



LB 406 – Lake McConaughy Region Design Workshop

September 29, 2021

Public Presentation No. 3

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
- Day 2 Pin-Up
- Refinements
 - Key Infrastructure Investments
 - North-South Corridor and Gateways
 - North Shore Marina + Park
 - Lake Ogallala
 - Eco Tourism
 - Lookouts + Towers
 - Resort + Master Planned Community
- Discussion
- Schedule



DAY 1 PIN-UP

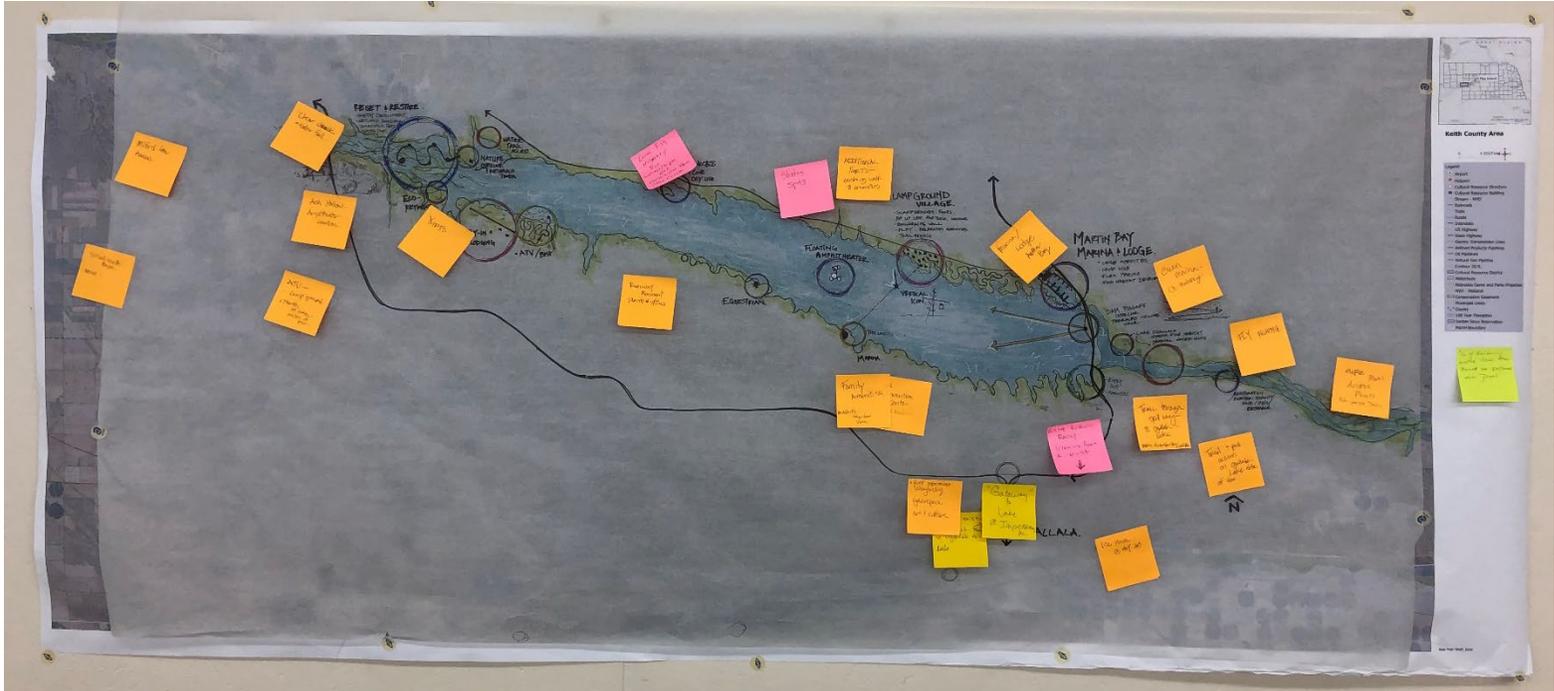
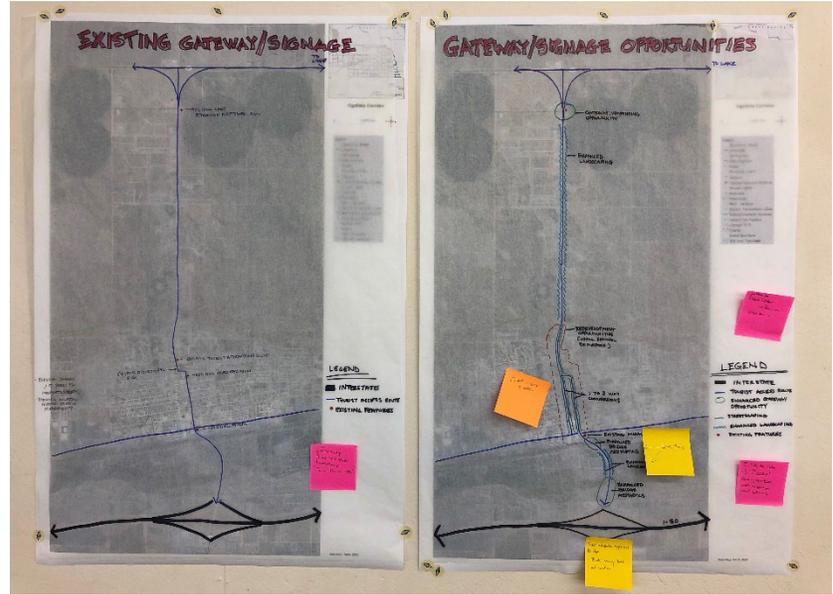
Plan. Preserve. Play.



Plan. Preserve. Play.



Plan. Preserve. Play.



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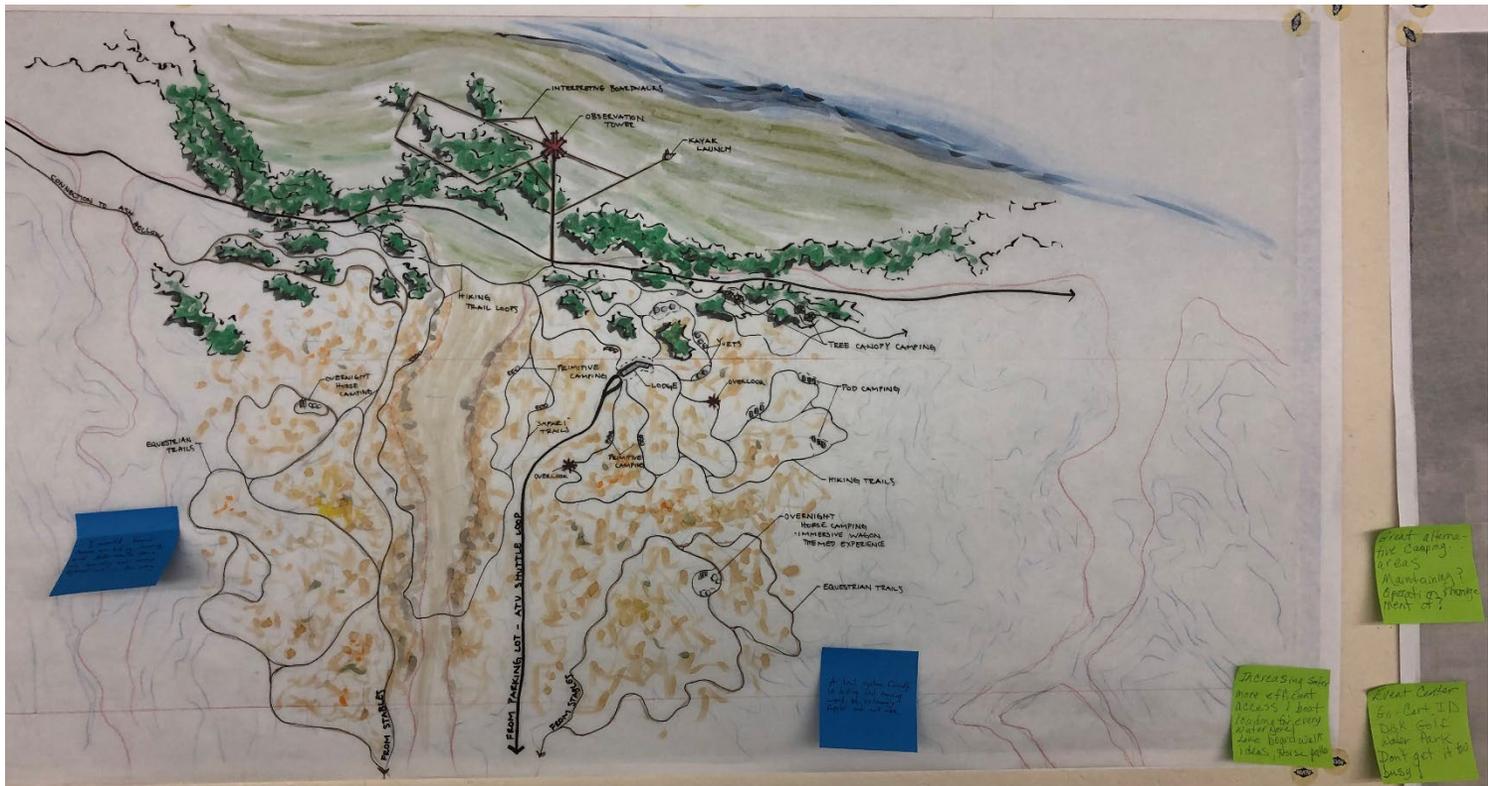


