



LB 406 – Lake McConaughy Region Design Workshop

September 28, 2021

Public Presentation No. 2

Plan. Preserve. Play.

WELCOME

- Safety moment: emergency exits, 911, CPR
- Restrooms
- Refreshments
- Social distancing and available PPE

SETTING THE STAGE

- We will be discussing:
 - Economic development
 - Public infrastructure
 - Land-use planning
 - Recreation
 - Public Safety
- We don't be discussing
 - Water supplies
 - Water uses
 - Lake McConaughy water operations

TODAY'S AGENDA

- Day 1 Pin-Up
- Refinements
 - Key Infrastructure Investments
 - Housing and Concessionaire Facilities
 - North Shore Amenities
 - Lake Ogallala Recreational Area
 - Eco-Tourism
 - Marina
 - Resort and Master Planned Community
 - Strategic Gateways and Towers
- Discussion
- Schedule



DAY 1 PIN-UP

Recap

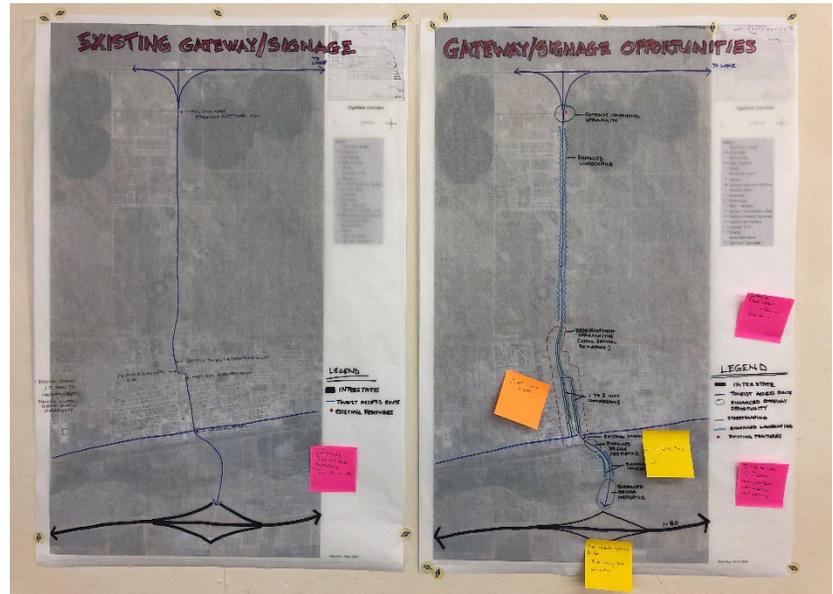
Plan. Preserve. Play.



Plan. Preserve. Play.



Plan. Preserve. Play.





REFINEMENTS

Overview

Plan. Preserve. Play.

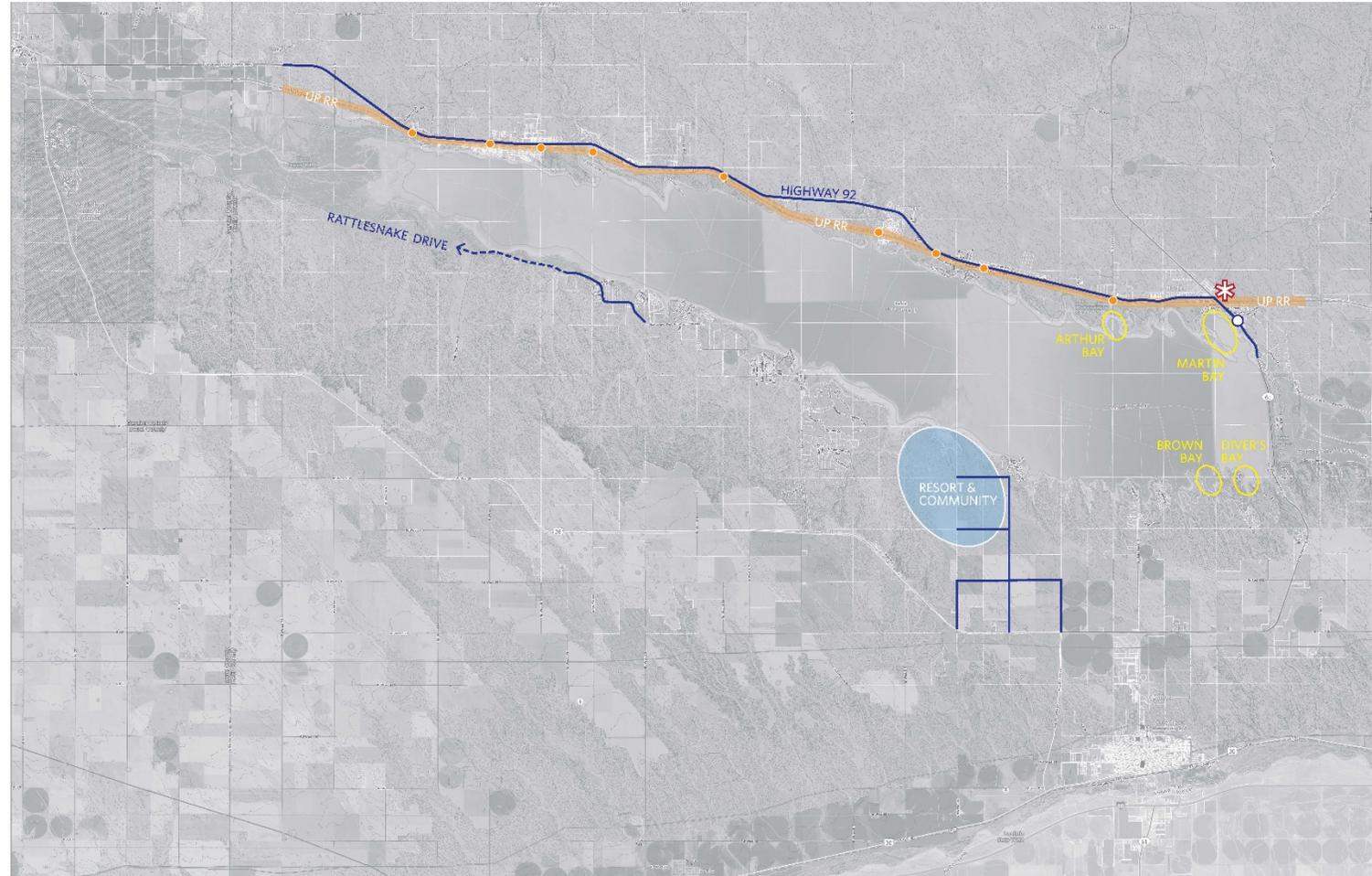


KEY INFRASTRUCTURE INVESTMENTS

Plan. Preserve. Play.

INFRASTRUCTURE REQUIREMENTS

- Nebraska Game & Parks: Fund/Implement 20-year Plan
- Boat Access – Strategic Dredging Initiative/Program
- Visitor Comfort - Railroad Quiet Zones
- Life/Safety – Enhance EMT Response
- Traffic – Strategic Roadway Improvements
- Accommodate Future Growth – Increase Utility Capacity (water, sewer, etc.)





HOUSING & CONCESSIONAIRE FACILITIES

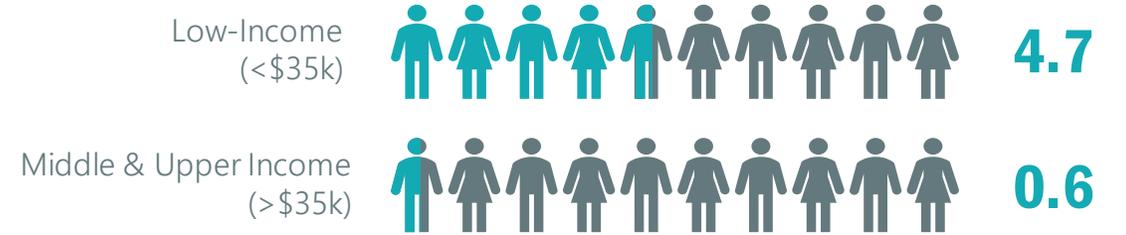
Plan. Preserve. Play.

