

Summary of Developer Proposals

Formal land use and growth tier proposals were solicited from the development community and interested stakeholders. As part of that process, six proposals were received. This document contains the submitted materials from each proposal.

70th & Pine Lake



SUBMITTAL FORM FOR COMPREHENSIVE PLAN PROPOSALS

Please e-mail this completed form to planforward@lincoln.ne.gov or mail to the address below by August 21

Lincoln/Lancaster County Planning Department
555 S. 10th Street, Suite #213
Lincoln NE 68508

A key part of the Plan Forward 2050 process is collecting specific proposals from developers, landowners, and other interested stakeholders. These proposals will be considered when constructing the land use plan and overall Comprehensive Plan document. If you are submitting a proposal relating to land use, please be sure and review our [Growth Scenarios Summary Report](#) prior to submitting your proposal. If you have general comments about our growth scenarios or anything else relating to the Comprehensive Plan, they can be shared at the [Virtual Meeting](#), which is available through the end of August.

Thank you for participating in the Plan Forward 2050 process!

Name Alex Perry

Name of Organization/Business (if applicable) Perry Family Real Estate, LLC

E-mail aperry@perryreid.com

Phone 402-488-1666 Ext. 117

Which of the following best defines your proposal? (check all that apply)

- Change of Future Land Use designation currently in plan
- Change of Growth Tiers Map within existing 2040 Future Service Limit
- New area added to Future Service Limit for 2050 plan
- Other (please explain) [Click or tap here to enter text.](#)

See Next Page

Please answer the questions below and be as detailed as possible. You may attach additional text, maps, or graphics if necessary.

General location or address of proposal (if applicable).

SE corner of the intersection of 70th and Pine Lake Road

Provide a description of the proposal in as much detail as possible.

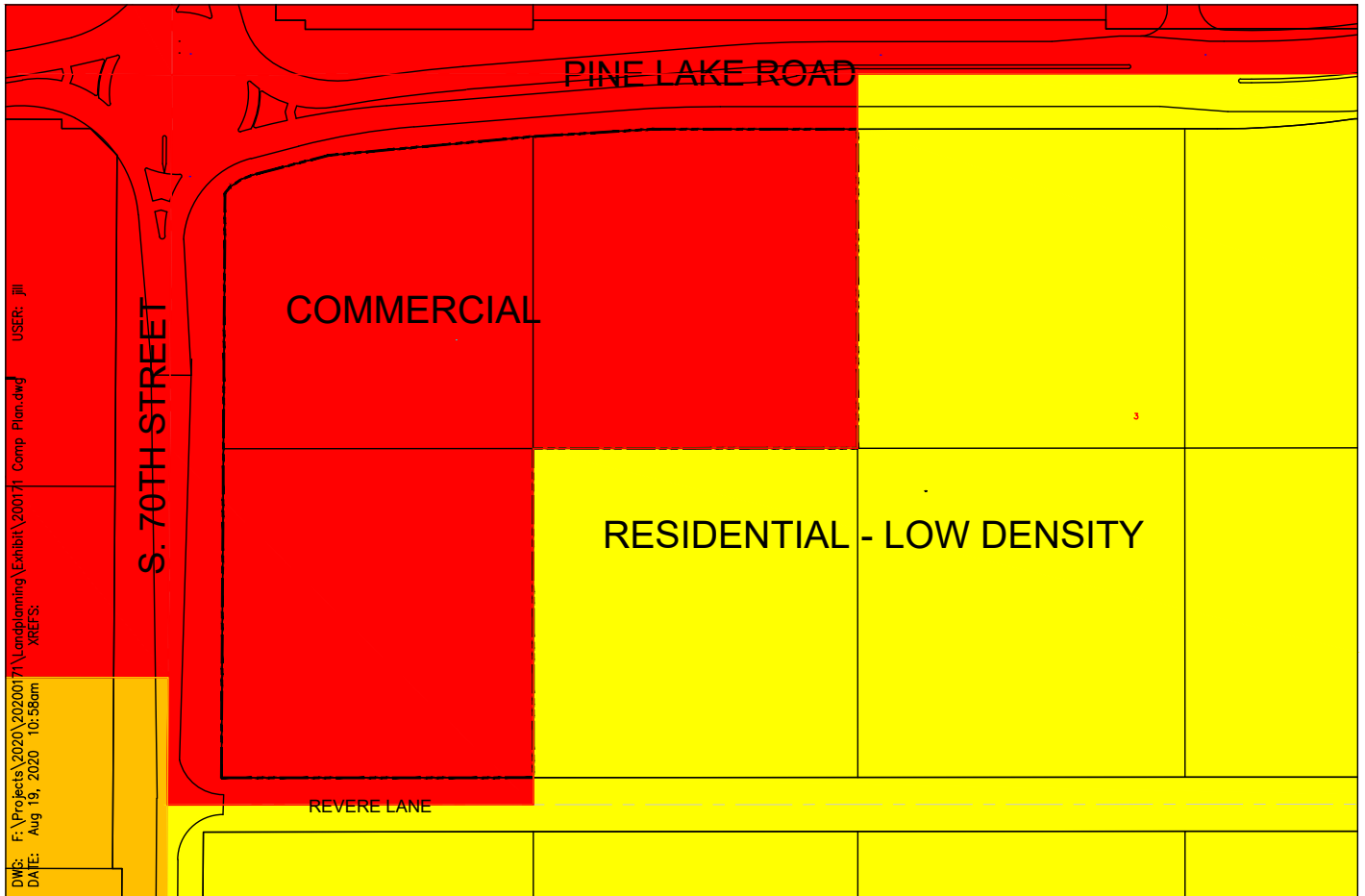
Revise the Future Land Use Map to reflect commercial uses on the SE corner of 70th and Pine Lake Road consistent with the developments on the other corners of this intersection. The request pertains to those parcels depicted on the map attached as Exhibit "A".

Please explain why you think the proposal would benefit Lincoln and Lancaster County over the next 30 years.

The infrastructure is in place for additional commercial development. The attached map depicts the affected parcels and the balance of the properties can be developed with residential uses in compliance with the Future Land Use Map. Additional commercial and neighborhood services are needed in Southeast Lincoln.

Please explain how the proposal might have implications for other aspects of the Comprehensive Plan.

