



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

October 14, 2021

Public Presentation No. 3

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



# REVISED INITIATIVES

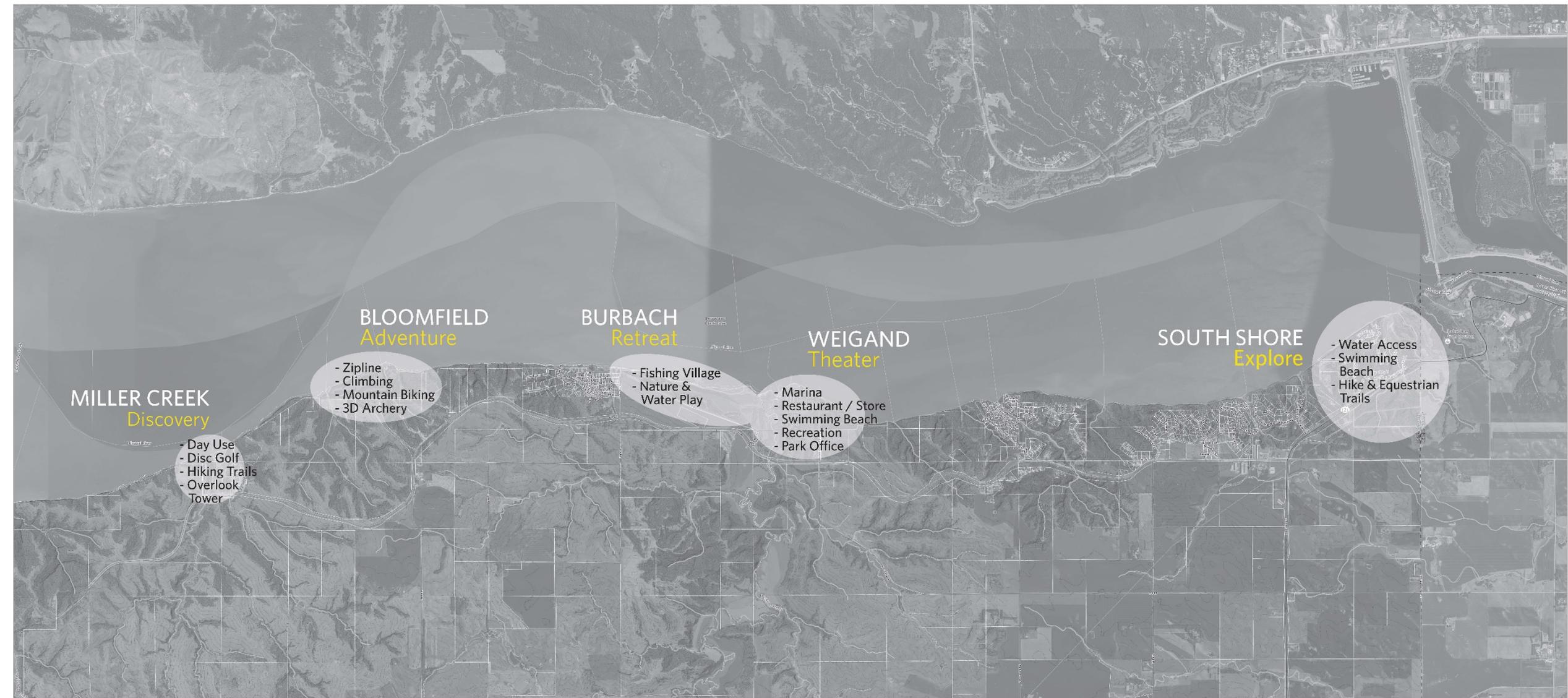
Plan. Preserve. Play.



# LEWIS & CLARK LAKE AREA

PARK CONNECTIONS & INFRASTRUCTURE IMPROVEMENTS

Plan. Preserve. Play.



**MILLER CREEK**  
Discovery

- Day Use
- Disc Golf
- Hiking Trails
- Overlook Tower

**BLOOMFIELD**  
Adventure

- Zipling
- Climbing
- Mountain Biking
- 3D Archery

**BURBACH**  
Retreat

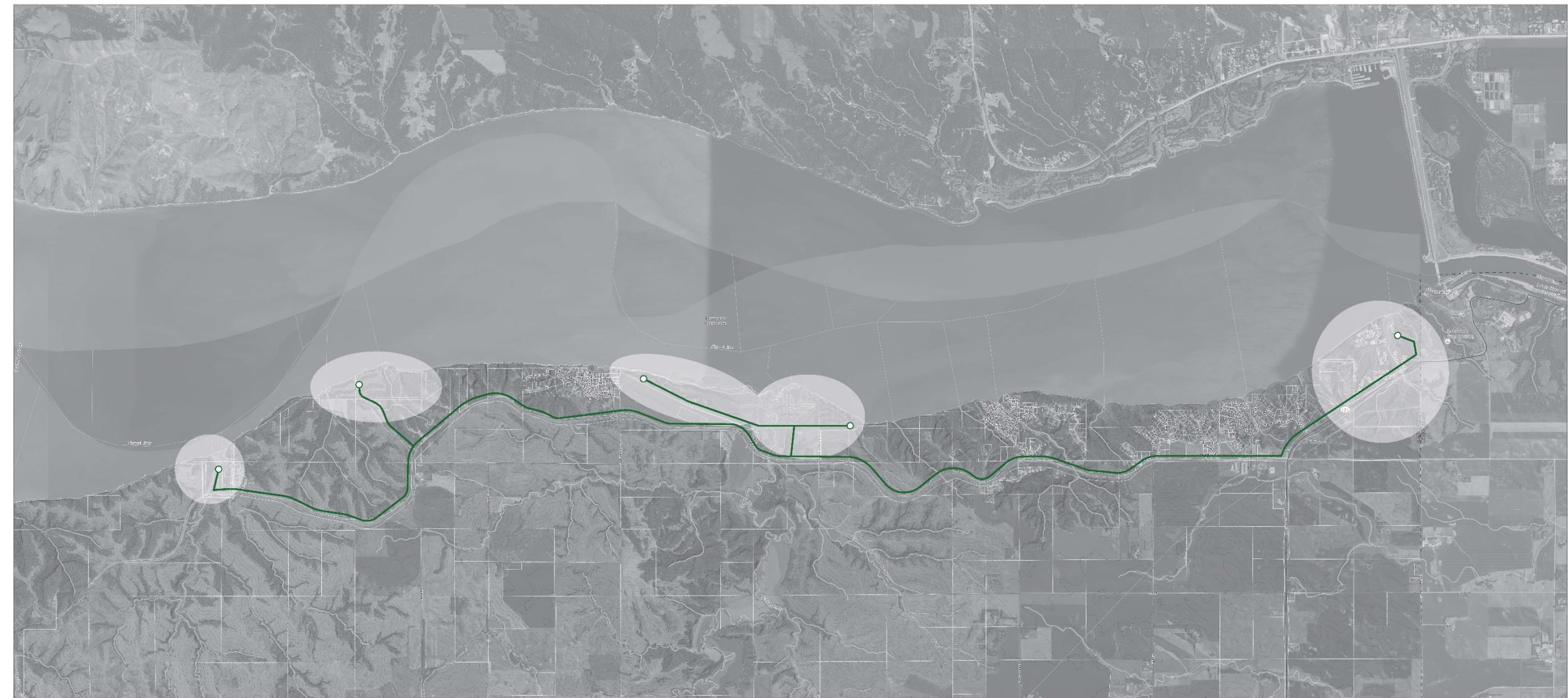
- Fishing Village
- Nature & Water Play

**WEIGAND**  
Theater

- Marina
- Restaurant / Store
- Swimming Beach
- Recreation
- Park Office

**SOUTH SHORE**  
Explore

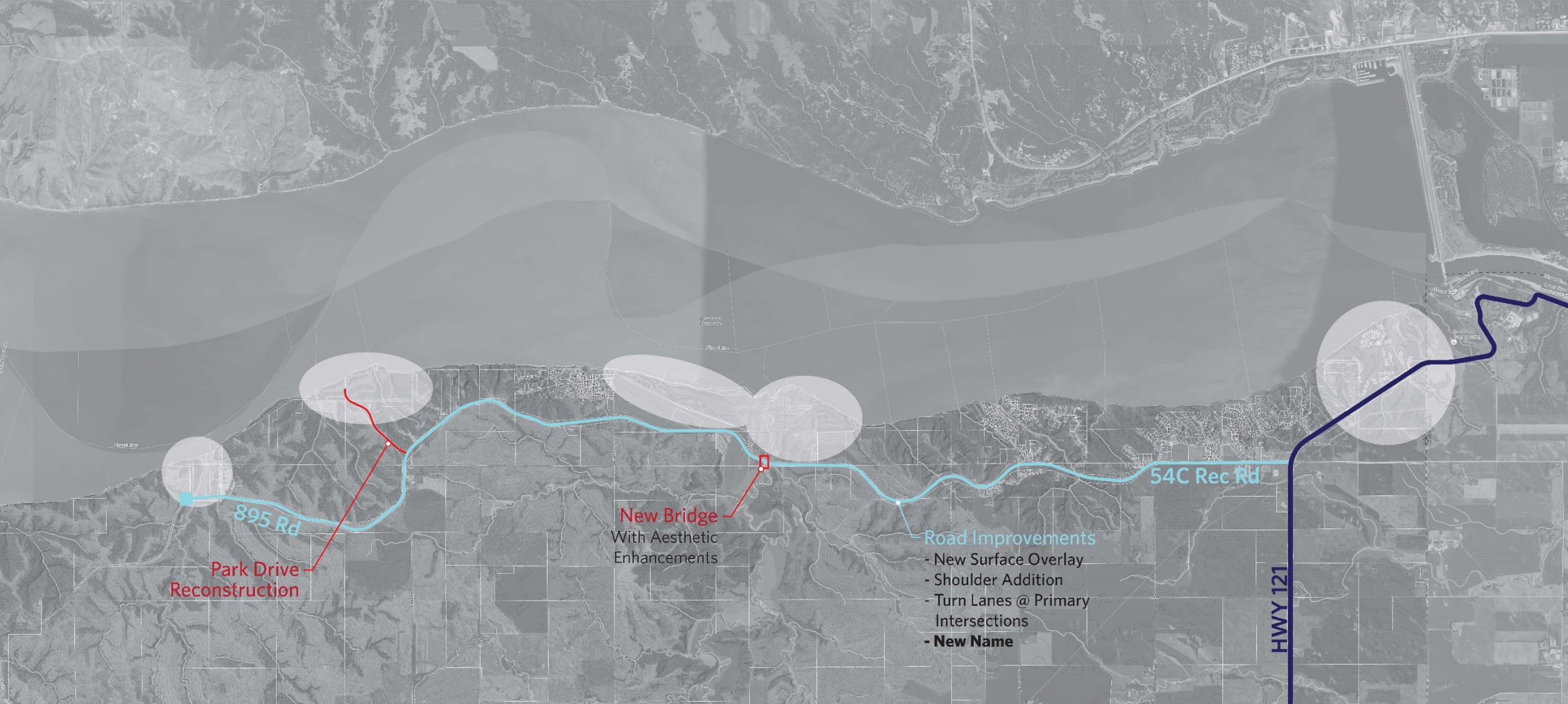
- Water Access
- Swimming Beach
- Hike & Equestrian Trails



Plan. Preserve. Play.