AFFORDABLE HOUSING NEED

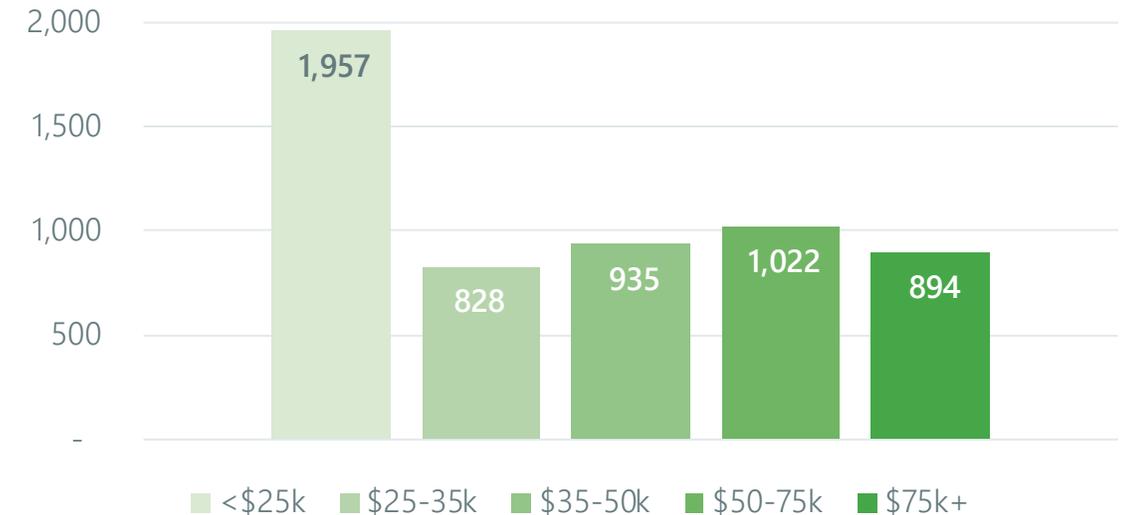
Housing that is affordable to service workers is necessary to support a robust tourist economy

- Housing that is affordable to the local workforce and community is necessary to support a strong economy.
- To support the hospitality/tourism sector, there need to be suitable and attainable housing options for both permanent and seasonal workers.
- Approximately 21% of all households in the Tri-County area are cost burdened. Low-income workers are likely to be cost-burdened, regardless of tenure. Nearly half (47%) of low-income households (those earning <\$35K) are cost burdened.

COST-BURDENED HOUSEHOLDS FOR EVERY 10 HOUSEHOLDS



TRI-COUNTY HOUSEHOLDS BY INCOME | 5,580 Households



SEASONAL HOUSING

Seasonal workforce housing solutions are limited and may not be suited to the Study Area

- Seasonal workforce housing that has been built tends to be in popular and high-end tourism destinations. It also tends to be in more remote locations far from cities and towns that would otherwise provide an employment base.
- Certain National Parks (Yellowstone) have seasonal dorms provided by concessionaires. There likely needs to be much greater tourist volumes to make this typology cost-effective for concessionaires.
- A limited number of ski resorts offer seasonal employee housing, but this appears to be quite rare and is only found at extremely high-end resorts. Any new resort at Lake McConaughy is unlikely to serve that market segment.
- Seasonal workforce housing was recently created in Door County (WI) using old resort cabins. This required a rehabbing of old structures, discounted land from the municipality and personal investment from local business owners to create this solution.



PERMANENT WORKFORCE HOUSING

Permanent workforce housing is a more pragmatic solution with precedents in Ogallala

RECENT LIHTC PROJECTS IN RURAL NEBRASKA & OGALLALA



	Canterbury Estates	Windhaven Estates	Oak Ridge Apartments	Great West Townhomes	RECOMMENDATION
City	Sidney, NE	Holdrege, NE	Ogallala	Ogallala	Ogallala
Units	10	16	16	16	10-20
Acreage	3.3	1.8	2.1	3.6	1-2 Acres
Unit Mix	40% 1BR / 60% 2BR	25% 3BR / 75% 4BR	100% 2BR	50% 2 BR / 50% 3BR	Mix of 2BR and 3BR
Year Built	2019	2016	2003	2007	---

- In addition to the LIHTC program, the Keith County Housing Development Corporation has a revolving fund of \$1.1 million that can help fund workforce housing.

IMPROVE CONCESSIONAIRE FACILITIES

Financial assistance is likely needed to update facilities and modify leases

- Based on public feedback about vendors on Lake McConaughy, we looked into strategies that could help improve the existing concessionaire facilities.
- The Nebraska Game and Parks Commission (NGPC) is largely funded by user fees and other operating revenues. State funding is limited, and grant funding is generally not available to make improvements to the current facilities.
- There may be a possible mechanism to funnel concessionaire revenues into capital improvements with the help of a State grant. However, this would require an inter-governmental agreement and may not be possible under the current laws and operating rules.
- Once existing leases expire, NGPC may be able to renegotiate new agreements with longer terms and higher performance standards, but this will also likely require State help.





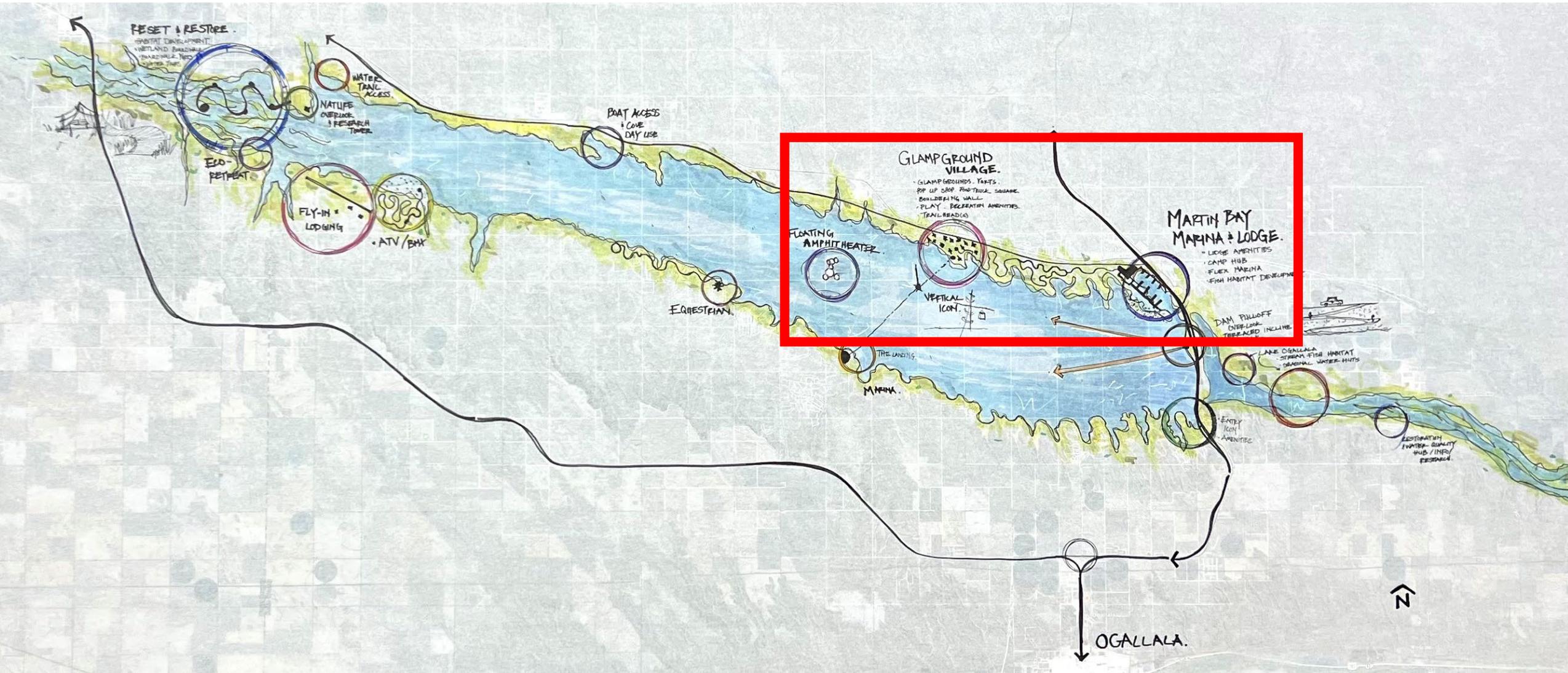
NORTH SHORE AMENITIES

Plan. Preserve. Play.

