



LB 406 – Lower Niobrara/Northern Knox County Region Design Workshop

October 13, 2021

Public Presentation No. 2

Plan. Preserve. Play.

WELCOME

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

TODAY'S AGENDA

- Process Review
- Revised Initiatives Based on Feedback
- Discussion and Feedback (Survey and Comments)



REVISED INITIATIVES

Plan. Preserve. Play.



MARINA & RESTAURANT

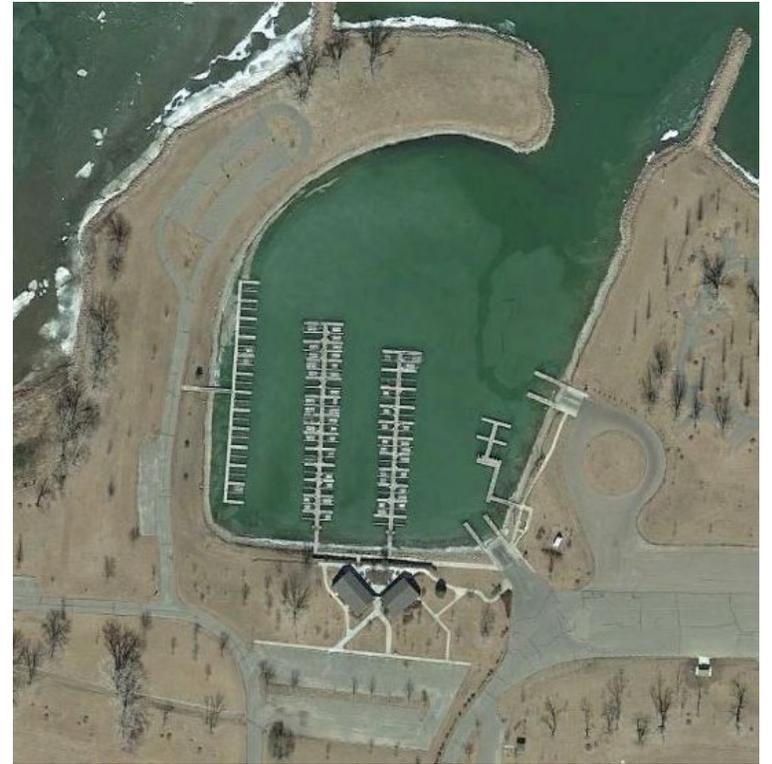
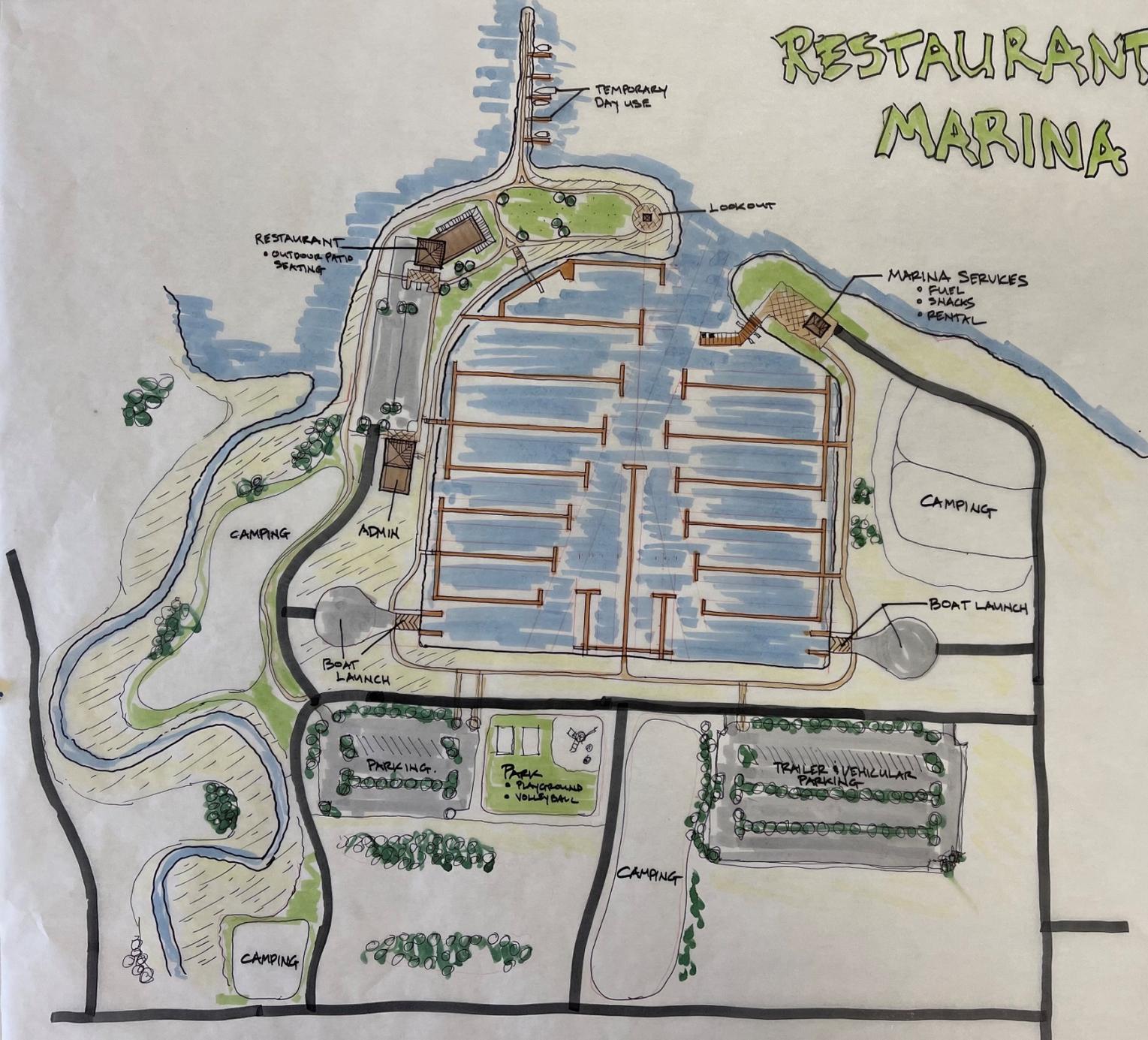
Plan. Preserve. Play.

RESTAURANT / MARINA

- Destination Restaurant
 - Patio Seating
- 400-1,000 Slip Marina
 - 20' – 40' Length Slips
- Dual Boat Ramps
- Boat Trailer Parking
- Walking Trails
- Overlook
- Native Landscaping



RESTAURANT/ MARINA





Plan. Preserve. Play.



Fishing Village at Burbach Area

Plan. Preserve. Play.

FISHING VILLAGE



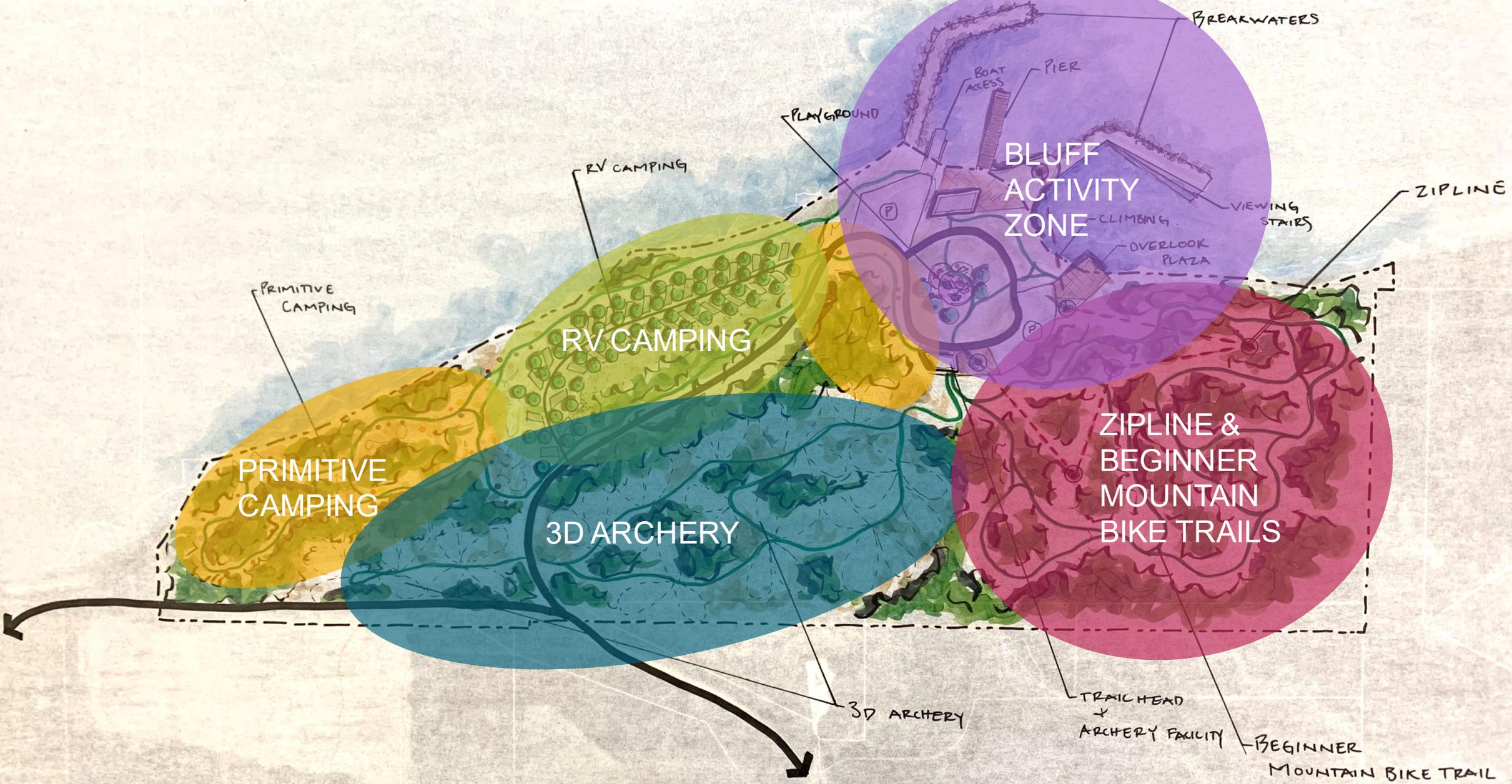


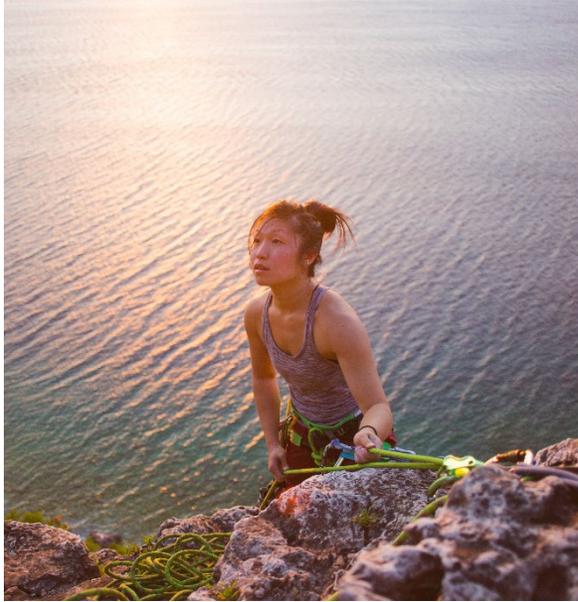


BLOOMFIELD ACTIVATION

Plan. Preserve. Play.







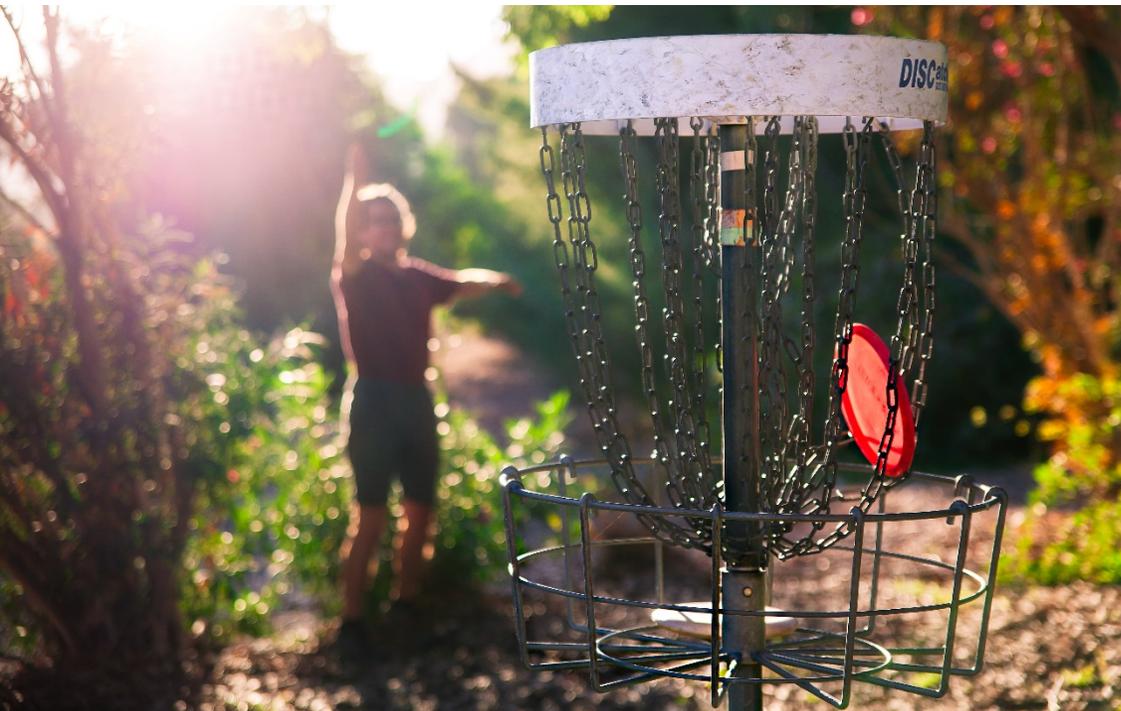


MILLER CREEK ACTIVATION

Plan. Preserve. Play.









NIOBRARA TOWN CENTER

Plan. Preserve. Play.