[Click or tap here to enter text.](#)



DWG: F:\Projects\2020\20200171\Landplanning\Exhibit\200171 Comp. Plan.dwg
 DATE: Aug 19, 2020 10:58am
 USER: jll
 XREFS:

drawn by: jds
 checked by: -
 project no.: 2020-0171
 date: 08/19/2020

COMPREHENSIVE PLAN AMENDMENT
S. 70TH & PINE LAKE ROAD
LINCOLN, NEBRASKA


Civil Design Group, Inc.
 8535 EXECUTIVE WOODS, DR., SUITE 200
 Lincoln, Nebraska 68512
 Ph: 402-434-8494 Fax 866-215-8747
 www.civildg.com
 CONSULTING ENGINEERS • LAND USE PLANNERS
 CIVIL DESIGN • SITE DEVELOPMENT • PLANNING AND ZONING

EXHIBIT
1

120th & Pine Lake



SUBMITTAL FORM FOR COMPREHENSIVE PLAN PROPOSALS

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Lincoln/Lancaster County Planning Department
555 S. 10th Street, Suite #213
Lincoln NE 68508

Name Richard Krueger

Name of Organization/Business (if applicable) Krueger Development

E-mail cmelgoza@kruegerdevelopment.com

Phone 402-423-7377

Which of the following best defines your proposal? (check all that apply)

- Change of Future Land Use designation currently in plan
- Change of Growth Tiers Map within existing 2040 Future Service Limit
- New area added to Future Service Limit for 2050 plan
- Other (please explain) Click or tap here to enter text.

General location or address of proposal (if applicable).

120th and Pine Lake Road to 140th and Pine Lake Road. North side of Pine Lake. Parcels owned by Lemke Farms and the EMO Company. See attachment "A" and attachment "C".

Provide a description of the proposal in as much detail as possible.

We request that these parcels be rezoned to AGR to allow for a single-family neighborhood of 80± dwelling units located east of Steven's Creek. These approximately one-acre lots will be laid out in a way that allow 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.

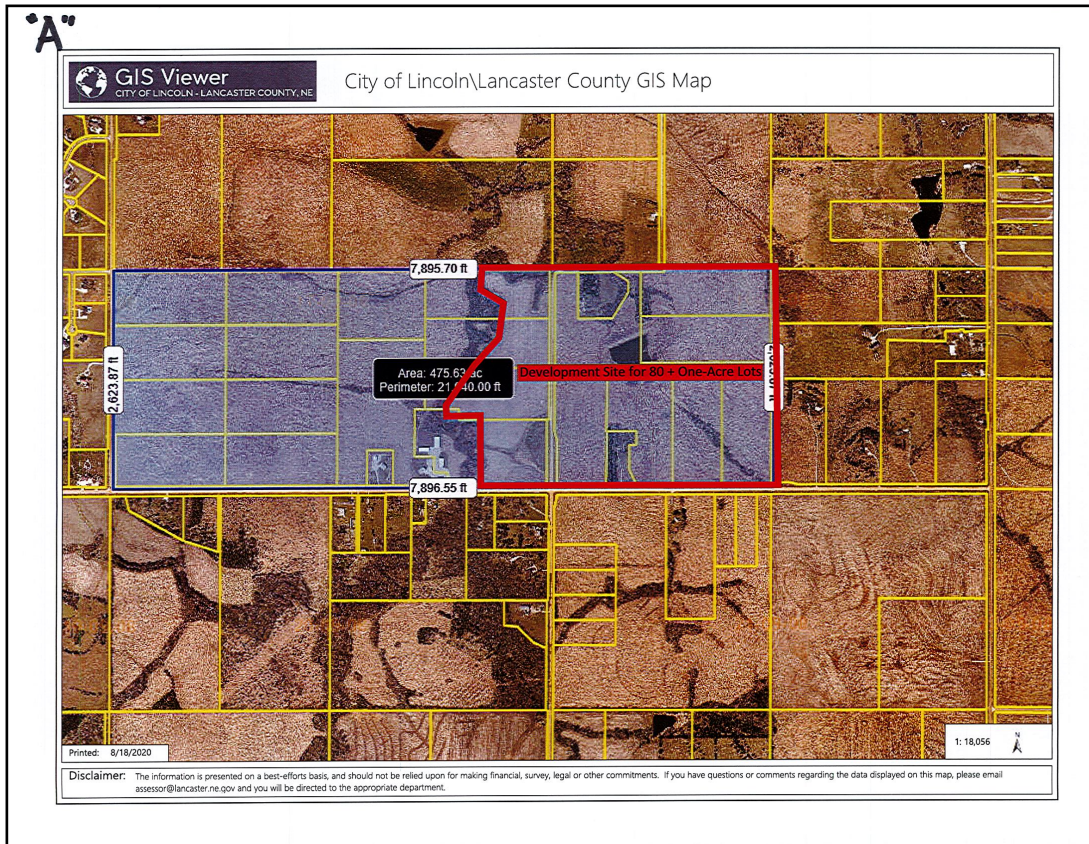
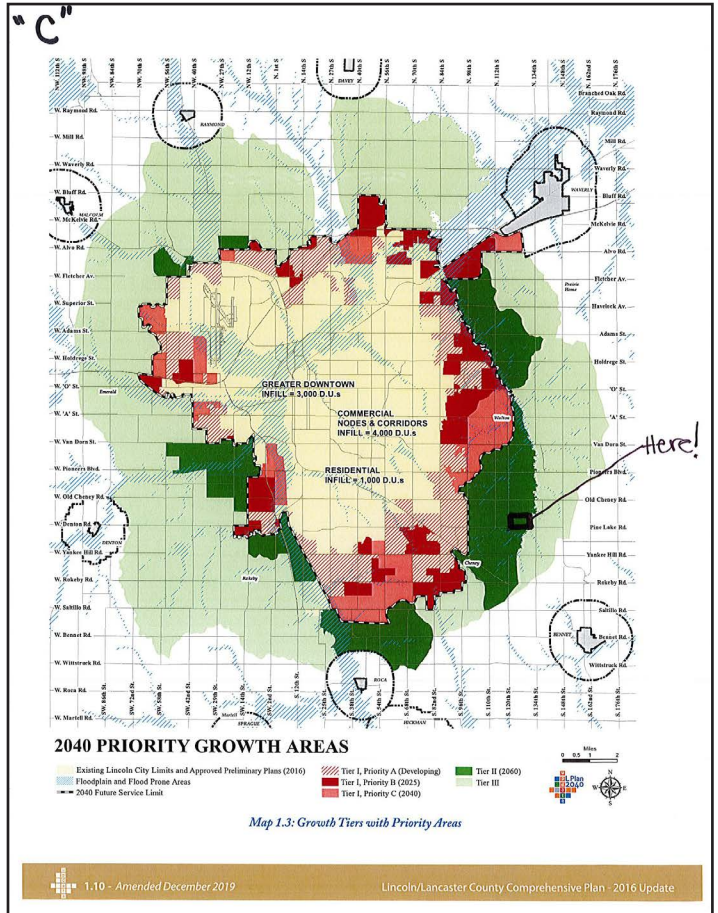
The change from AG to AGR aligns with neighboring developments to the west of this land. See attachment "B".