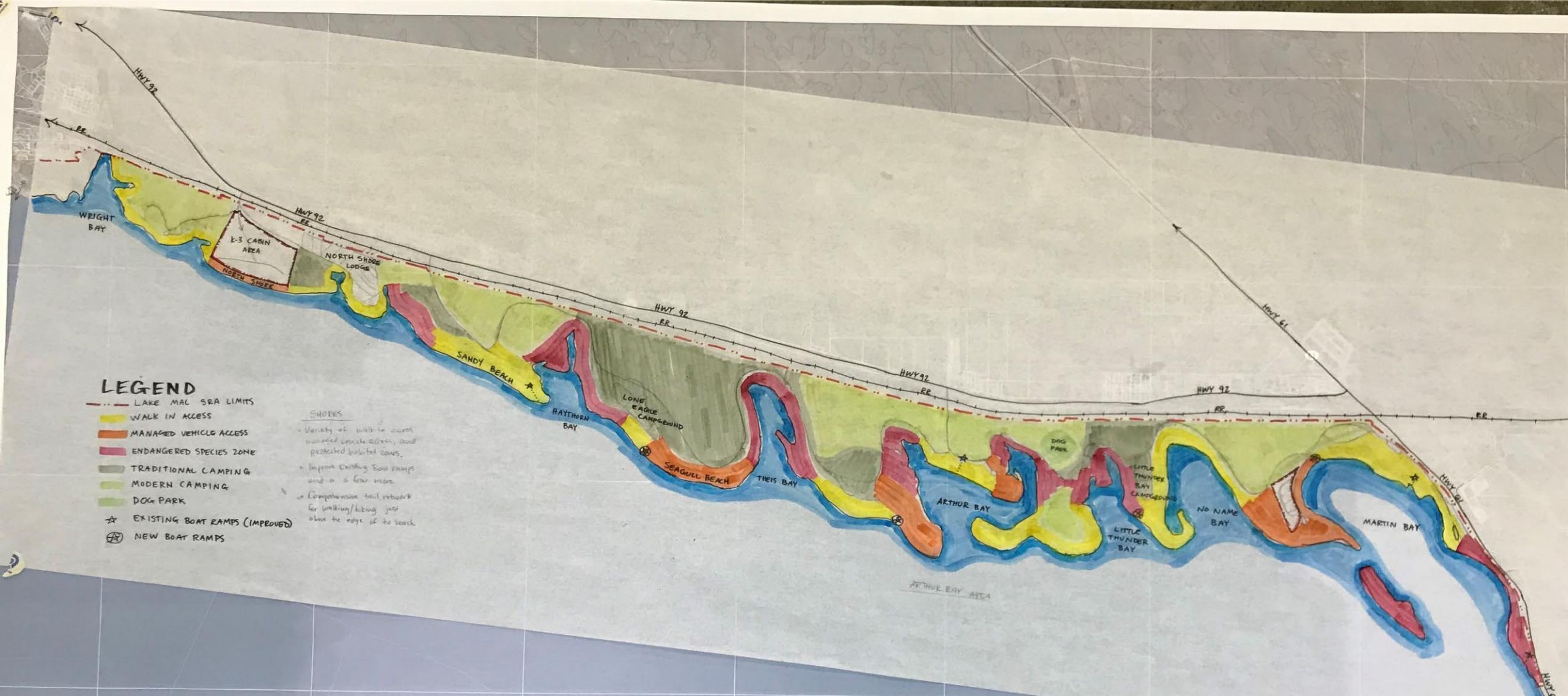
INFRASTRUCTURE REQUIREMENTS

- Access Enhancements
- Railroad Quiet Zone
- EMT Enhancements
- Dredging

NORTH SHORE AMENITIES



LAKE MAC MASTERPLAN



PROGRAMMING DIAGRAM









LAKE OGALLALA RECREATIONAL AREA

Plan. Preserve. Play.

INFRASTRUCTURE REQUIREMENTS

- Access Enhancements
- Utilities (water and sewer)

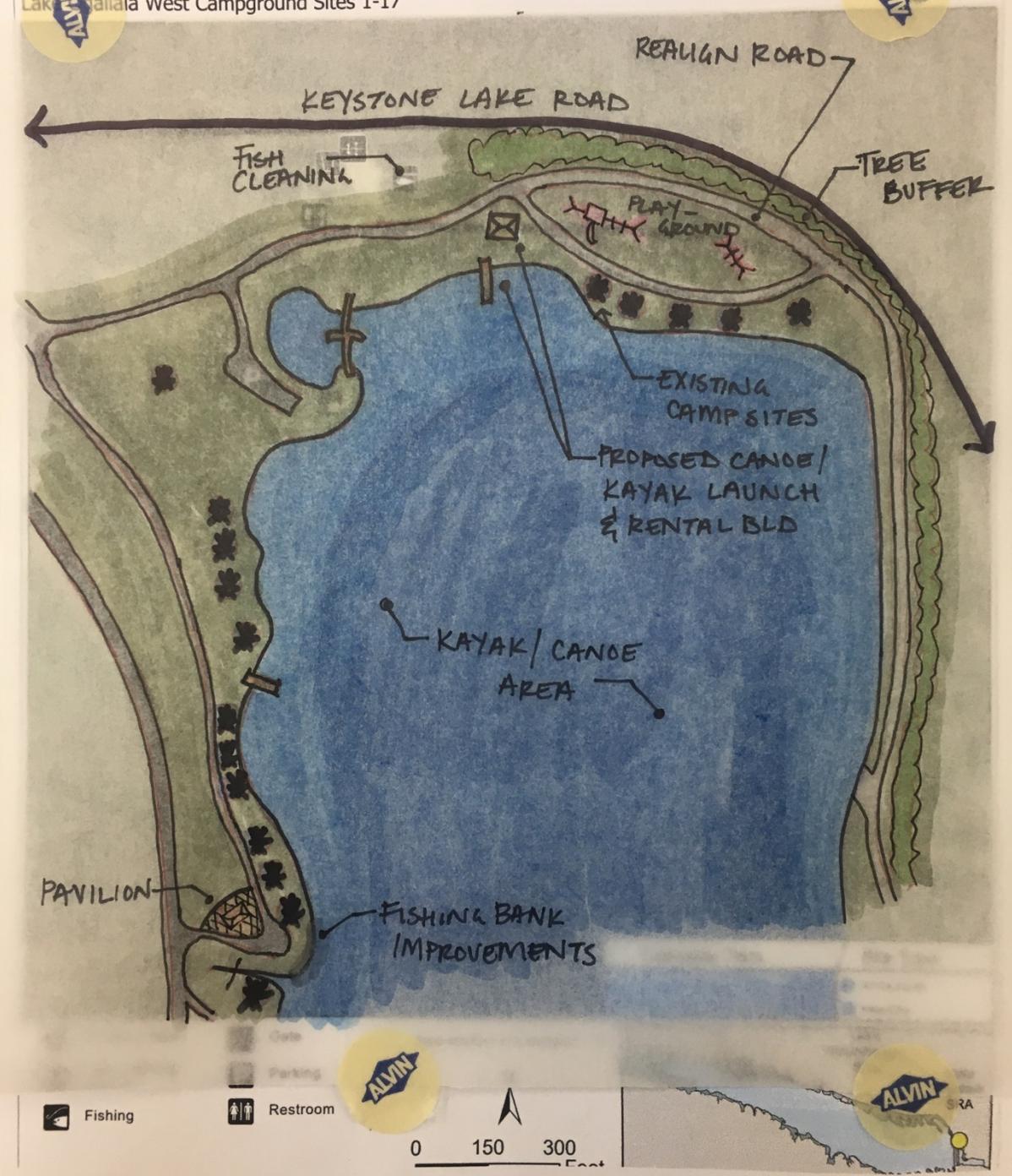
EXISTING CONDITIONS



PROPOSED CONDITIONS



CONCEPT DETAIL





Plan. Preserve. Play.