Plan. Preserve. Play.



895 Rd  
Park Drive  
Reconstruction

New Bridge  
With Aesthetic  
Enhancements

- Road Improvements
- New Surface Overlay
  - Shoulder Addition
  - Turn Lanes @ Primary Intersections
  - **New Name**

54C Rec Rd

HWY 121



# 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
- Fishing Pond





Plan. Preserve. Play.



Plan. Preserve. Play.



# FISHING VILLAGE AT BURBACH AREA

Plan. Preserve. Play.



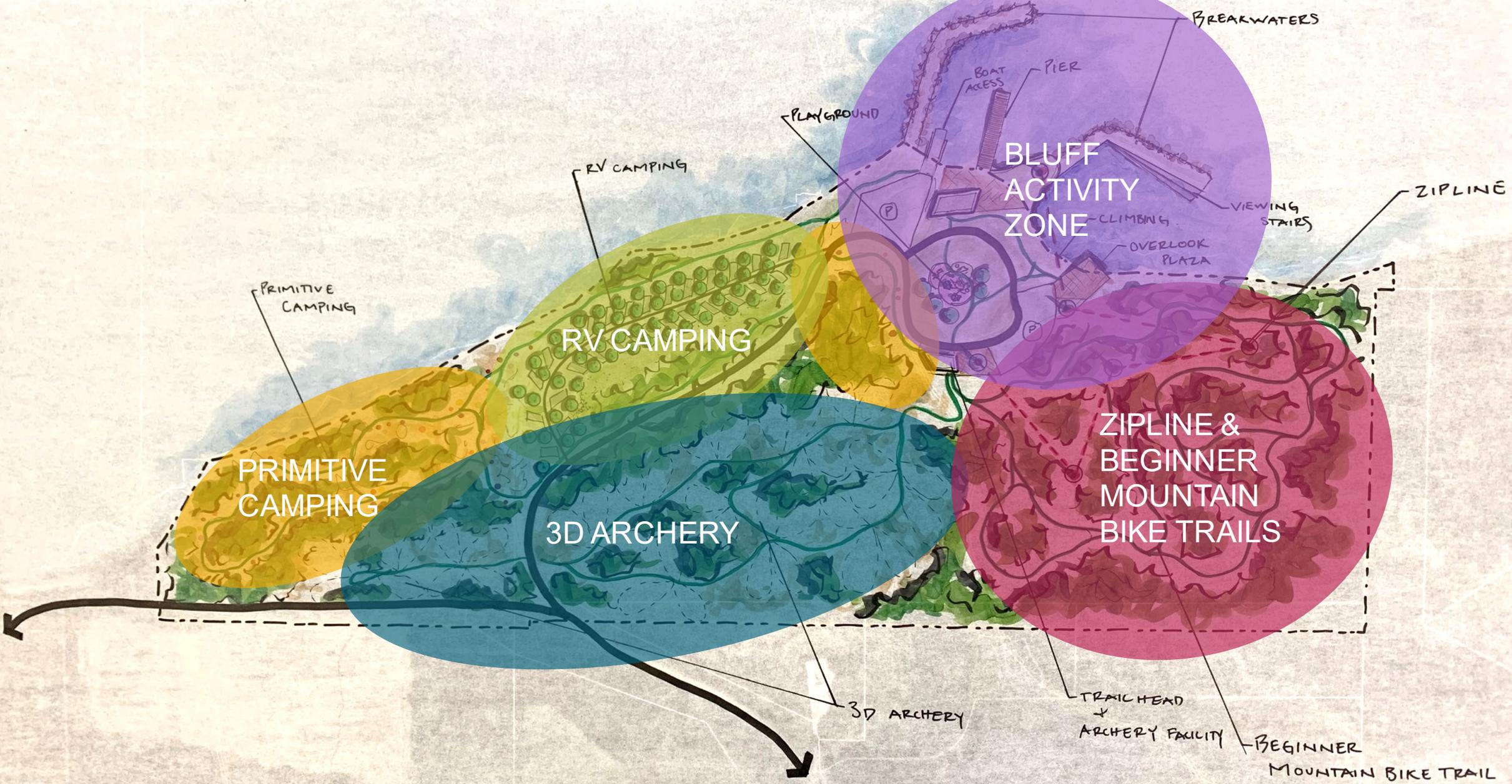


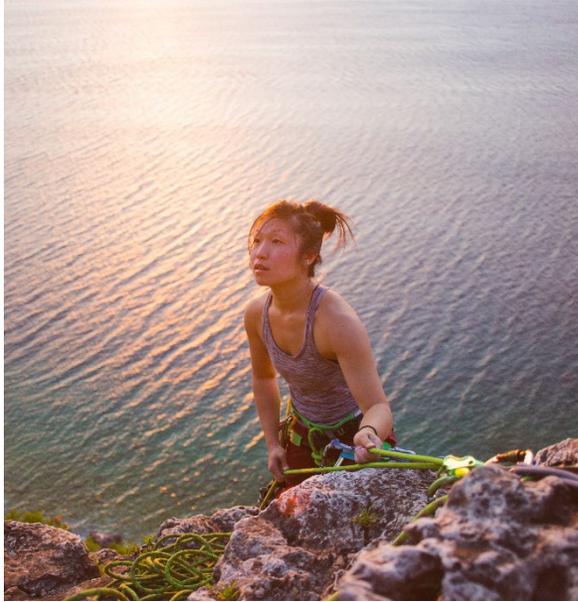


# BLOOMFIELD AREA

Plan. Preserve. Play.











# MILLER CREEK ACTIVATION

Plan. Preserve. Play.











# NIOBRARA TOWN CENTER

Plan. Preserve. Play.

# FIRST IMPRESSIONS



# COMMUNITY DESIGN

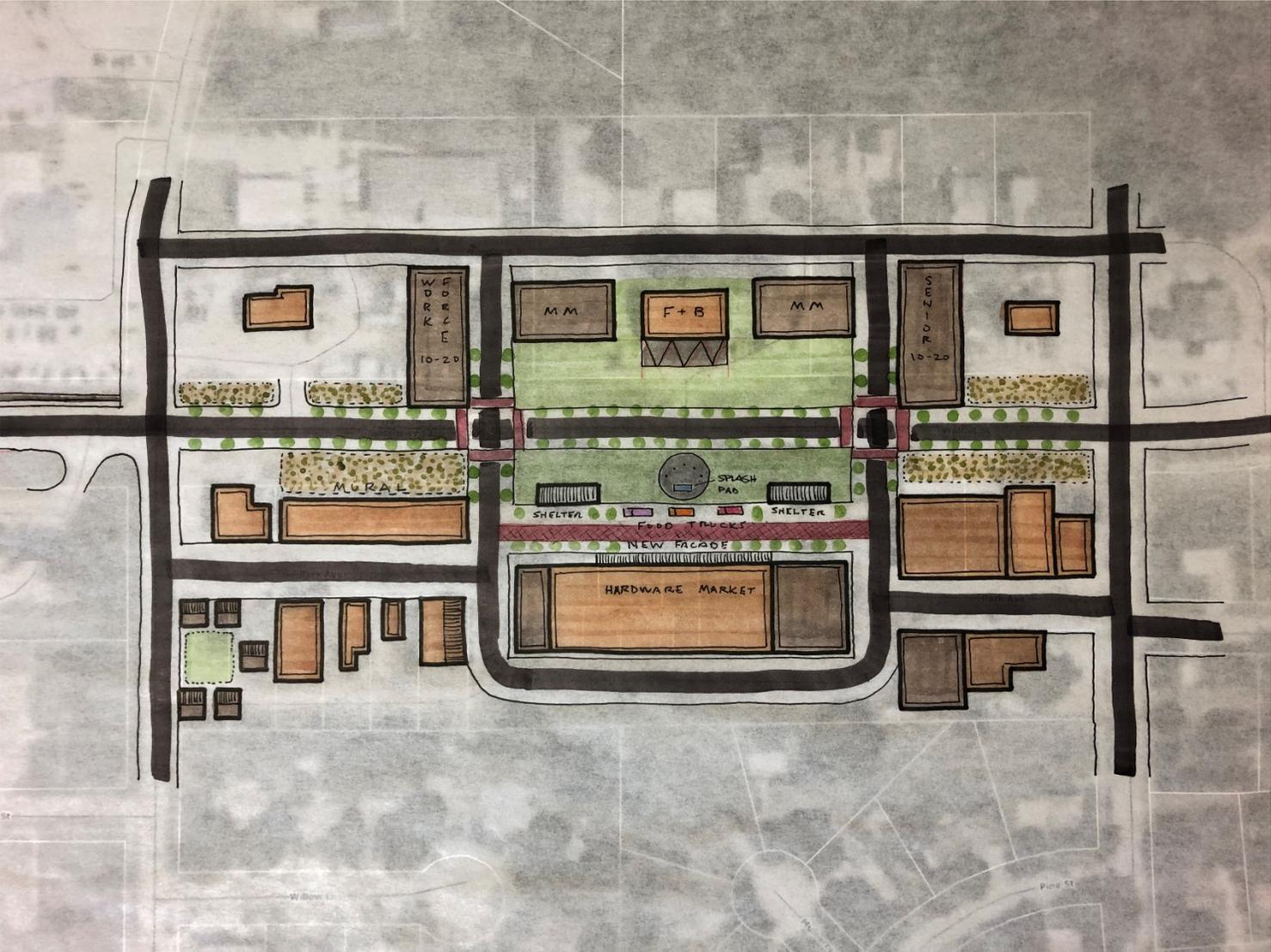


Plan. Preserve. Play.