Please explain why you think the proposal would benefit Lincoln and Lancaster County over the next 30 years.

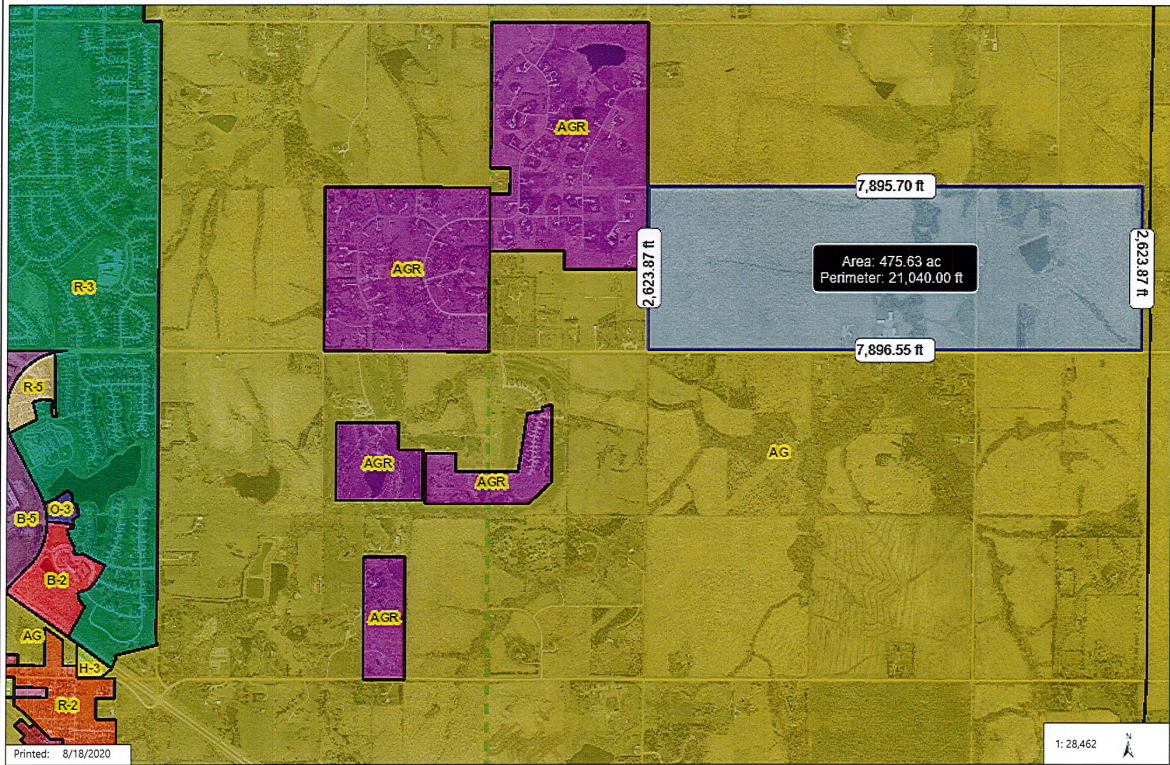
It will meet a housing type demand that exists in the community, namely one-acre single family homesteads. This proposal adds taxable real estate to the county. It allows for this neighborhood to be brought into the city when the Steven's Creek sewer is extended south. Prior to that, this development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

Please explain how the proposal might have implications for other aspects of the Comprehensive Plan.

It allows for the efficient use of the land east of Steven's Creek while preserving the majority 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.



"B"



Disclaimer: The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments. If you have questions or comments regarding the data displayed on this map, please email assessor@lancaster.ne.gov and you will be directed to the appropriate department.

NW 70th & W Fletcher (Nine Mile Prairie)

<https://grassland.unl.edu/nine-mile/nine-mile-plan.pdf>



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Lincoln NE 68508

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Thank you for participating in the Plan Forward 2050 process!

Name Endorsement of UNL Nine Mile Prairie Environs Master Plan

Name of Organization/Business (if applicable) Jon Oberg, Landowner and Stakeholder

E-mail jonoberg5840@gmail.com

Phone 240-449-7014

Which of the following best defines your proposal? Potentially all

- Change of Future Land Use designation currently in plan
- Change of Growth Tiers Map within existing 2040 Future Service Limit
- New area added to Future Service Limit for 2050 plan
- Other (please explain)

See Next Page

Please answer the questions below and be as detailed as possible. You may attach additional text, maps, or graphics if necessary.

General location or address of proposal (if applicable).

Nine Mile Prairie Environs

Provide a description of the proposal in as much detail as possible.

The proposal has already been submitted by UNL. I am a landowner in the environs area and I speak for at least seven other private landowners in the environs who favor the UNL plan to create a buffer zone around the historic prairie. I know of no local opposition to it, or opposition from any source. The plan was prepared by professional environmental engineers with the guidance of a committee of representatives from local, state, and federal government agencies.

Please explain why you think the proposal would benefit Lincoln and Lancaster County over the next 30 years.

We must protect and preserve a valuable ecosystem, which, in the case of Nine Mile Prairie, is also a teaching and research site. Moreover, it has historical significance in the development of the discipline of plant ecology and the history of science.

Please explain how the proposal might have implications for other aspects of the Comprehensive Plan.

The existing 2040 Plan has few if any conflicts with the UNL plan, but the 2050 plan, which proposes development very close to Nine Mile Prairie, would be in significant conflict. As a landowner and stakeholder in the area, I know that placing development in Area 1 as proposed for 2050 would remove some of the ecosystem connectivity between my property and others in the environs, connectivity that many of us have tried over the years to preserve on the advice of the best environmental authorities.