DAY 2 PIN-UP

Plan. Preserve. Play.







Plan. Preserve. Play.



REFINEMENTS

Plan. Preserve. Play.

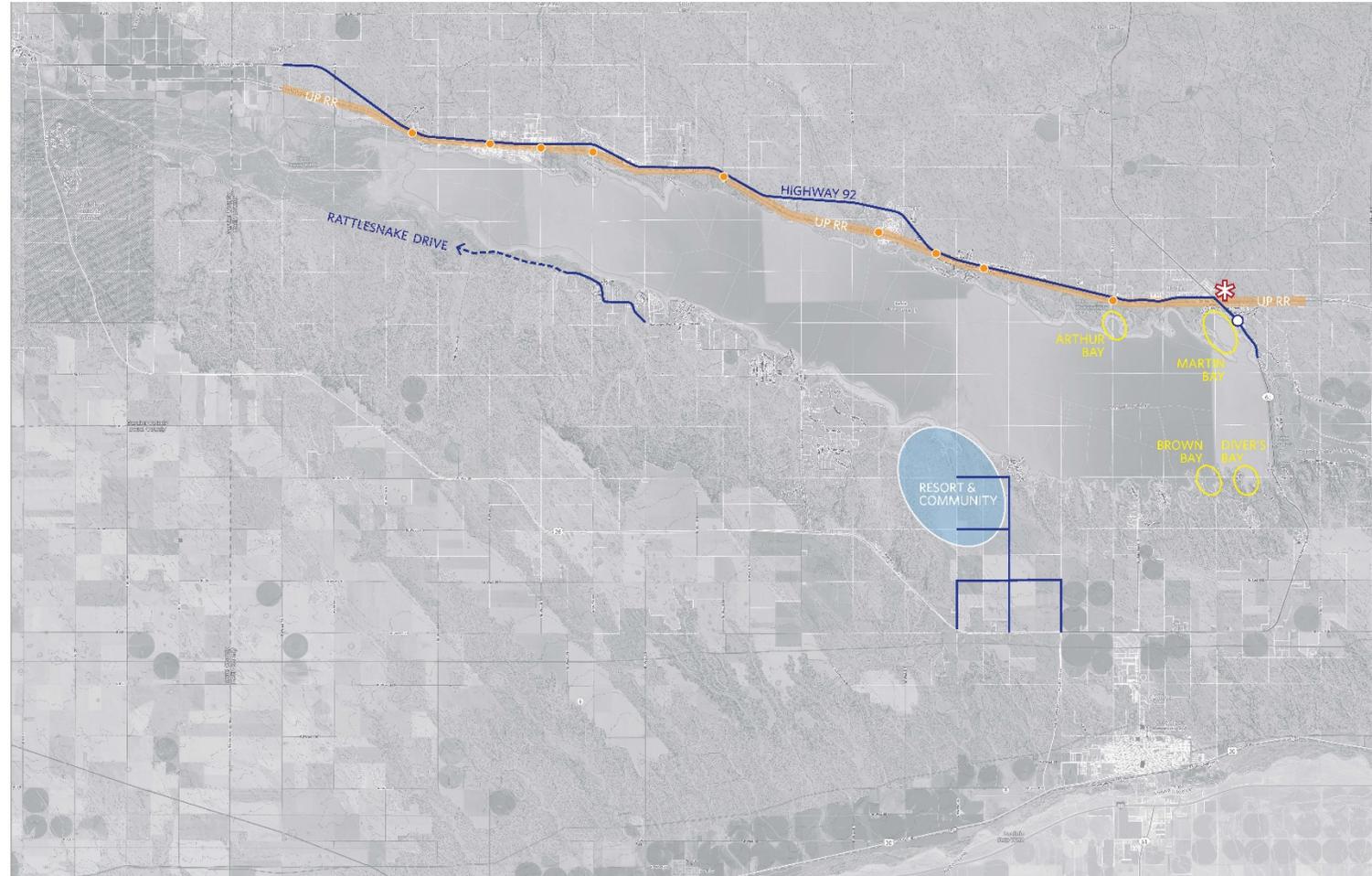


KEY INFRASTRUCTURE INVESTMENTS

Plan. Preserve. Play.

INFRASTRUCTURE REQUIREMENTS

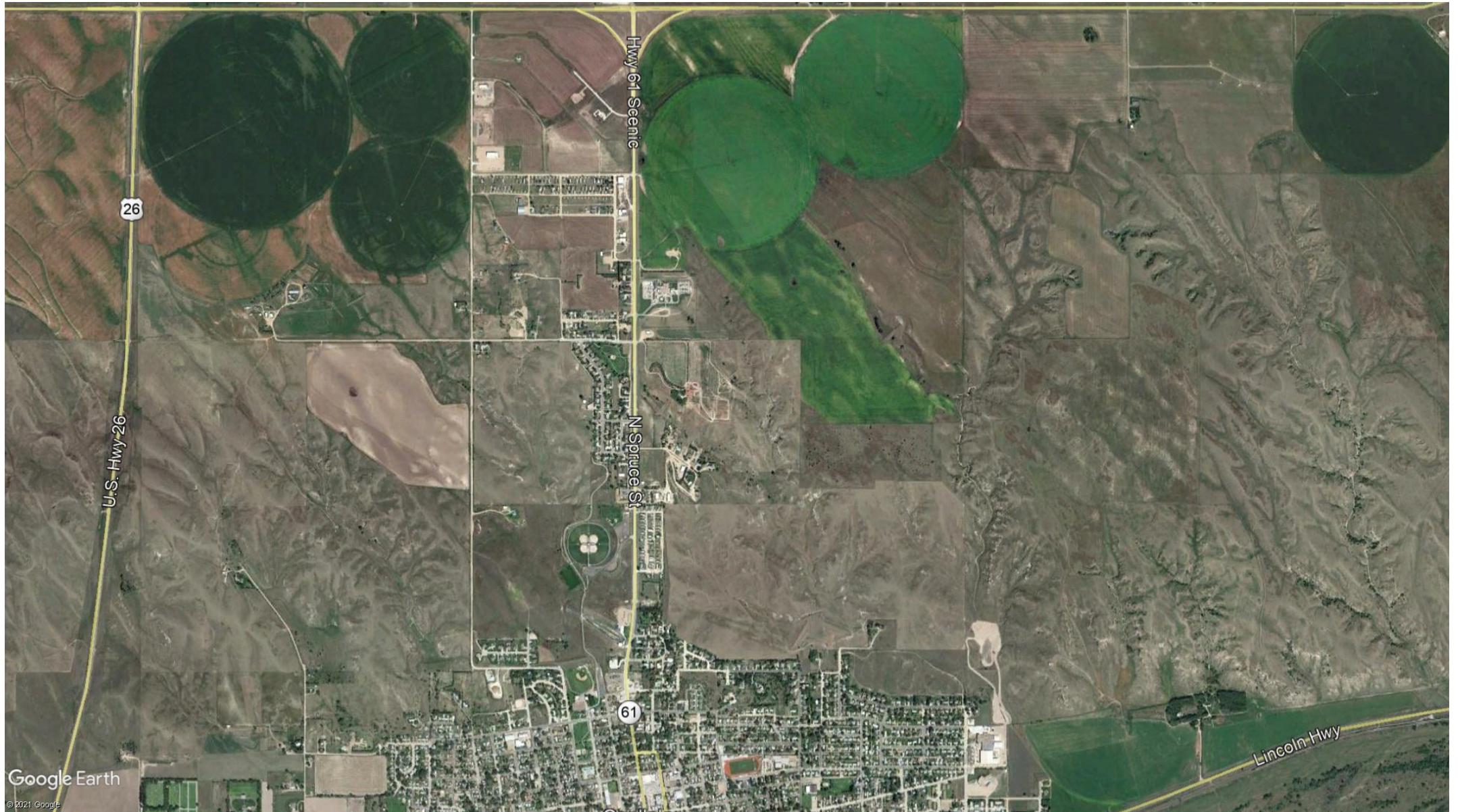
- Nebraska Game & Parks: Fund/Implement 20-year Plan
- Boat Access – Strategic Dredging Initiative/Program
- Visitor Comfort - Railroad Quiet Zones
- Life/Safety – Enhance EMT Response
- Traffic – Strategic Roadway Improvements
- Accommodate Future Growth – Increase Utility Capacity (water, sewer, etc.)