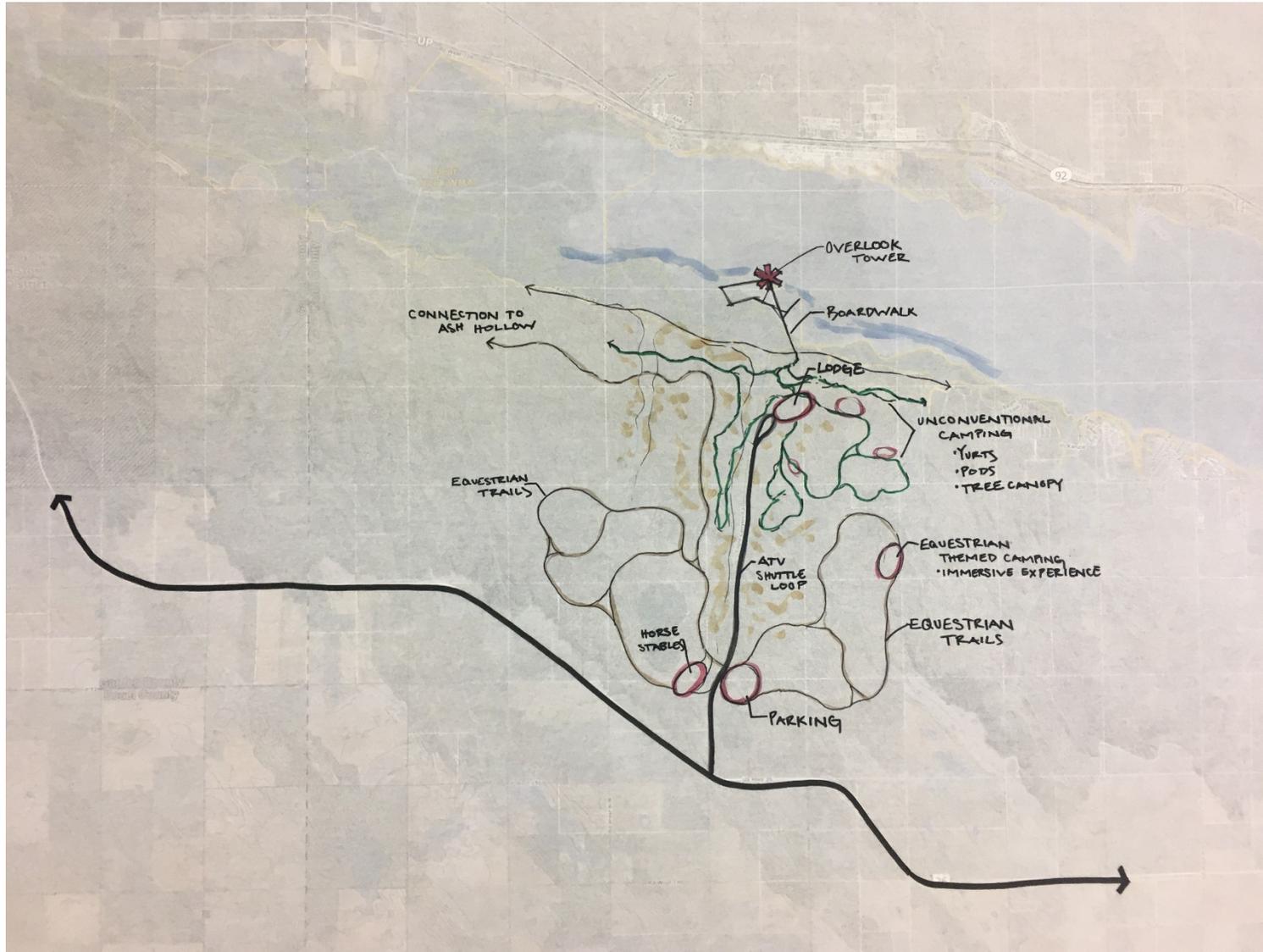
ECO-TOURISM

Plan. Preserve. Play.

INFRASTRUCTURE REQUIREMENTS

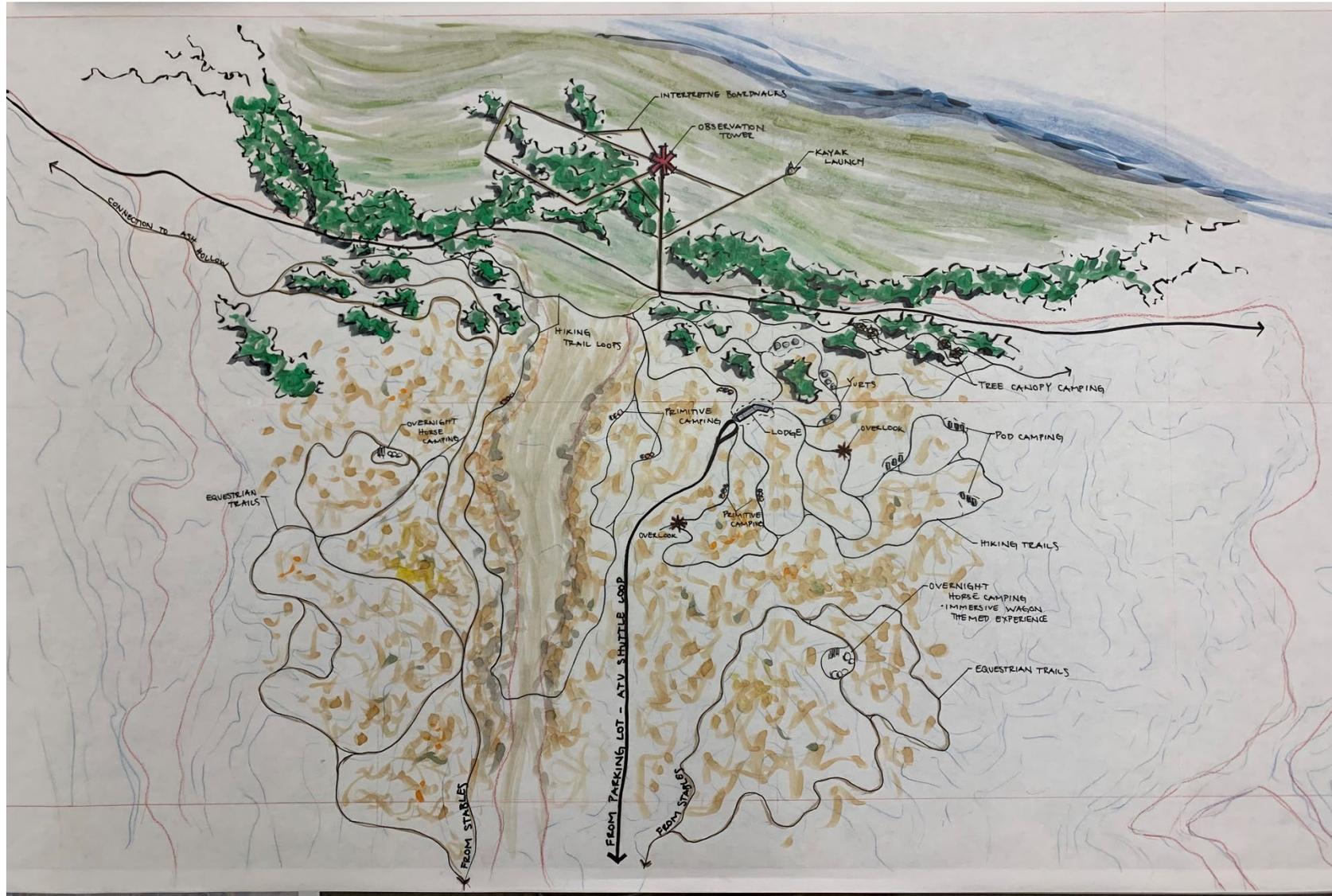
- Access Enhancements

CONCEPT DIAGRAM



Plan. Preserve. Play.

CONCEPT DETAIL





Plan. Preserve. Play.



MARINA

Plan. Preserve. Play.