I also note that our efforts have come at considerable expense, both private and public. Those investments should be allowed to continue to pay off, rather than to be undone by destroying part of the existing ecosystem, at a risk to the rest of it. For example, my neighbor to the north has been in the CRP program for many years and has restored a remarkably good tallgrass prairie. My own property has benefitted from investments by the local NRD many years ago. It is not possible to place developments within an ecosystem like the NMP environs without degrading the whole and diminishing the value of previous investments and efforts.

Conversely, integrating the UNL plan into the 2050 plan would enhance the city in many positive ways by making Lincoln a model city for environmental protection and enhancement.



INSTITUTE OF AGRICULTURE AND NATURAL RESOURCES
CENTER FOR GRASSLAND STUDIES

July 13, 2020

Mr. David Cary, Director
Lincoln-Lancaster County Planning Department
555 S 10th Street, Suite 213
Lincoln, NE 68508

RE: Master Plan for Nine-Mile Prairie Environs

Dear Mr. Cary:

This correspondence conveys the completed Master Plan for the Nine-Mile Prairie Environs and requests the review and consideration of this plan by the Community Committee and others as part of the development of the "PLAN forward" 2050 Comprehensive Plan. The Nine-Mile Prairie Environs is a several square mile area northwest of Lincoln that contains over a thousand acres of grassland and associated woodland and riparian habitat. A core resource is Nine-Mile Prairie, a 230-acre relict tallgrass prairie managed by the University of Nebraska-Lincoln (UNL) since 1983. The prairie was so named because it is five miles west and four miles north of the University of Nebraska campus in downtown Lincoln. It is owned by the University of Nebraska Foundation and leased to the University of Nebraska with the stipulation that the prairie be kept in its natural state and used for educational and research purposes.

Nine-Mile Prairie provides many values to the community. As one of the largest intact tracts of tallgrass prairie left in the Midwest, it serves as a nationally important outdoor laboratory for the study of biological processes in grasslands. Nine-Mile Prairie is the longest-studied natural area in Nebraska, serving as the site of pioneering research in plant ecology by Professor John E. Weaver, the father of grassland ecology, beginning in the 1920s, and seeing decades of continued use by researchers from the University of Nebraska. Nine-Mile Prairie is routinely used for classes and outreach by the University, Lower Platte South NRD (LPSNRD), and other organizations.

There is an interesting side note as the Lincoln-Lancaster County Planning Department considers Nine-Mile Prairie and its environs in the current planning process. In 1981, as the Lincoln Airport Authority (LAA) considered the fate of former military land from the Lincoln Air Force Base, the Nebraska Legislature passed LB58, which encouraged LAA to work with the University or other organizations to protect the Nine-Mile Prairie area. The bill stated: "It is in the public interest that such virgin prairie which has been used as an educational tool by an educational institution of this state in suitable quantities be preserved and protected. When any agency or political subdivision of the state of Nebraska, except the Board of Educational Lands and Funds, owns land with virgin prairie as described in section 1 of this act, such agency or political subdivision may take action to establish the location and boundaries of such virgin prairie or a part thereof that may be preserved and protected." Although 40 years has passed since this bill helped protect Nine-Mile Prairie, the importance of protecting our prairie heritage has only increased.

In September 2018, Michael Boehm, Vice Chancellor of the Institute of Agriculture and Natural Resources (IANR), appointed an Advisory Council for Nine-Mile Prairie and charged it with developing a long-range strategic plan for the Nine-Mile Prairie Environs. The Advisory Council includes representatives of the surrounding landowners (public and private), UNL, City of Lincoln, LAA, LPSNRD, and the Natural Resource Conservation Service (NRCS). In early January 2019, five members of the Advisory Council met with Mayor Beutler and six city staff (Parks & Recreation, City/County Planning) to discuss the Nine-Mile Prairie area. Following this meeting, the Advisory Council recommended that a consultant be hired to help

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develop a Master Plan for the Nine-Mile Prairie Environs. UNL subsequently engaged the Flatwater Group, Inc. to develop a Master Plan, and the Plan was completed in April 2020 and presented to the Advisory Council.

The Nine-Mile Prairie Environs was delineated by the Master Plan to promote and coordinate long-range management strategies compatible with grassland conservation and prairie preservation. Situated along the Elk and Oak Creek watershed divide, the planning area contains headwaters to numerous stream tributaries. Key features include Nine-Mile Prairie itself and adjacent prairies and grasslands, woodlands, upland riparian stream corridors, future sites for recreational trails, Elk Creek and Oak Creek. It is bounded by NW 40th Street on the east, NW 84th Street on the west, US Highway 34 on the north, and Adams Street on the south.

We request that the staff, Community Committee, and other partners consider the following as part of the review leading to the 2050 update to the Comprehensive Plan.

- Identification of the east-west drainage way connecting Bowling Lake and Nine-Mile Prairie as a greenway and trail corridor.
- Review and use of the Master Plan's habitat prioritization and land use considerations to assist in informing development of the Future Land Use Plan, including:
 - o Evaluation of land uses as they relate to habitat diversity and connectivity – in particular, the opportunity to designate those areas with Habitat Priority Scores of 7.5 to 10 as Green Space or Environmental Resources and
 - o Options for making trail connections between Bowling Lake, Arnold Elementary, Nine-Mile Prairie, and NW 56th Street.
- Identification of the Nine-Mile Prairie Environs as a Salt Valley Greenway "connecting green corridor" with Nine-Mile Prairie as a node in the corridor.
- Recognition of Nine-Mile Prairie Environs as a "signature landscape" with an emphasis on the natural resources and ecosystem services of tallgrass prairie. Our hope is that recognizing the area's unique values will encourage conservation partnerships with the diverse public and private stakeholders in this landscape.

Please contact us if you have questions regarding the Nine-Mile Prairie Environs Master Plan or the University of Nebraska's programs and management at Nine-Mile Prairie. The Executive Summary of the Master Plan is attached, and the full plan with extensive appendices is available at <https://grassland.unl.edu/nine-mile/nine-mile-plan.pdf>. The extensive GIS analyses compiled by the Flatwater Group are also available.

Sincerely,

Walter Schacht, Interim Director
Center for Grassland Studies

David Wedin, Director, Nine-Mile Prairie and
Professor, School of Natural Resources

CC: Nine-Mile Prairie Advisory Council
Paul Barnes, Long Range Planning Manager, City of Lincoln/Lancaster County
Ronnie Green, Chancellor, University of Nebraska-Lincoln
Mike Boehm, Vice Chancellor, Institute of Agriculture and Natural Resources

NW 48th & W Holdrege



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Lincoln NE 68508

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Thank you for participating in the Plan Forward 2050 process!