# DEVELOPMENT PROTOTYPE

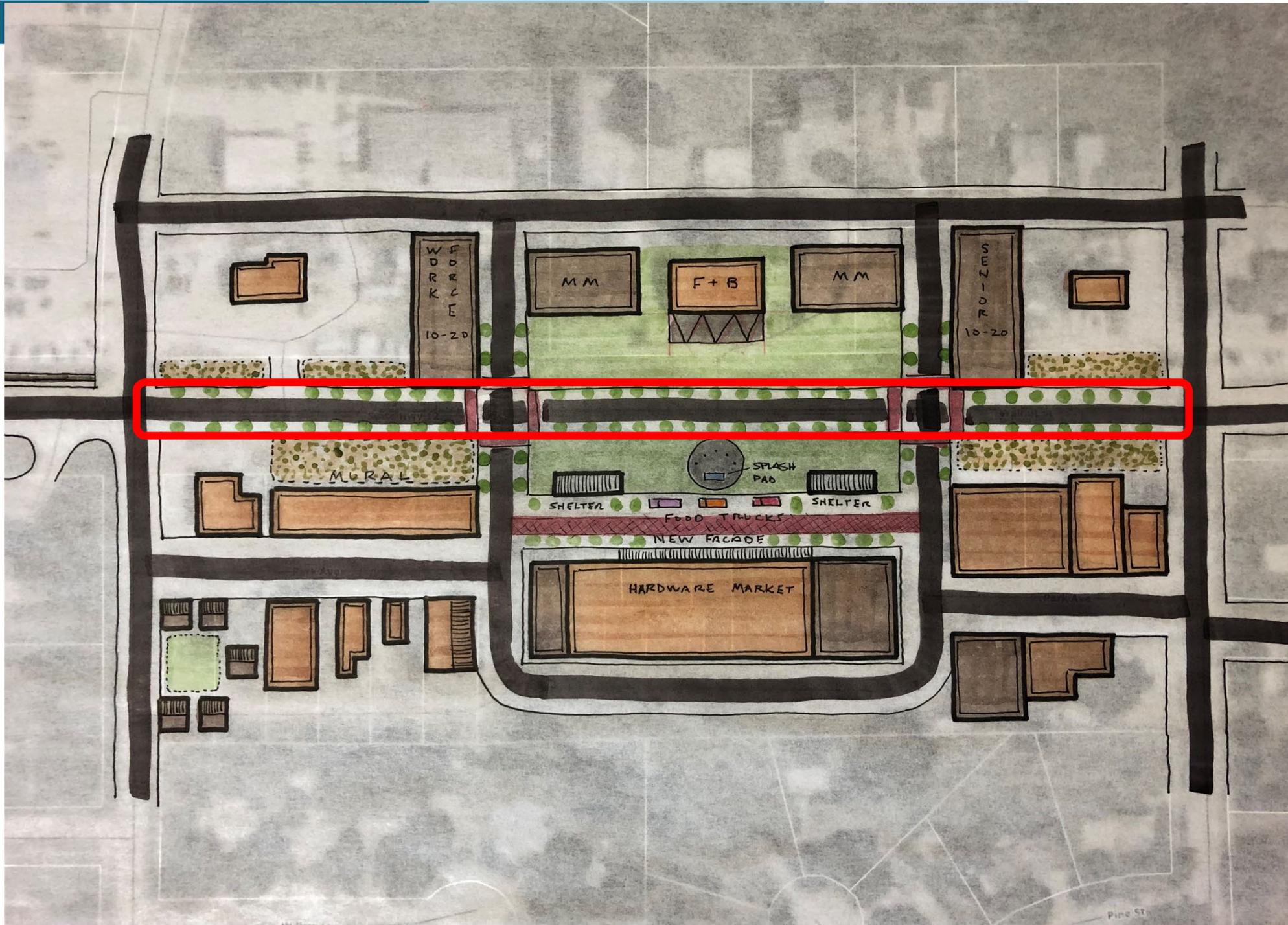


# SPRAWL RETROFIT/PLACEMAKING

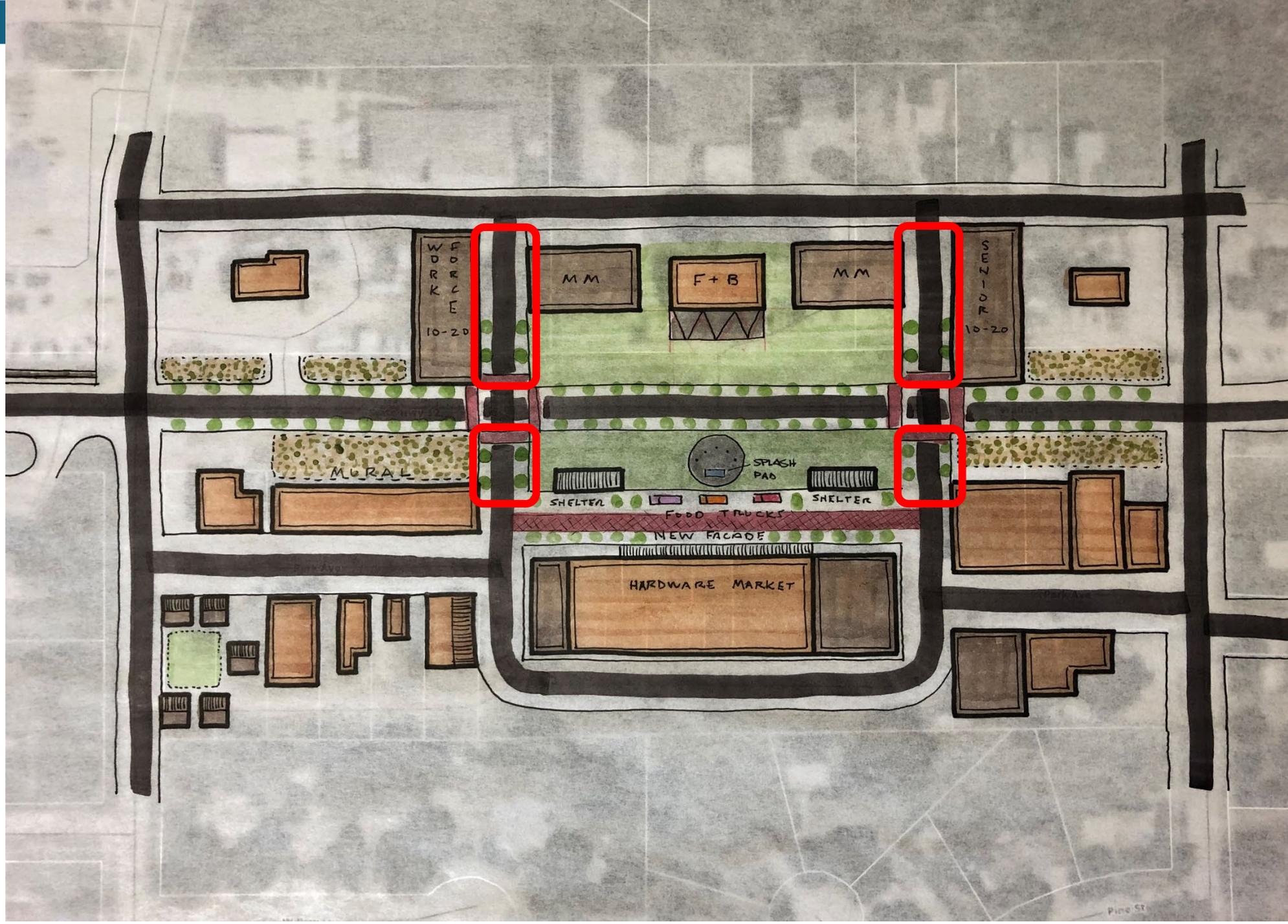
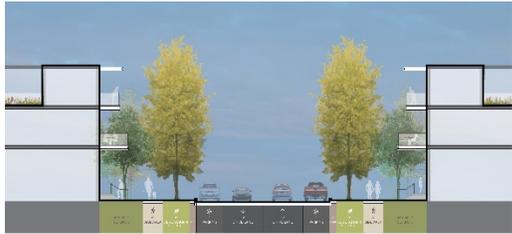


Plan. Preserve. Play.