FIRST IMPRESSIONS

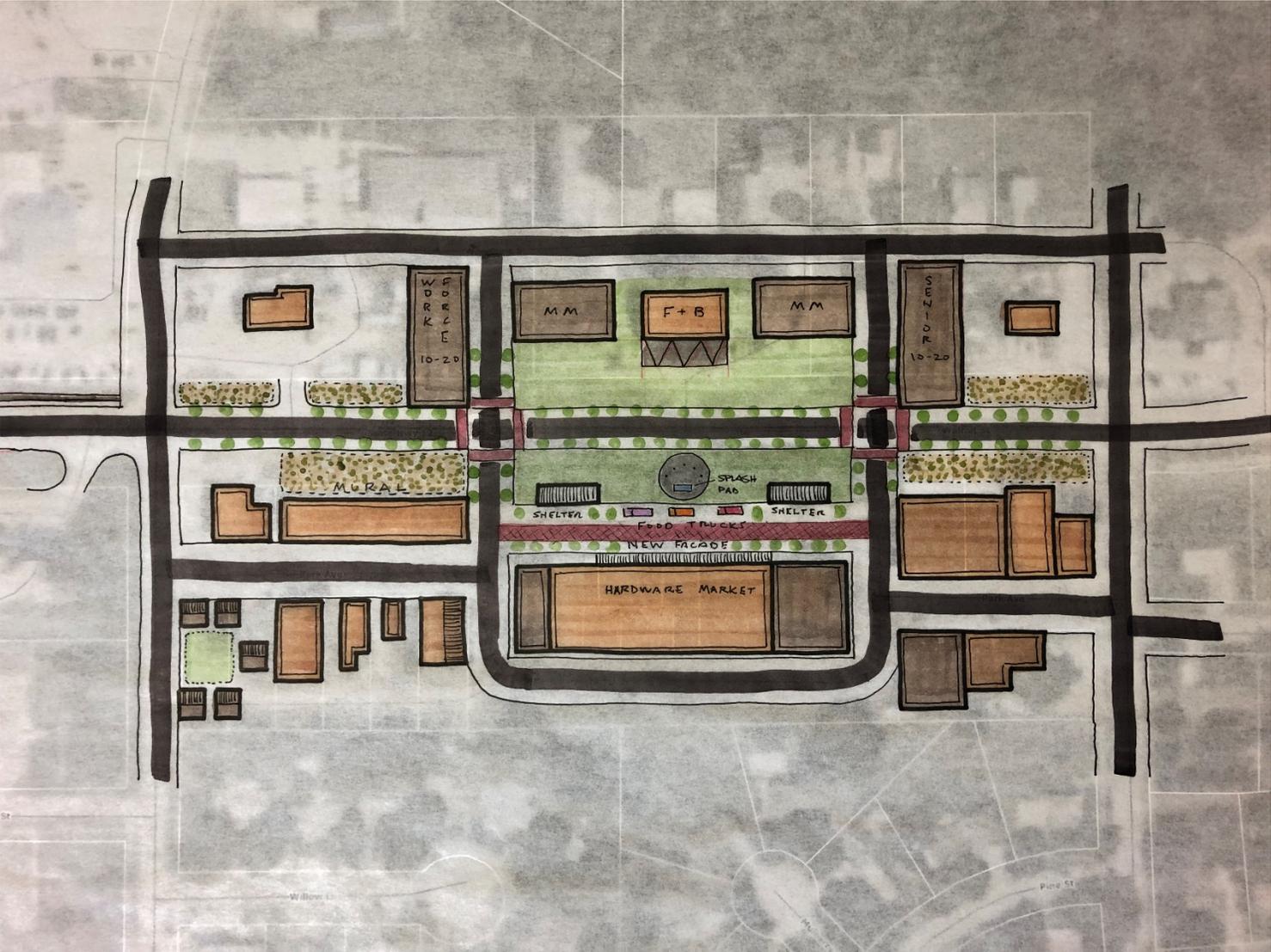


COMMUNITY DESIGN



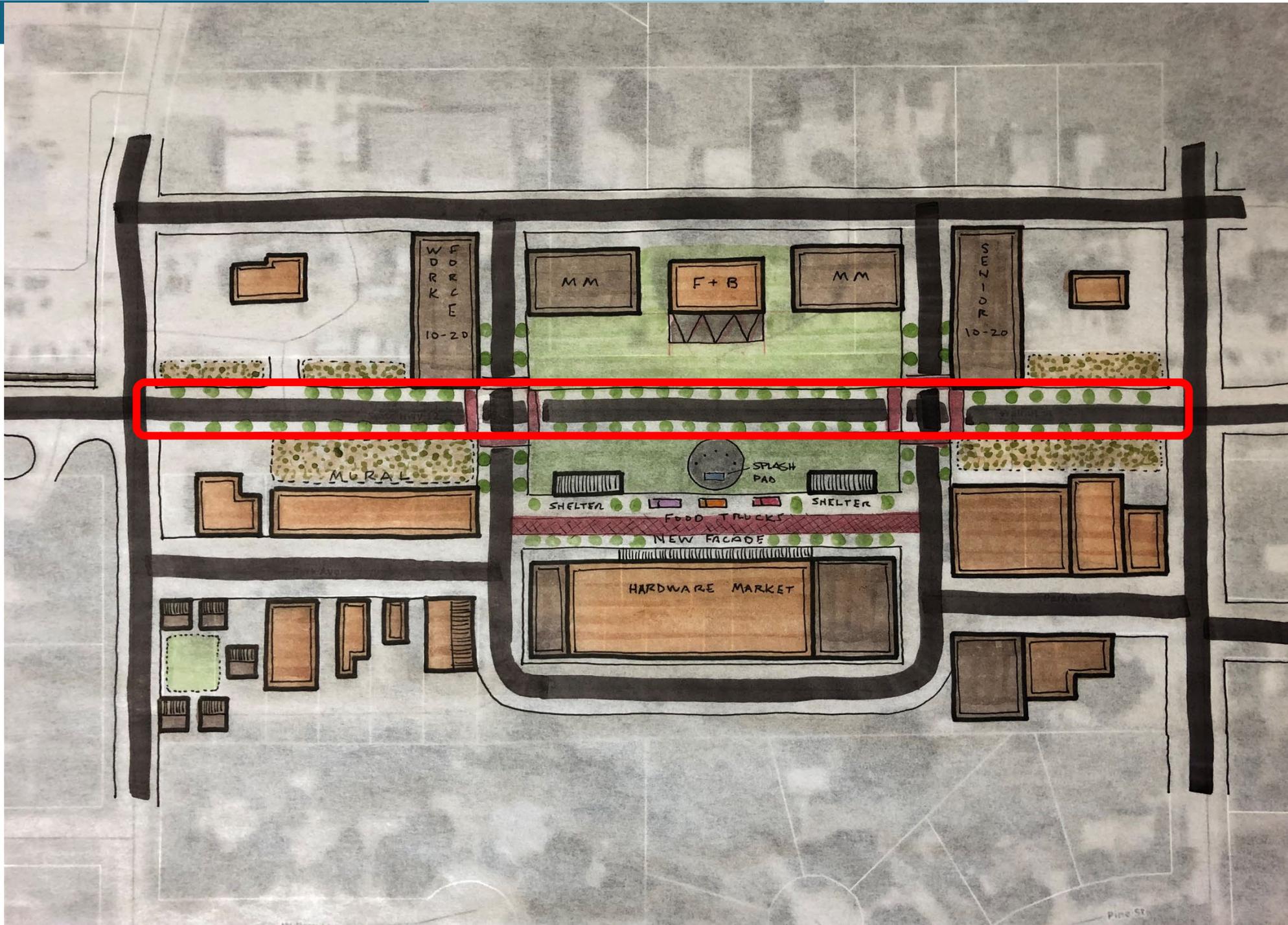
Plan. Preserve. Play.

SPRAWL RETROFIT/PLACEMAKING

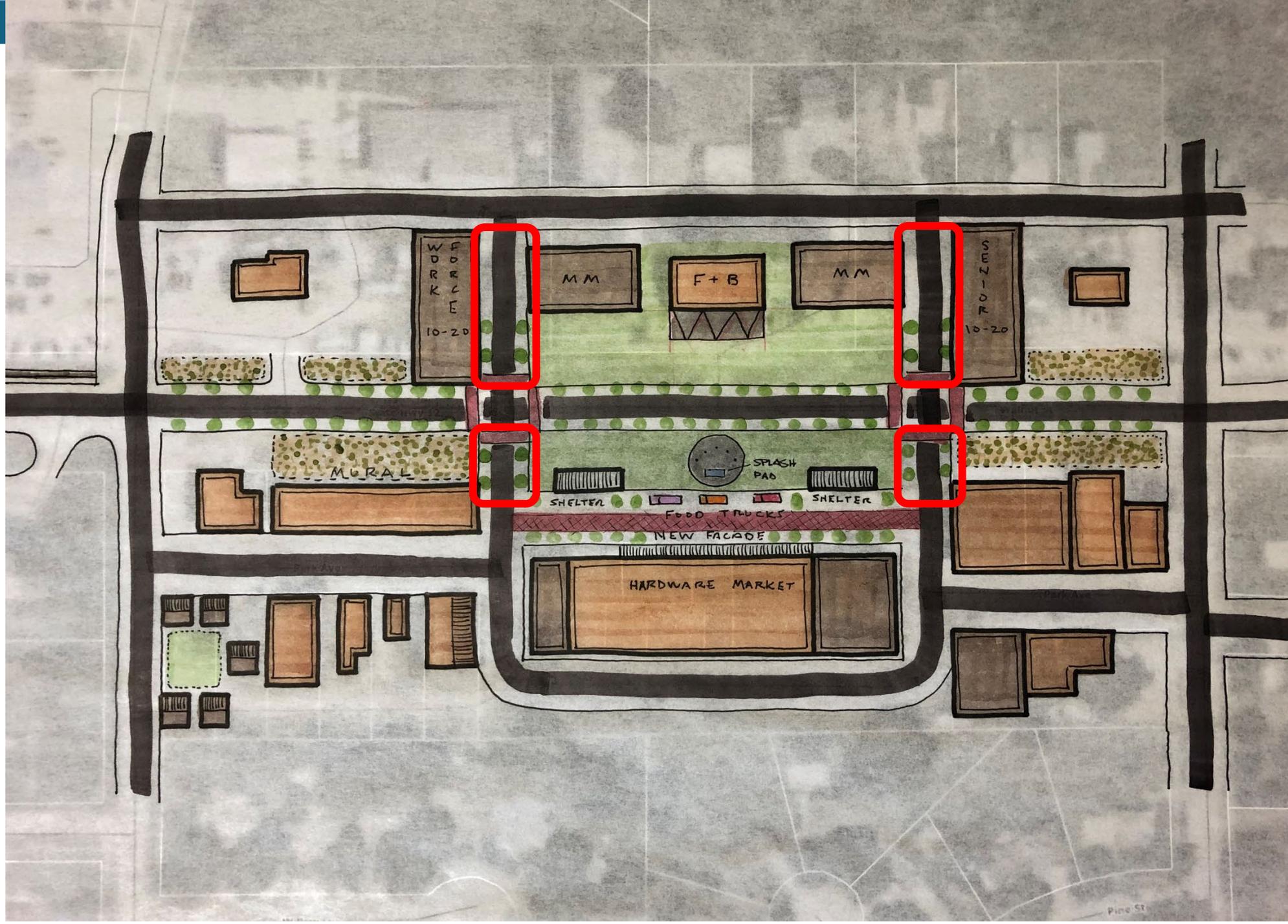


Plan. Preserve. Play.

