterials that gradually upgrade the existing section line roads. Provide for wide rights-of-way to provide for future widening of arterial streets. Determine arterial patterns and develop transportation sub-systems based on topography. Contemplate future connections and travel opportunities that allow for easy connection with Interstate 80 and into the city.

The Basin's transportation system should plan for some type of public transit from the Basin into existing downtown. Provision for non-motorized vehicles should be made as needed.

Future Situation

An integrated transportation system is established involving roads, trails, and mass transit corridors. There is a well planned roadway system for efficient traffic movement. The roadway system utilizes arterials as extensions of the urban system, section roads as connectors, and curvilinear systems based on topography. Corridors for arterials are wide enough to allow for grassy medians, tree and shrub plantings for effective sound control, plant materials for snow control at cuts, and non-motorized vehicle lanes. Well established connectors such as the East Beltway allow ease of travel along the I-80 corridor to areas in the Basin.

Current Situation

Several options are being considered for a potential East Beltway by Federal, State and local authorities, who will collectively select a route.

Transition Situation

A decision needs to be made soon as to whether there will be an East Bypass and, if so, where it will be located, rights of way preserved and land acquisition begun.

The city and county authorities will develop a comprehensive transportation plan, including a possible parkway, for the entire Basin.

Future Situation

A comprehensive transportation network is in place.

Current Situation

There is no mass transportation system serving the Basin. A light rail line between Lincoln and Omaha has been discussed.

Transition Situation

To the extent public transportation can be encouraged, it should be. This can include planning for future StarTran service routes, light rail or new concepts in mass transit. Acquisition and possible preservation of right of way should be started.

Future Situation

Public transit operates between major business and shopping areas. There are several bus routes serving the Basin from the existing City.

More options for linking Lincoln and Omaha exist. Mass transit is incorporated into the transportation networks for the Basin.

Current Situation

A limited trails system presently exists in the Stevens Creek Basin. The MoPac and Murdock trails traverse the Basin from West to East.

Transition Situation

Plan and develop a Basin-wide trail system meeting both recreational and transportation objectives, including the use of some of the Stevens Creek corridor. As properties become available, delineate a basic trail system; encourage development of hiking/biking trails that connect subdivisions with the basic trail network. Trails should be located that they do not interfere with business and farming operations, historic properties, natural areas identified for preservation, or the natural processes of Stevens Creek or its tributaries.

Future Situation

Trails in the Basin have been planned and developed in an innovative fashion so that they connect with existing trails in and out of town, like the Mo-Pac Trail. A system of trails links all future major urban villages in the Basin.

Trail networks are established in neighborhoods as development occurs. The trail system provides recreation and alternative transportation opportunities. Developed neighborhoods are interconnected with each other and with established parks, developed and passive.

UTILITIES

A. Utility Services

Current Situation

Electric power and telephone lines currently serve all needs. Local private sewer lines serve Walton, Firethorn and a few other selected acreages. Individual homes have private wells and self-contained septic systems. Rural water districts were developed because of the lack of available ground water or poor quality. Sewer lines and city water serve annexed developments.

Transition Situation

Utilities should be sized to accommodate the eventual full urbanization of the Stevens Creek Basin.

Major water and sanitary sewer lines will need to be extended through the Stevens Creek Basin. Branch lines will need to be extended as urbanization occurs. Plan for and provide electric, gas, and electronic communication services.

Future Situation

All utilities are in place as neighborhoods develop.

UTILITIES

B. Characteristics of Services

Current Situation

The Stevens Creek Basin has numerous utilities that pass through (i.e. transmission lines) or that provide services. Water and sanitary sewer systems, except for a couple of county water systems, are individual wells and private sewage systems. Utilities are currently provided mostly on an individual basis -- each property owner selects utilities services and providers.

Transition Situation

Plan visually unobtrusive utility facilities ahead of development and then implement on a sub-basin by sub-basin basis. Commit to the installation of water, sanitary sewer, and energy utilities in keeping with the design of neighborhoods. Continue to investigate alternative and emerging technologies of on-site services versus engineering efficiency of centralized services.

Future Situation

Utilities are in place as development occurs.