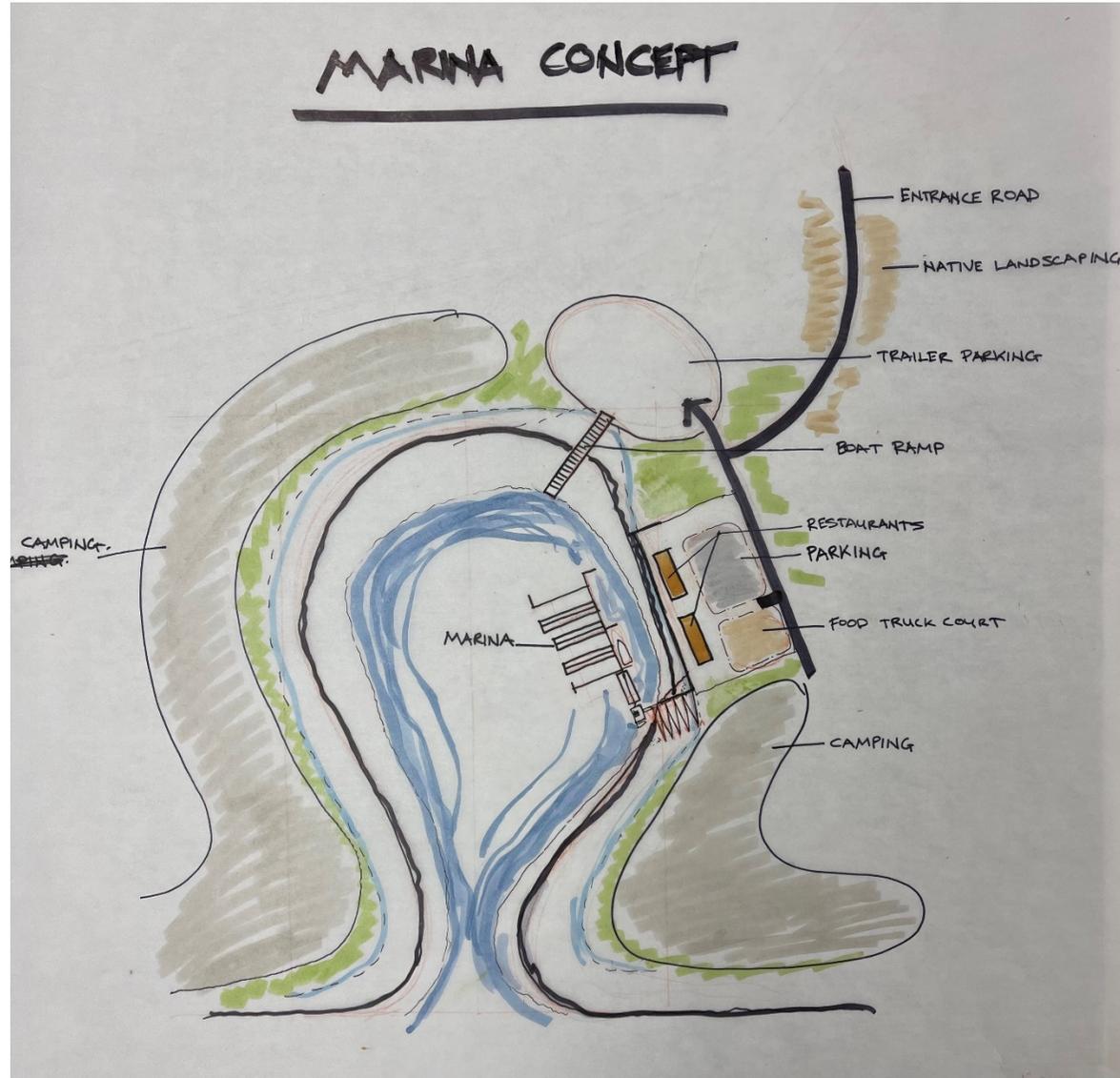
INFRASTRUCTURE REQUIREMENTS

- Dredging
- Sea Wall
- Access

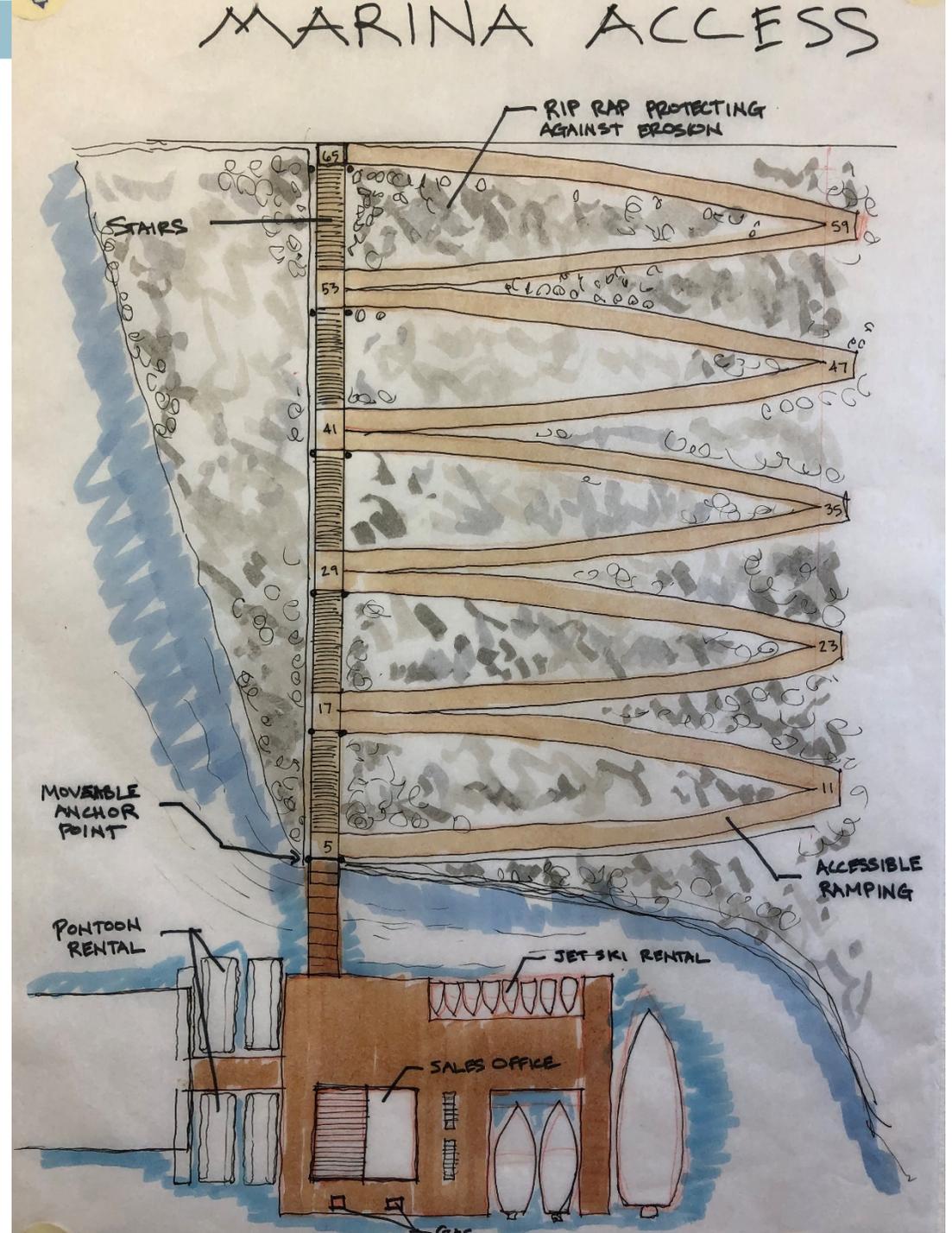


Plan. Preserve. Play.