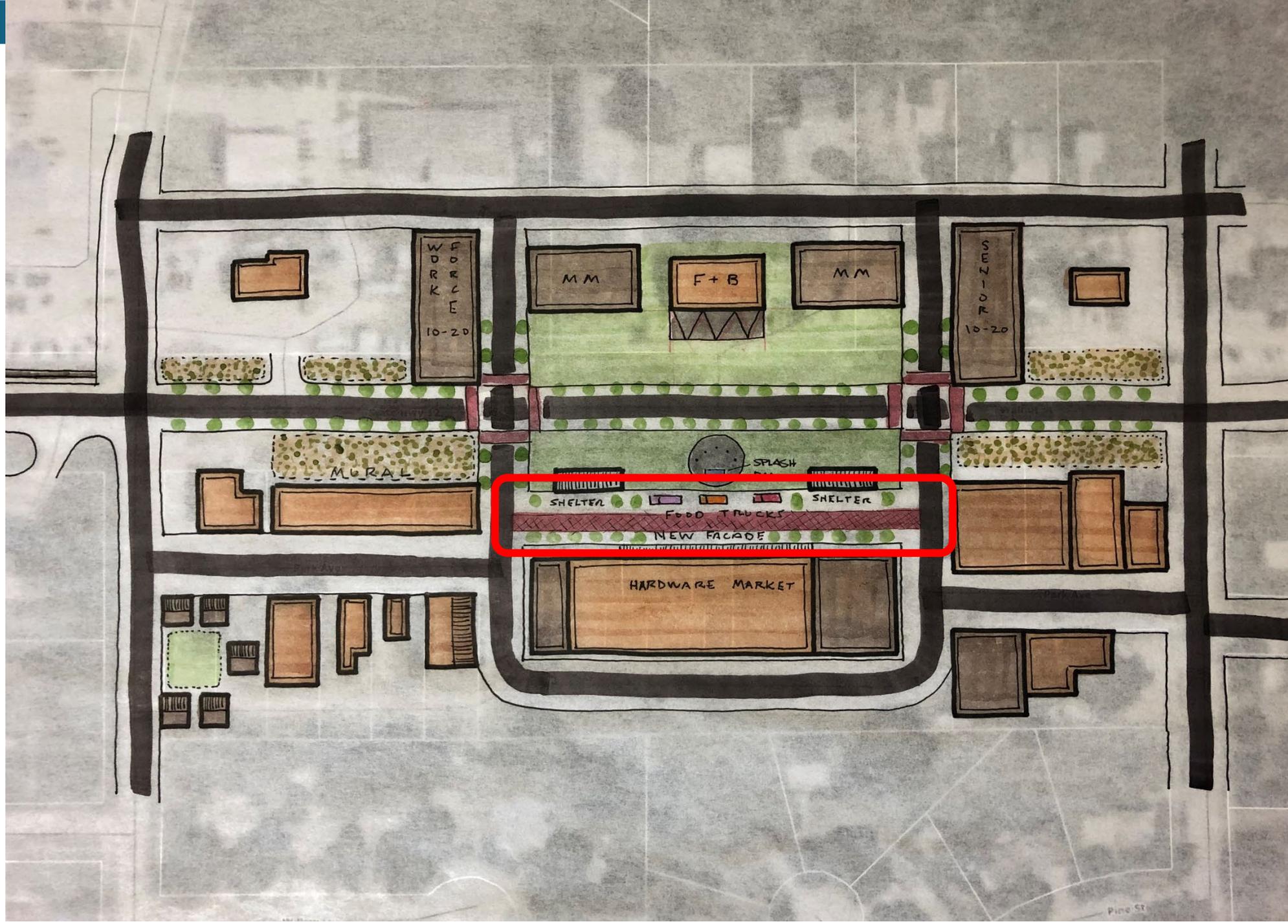
Context Sensitive Traffic Calming



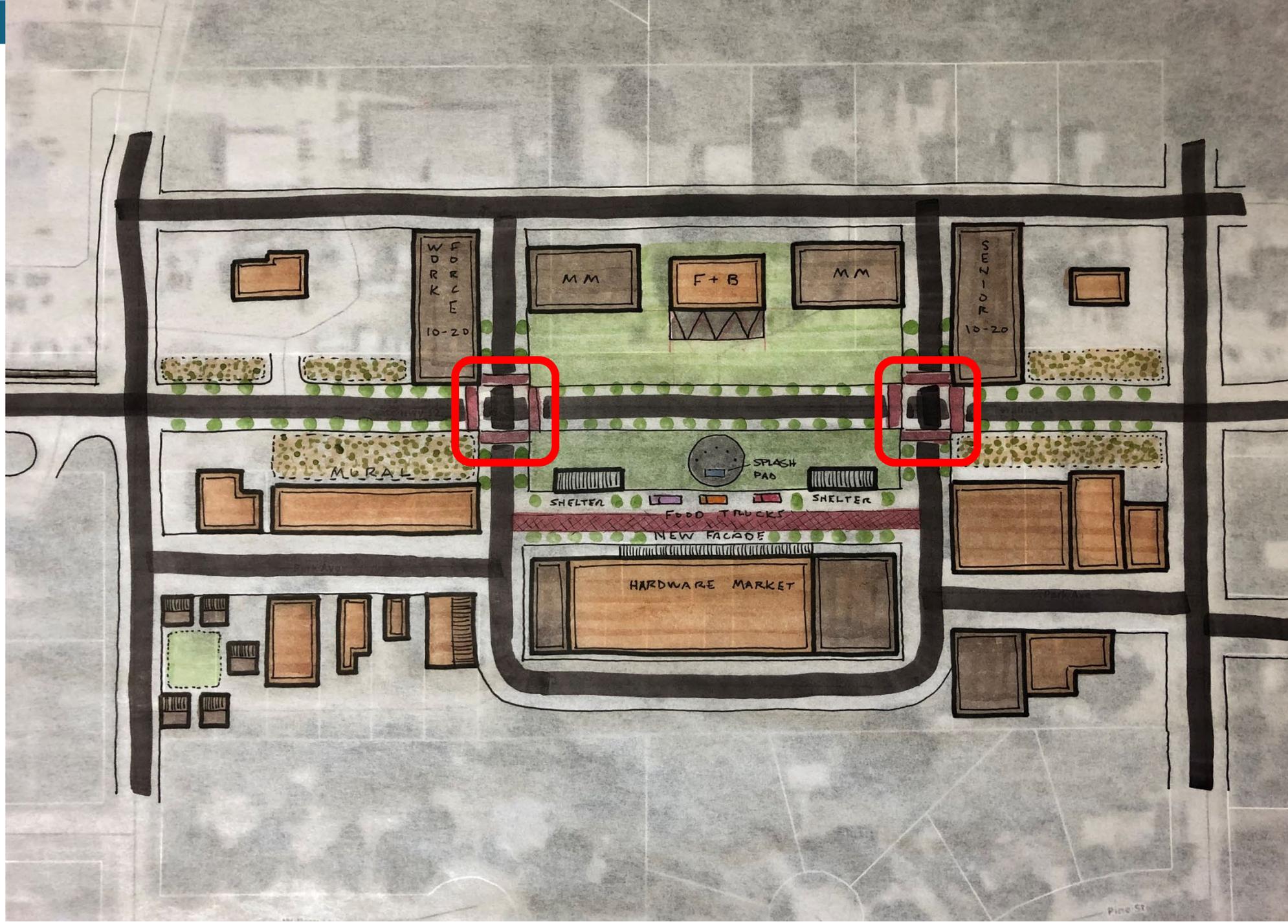
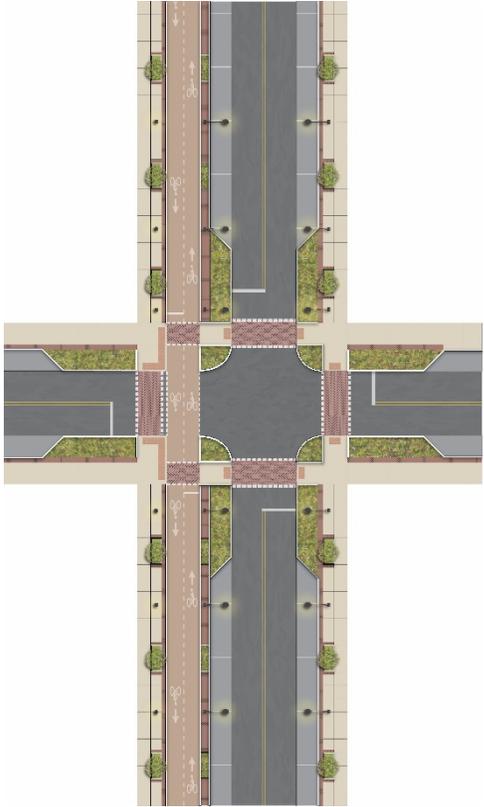
New Streets