NORTH-SOUTH CORRIDOR + GATEWAYS

Plan. Preserve. Play.



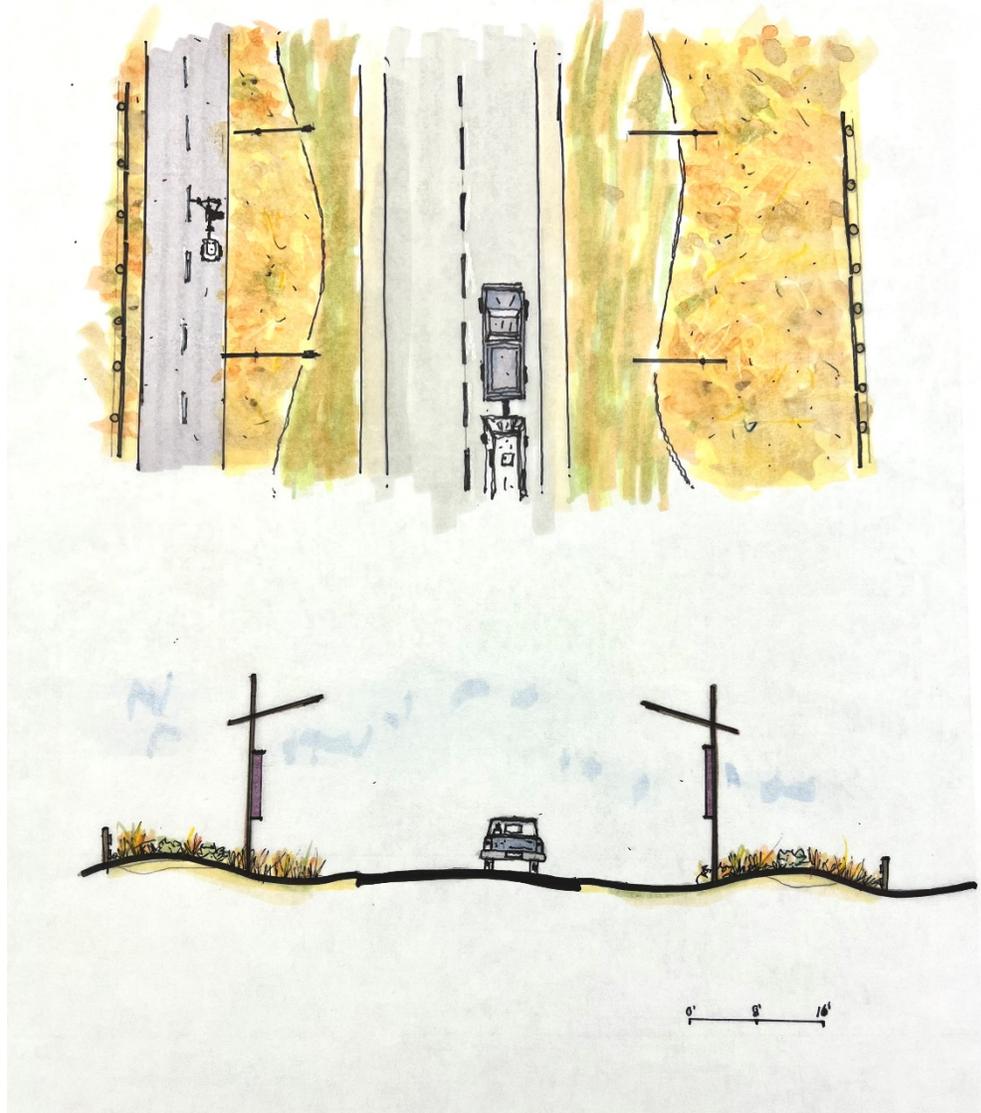
Plan. Preserve. Play.

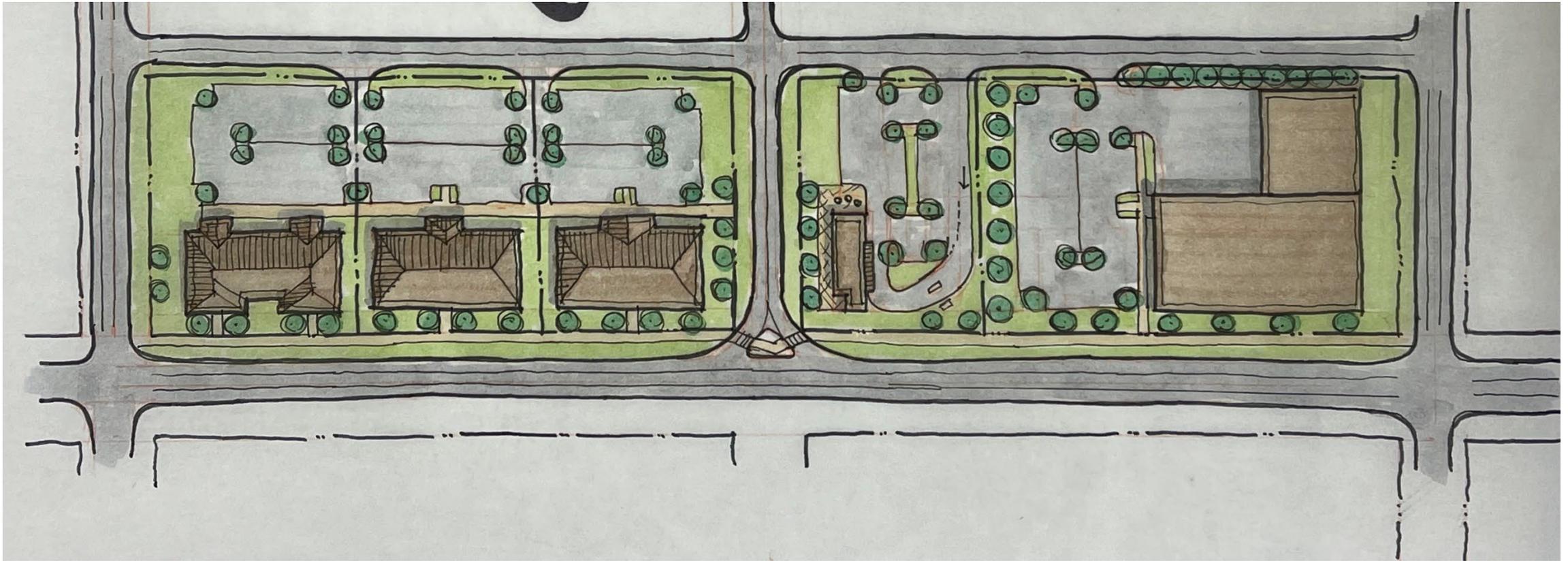
ENHANCED LANDSCAPING



Plan. Preserve. Play.