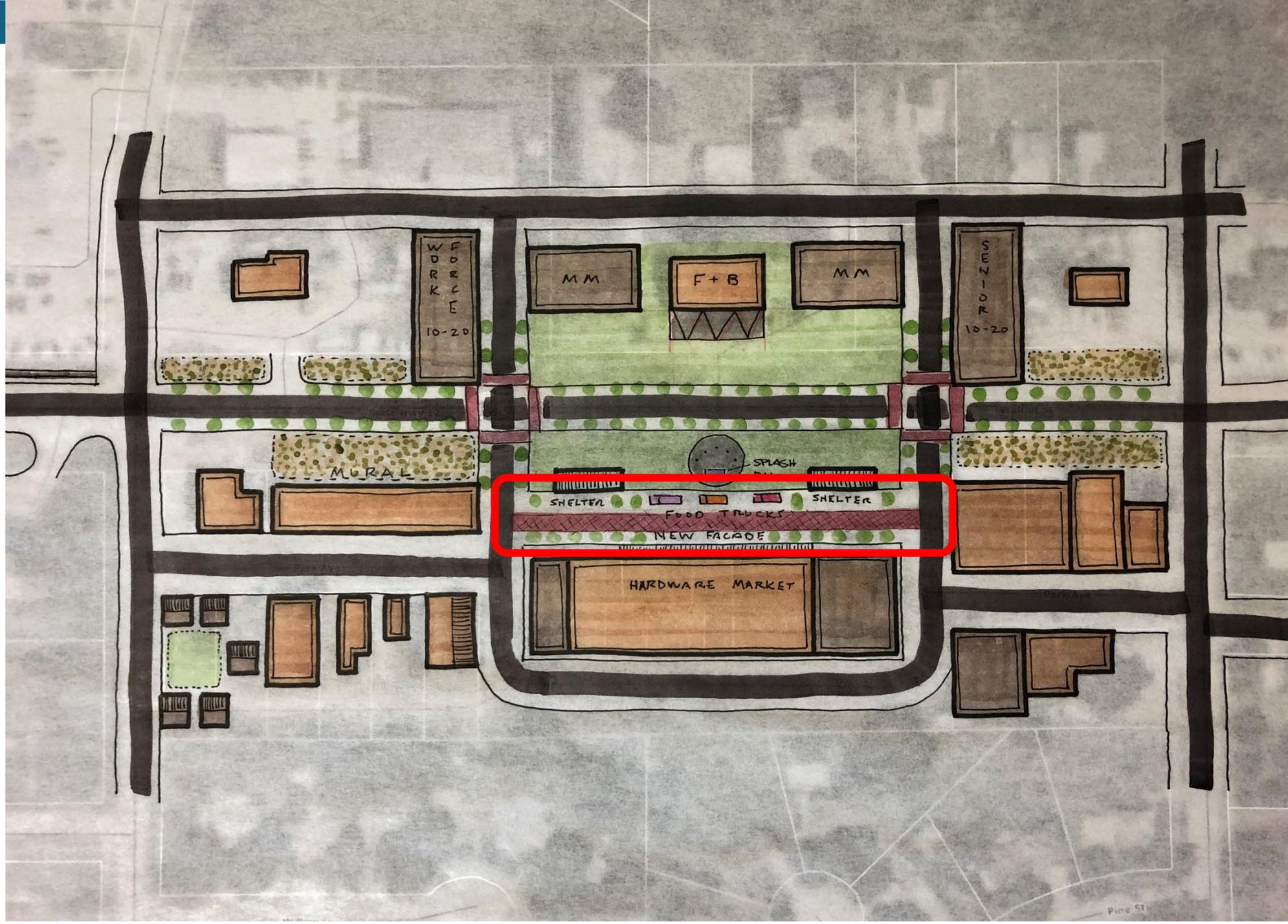
# Context Sensitive Traffic Calming



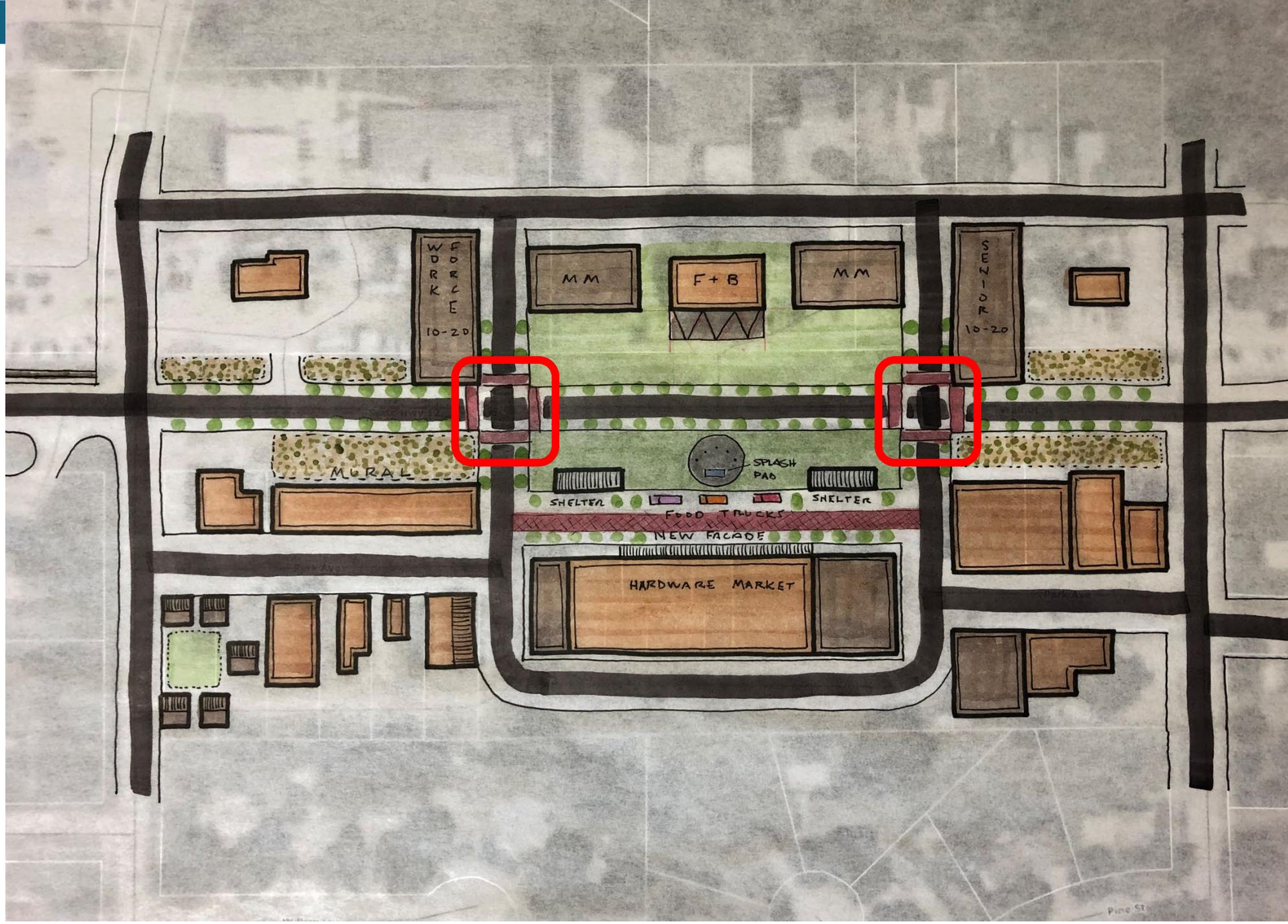
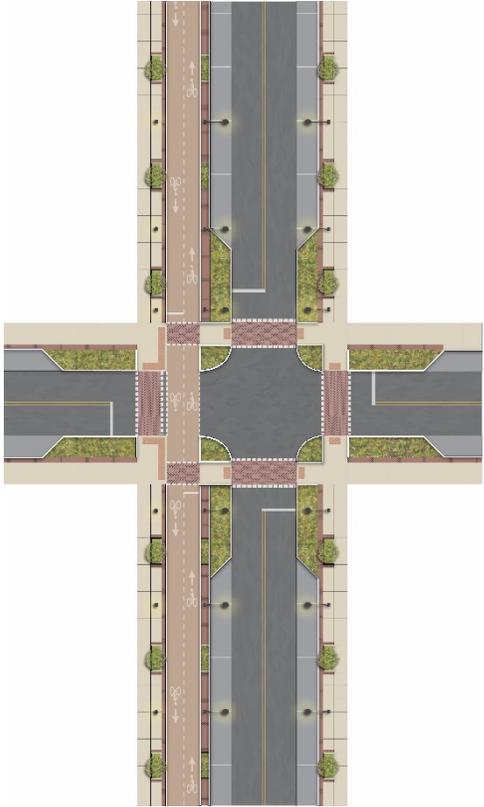
# New Streets