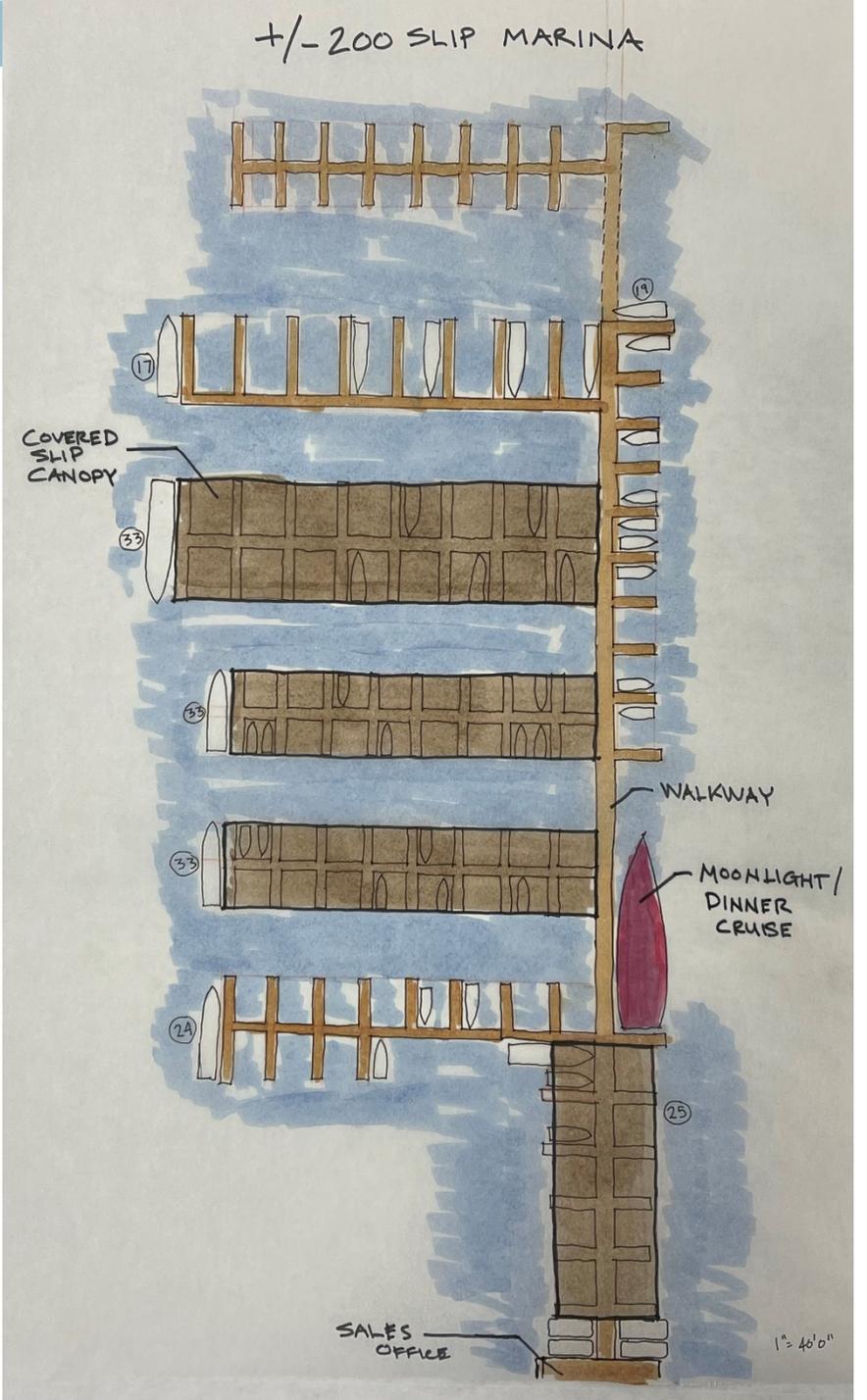
MARINA CONCEPT



MARINA ACCESS



MARINA SLIP DETAIL





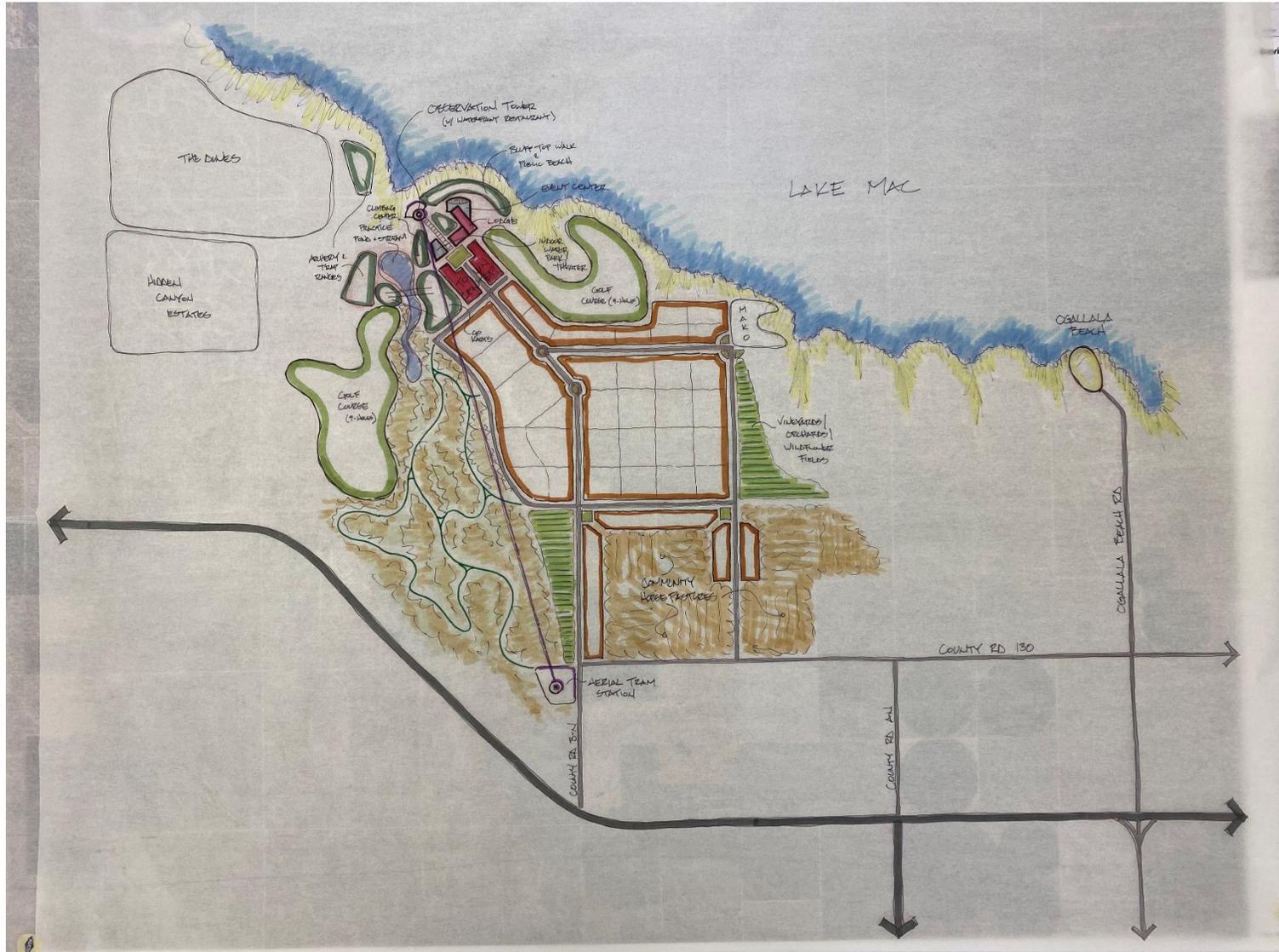
RESORT AND MASTER PLANNED COMMUNITY

Plan. Preserve. Play.

INFRASTRUCTURE REQUIREMENTS

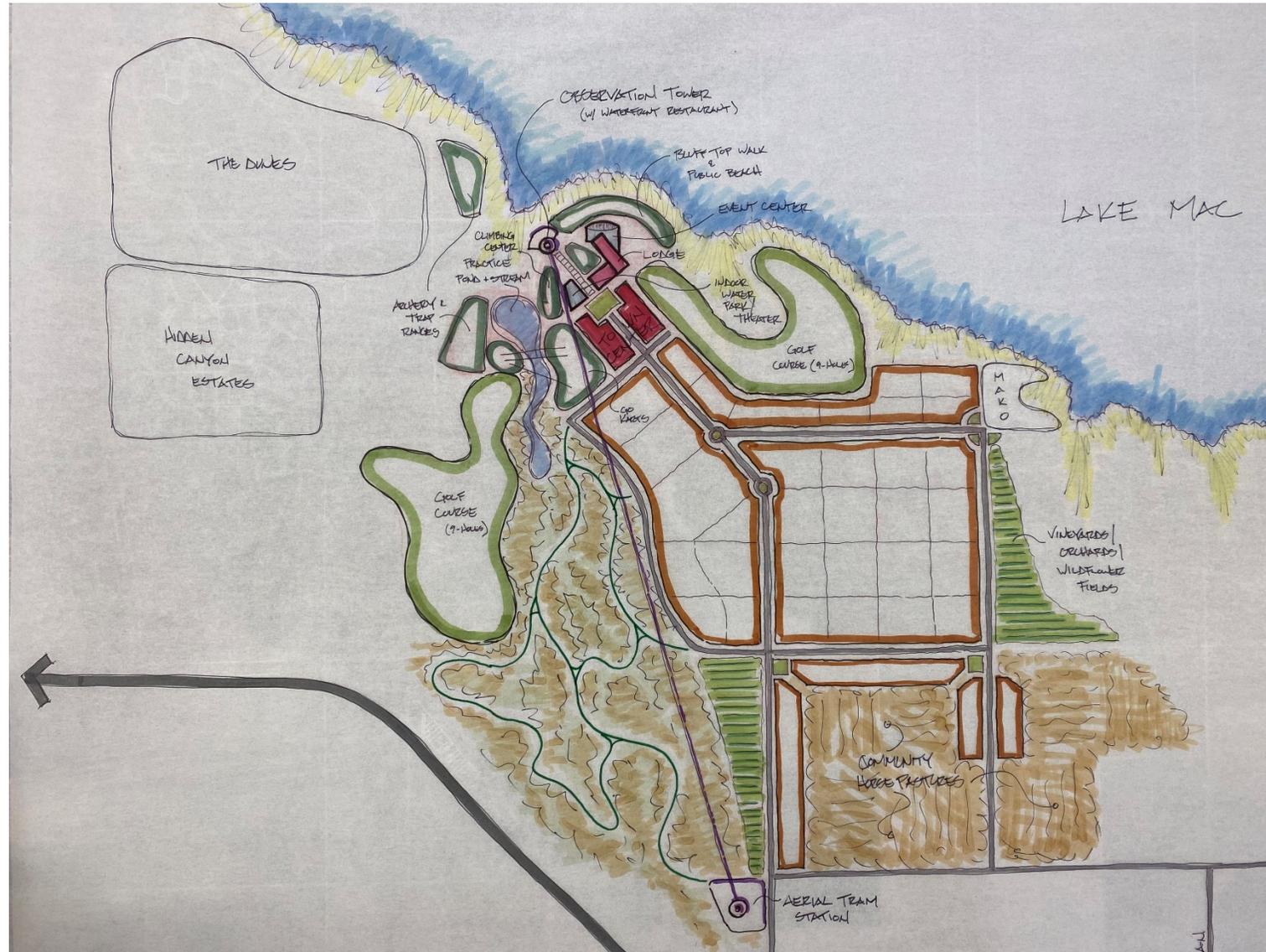
- Access Road Improvements
- Utilities (water, sewer, etc.)

CONCEPT DIAGRAM



Plan. Preserve. Play.

CONCEPT DIAGRAM



Plan. Preserve. Play.