CORRIDOR ENHANCEMENTS

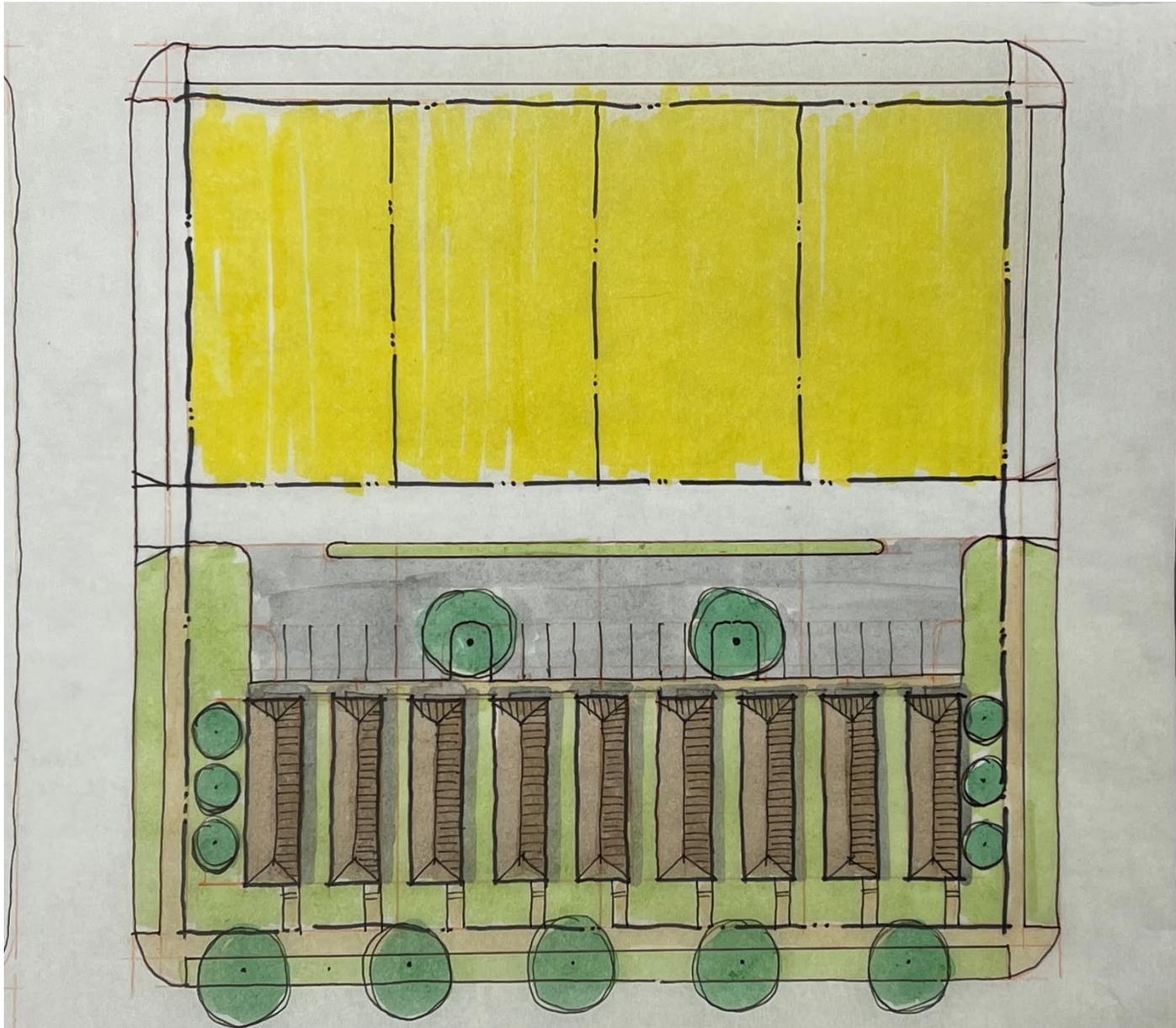






INFILL HOUSING

Plan. Preserve. Play.



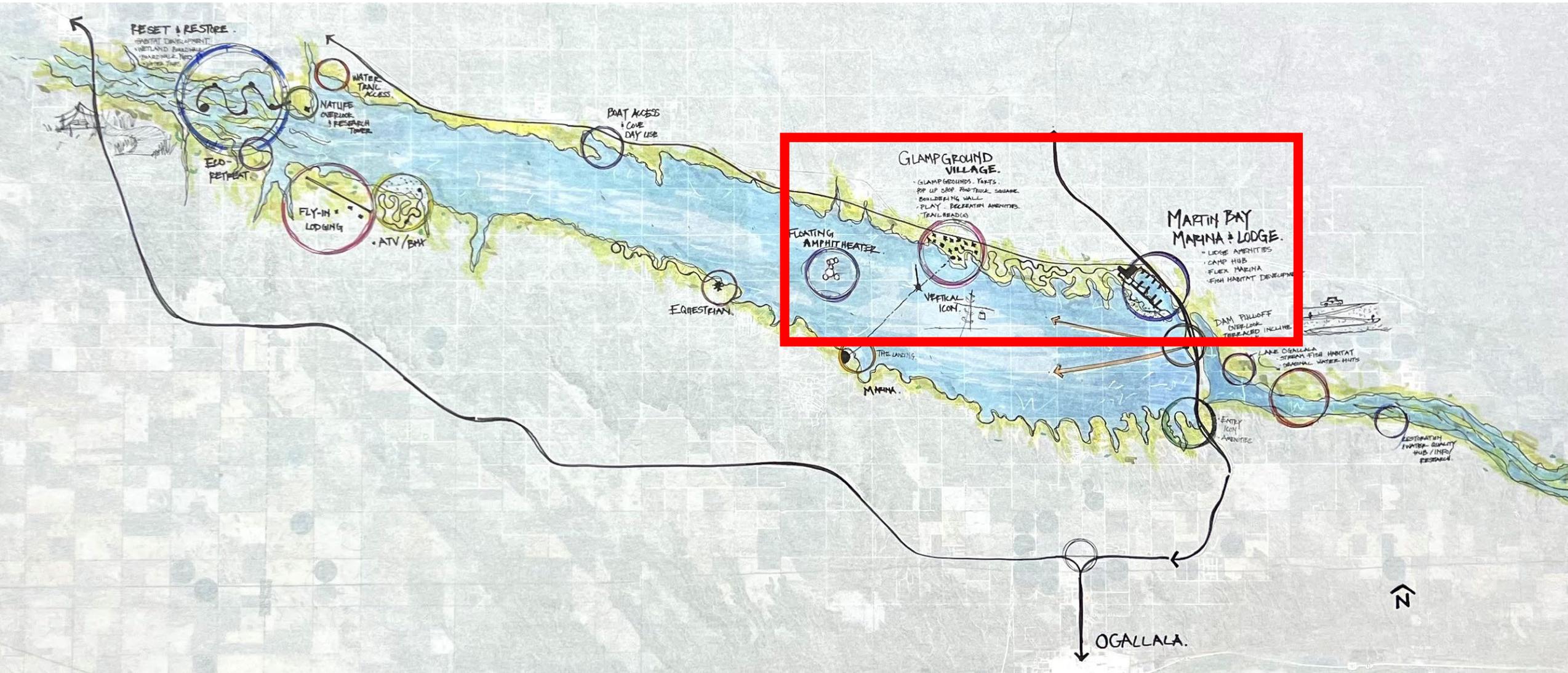
Plan. Preserve. Play.



NORTH SHORE MARINA + PARK

Plan. Preserve. Play.