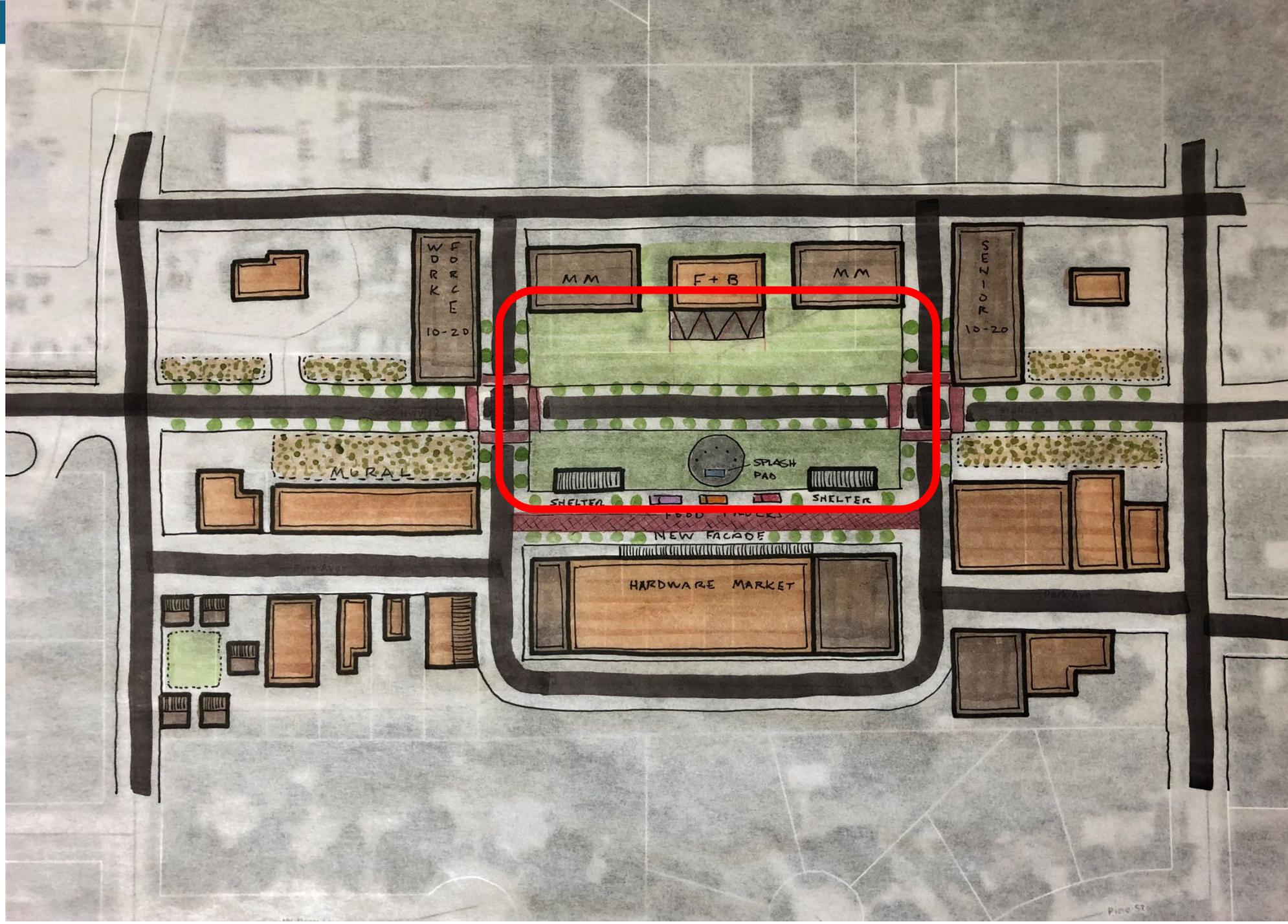
# Shared-Space Street



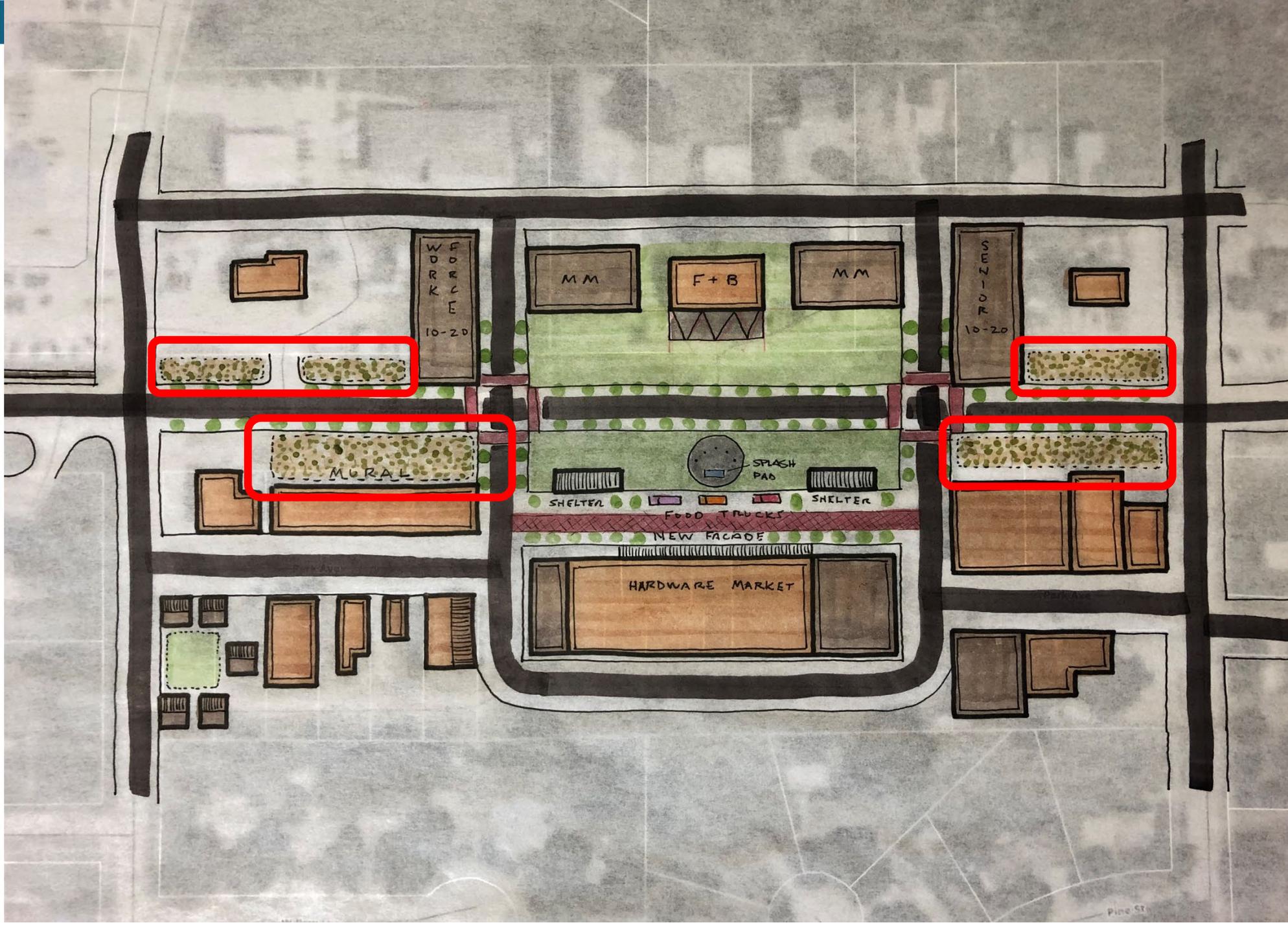
# Crosswalks



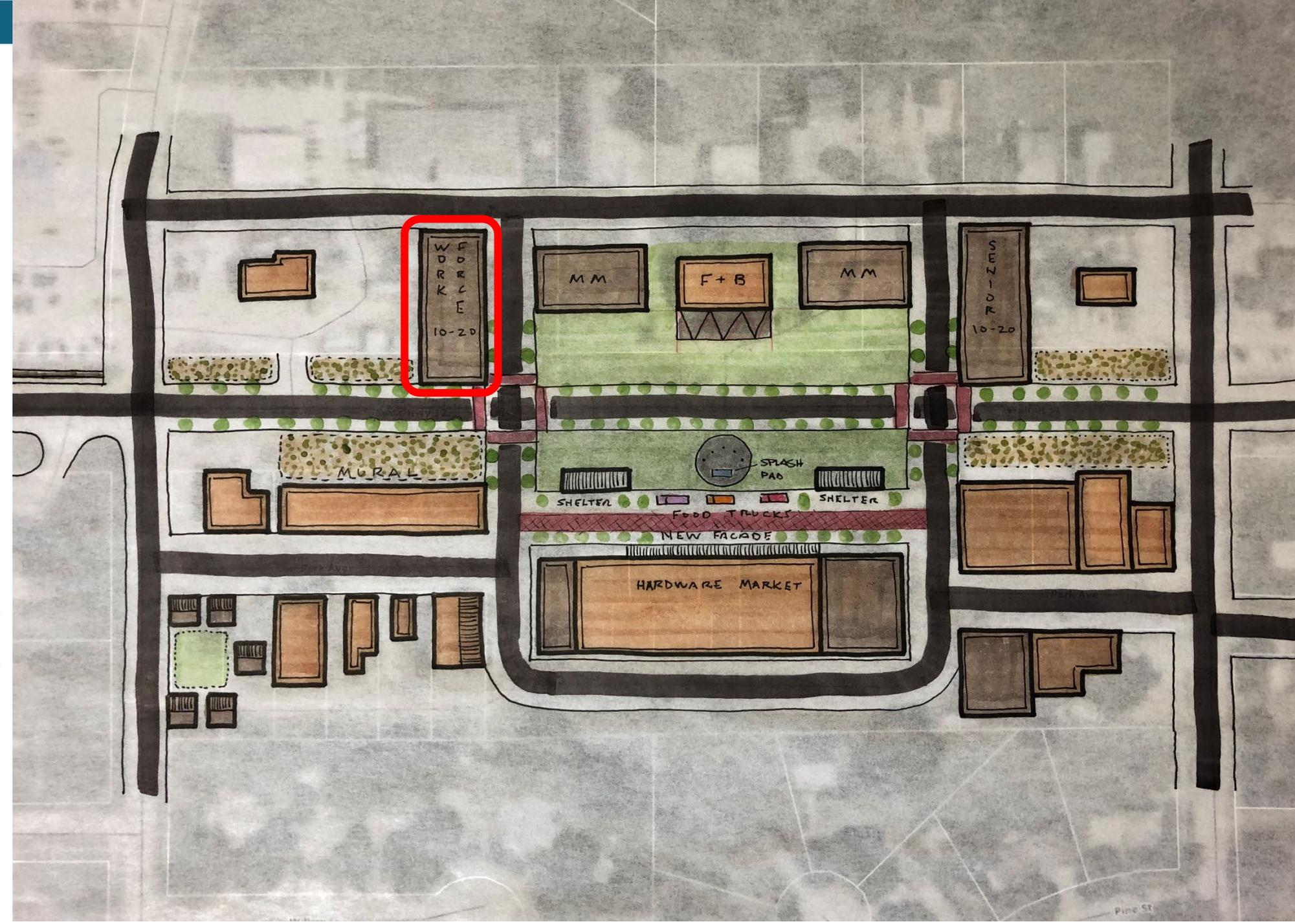
# Parks & Open Space: Town Square



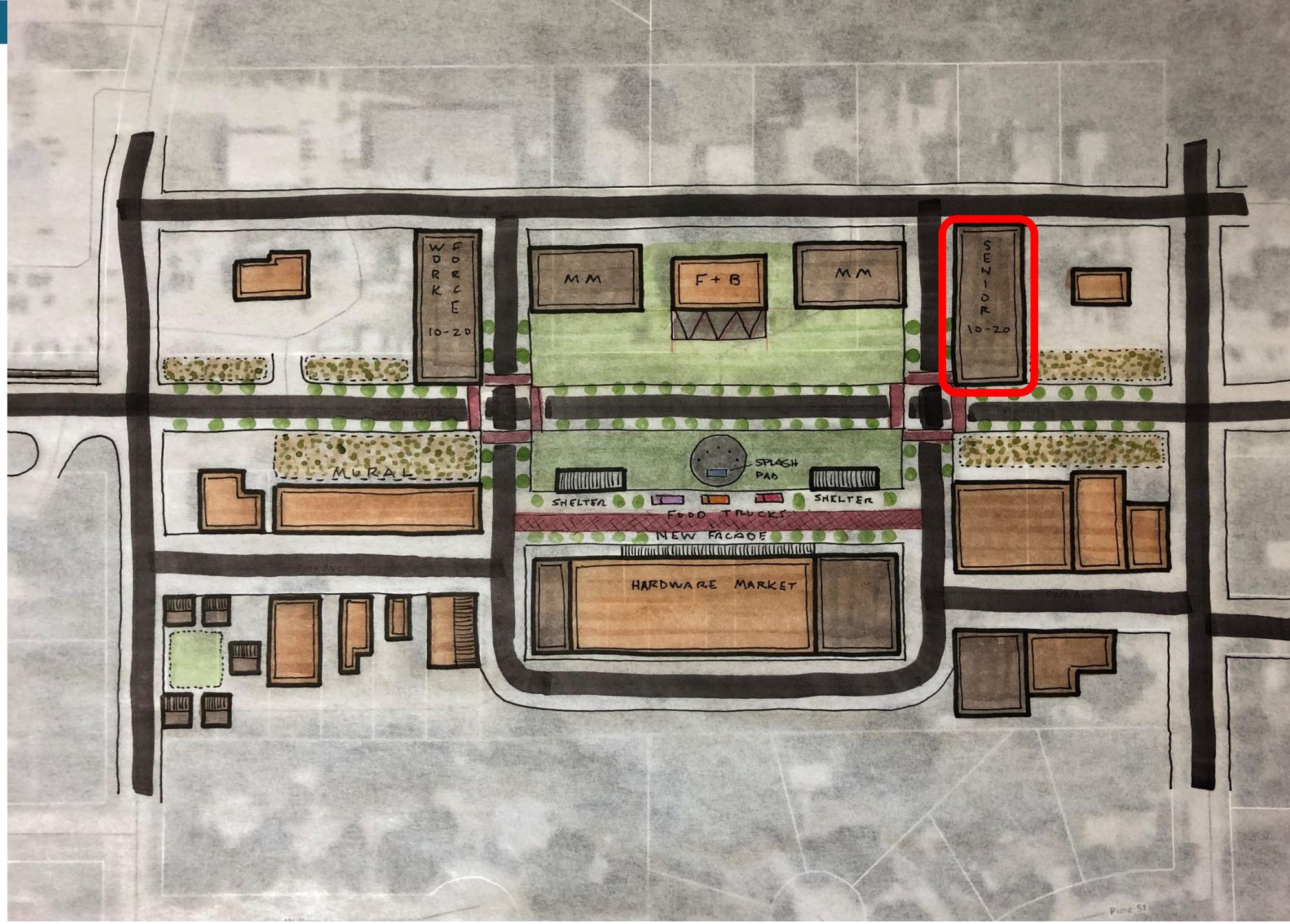
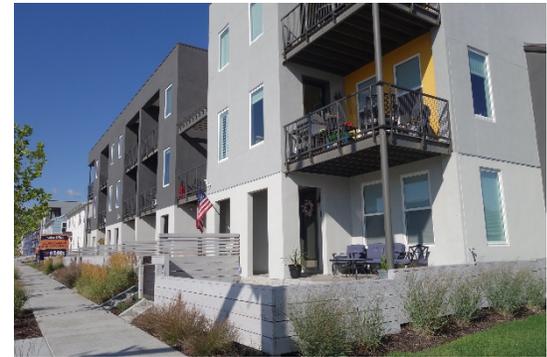
# Parks & Open Space: Natural Landscaping