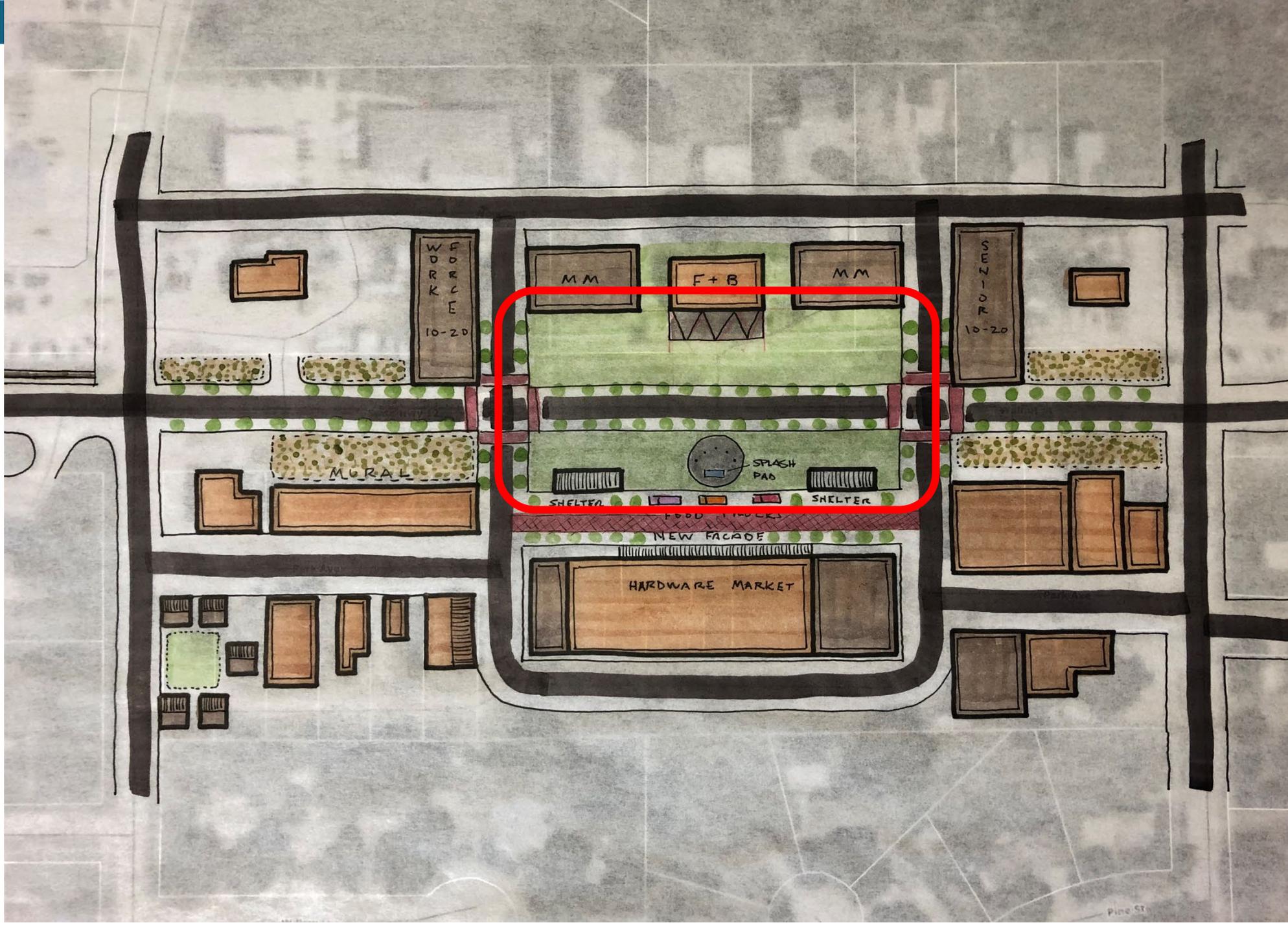
Shared-Space Street



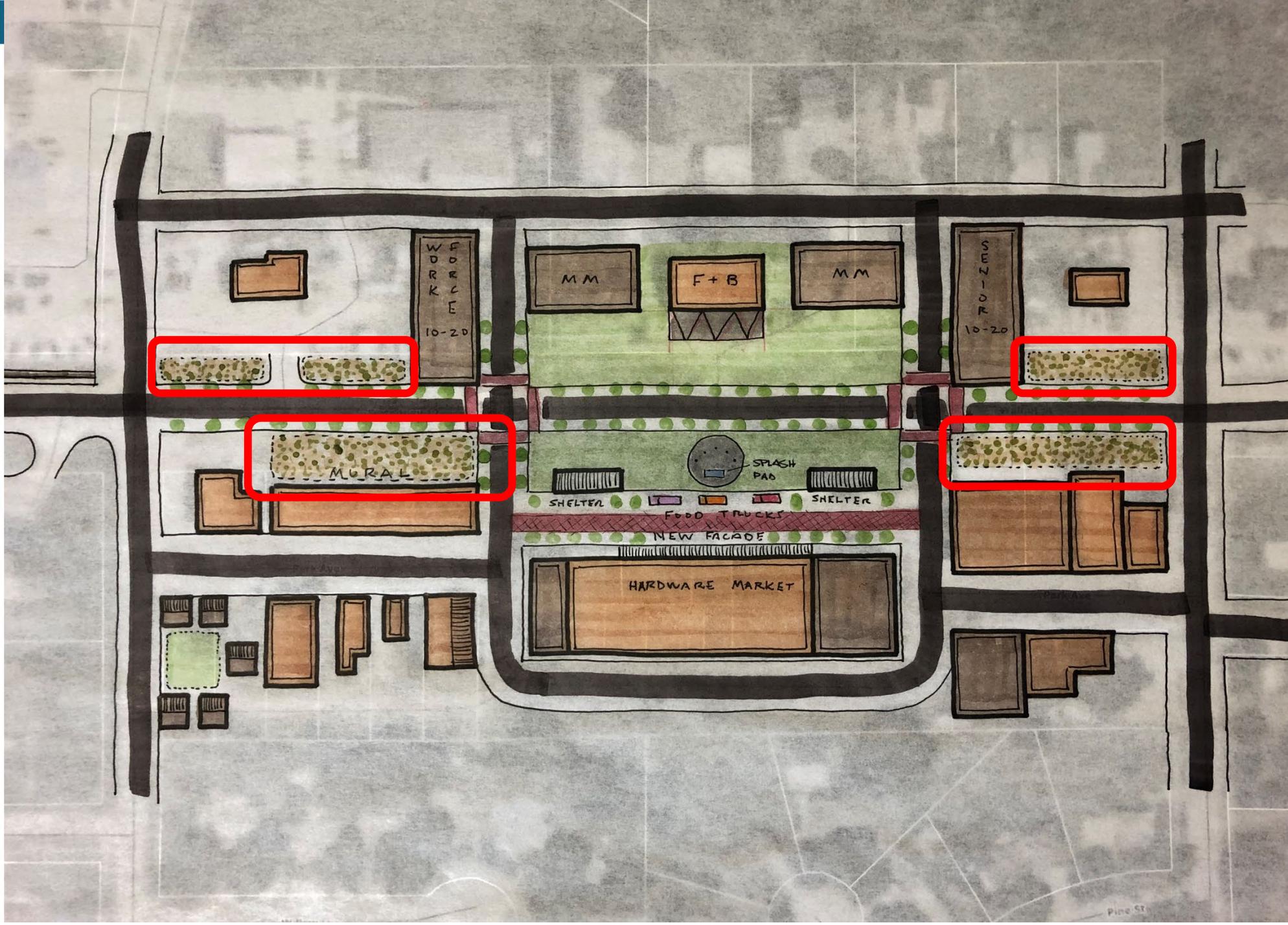
Crosswalks



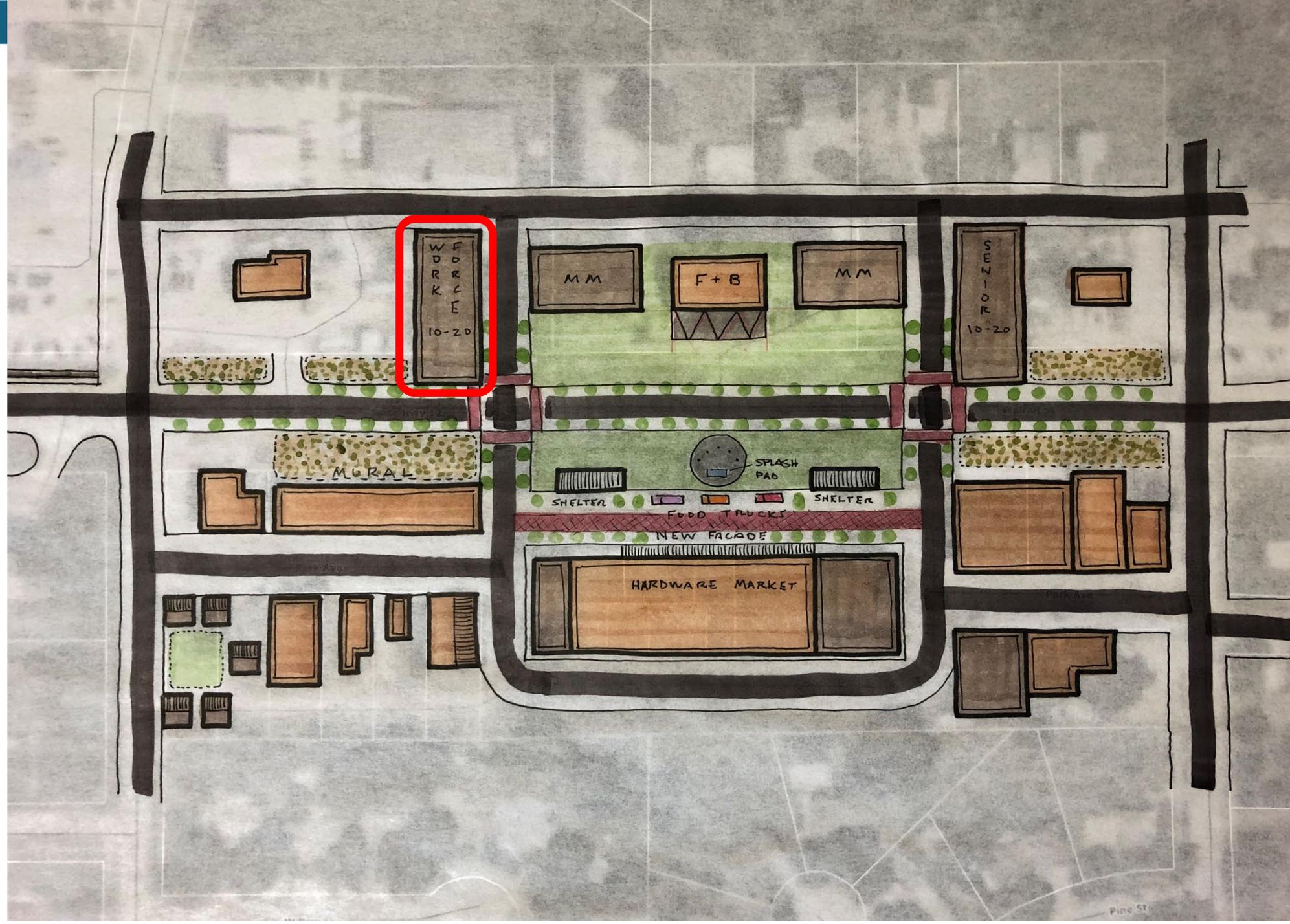
Parks & Open Space: Town Square



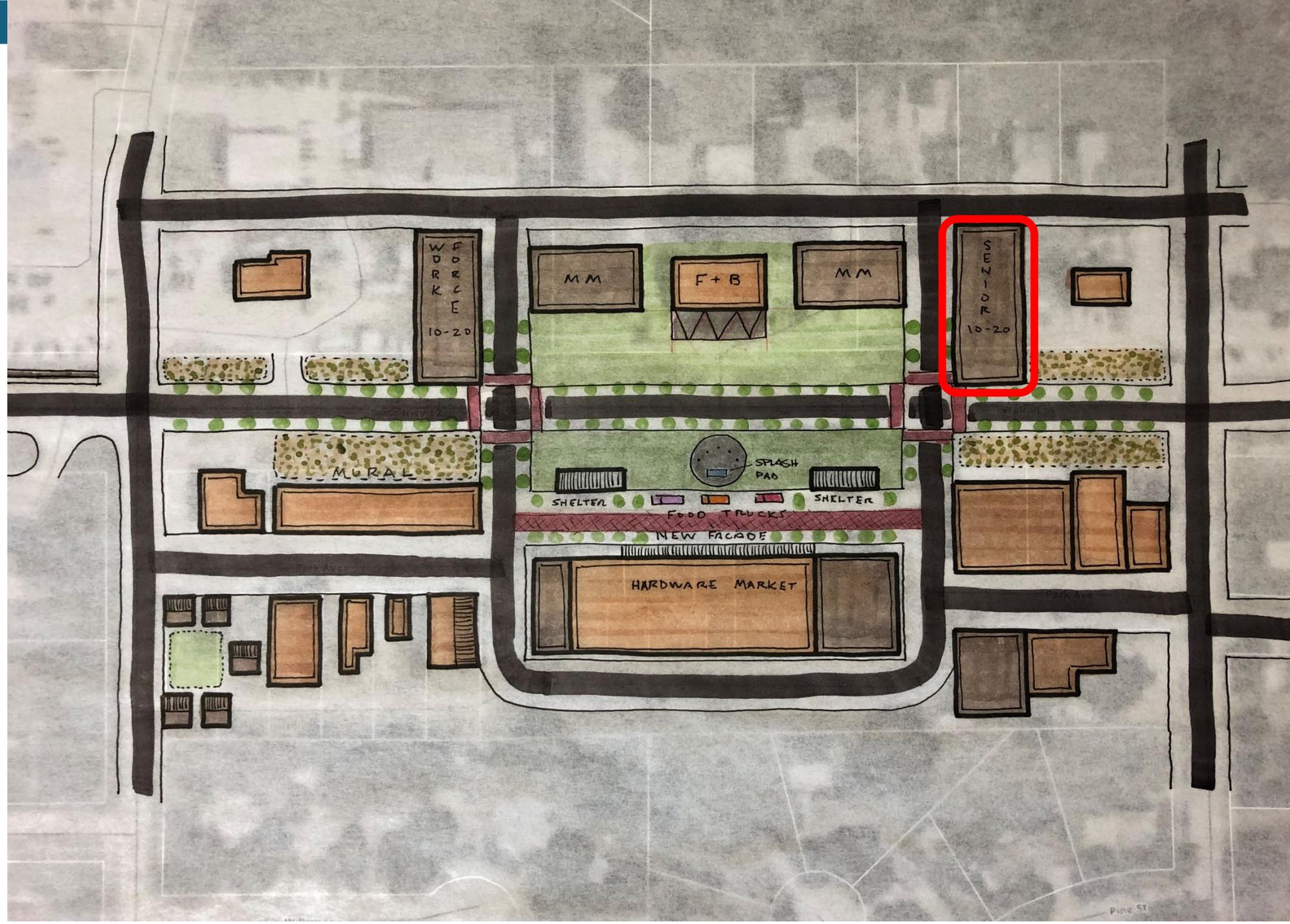
Parks & Open Space: Natural Landscaping



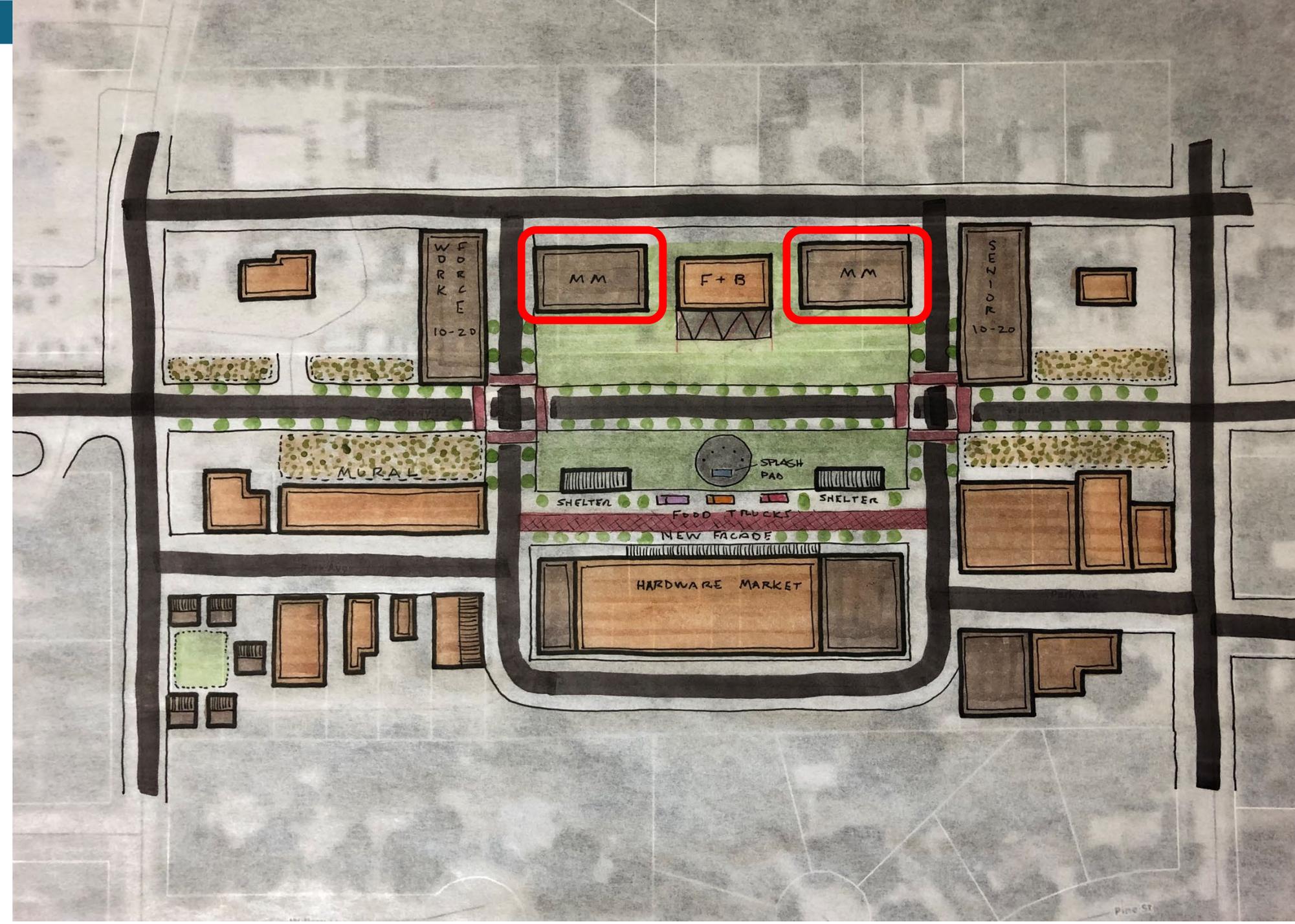
Infill Development: Workforce Housing



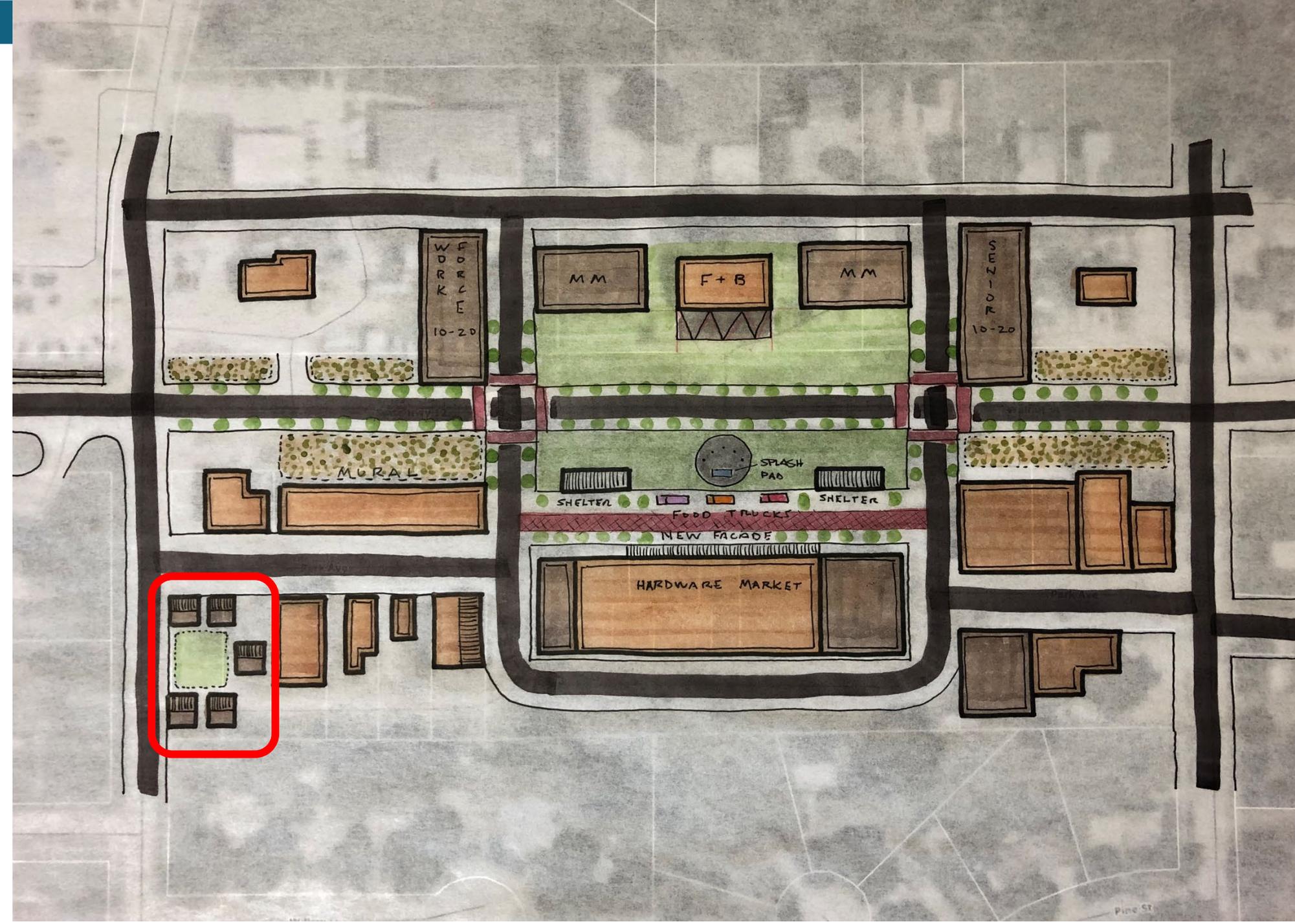