NORTH SHORE AMENITIES



PROGRAMMING DIAGRAM

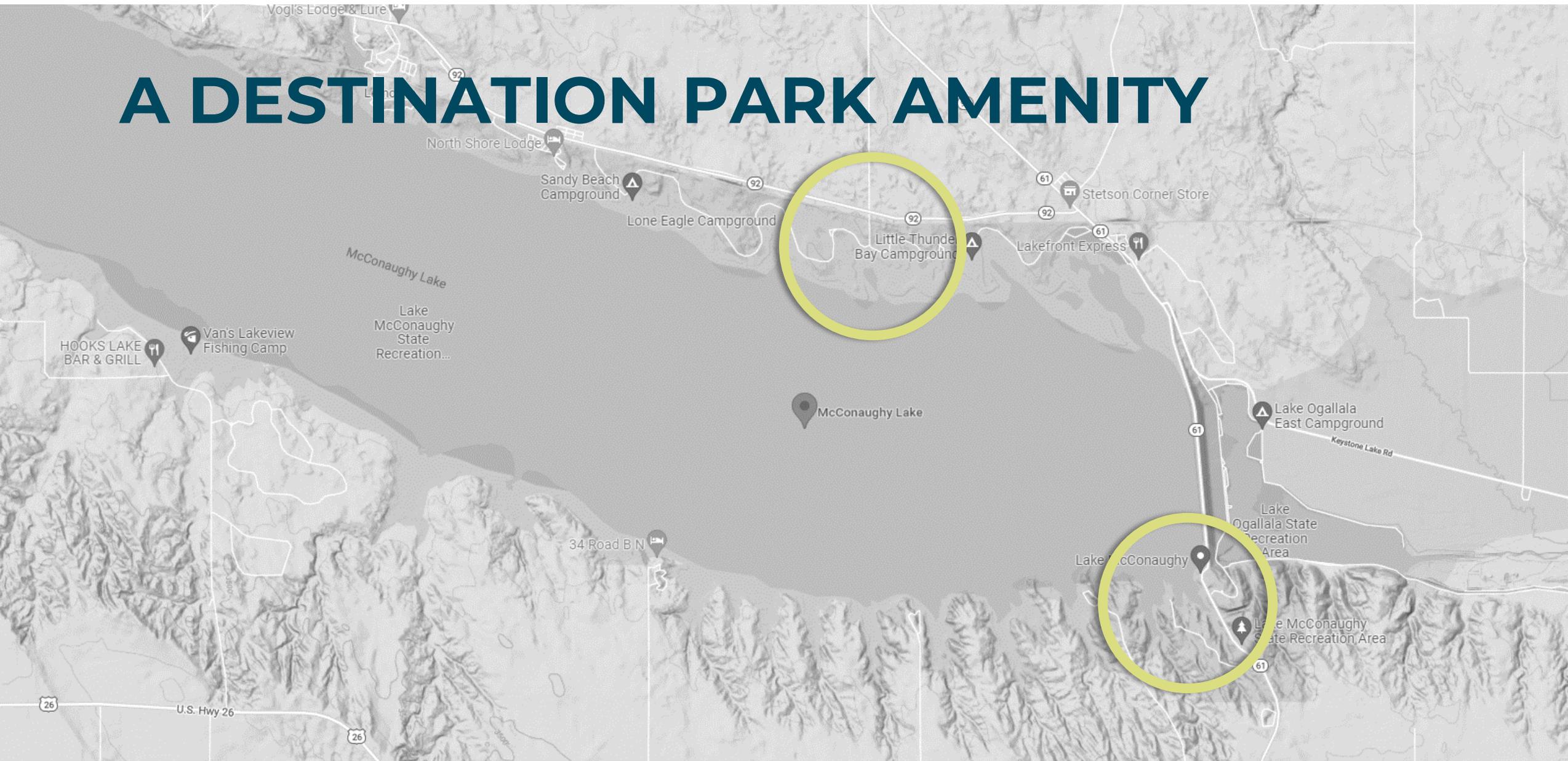




A DESTINATION PARK AMENITY

- Marina (100+ slips)
- Event Center
- Restaurant / Food Truck Plaza
- Tiered boardwalks
- Outdoor dining
- Glamp grounds
- Park overlook
- Day Use Amenities
 - Nature play, mini-golf, splash pad, hammock grove, etc.

A DESTINATION PARK AMENITY



Plan. Preserve. Play.

PARK ACTIVITY ZONE



PARK ACTIVITY ZONE



Plan. Preserve. Play.