Name Mark A. Hunzeker

Name of Organization/Business (if applicable) Apples' Way, LLC

E-mail mhunzeker@baylorevnen.com

Phone 402-432-2987

Which of the following best defines your proposal? (check all that apply)

- Change of Future Land Use designation currently in plan
- Change of Growth Tiers Map within existing 2040 Future Service Limit
- New area added to Future Service Limit for 2050 plan
- Other (please explain) Change classification of West Vine Street from collector to Minor Arterial; change classification of NW 40th Street from Minor Arterial to collector; change the Future Land Use Plan by extending the "red" (Commercial) designation along NW 48th Street from its current location North to West Holdrege Street

See Next Page

Please answer the questions below and be as detailed as possible. You may attach additional text, maps, or graphics if necessary.

General location or address of proposal (if applicable).

Between I-80 and West Vine Street from NW 27th Street to NW40th Street; and Between I-80 and West Holdrege from NW40th Street to NW48th Street.

Provide a description of the proposal in as much detail as possible.

1. Change Map 1.2: Lincoln Area Future Land Use Plan by extending "red" (Commercial) designation along NW 48th Street from its current location north to W. Holdrege Street.
2. Move the area bounded by I-80, NW 48th Street, W. Holdrege Street, NW 40th Street, W. Vine Street, and NW 27th Street from Tier I, Priority B to Tier I, Priority A on Map 1.3: Growth Tiers with Priority Areas
3. Change the functional classification of W. Vine Street from Major Collector to Minor Arterial, and show its extension from NW 40th to NW 48th Street on the Access Management Policy Future Functional Classification Map, and add the extension of W. Vine Street from NW 40th to NW 48th Street on Map 10.3: Existing Functional Classification and designate it as a Minor Arterial.
4. Change the functional classification of NW 40th Street from Minor Arterial to Major Collector on the Access Management Policy Future Functional Classification Map and continue to show it as a Major Collector on Map 10.3: Existing Functional Classification

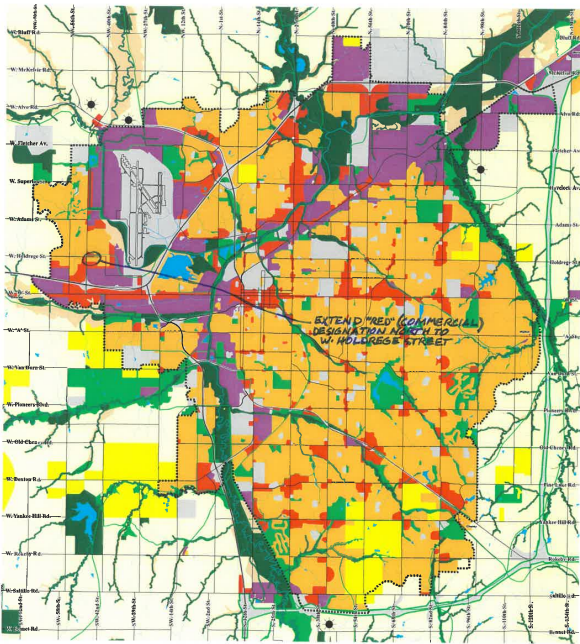
Please explain why you think the proposal would benefit Lincoln and Lancaster County over the next 30 years.

This proposal is not a major departure from the existing plan for the area, but does seek to accelerate infrastructure improvements and designate the area for immediate development as Tier I, Priority A, rather than Priority B. Development of this general area has been slow over the past 40 years or so. Attempts to encourage development have had mixed success. Commercial development in the area has struggled due to the relatively low population base, and lack of access to property with good I-80 visibility. The recent approval of bonds for construction of two new high schools is a major reason to accelerate development of this area. Construction of the high school west of NW48th Street and south of W. Holdrege is underway. It will include large new athletic fields and facilities which will add to the traffic generation and enhance the desirability of new residential construction in the area. Sanitary sewer is available at the southern boundary of the area (I-80). Moving forward with the construction of the sewer is necessary to develop the land south of Holdrege Street and east of NW 48th Street, which we envision to be a new neighborhood of workforce housing, together with neighborhood commercial near the intersection of NW 48th Street and W. Holdrege. Water is currently available in NW 48th Street, and will be extended as part of the construction of W. Holdrege Street. Paving of W. Holdrege will provide good access to both

the north and south sides of Holdrege, but the sanitary sewer to serve the south side of Holdrege must come all the way from I-80. Access is crucial to development of the commercially zoned property at the I-80 interchange. W. Vine Street, currently classified as a major collector, presents an opportunity for development of the corridor between I-80 and W. Vine between NW 27th Street and NW 48th Street. With adequate access the area is ideally suited for warehouse/distribution type uses. With W. Vine opened and improved, this area would have easy access to I-80 in both directions, and excellent visibility from I-80. Moreover, addition of W. Vine as an alternative route for traffic exiting sporting events and other major activities at the new high school will reduce potential traffic backups at I-80 and W. "O" Street. Provision of good access and utilities to this area will allow the area to build population, support commercial services and jobs for the broader neighborhood, provide for a third east-bound route for traffic exiting sporting events and other major activities at the new high school, and create the potential for a true full service I-80 interchange. Drawing traffic off I-80 will help raise additional sales tax/lodging tax revenues and enhance the overall image of NW Lincoln.

Please explain how the proposal might have implications for other aspects of the Comprehensive Plan.

This proposal will not have dramatic impacts on other aspects of the Comprehensive Plan. It encompasses a relatively small area which is already within Tier I. Utility extensions requested are readily available at the southern portion of the area. The biggest impact of the proposed changes would result from extension and construction of W. Vine Street from NW 40th Street to NW 48th Street. It would make W. Vine Street eligible for the use of impact fees for right of way acquisition and construction. It would, once fully constructed, provide good access to an area with excellent I-80 visibility, in a location ideal for industrial and warehouse/distribution center type uses. It would provide a third east/west corridor for traffic moving back into eastern parts of the city following events at the new high school, and provide an excellent opportunity for development of a full service interstate interchange, enhancing sales and lodging tax revenues to the city. Moreover, it will encourage additional residential development to populate the new high school, and enhance the image of this northwestern portion of our community.