Infill Development: Senior Housing



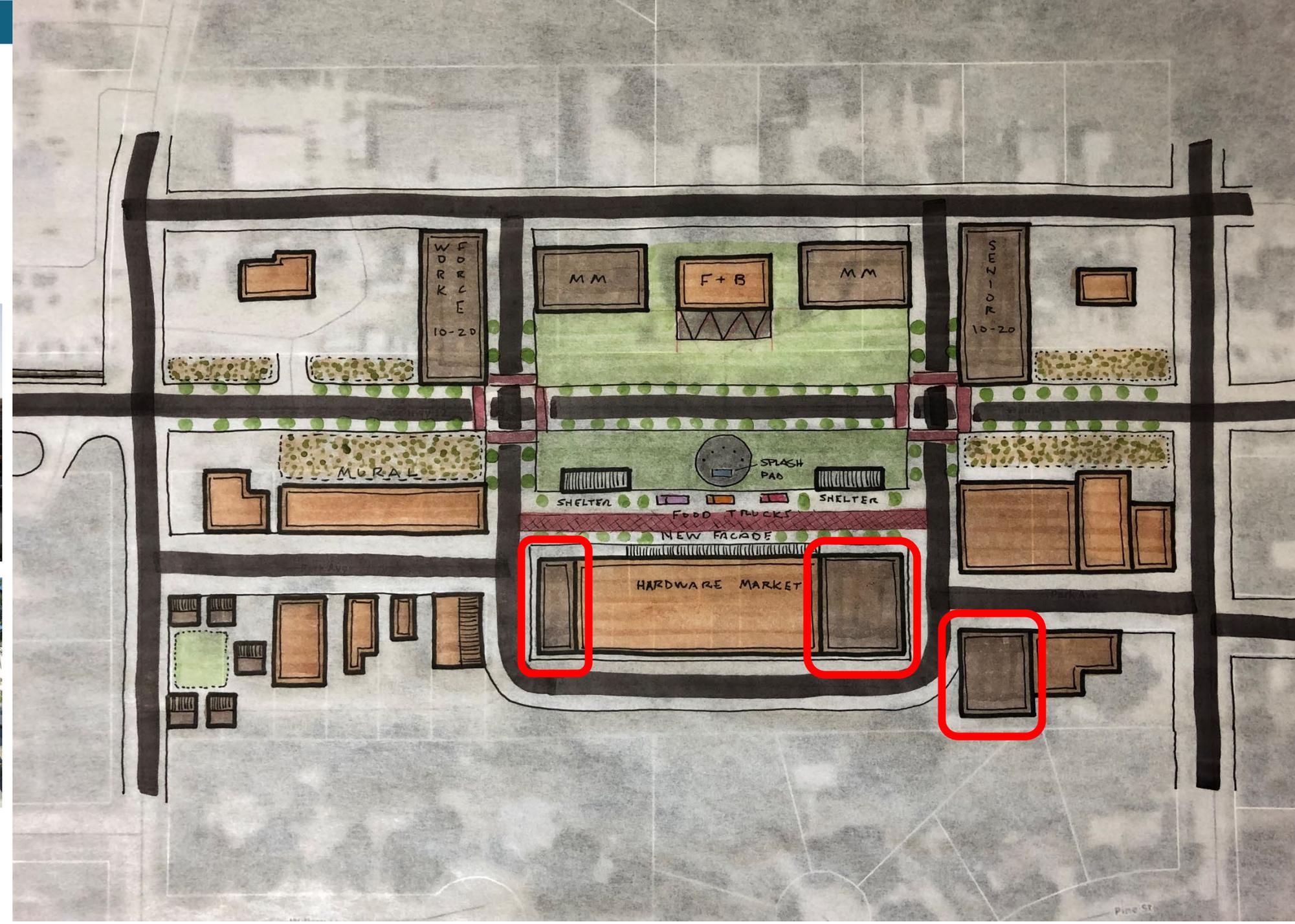
Infill Development: Missing Middle Housing



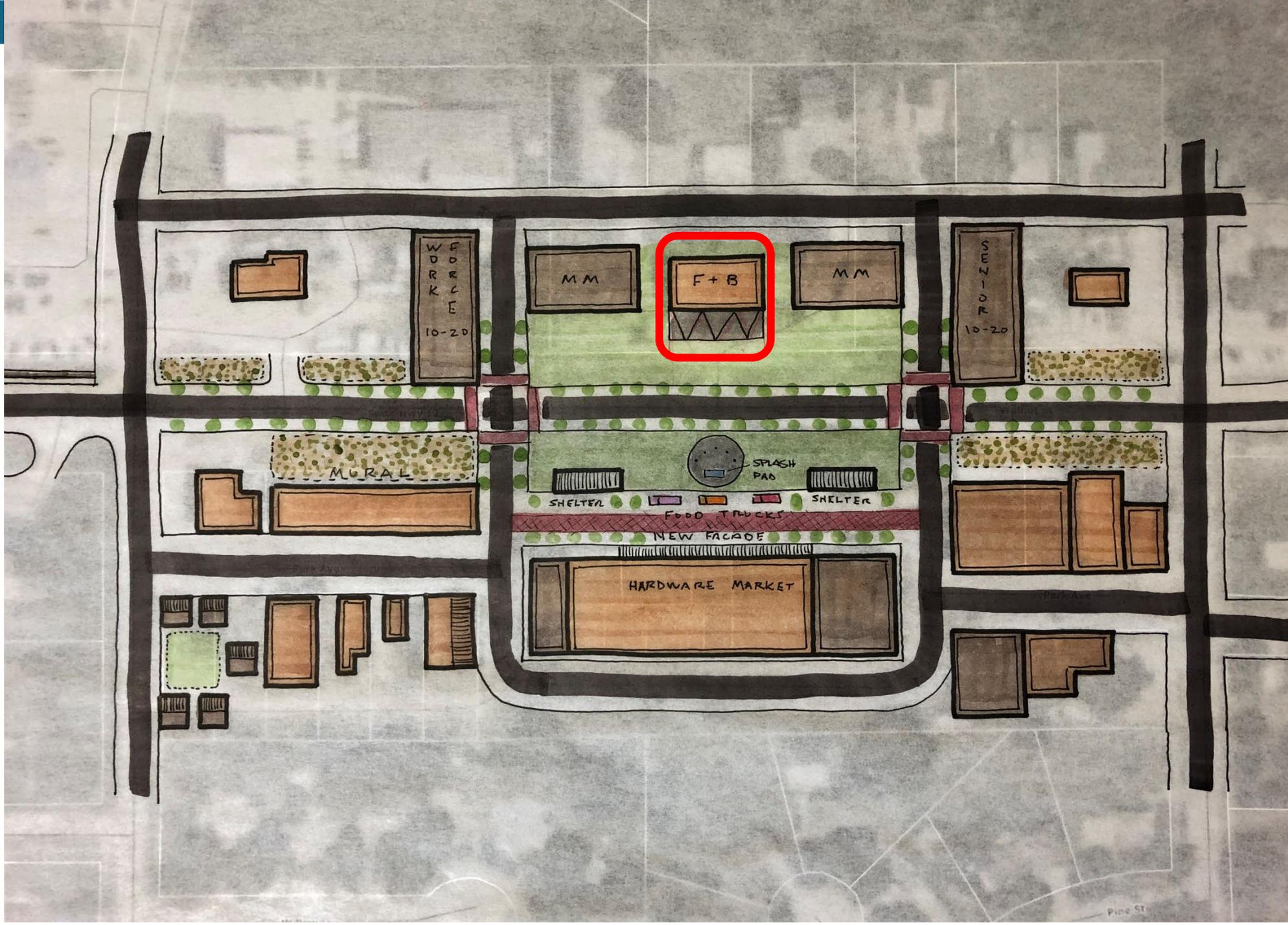
Infill Development: Tourist/ Seasonal Lodging



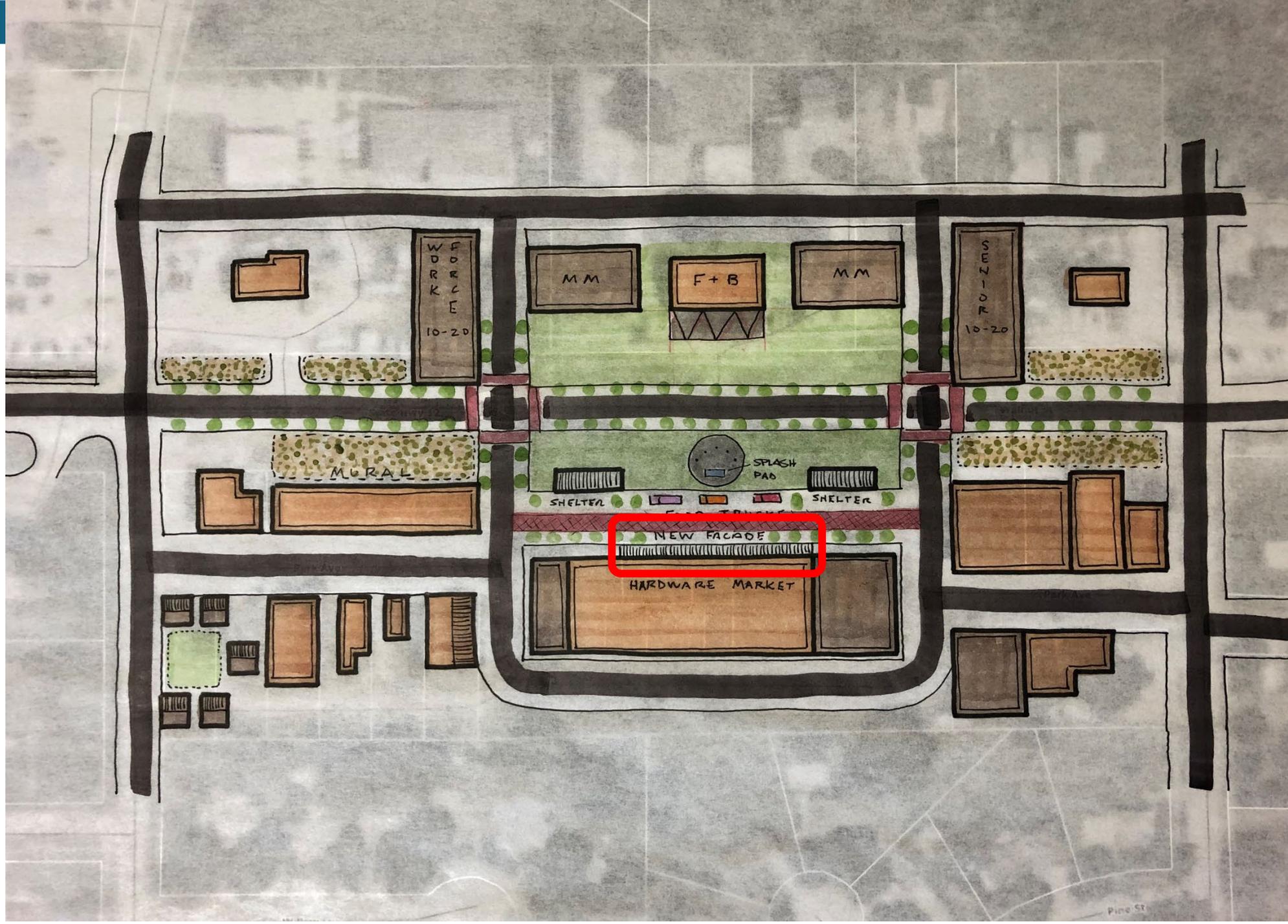
Infill Development: Retail/ Commercial



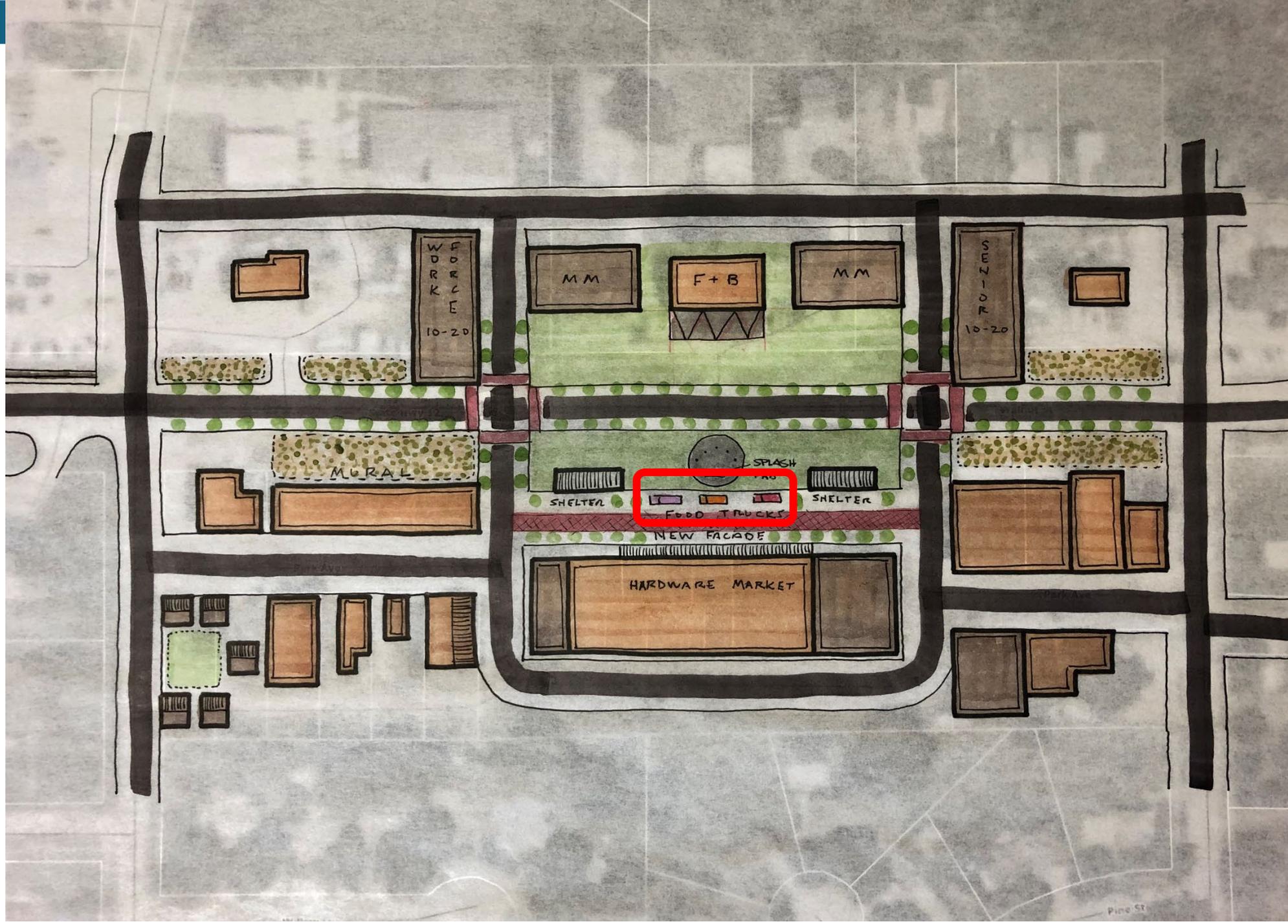
Retrofit: Food & Beverage and Outdoor Dining