INFRASTRUCTURE REQUIREMENTS

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

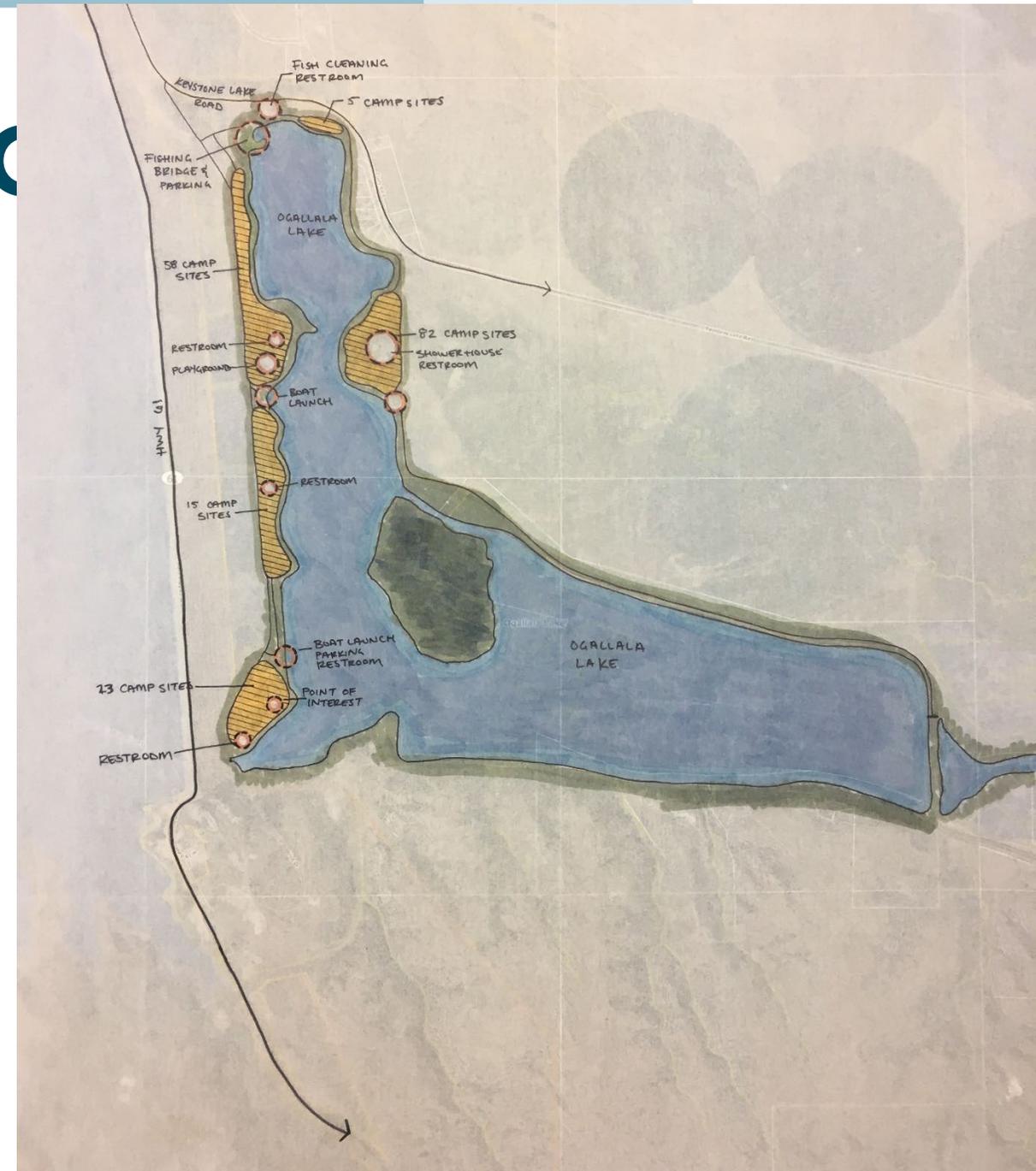


LAKE OGALLALA

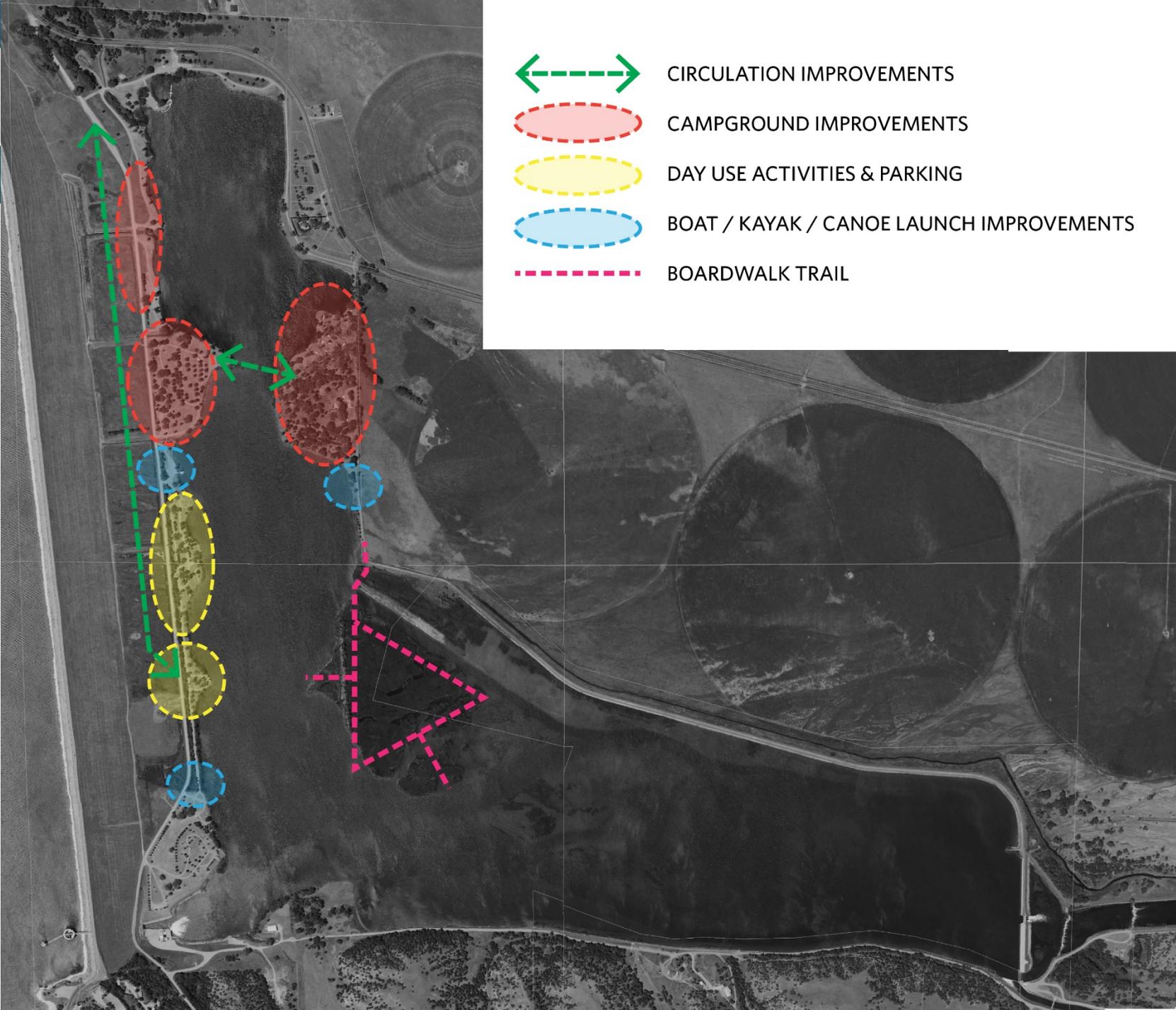
Plan. Preserve. Play.

EXISTING CONDITIO

- 82 ELECTRICAL CAMPSITES
- 100 BASIC CAMPSITES
- 1 PLAYGROUND
- 5 RESTROOMS
- 1 SHOWERHOUSE
- 2 BOAT / KAYAK / CANOE LANCH POINTS



FRAMEWORK



CIRCULATION IMPROVEMENTS



CAMPGROUND IMPROVEMENTS



DAY USE ACTIVITIES & PARKING



BOAT / KAYAK / CANOE LAUNCH IMPROVEMENTS



BOARDWALK TRAIL

REFERENCE IMAGERY



PEDESTRIAN BRIDGE TO CAMPGROUNDS



BOARDWALK TRAIL



Lake Birds

Certain birds prefer open water where they can feast on brine shrimp while safely distant from land predators. Look for large flocks of gulls crowding together where the currents of underwater springs bring shrimp to the surface.

Eared Grebes
More Eared Grebes visit Mono Lake than any other species. Over 1 million (the largest concentration in the world) visit in the fall.

Red-necked Phalaropes
These birds nest in Canada and Alaska. They stop at Mono Lake in late summer to rest and feed their young in their wintering grounds off the west coast of South America.

Wilson's Phalaropes
Actually, Wilson's Phalaropes are shorebirds that spend much of their time in open water. They molt and double their wing length. They migrate to South America for the winter.

Ruddy Ducks
Ruddy ducks are common in Mono Lake in the fall and early winter. Look for the male's striking white chin patch.

California Gulls
About 80% of the California Gulls found in the area are born on the shores of Mono Lake. In winter, California Gulls are greyish-brown in color for the first 2 to 3 years of life.

DETAILED MAPS

INFRASTRUCTURE REQUIREMENTS

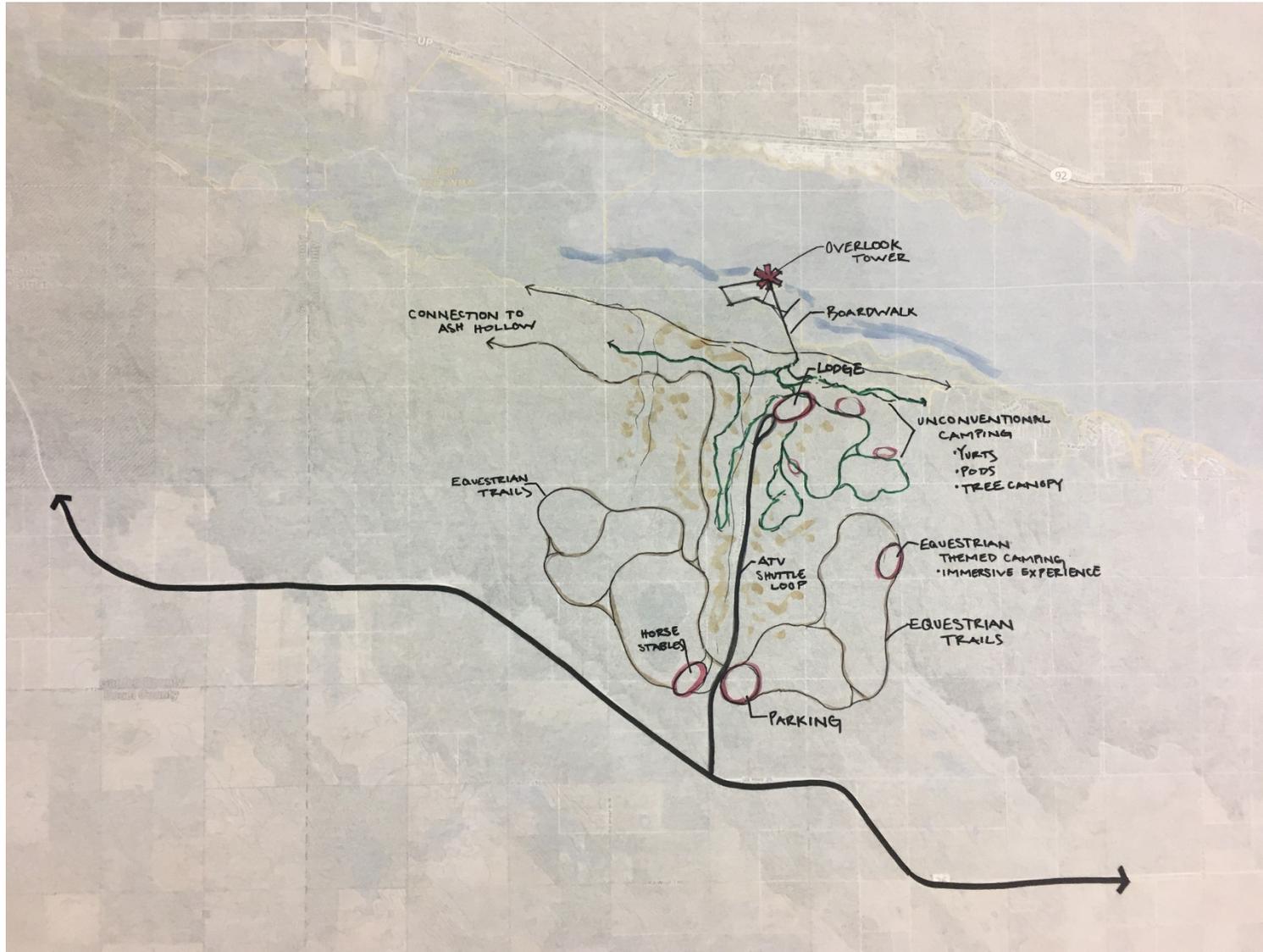
- Access Enhancements
- Utilities (water and sewer)