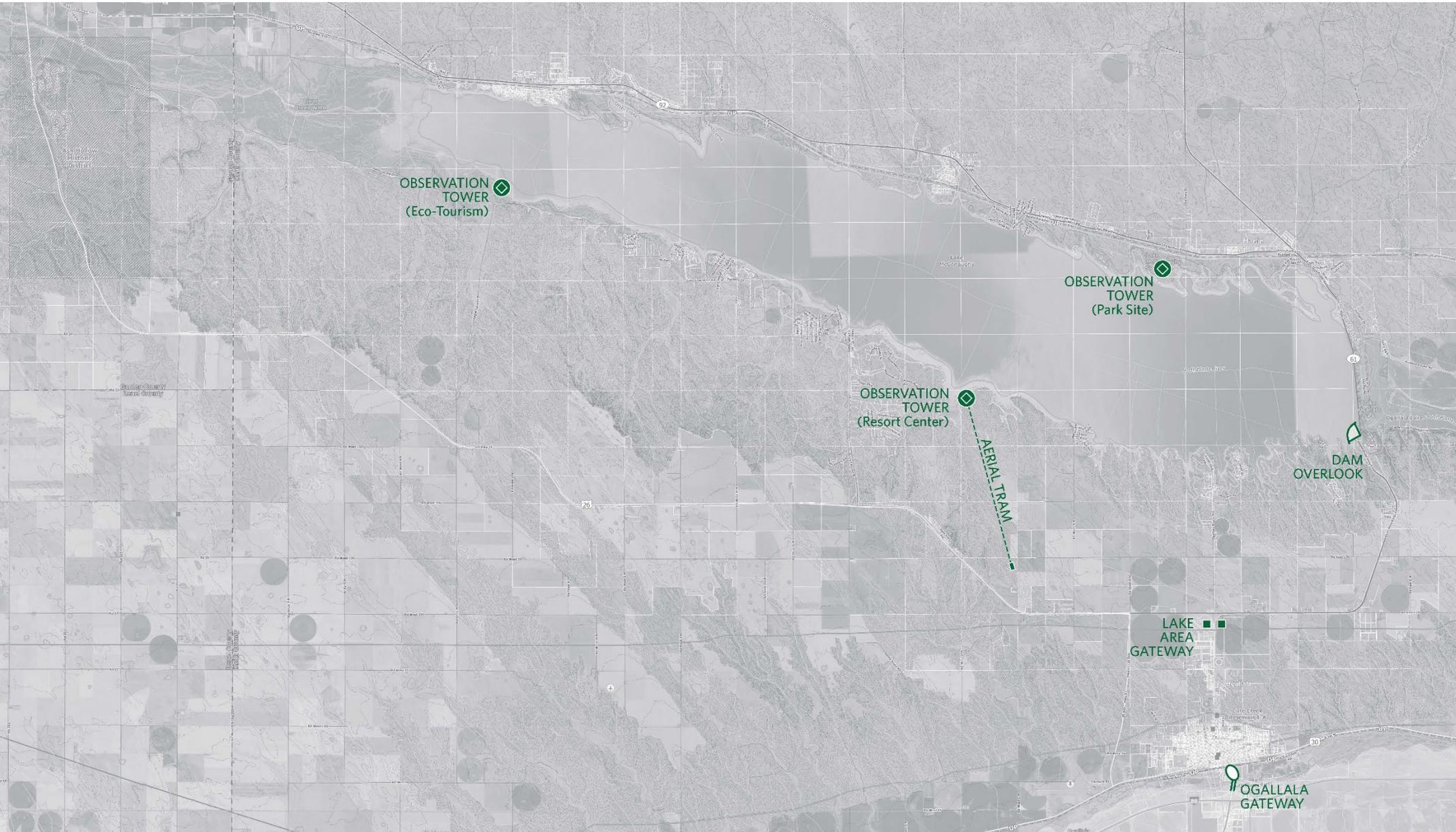


STRATEGIC GATEWAYS AND OBSERVATION TOWERS

Plan. Preserve. Play.

INFRASTRUCTURE REQUIREMENTS

- Access
- Wayfinding
- Slope Stabilization /
Erosion Control



Gateways and Observation Towers

Plan. Preserve. Play.



Gateways – Ogallala Entrance

Plan. Preserve. Play.



Gateways – Ogallala Entrance

Plan. Preserve. Play.



Gateways – Ogallala Entrance



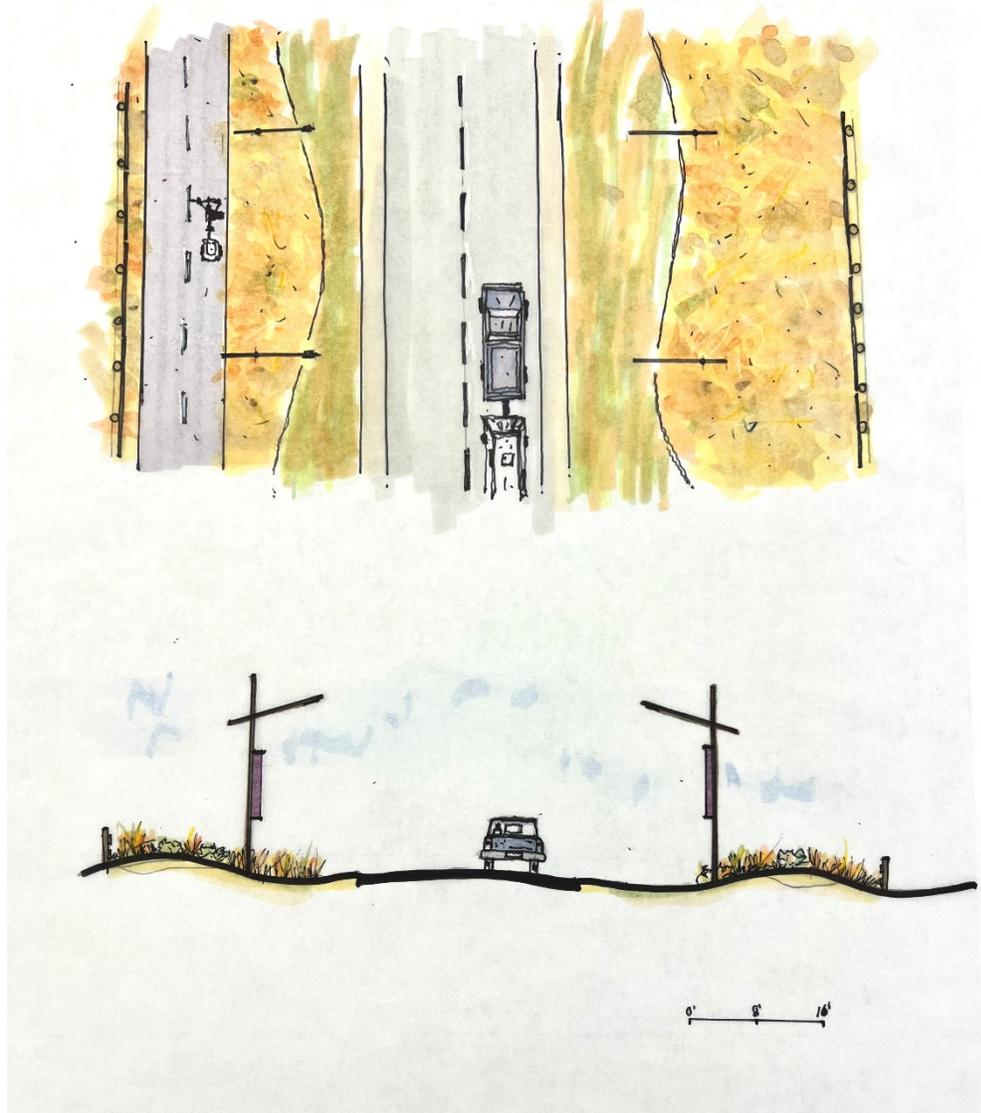
Plan. Preserve. Play.