2040 LINCOLN AREA FUTURE LAND USE PLAN

The location of each land use designation is presented. The designations of agricultural lands, parks, and green space are shown in green. The location of each land use designation is presented. The designations of agricultural lands, parks, and green space are shown in green. The location of each land use designation is presented. The designations of agricultural lands, parks, and green space are shown in green.

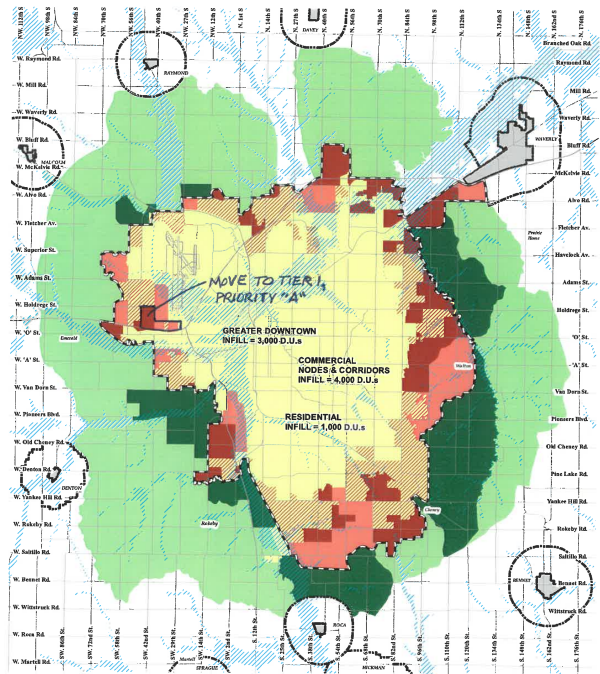
Legend:

- Agricultural
- Residential - Low Density
- Residential - Urban Density
- Possible Large Employer Opportunity Areas
- Commercial
- Industrial
- Public & Semi-Public
- Agricultural Stream Corridor
- Green Space
- Environmental Resources
- Lakes & Streams
- Future Service Limit

Map 1.2: Lincoln Area Future Land Use Plan

Adopted December 2016 - Amended December 2019

1.9



2040 PRIORITY GROWTH AREAS

Existing Lincoln City Limits and Approved Preliminary Plans (2016)

Floodplains and Flood Prone Areas

2040 Future Service Limit

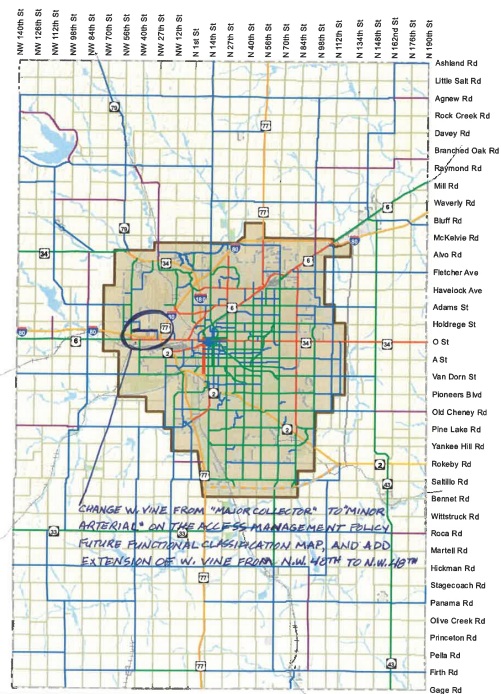
Legend:

- Tier I, Priority A (Developing)
- Tier I, Priority B (2025)
- Tier I, Priority C (2040)
- Tier II (2060)
- Tier III

Map 1.3: Growth Tiers with Priority Areas

1.10 - Amended December 2019

Lincoln/Lancaster County Comprehensive Plan - 2016 Update



Map 10.3: Existing Functional Classification

10.14

Lincoln/Lancaster County Comprehensive Plan - 2016 Update

NW 70th & W Superior



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Thank you for participating in the Plan Forward 2050 process!

Name Brad Marshall

Name of Organization/Business (if applicable) Olsson

E-mail bmarshall@olsson.com

Phone 402.458.5672

Which of the following best defines your proposal? (check all that apply)

- Change of Future Land Use designation currently in plan
- Change of Growth Tiers Map within existing 2040 Future Service Limit
- New area added to Future Service Limit for 2050 plan
- Other (please explain) [Click or tap here to enter text.](#)

See Next Page

Please answer the questions below and be as detailed as possible. You may attach additional text, maps, or graphics if necessary.

General location or address of proposal (if applicable).

Southeast corner of NW 70th & Superior Street

Legal description: S12, T10, R5, 6th Principal Meridian, LOT 32 NW

Parcel ID: 0412100001000

Provide a description of the proposal in as much detail as possible.

The proposal is requesting the priority of the land be changed from Tier I Priority C to Tier I Priority B. The area is near existing infrastructure and the City Limits. The area would be suitable for continued affordable housing options.

Please explain why you think the proposal would benefit Lincoln and Lancaster County over the next 30 years.

By moving the priority level up from "C" to "B" the land can be more quickly developed, promoting westward expansion of Lincoln. Based on the property's location, a portion of the site would be suitable for affordable housing.

Please explain how the proposal might have implications for other aspects of the Comprehensive Plan.

No adverse effects to the Comprehensive Plan are anticipated.



August 21, 2020

Mr. David Cary
Planning Director
Planning Department
555 South 10th St, Suite 213
Lincoln, NE 68508

RE: LPlan 2050 Update
Southeast corner of NW 70th & Superior Street

Dear Mr. Cary:

On behalf of Lincoln Federal, Olsson is submitting the following proposal to be considered as part of the minor update to the Comprehensive Plan (LPlan 2050). Lincoln Federal owns approximately 154 acres southeast of the intersection at NW 70th and Superior Street.

We are requesting to amend a portion of the future use categories for this subject property and tier designation. We are proposing to change from priority "C" to priority "B".

The property is bordered by what will be major arterial streets in Lincoln's westward expansion and is west of existing residential neighborhoods. Major infrastructure, including sanitary sewer and water mains, are located in close proximity. The site would be well suited for affordable housing solutions in the future. Please see the attached PDF "NW 70 Property Image" for reference.

The existing and proposed infrastructure to the subject property is listed below:

Annexation:

- City limits are currently a mile away to the east.

Streets:

- Superior Street does not connect to the east. This property seems better served by W. Adams Street. This would require 1 ½ miles of paved roads to the boundary. Both S.W 70th and Superior would need paved adjacent to the project.