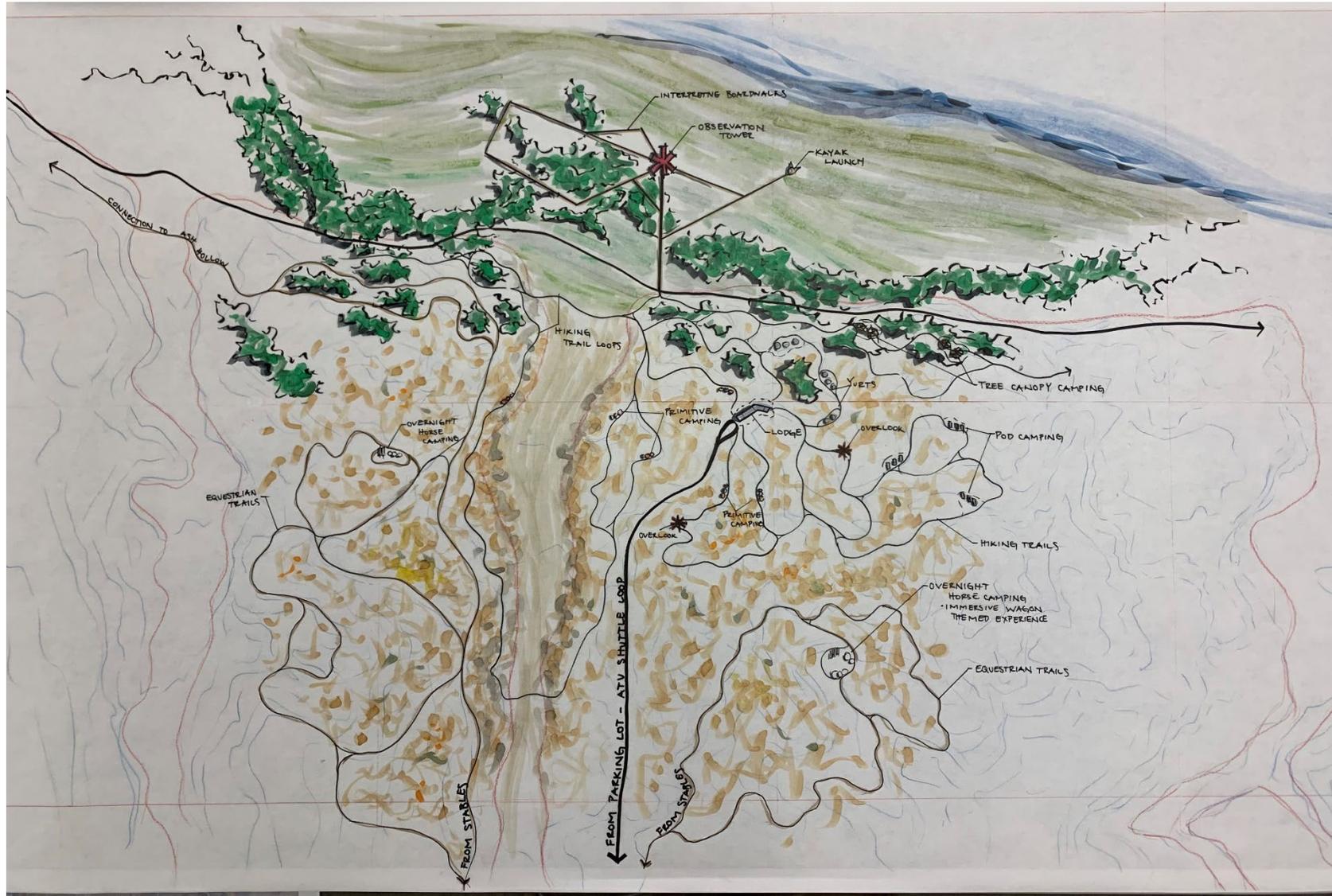
ECO TOURISM

Plan. Preserve. Play.

CONCEPT DIAGRAM



CONCEPT DETAIL



ATV / UTV SHUTTLE LOOP



Plan. Preserve. Play.

PLAINS SAFARI & PRIMITIVE CAMPING



Plan. Preserve. Play.

EQUESTRIAN TRAILS



Plan. Preserve. Play.

THEMED CAMPING / IMMERSIVE EXPERIENCE



Plan. Preserve. Play.

HIKING TRAILS & OVERLOOK



Plan. Preserve. Play.

TREE CANOPY CAMPING *GLAMPING*



Plan. Preserve. Play.

TREE CANOPY CAMPING *PRIMITIVE*



Plan. Preserve. Play.

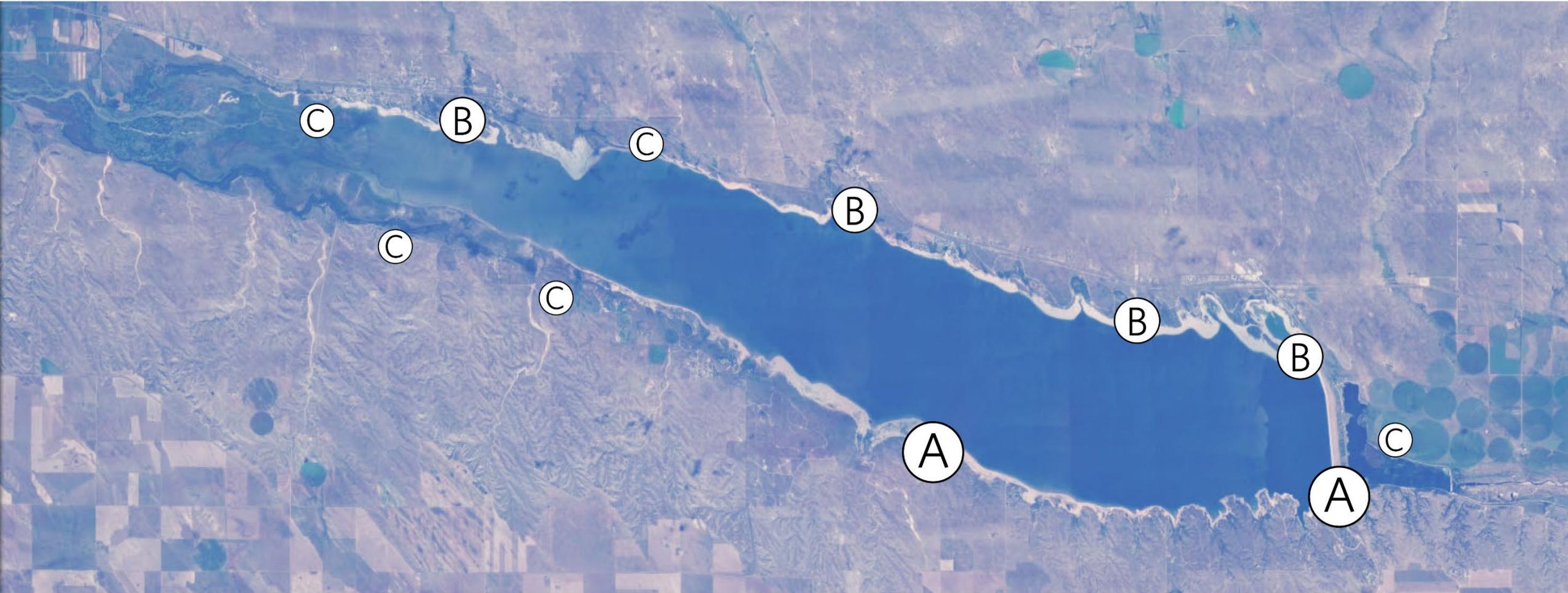
INFRASTRUCTURE REQUIREMENTS

- Access
Enhancements



OBSERVATION TOWERS

Plan. Preserve. Play.