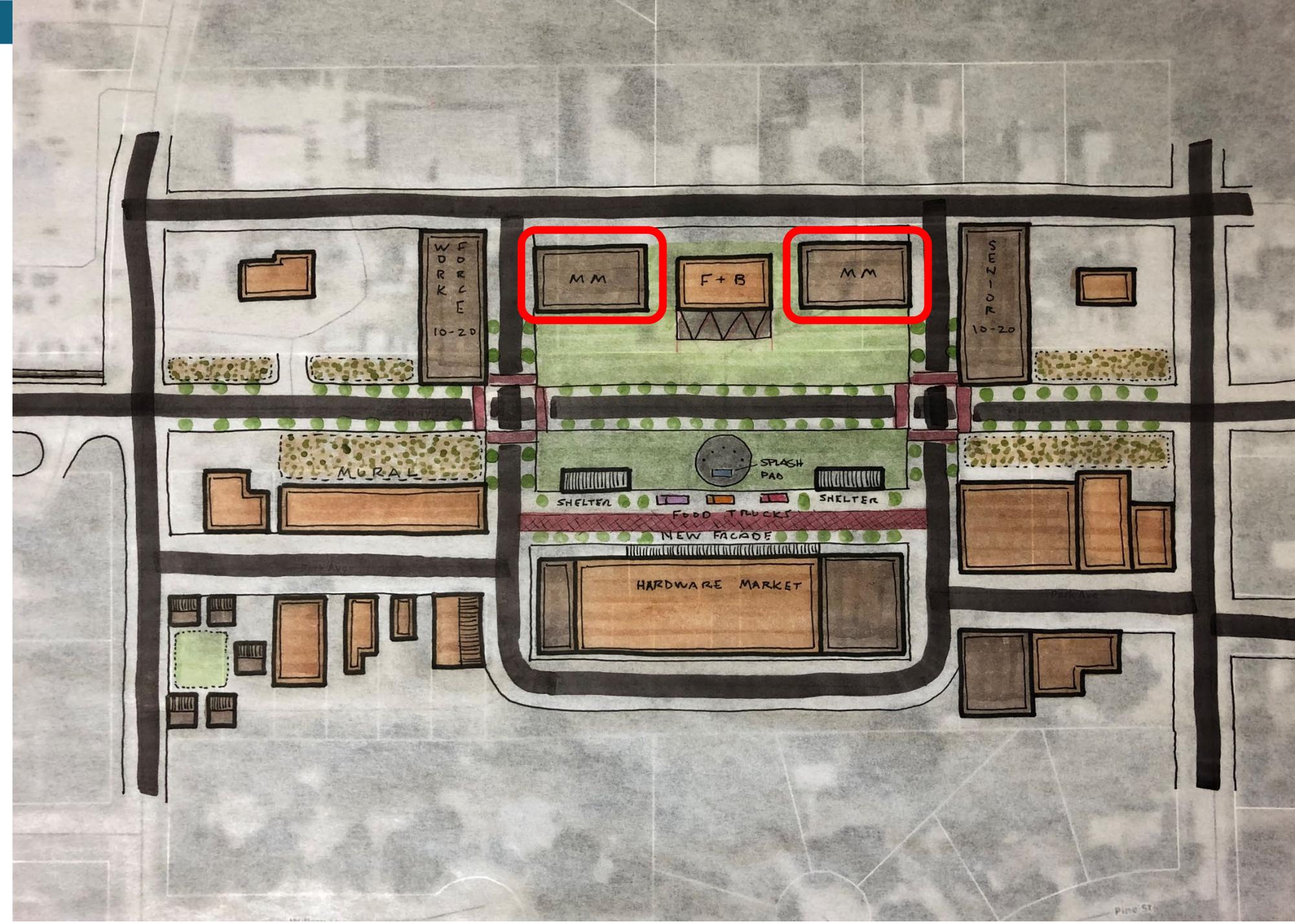
# Infill Development: Workforce Housing



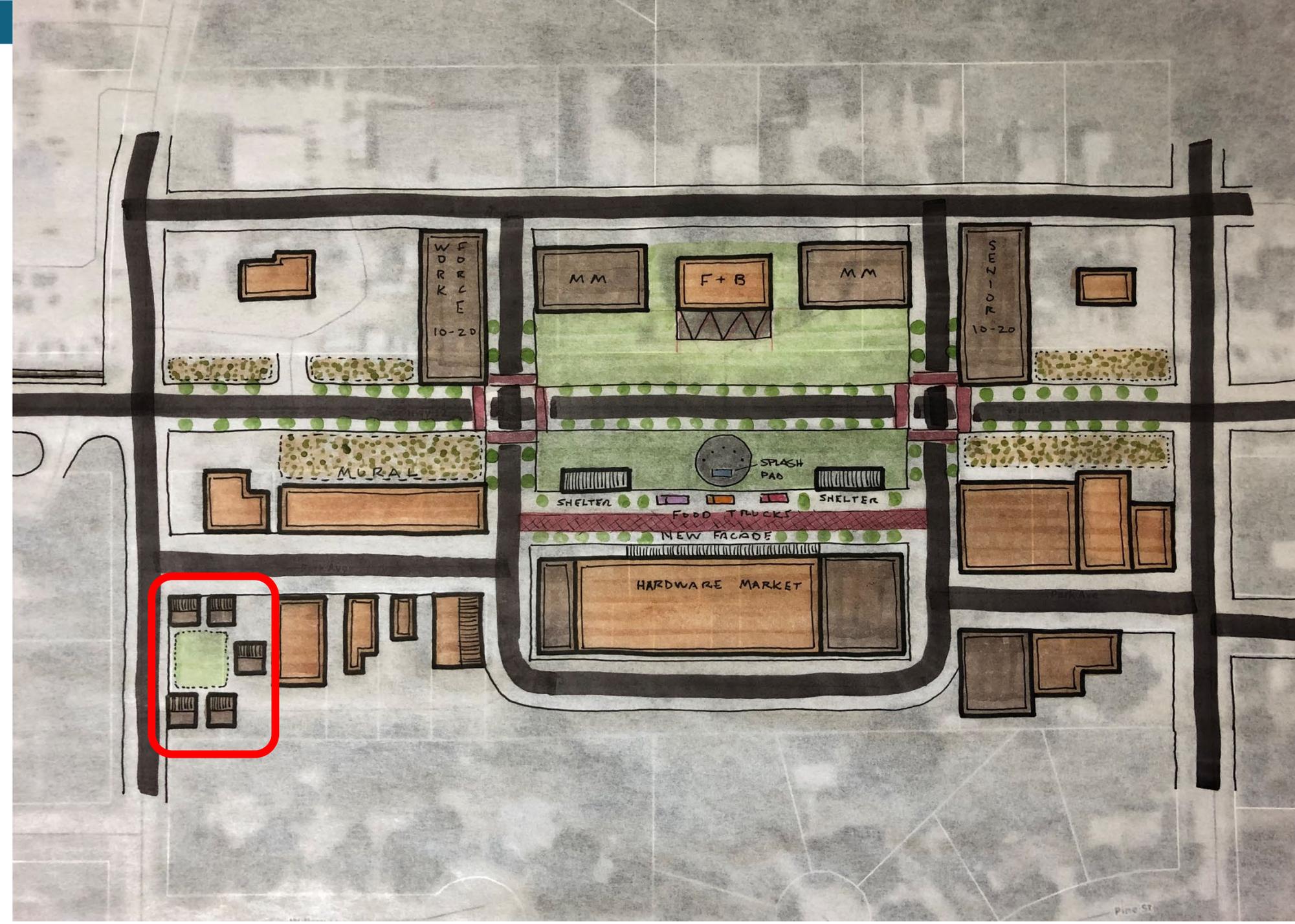
# Infill Development: Senior Housing



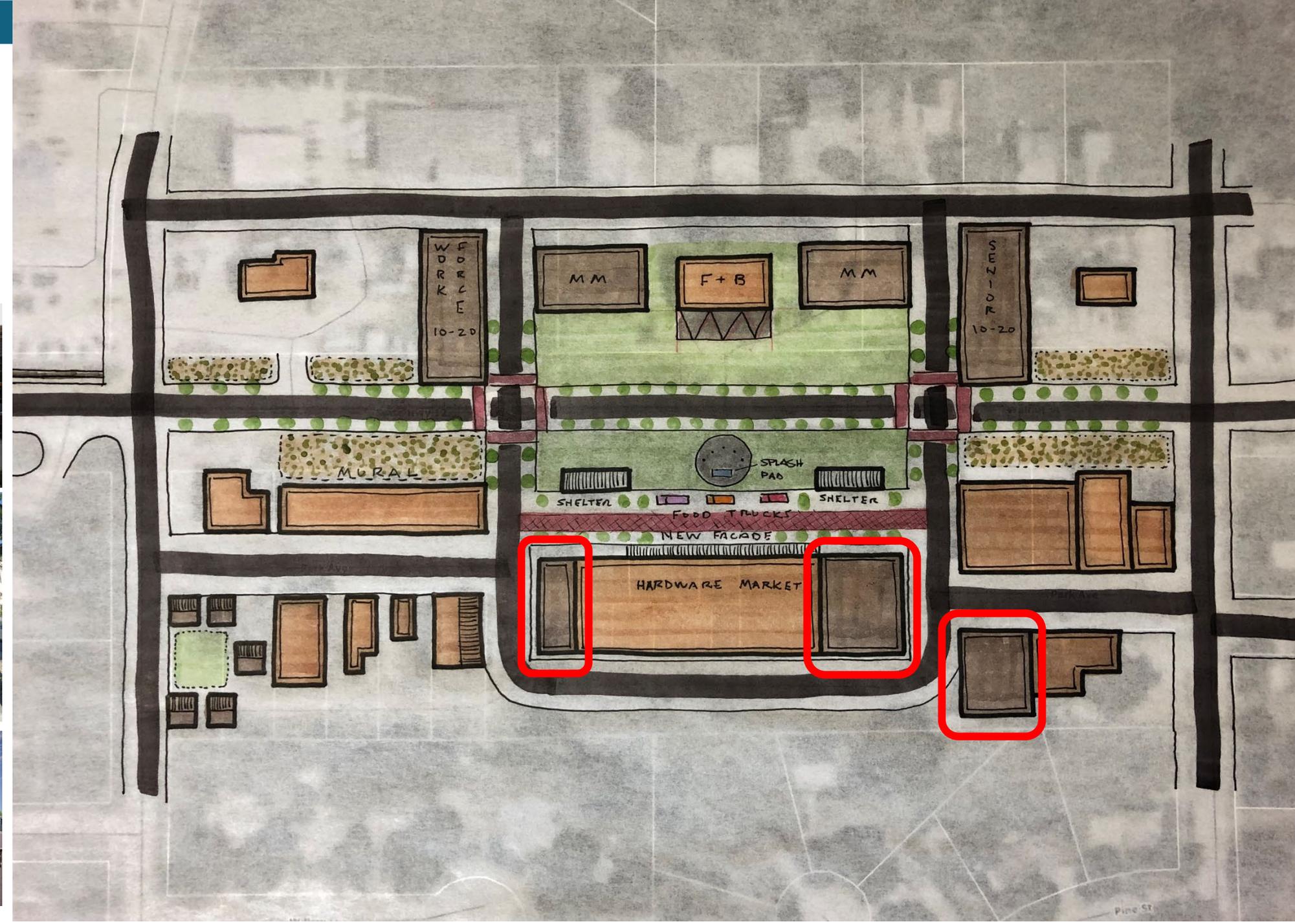