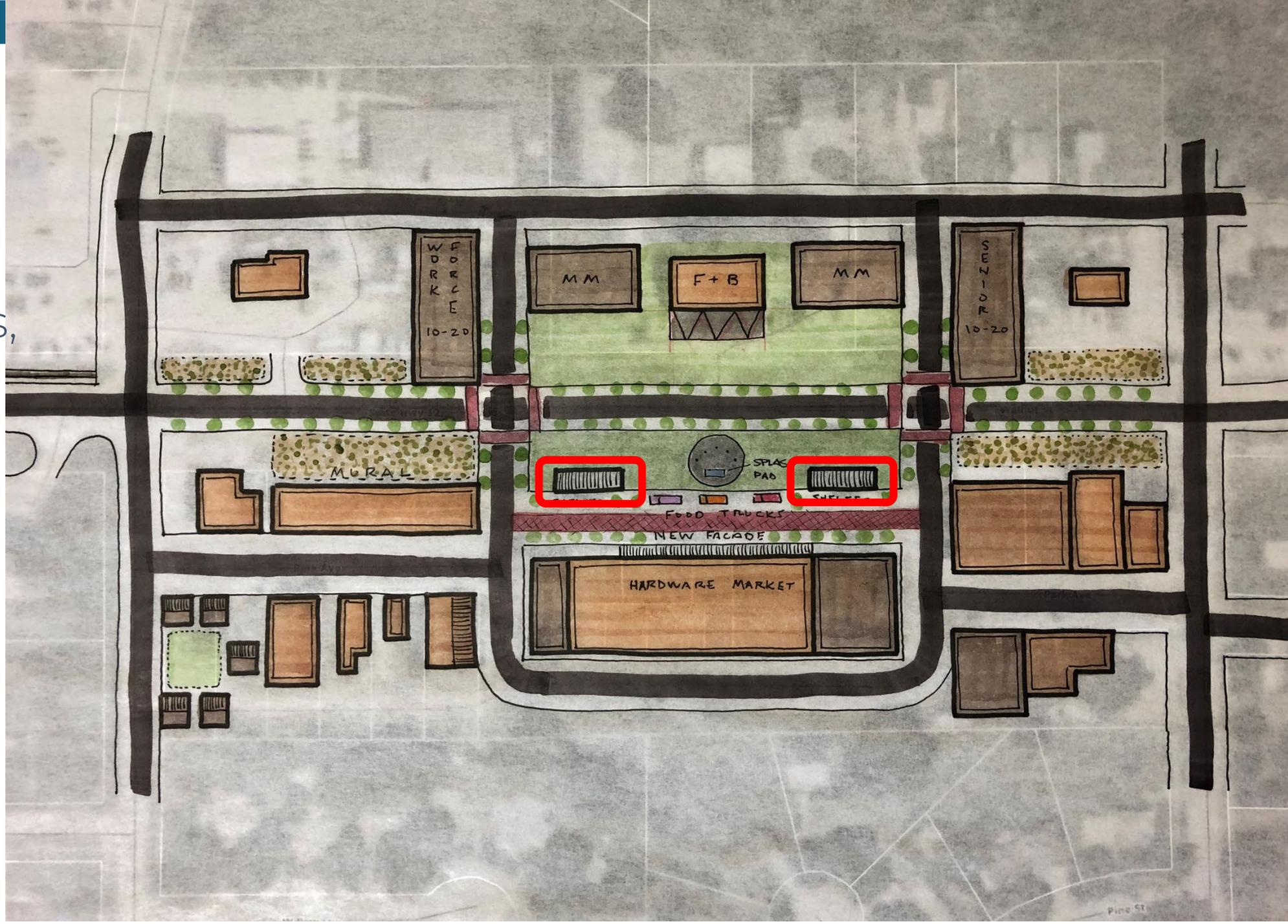
Retrofit: Façade Enhancements



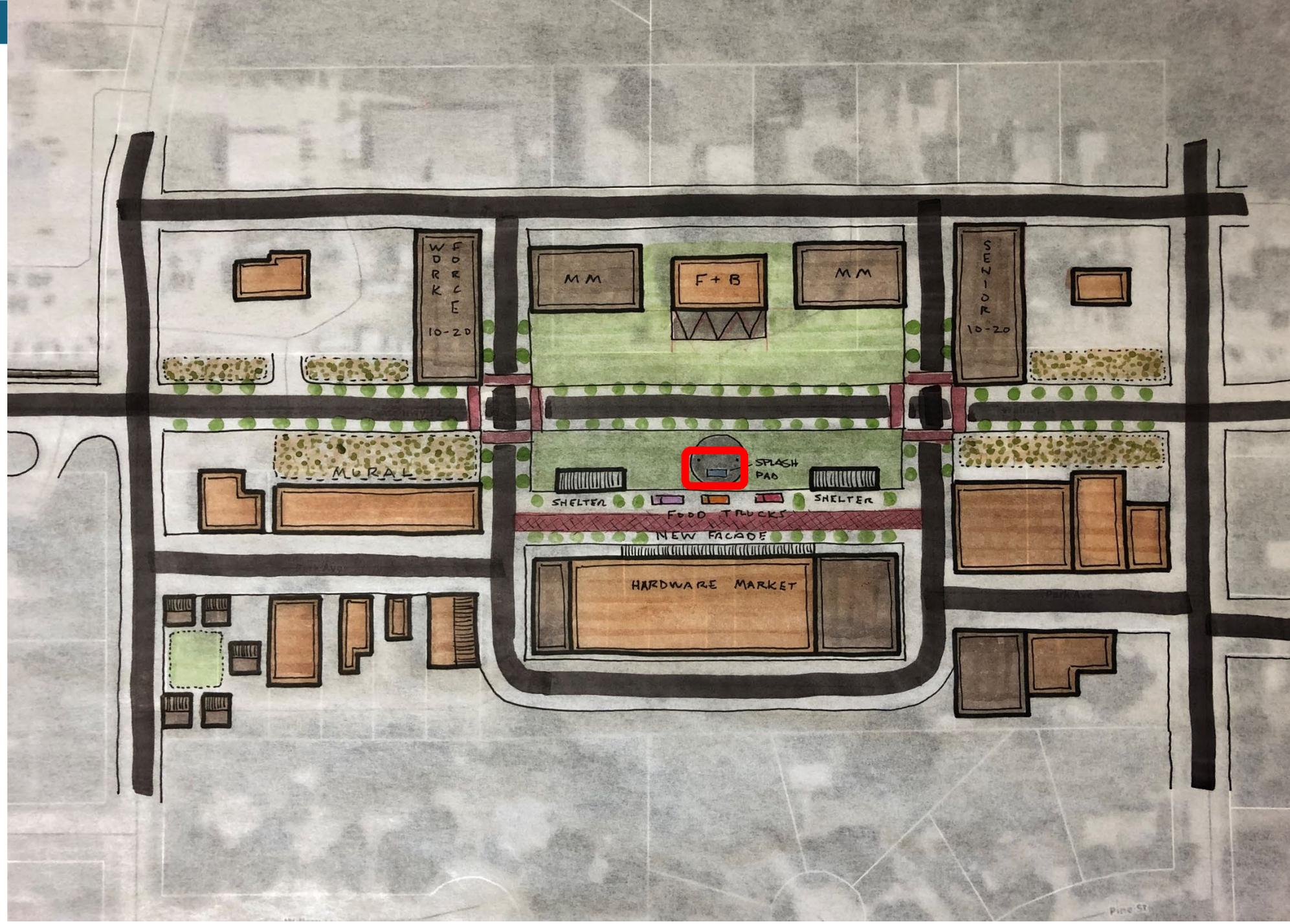
Activation: Food Trucks



Activation:
Pavilions for
Farmers
Markets, Food
Trucks, Festivals,
etc.



Activation: Splash Pad





NIOBRARA LANDING

Plan. Preserve. Play.

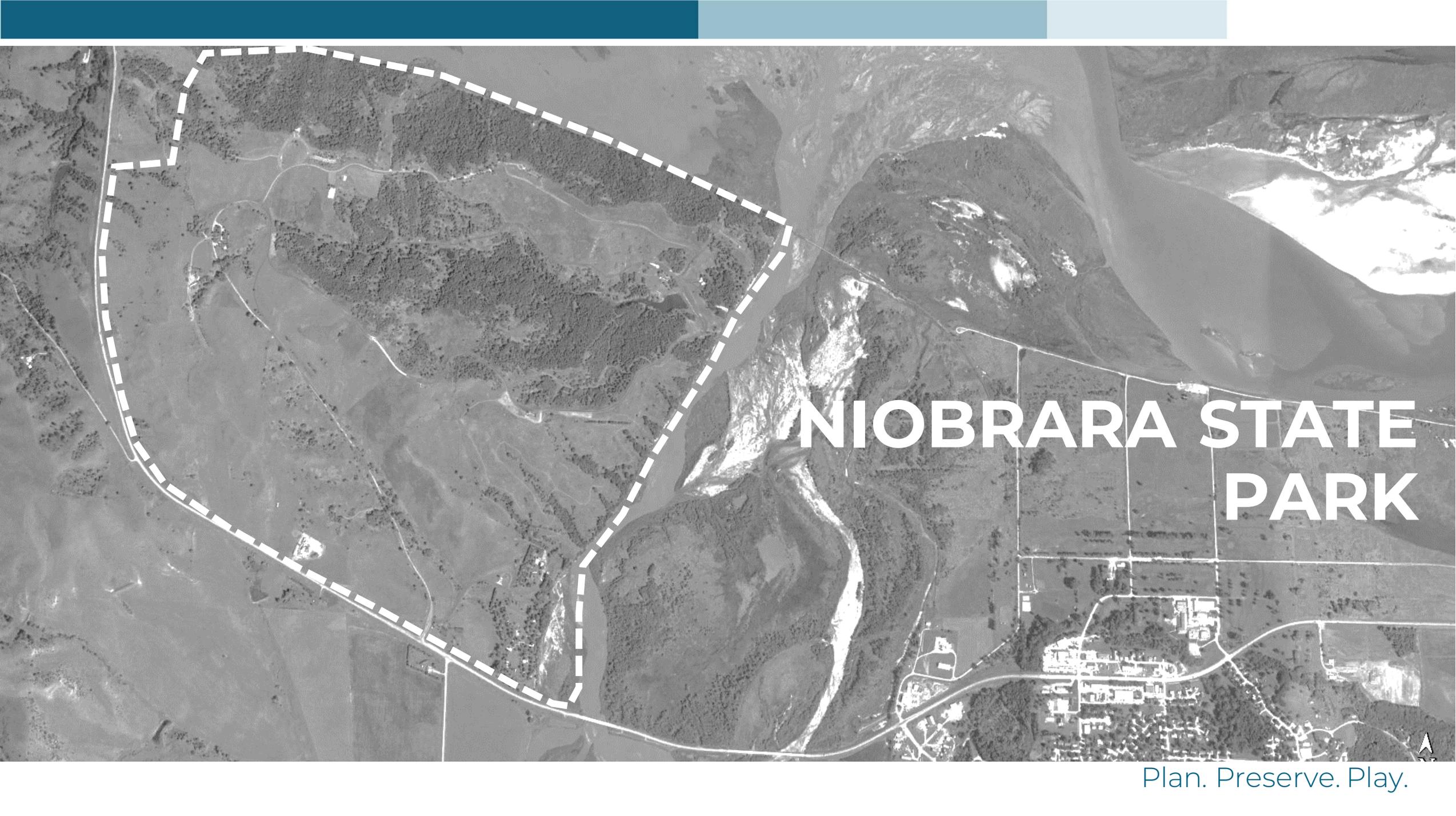
“FIRST CLASS” BOAT LAUNCH NEAR NIOBRARA





NIOBRARA STATE PARK

Plan. Preserve. Play.



NIOBRARA STATE PARK

Plan. Preserve. Play.



- “The Tie”
- Lodge & Events Center
- Park Activation



THE “TIE”

Plan. Preserve. Play.



THE “TIE”

Restoration of the bond between Niobrara Town and Niobrara State Park.

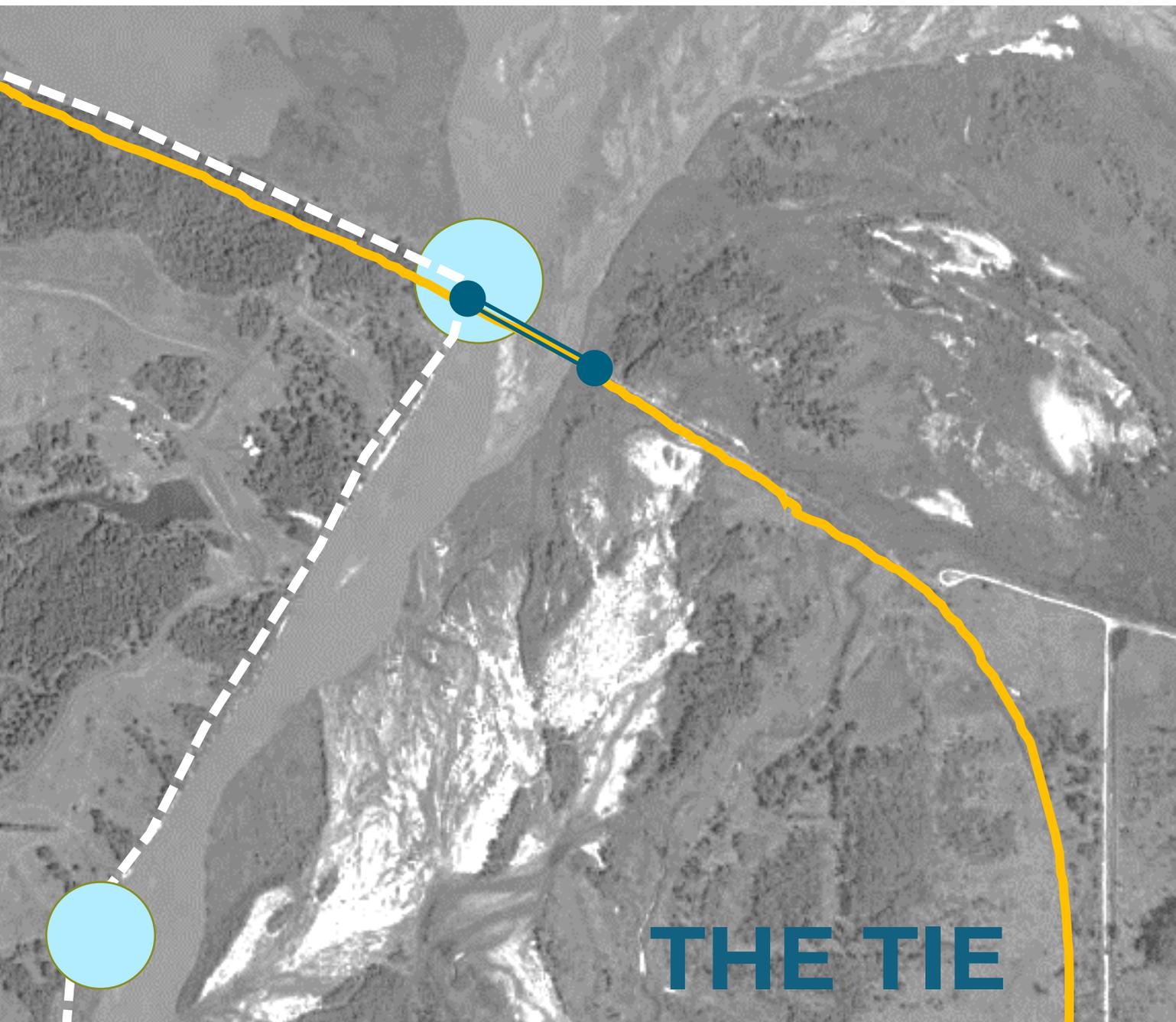
Celebrate joining (ties) of Town | Park, Cultures, River Confluence, History | Future

Iconic element visible from Highway, Niobrara, Park.