Sanitary:

- Sanitary sewer is extended to within a few yards of the southeast corner of the property.

Water:

- Water (24") would only need to be extended ¼ mile to the eastern edge of the property. It would likely require ½ mile extension to along Superior to S. 70th.

The proposal provides additional flexibility for the project to provide services and goods for the surrounding urban residential, as well as build Lincoln's affordable housing stock.

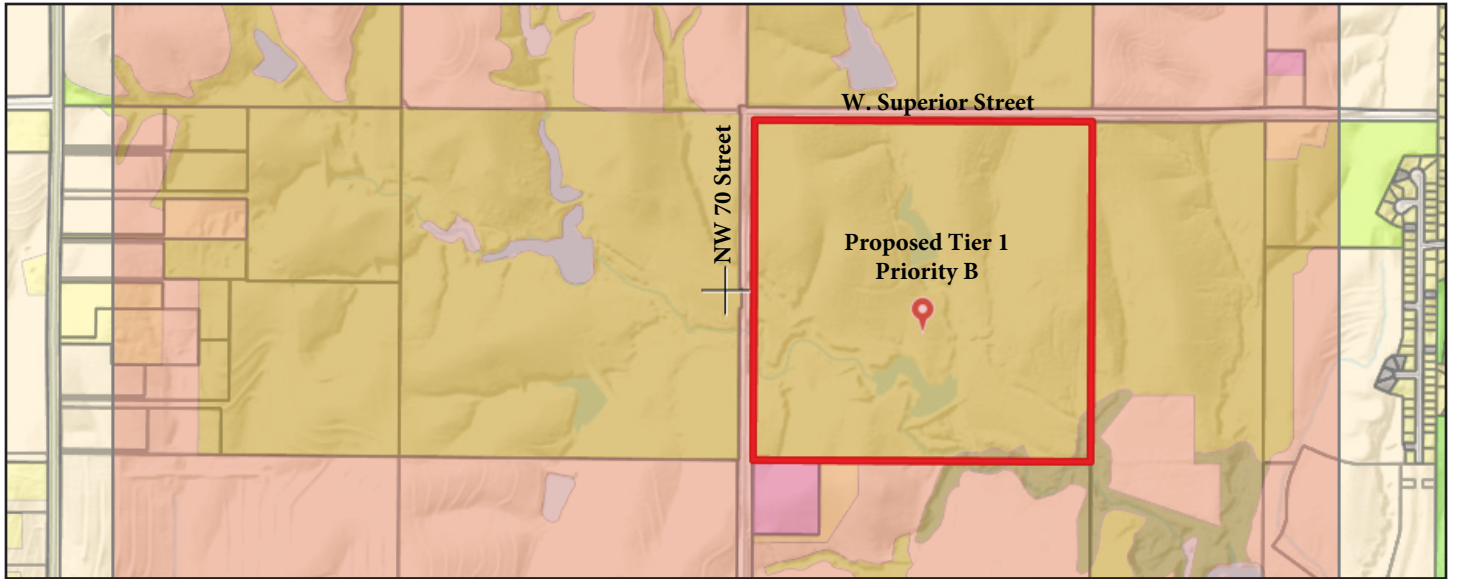
601 P Street / Suite 200 / Lincoln, NE 68508
olsson.com

We appreciate your consideration of the proposal to amend the Comprehensive Plan for the subject property. If you require further information or have any questions, please do not hesitate to contact me at bmarshall@olsson.com or 402.458.5672.

Sincerely,

Brad J. Marshall

1525 Raleigh Street / Suite 400 / Denver, CO 80204
O 303.237.2072 / olsson.com



112th & Adams (Prairie Pines)



August 14, 2020

Paul Barnes
Long Range Planning Manager
Lincoln/Lancaster County Planning Department
555 S. 10th Street, Suite 213
Lincoln, NE 68508

Re: **Lincoln Area Future Use Plan for the Lincoln/Lancaster Comprehensive Plan Update**

Dear Lincoln/Lancaster County Planning Department:

This letter is being submitted for consideration as you modify land use designations for the Comprehensive Plan update. I am writing on behalf of the University of Nebraska Foundation (UNF), as the owner of the property on which the Prairie Pines Nature Preserve (PPNP) is located (3100 N. 112th Street in Lincoln, NE). The past and current designated use of PPNP on the Lincoln Area Future Use Plan Map is "agricultural". We request a review of land use designation for this property, and that its designation be changed to "green space" because this would better align with the existing and future use of the land.

The PPNP is a 145-acre property that was purchased by Walt and Virginia Bagley in 1959. It was a typical farm of that time period and included a 10-acre remnant tallgrass prairie. The Bagley's had a Christmas tree farm for a number of years, but eventually they converted the property to grassland and woodland. Today the property is a nature preserve consisting of woodland, grassland, wetland, remnant tallgrass prairie, an arboretum, and many grassed hiking trails. It is managed as wildlife habitat that is used for academic research, nature-based education, and public recreation. It is open to the public every Saturday and for special events. Expanded public access is planned in the future. The Community Crops nonprofit leases a small portion of the property as growing plots for their vegetable farmers program.

It should also be noted that PPNP has a Conservation Easement that prevents significant development of the site other than for education, research and use as wildlife habitat. It was the first Conservation Easement in the state of Nebraska. The Conservation Easement is held by the Lower Platte South Natural Resource District.

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214 West 39th Street, P.O. Box 2678
Kearney, NE 68848
308-658-5270

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1010 Lincoln Mall, Suite 300
Lincoln, NE 68508
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Omaha
2285 South 67th Street, Suite 200
Omaha, NE 68106
402-502-0300

800-432-3216 | info@unfoundation.org

Paul Barnes
Re: Lincoln Area Future Use Plan for the Lincoln/Lancaster Comprehensive Plan Update
August 14, 2020
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PPNP is a collaboration of nonprofit and University of Nebraska - Lincoln agencies. The property was donated to UNF by the Bagley's and is leased to the University of Nebraska Institute of Agriculture and Natural Resources, while it is physically managed by the Nebraska Forest Service. The nonprofit Prairie Pines Partners provides nature-based programming and public access at the Preserve. All are supportive of changing the land use designation of Prairie Pines to "green space" on the Lincoln Area Future Land Use Map of the Lincoln/Lancaster County Comprehensive Plan.