# Infill Development: Missing Middle Housing



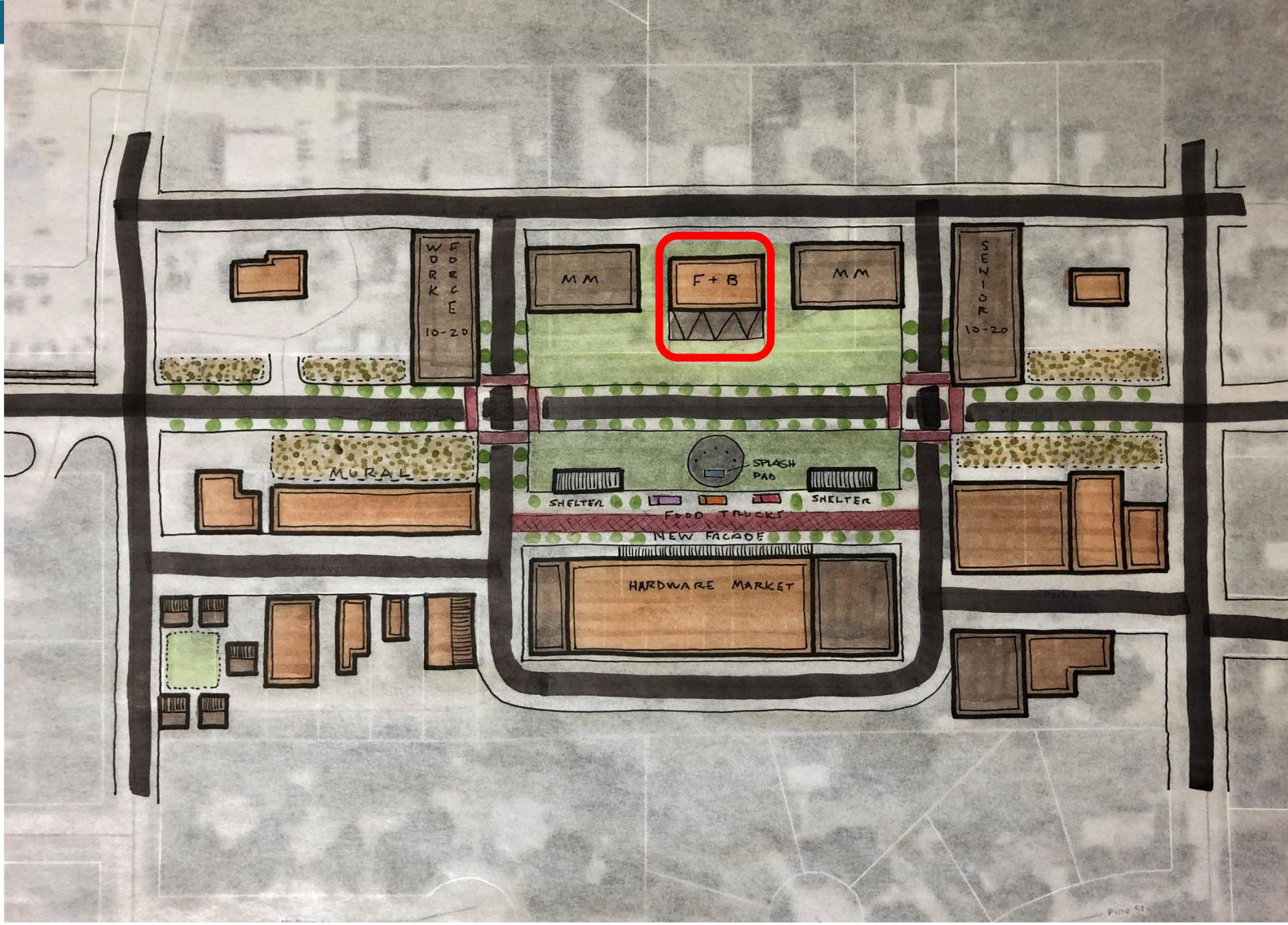
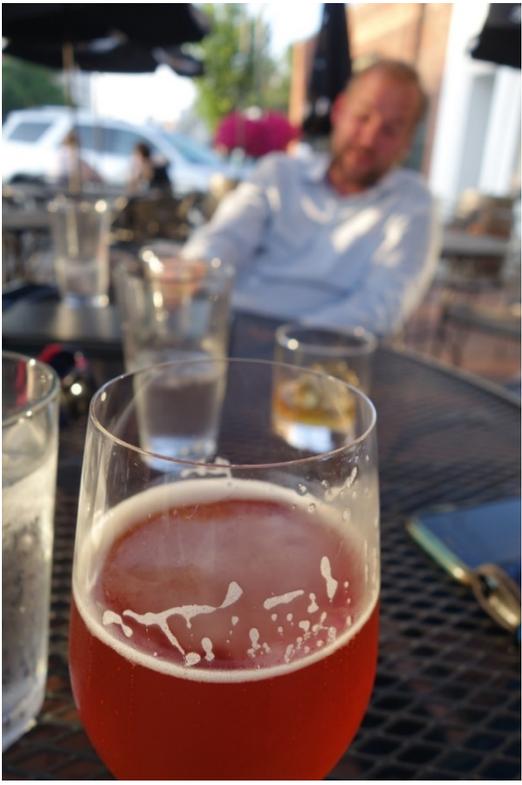
# Infill Development: Tourist/ Seasonal Lodging