Terminus of Niobrara River activities, water access.

Connection of trails can alleviate some traffic congestion.

Designed | Engineered with sedimentation concerns.



THE TIE





Historic Bridge at Site



Bridges over the Niobrara

Site History and Niobrara River Bridges

Plan. Preserve. Play.



Iconic Element – The “Tie”

Plan. Preserve. Play.



High Trestle Train Bridge Impacts



Timber Structure

Economic Development Potential

Plan. Preserve. Play.

THE TIE – WATER ACCESS AND CONNECTIONS



Plan. Preserve. Play.



LODGE AND EVENT CENTER

Plan. Preserve. Play.

LODGE + EVENTS CENTER



Plan. Preserve. Play.



ATTRACTION GOALS

Create a regional destination point in Niobrara State Park. Local, Statewide, and Beyond

A resource for Niobrara Town and residents along Lewis and Clark Lake.

Start modestly with opportunity for expansion and growth planned.

Potential for 3rd Party ownership working with NE Game and Parks.

Weddings, Conferences, Retreats – an “All-in” Experience, with greater support for the community.

Brings Lodging and Amenities to Region.



SITE OPTION CHARACTERISTICS

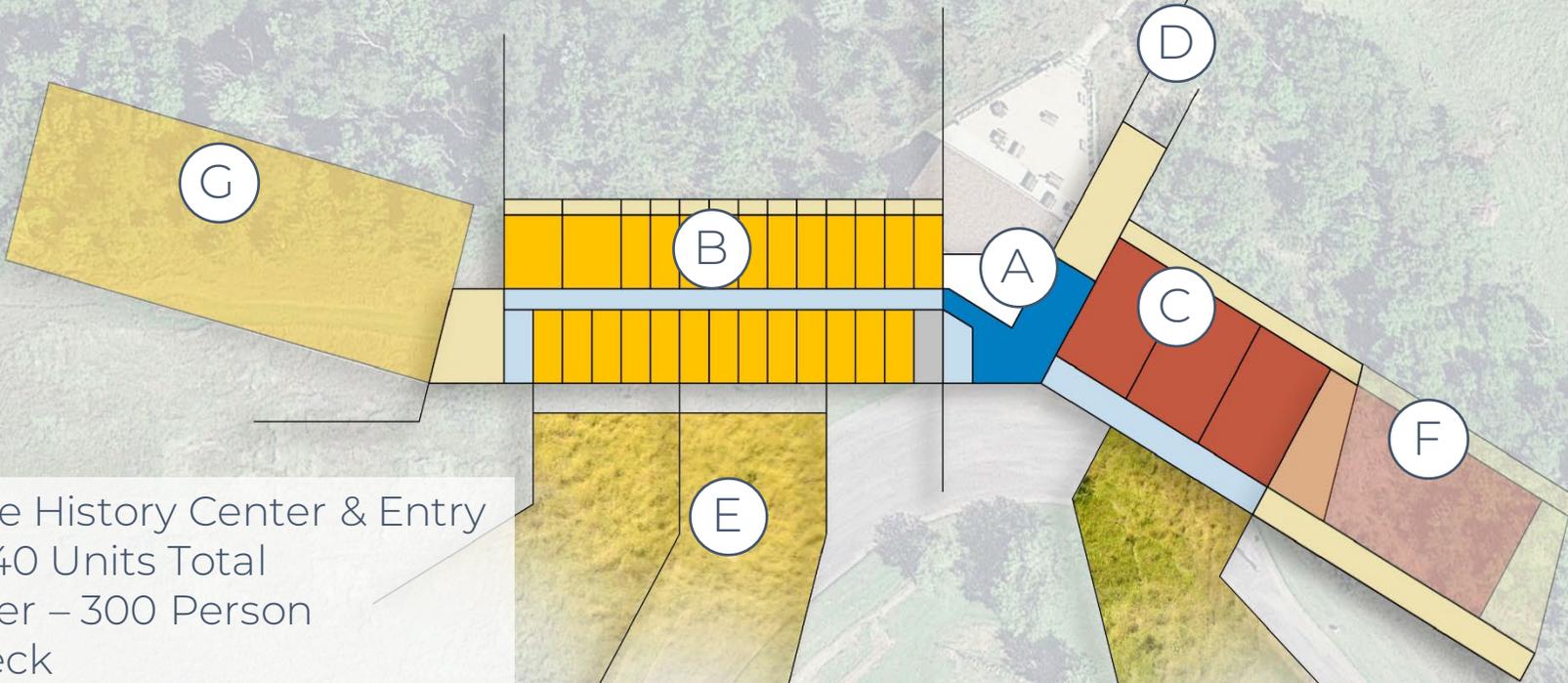
- Eagle View Group Lodge Site
- Hillside offers views, protection, activities.
- Expansive views of river valley.
- Arrival sequence builds to moment.



Plan. Preserve. Play.



Plan. Preserve. Play.

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- The image shows a conceptual site plan for an upper-level lodge, overlaid on an aerial photograph of a wooded area. The plan is divided into seven color-coded zones labeled A through G. Zone A is a blue area at the center. Zone B is a yellow area with vertical lines, extending horizontally from zone A. Zone C is a red area extending diagonally from zone A. Zone D is a yellow area extending diagonally from zone A. Zone E is a yellow area extending vertically downwards from zone A. Zone F is a brown area extending diagonally from zone C. Zone G is a yellow area extending diagonally from zone B. A legend in the bottom left corner provides details for each zone.
- A. Nature | Site History Center & Entry
 - B. Lodging – 40 Units Total
 - C. Event Center – 300 Person
 - D. Viewing Deck
 - E. Native Landscaping Berms
 - F. Future Event Center Expansion
 - G. Future Lodging Expansion

Conceptual Lodge Plan – Upper Level

Plan. Preserve. Play.



A. Nature | Site History Center & Entry

Plan. Preserve. Play.



B. Lodging – 40 Units Total

Plan. Preserve. Play.



C. Event Center – 300 People



Plan. Preserve. Play.



D. Viewing Deck



Plan. Preserve. Play.



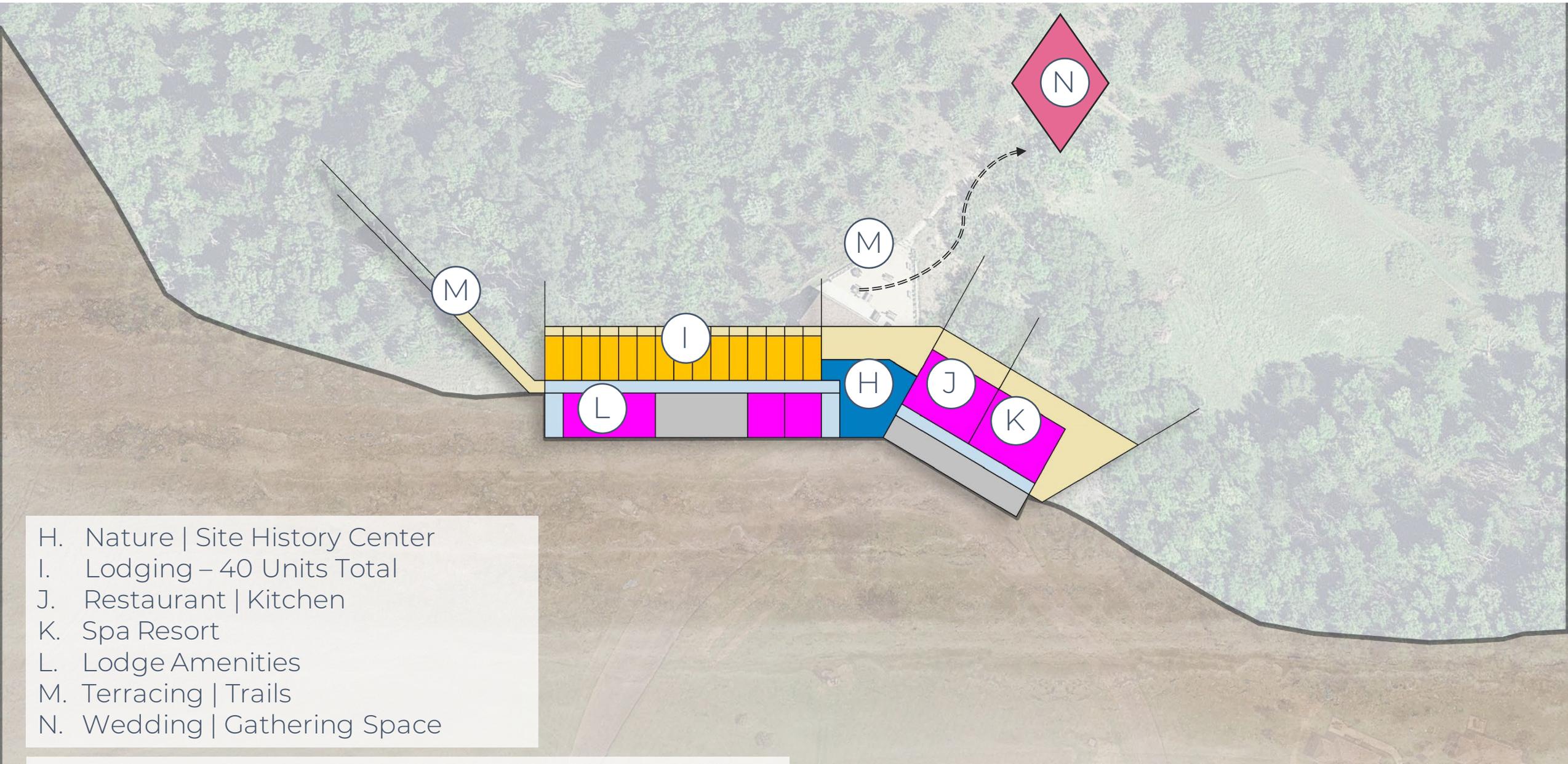
Prairie Sod House



Traditional Earth Lodge

E. Native Landscape Berms – Site History

Plan. Preserve. Play.



Conceptual Lodge Plan – Lower Level



H. Nature | Site History Center



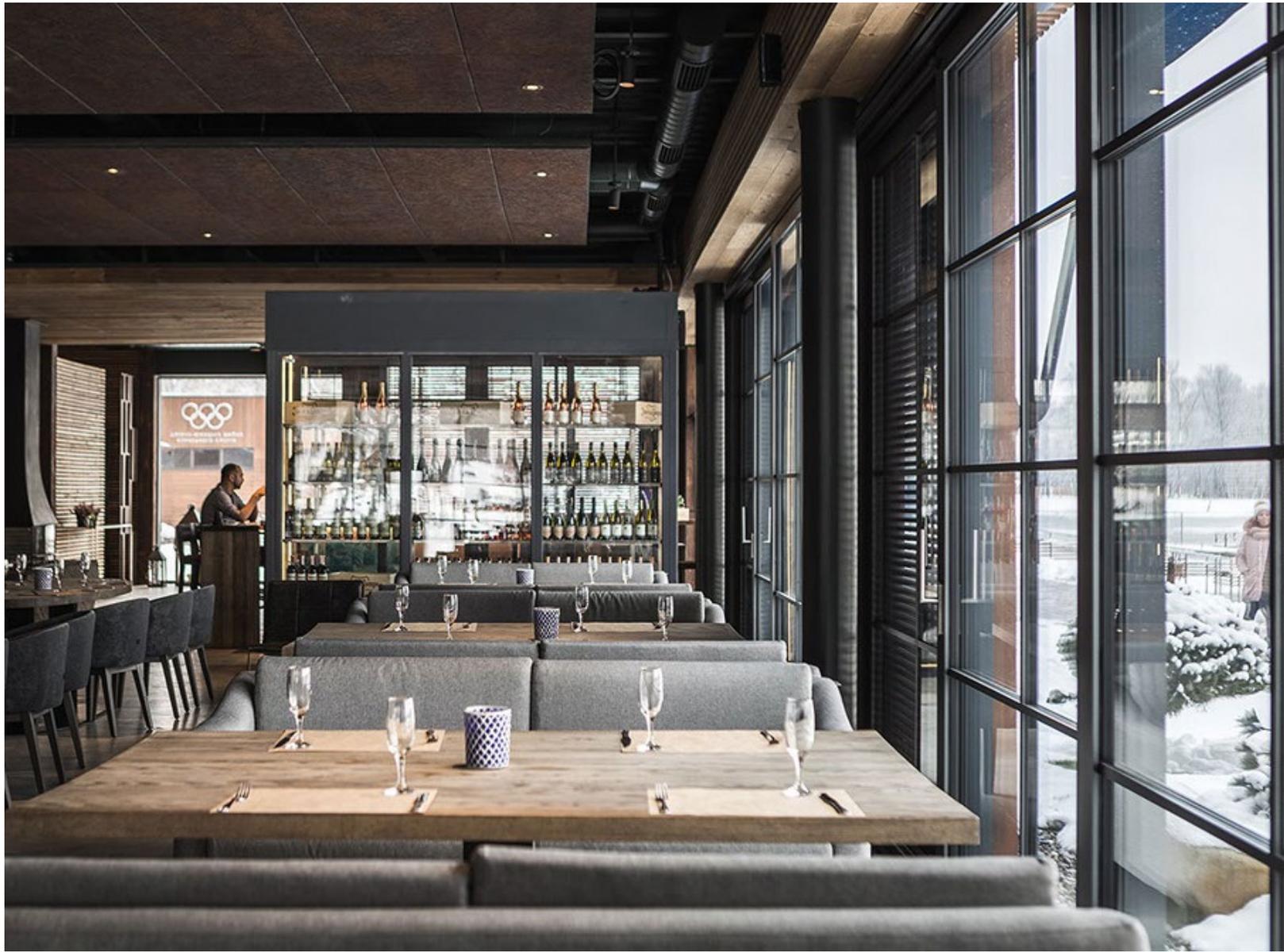
Plan. Preserve. Play.



I. Lodging – 40 Units Total



Plan. Preserve. Play.