Do not hesitate to contact me if you have any questions or require more information. Thank you!

Sincerely,

Chet A. Poehling
Associate General Counsel
chet.poehling@unfoundation.org
402-458-1163

c: Ron Yoder, UNL IANR
Aaron Clare, NFS Properties Manager
Sue Kohles, Prairie Pines Partners Coordinator



SUBMITTAL FORM FOR COMPREHENSIVE PLAN PROPOSALS

Please e-mail this completed form to planforward@lincoln.ne.gov or mail to the address below by August 21

Lincoln/Lancaster County Planning Department
555 S. 10th Street, Suite #213
Lincoln NE 68508

A key part of the Plan Forward 2050 process is collecting specific proposals from developers, landowners, and other interested stakeholders. These proposals will be considered when constructing the land use plan and overall Comprehensive Plan document. If you are submitting a proposal relating to land use, please be sure and review our Growth Scenarios Summary Report prior to submitting your proposal. If you have general comments about our growth scenarios or anything else relating to the Comprehensive Plan, they can be shared at the Virtual Meeting, which is available through the end of August.

Thank you for participating in the Plan Forward 2050 process!

Name Chet Poehling, Associate General Counsel, University of Nebraska Foundation

Name of Organization/Business (if applicable) University of Nebraska Foundation, owner of the Prairie Pines Nature Preserve located at 3100 N. 112th St., Lincoln NE

E-mail chet.poehling@unfoundation.org

Phone 402-458-1163

Which of the following best defines your proposal? (check all that apply)

- Change of Future Land Use designation currently in plan
- Change of Growth Tiers Map within existing 2040 Future Service Limit
- New area added to Future Service Limit for 2050 plan
- Other (please explain) Click or tap here to enter text.

See Next Page

Please answer the questions below and be as detailed as possible. You may attach additional text, maps, or graphics if necessary.

General location or address of proposal (if applicable).

Prairie Pines Nature Preserve, 3100 N. 112th Street, Lincoln, NE 68527

Provide a description of the proposal in as much detail as possible.

This proposal is being submitted for consideration as you modify land use designations for the Comprehensive Plan update. It is in regard to the Prairie Pines Nature Preserve (PPNP). The past and current designated use of PPNP on the Lincoln Area Future Use Plan Map is "agricultural". We request a review of land use designation for this property, and that its designation be changed to "green space," as this would more accurately describe the existing and future use of the land. The PPNP is no longer agricultural; changing its map designation to green space provides a correction to the map.

The PPNP is a 145-acre property purchased by Walt and Virginia Bagley in 1959. It was a typical farm of that time period. The Bagley's had a Christmas tree farm, but eventually they converted the property to a nature preserve consisting of woodland, grassland, wetland, remnant tallgrass prairie, an arboretum and many grassed hiking trails. It is managed as wildlife habitat, academic research, nature-based natural resource education and public recreation. The Community Crops nonprofit leases a small portion of the property as growing plots for their vegetable farmers program.

PPNP has a Conservation Easement that prevents significant development of the site other than for education, research and use as wildlife habitat. It was the first Conservation Easement in the state of Nebraska and is held by the Lower Platte South Natural Resource District.

PPNP is a collaboration of nonprofit and University of Nebraska - Lincoln agencies. The property was donated to the University of Nebraska Foundation (UNF). The property is leased to the University of Nebraska Institute of Agriculture and Natural Resources and is physically managed by the Nebraska Forest Service. The nonprofit Prairie Pines Partners provides nature-based programming and public access at the Preserve. All of these organizations are supportive of changing the land use designation of Prairie Pines to "green space" on the Lincoln Area Future Land Use Map of the Lincoln/Lancaster County Comprehensive Plan.

Please explain why you think the proposal would benefit Lincoln and Lancaster County over the next 30 years.

As Lincoln expands, the 145-acre PPNP will likely become a green "island" surrounded by development. Its Conservation Easement prevents it from being developed, thus it shall forever be wildlife habitat and green space that supports nature-based natural resource education and recreation for the general public, and academic learning and research for the University of Nebraska and Nebraska Forest Service.

It will provide green space for northeast Lincoln in addition to current parks and the future Burns Park nearby. The planned one-third mile trail to connect PPNP to the existing Murdock Trail (Murdock Trail dead ends at 112th Street north of PPNP) will make PPNP accessible by foot and bike traffic, an alternative to motor vehicle. When the Prairie Pines Connection Trail and the Haines Branch Corridor trail to Spring Creek are completed, it will create a nearly 26-mile trail between PPNP and Spring Creek via Lincoln's celebrated bike trail system, an attractive feature to Lincoln's livability.

As wildlife habitat it supports biodiversity which promotes environmental and public health.

Please explain how the proposal might have implications for other aspects of the Comprehensive Plan.

"Green space" is a far more accurate description of the property and provides a guide for those wishing to pursue development in the area. Having additional green space in northeast Lincoln makes the area more fit for residential development rather than manufacturing or industry.

It would be a significant detriment to PPNP's effectiveness as wildlife habitat, and its value as a conservation education tool would be threatened if surrounding development and land use did not consider its purpose. The effectiveness of natural habitats for conserving biodiversity is influenced by surrounding land use which can alter its composition, species range and animal movement, and facilitate invasive non-native species.

Prairie Boulevard



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Thank you for participating in the Plan Forward 2050 process!

Name Prairie Boulevard at NW 48th

Name of Organization/Business (if applicable) Jon Oberg

E-mail jonoberg5840@gmail.com

Phone 240-449-7014

Which of the following best defines your proposal? (check all that apply)

- Change of Future Land Use designation currently in plan
- Change of Growth Tiers Map within existing 2040 Future Service Limit
- New area added to Future Service Limit for 2050 plan
- Other (please explain) Quality of live improvement.

See Next Page

Please answer the questions below and be as detailed as possible. You may attach additional text, maps, or graphics if necessary.

General location or address of proposal (if applicable).

NW 48th Street

Provide a description of the proposal in as much detail as possible.

See the details of the proposal at <https://viewfromthreecapitals.blogspot.com/2015/02/toward-prairie-boulevard.html>

Please explain why you think the proposal would benefit Lincoln and Lancaster County over the next 30 years.

Lincoln should make the most of its comparative advantage as "The Nation's Prairie Capital."

Please explain how the proposal might have implications for other aspects of the Comprehensive Plan.

Lincoln would become a more attractive city, with all implications that entails.