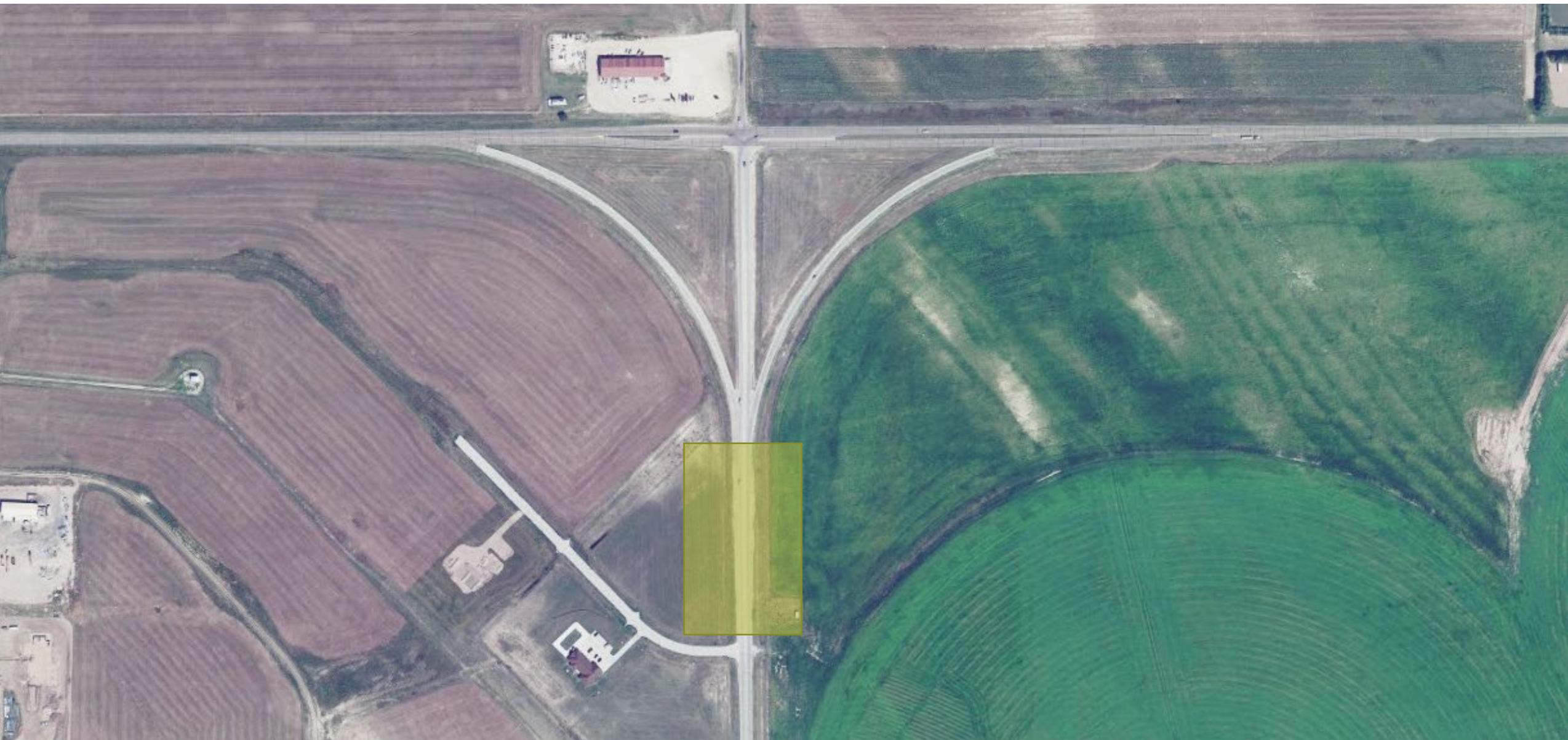


Gateways – Lake Entrance

Plan. Preserve. Play.

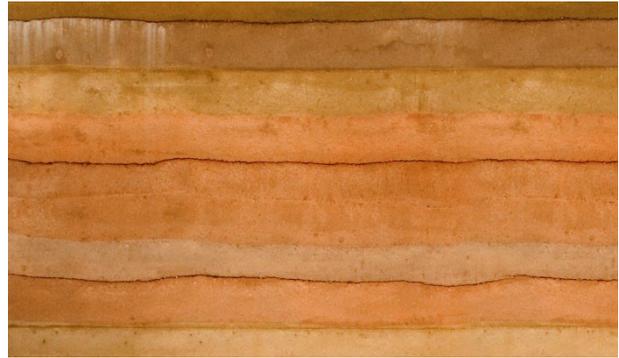
CORRIDOR ENHANCEMENTS





Gateways – Lake Entrance

Plan. Preserve. Play.



Gateways – Lake Entrance

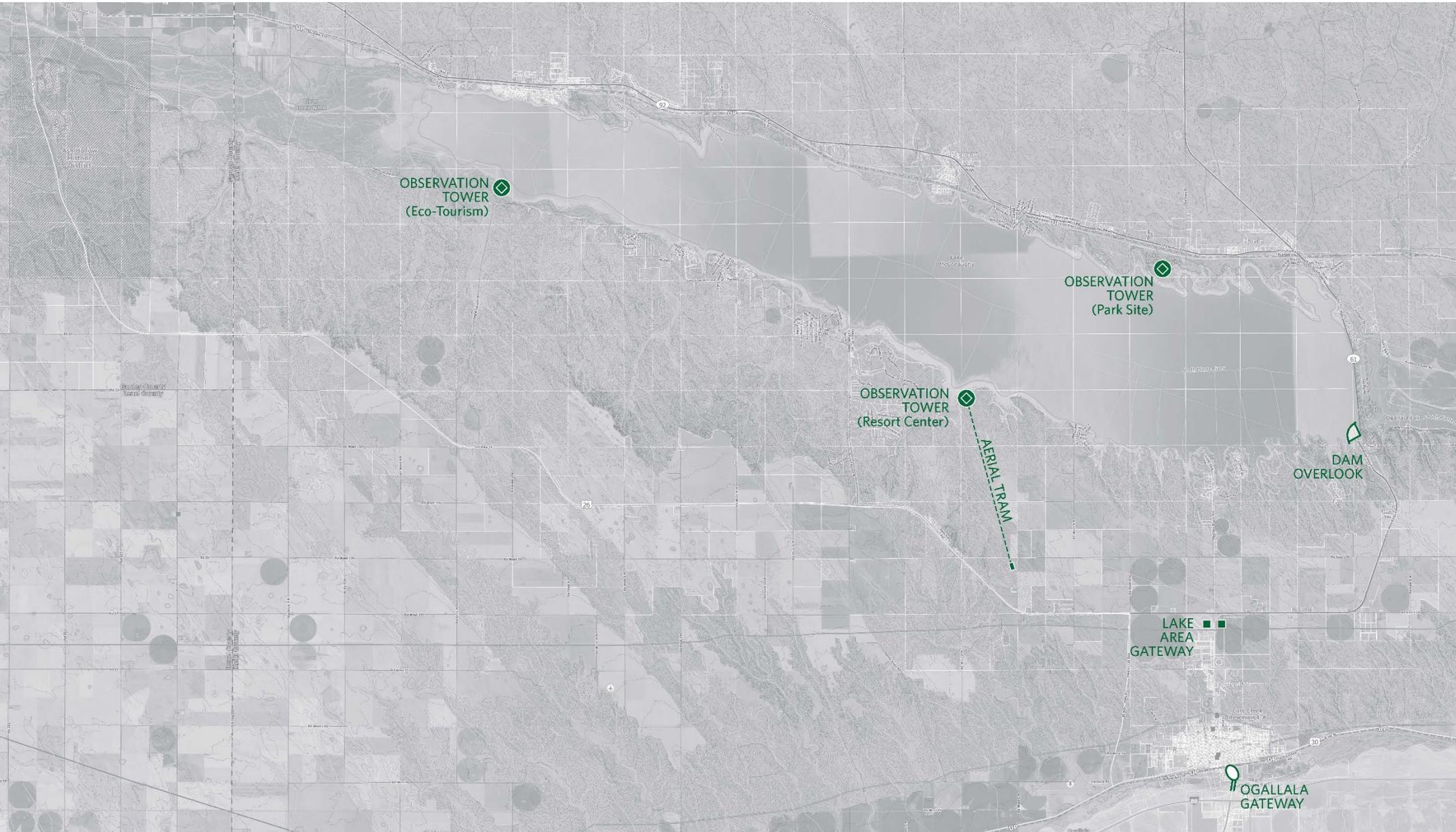
Plan. Preserve. Play.



Gateways – Lake Entrance



Plan. Preserve. Play.





Observation – Dam Overlook

Plan. Preserve. Play.



Observation – Dam Overlook

Plan. Preserve. Play.



Observation – Resort



Plan. Preserve. Play.



Observation – Eco



Plan. Preserve. Play.

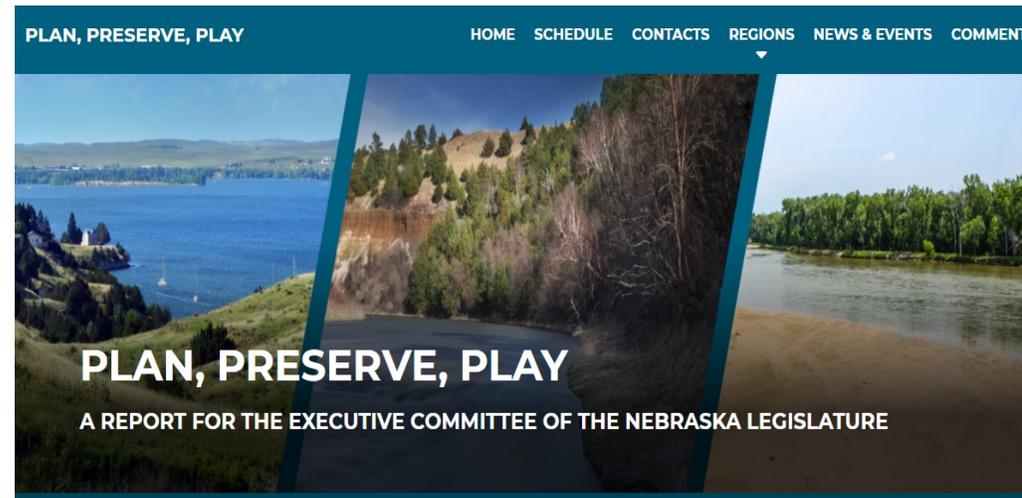


DISCUSSION

SCHEDULE

WEBSITE

- Information about the project, as well as a comment form, can be found at www.planpreserveplayNE.com.





THANK YOU!

www.planpreserveplayNE.com

Plan. Preserve. Play.