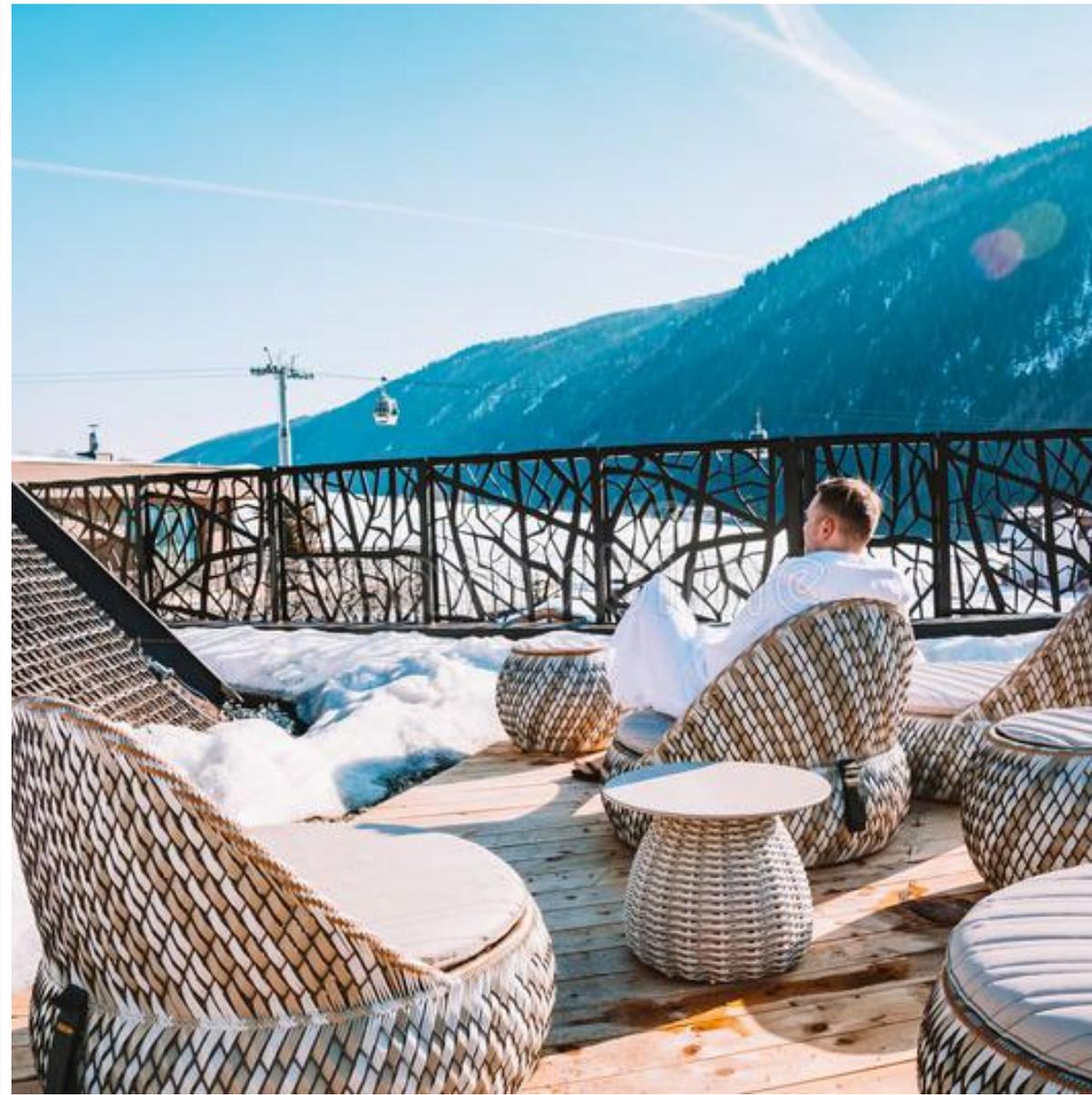


J. Restaurant and/or Catering Kitchen

Plan. Preserve. Play.



K. Spa Resort



Plan. Preserve. Play.



L. Lodge Amenities



Plan. Preserve. Play.



M. Trail Connections and Hillside Terracing

Plan. Preserve. Play.



N. Hillside Wedding | Gathering Space



Plan. Preserve. Play.

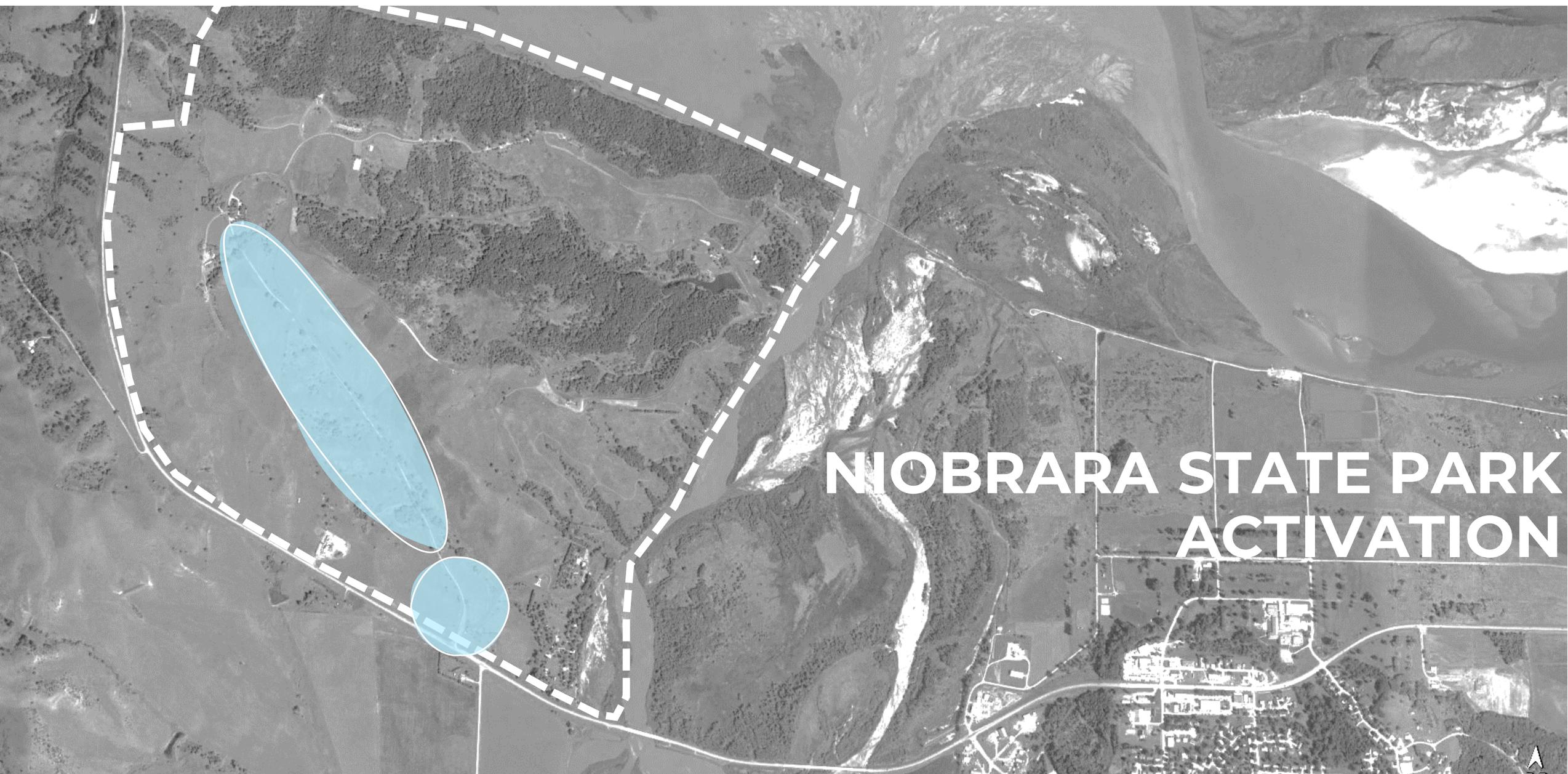


Plan. Preserve. Play.



NIOBRARA STATE PARK ACTIVATION

Plan. Preserve. Play.



NIOBRARA STATE PARK ACTIVATION

Plan. Preserve. Play.



GATEWAY & ENTRY EXPERIENCE

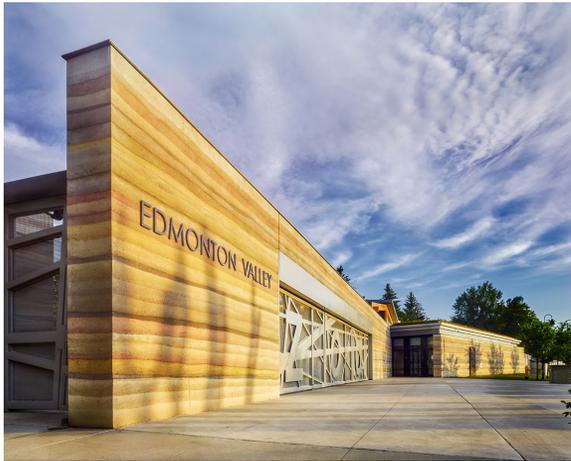


Plan. Preserve. Play.

PARK GATEWAY IMPROVEMENTS



- Provide an improved sense of arrival
- Rammed earth monuments inspired by cliff landscape
- Address the existing kiosk



PARK GATEWAY IMPROVEMENTS



- Ⓐ NEW PARK OFFICE / VISITORS CENTER
- Ⓑ UPDATED KIOSK
- Ⓒ RAMMED EARTH FEATURE WALL
- Ⓓ RELOCATED HISTORICAL PARK SIGNAGE
- Ⓔ CULTURAL PAVILION
- Ⓕ NATURAL PLAYGROUND
- Ⓖ SHORT GRASS PRAIRIE
- Ⓗ VISITOR PARKING
- Ⓘ RV PARKING

ENTRY SEQUENCE IMPROVEMENTS



- Increase excitement along entrance drive of park
- Increased variety in natural landscape
- Introduced bison herd
 - Ponca Tribe Collaboration
- Added markers and visual features

DAY USE ACTIVITIES



- Nature Playgrounds
- Water Playgrounds
- "Crawdad Creek" youth fishing pond
- Modern Camping/ Glamping
- Additional cultural, historical, and ecological features
- Habitat and wildlife viewing areas
- Scenic overlooks
- Water trails and access

WATER RECREATION



Plan. Preserve. Play.



PONCA | NIOBRARA COLLABORATIVE

Plan. Preserve. Play.

PONCA | NIOBRARA COLLABORATIVE

- Historic Preservation
 - Bluff Top Grave & Archeological Sites
 - Interpretive Elements
- Cultural Resources
 - Powwow Grounds Expansion
 - Event Amenities

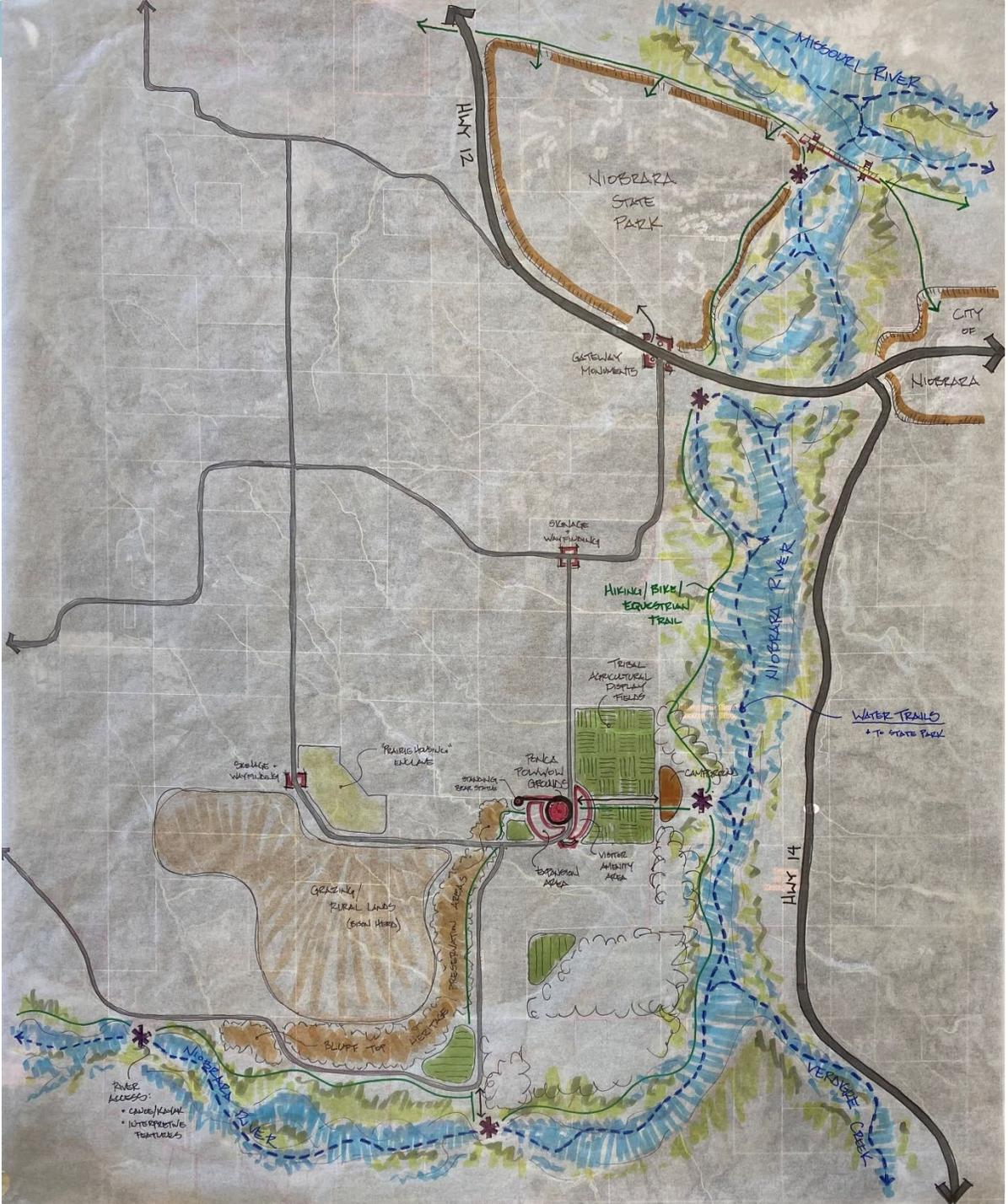


PONCA | NIOBRARA COLLABORATIVE

- Work with the Land
 - Tribal Agriculture
 - Grazing Land / Bison Herd
 - Environmental Stewardship
- Engage the River(s)
 - Trail (Hiking & Water)
 - Camping Opportunities



PONCA | NIOBRARA COLLABORATIVE



DISCUSSION AND FEEDBACK

- In-person attendees
 - Sticky notes and pin-ups
 - Survey
- Online attendees
 - Questions/comments in the chat
 - Designers will answer
 - Online comment form at planpreserveplayNE.com

WEBSITE

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





THANK YOU!

www.planpreserveplayNE.com

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