(A) *Icons*

Major Destinations/Attractions
Connected with Supporting Program/Parking
\$\$\$

(B) *Beacons*

Significant Markers/Wayfinding Elements
Embedded with Marinas, Campsites, Towns
\$\$

(C) *Eco Platforms*

Smaller Moments that Enhance Natural Views
Trail Destinations / Minimal Support
\$

Plan. Preserve. Play.

HILLTOP SITE ICONIC OVERVIEW



Design Parameters

Natural / Minimal Design
Multiple Elevation Points for Viewing
Support Event Space / Gathering

Advantages

Best Views at Lake Mac
Entry/"Front Door" Location Point
Utilities Availability
Utilize Natural Topography

Challenges

Expanding Parking / Accessibility
Erosion / Soil Stability
Tight Space for Larger Development

ICON Hilltop Precedents



ICON Hilltop Site Concept



DESIGN OPPORTUNITIES

- A** Elevated Viewing Platform / Plaza
- B** Event Center (300 Person Capac.)
- C** Lower Viewing Platform
- D** Connecting Stairs and HW Overpass
- E** Improved Parking Access
- F** Improved Concessionaire Area
- G** New Signage / Wayfinding
- H** Boardwalk Access Along Dam

Plan. Preserve. Play.

ICON Tower Resort Site Concept



Design Parameters

- 75'-100' Height
- Major Attraction / Destination Point
- Unique, Iconic Design
- Connection with Resort Development

Advantages

- Connection to Other Resort Facilities
- High Visibility
- Focal Point for Development

Challenges

- Cost and Infrastructure Upkeep
- Erosion / Soil Stability

ICON Tower Precedents



ICON Tower Resort Site Concept



DESIGN OPPORTUNITIES

- A** Base or Tower Restaurant
- B** Access to Water Level
- C** Large Elevated Viewing Platform
- D** Potential Tram or Zipline Connection
- E** Proximity to Resort Parking / Facilities

Plan. Preserve. Play.

Beacon Tower Site Concept



Design Parameters

- 25-40' Height
- Wayfinding / Branding
- Consistent Design Across Multiple Objects
- Connection with Campsites, Marinas, Towns

Advantages

- Navigation / Wayfinding on Water
- Spread Interest Around Lake

Challenges

- Cost and Infrastructure Upkeep
- Erosion / Soil Stability

BEACON Tower Precedents



BEACON Tower Concept



DESIGN OPPORTUNITIES

- A Connection to Marina/Campsite/Towns
- B Height Visible Above Treeline
- C Proximity to Water

Plan. Preserve. Play.

ECO Tower Site Concept



Design Parameters

10-20' Height
Minimal Disturbance to Natural Features
Natural Materials / Elements



Advantages

More Private, Discoverable Moments
Spread Interest Around Lake
Minimal Maintenance

Challenges

Access / Accessibility
Awareness / Use

ECO Tower Precedents



ECO Tower Concept



DESIGN OPPORTUNITIES

- A** Light/Transparent Structure
- B** Lightly Touch the Ground

Plan. Preserve. Play.

INFRASTRUCTURE REQUIREMENTS

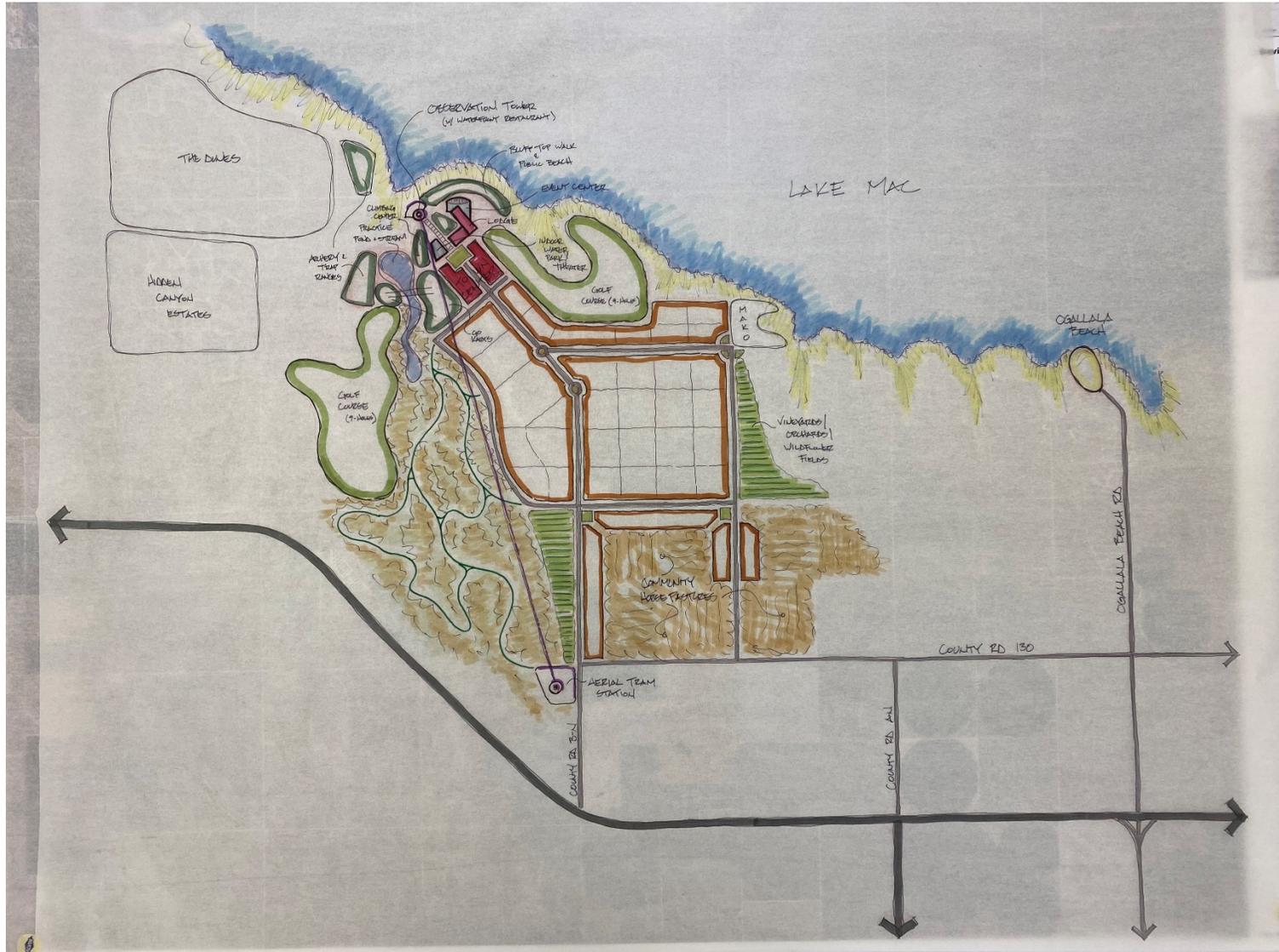
- Access
- Wayfinding
- Slope Stabilization /
Erosion Control



RESORT + MASTER PLANNED COMMUNITY

Plan. Preserve. Play.

CONCEPT DIAGRAM



Plan. Preserve. Play.



Plan. Preserve. Play.

INFRASTRUCTURE REQUIREMENTS

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



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.