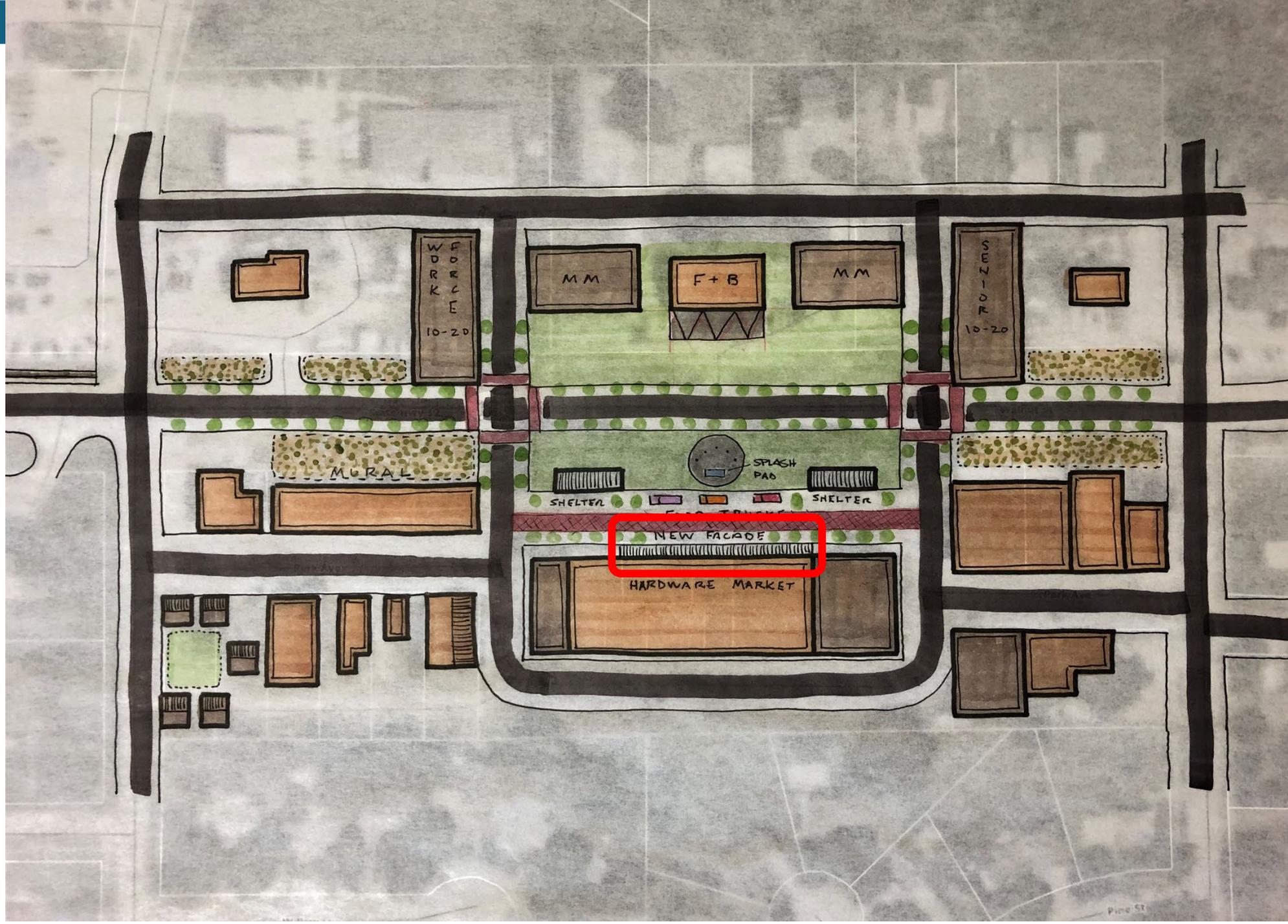
# Infill Development: Retail/ Commercial



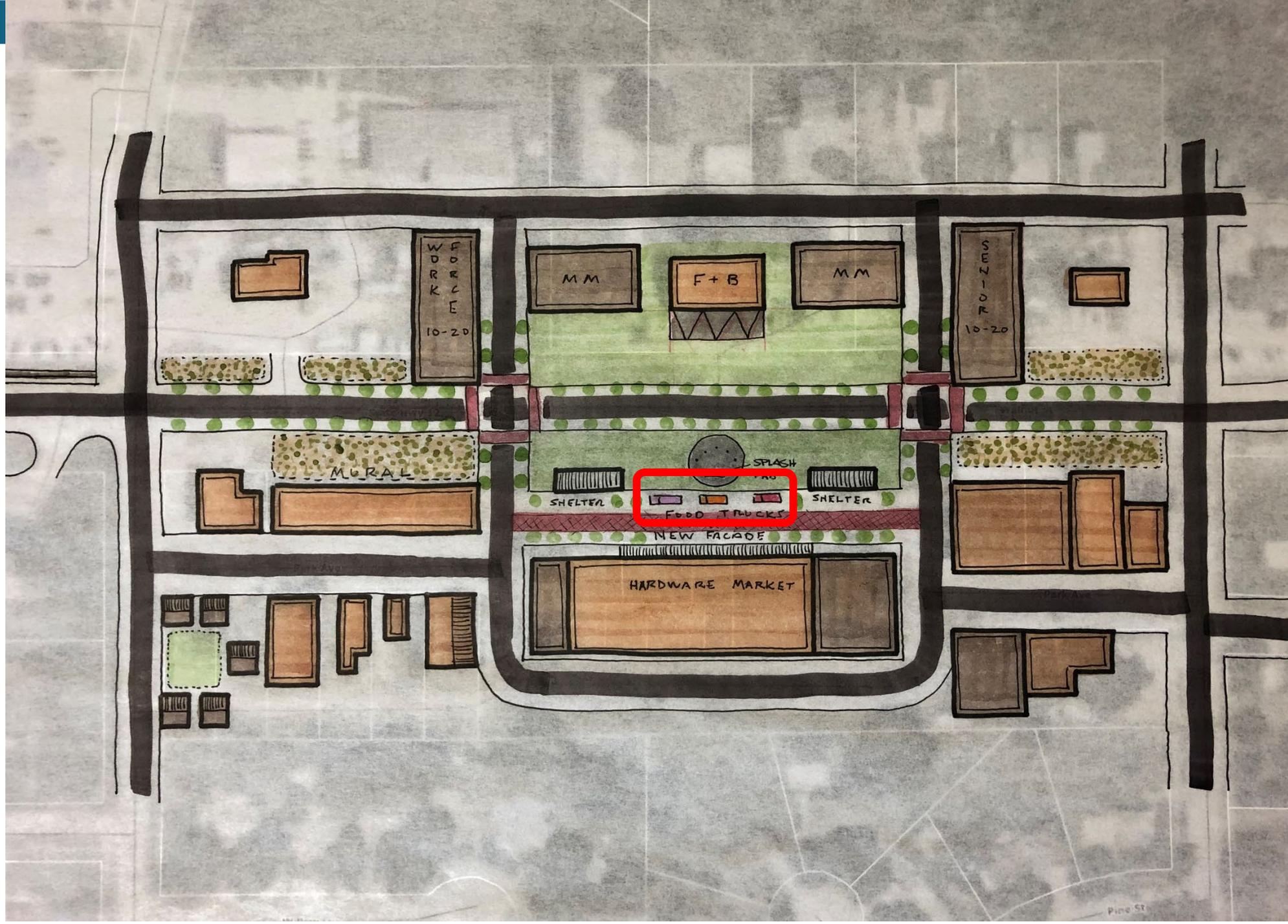
# Retrofit: Food & Beverage and Outdoor Dining



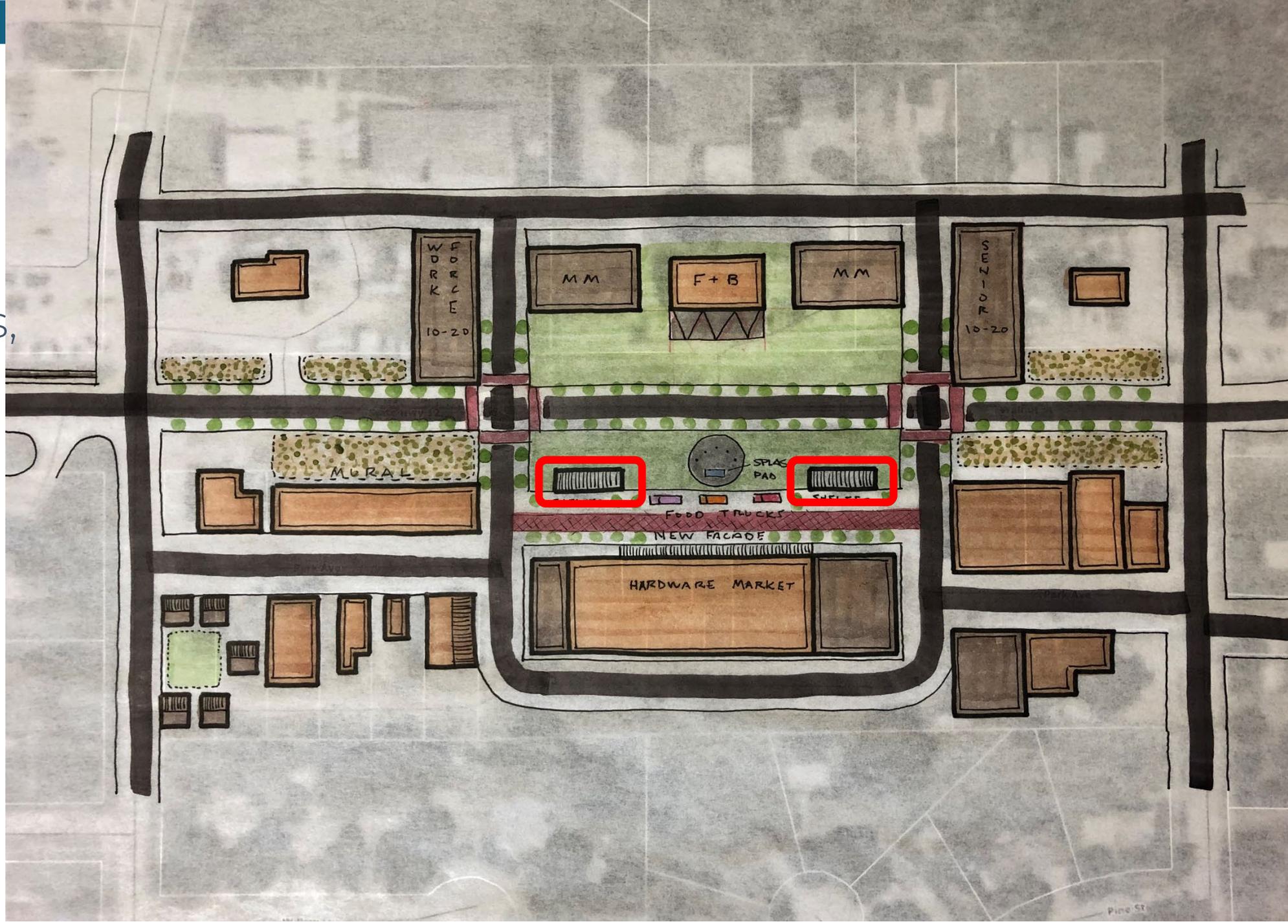
# Retrofit: Façade Enhancements



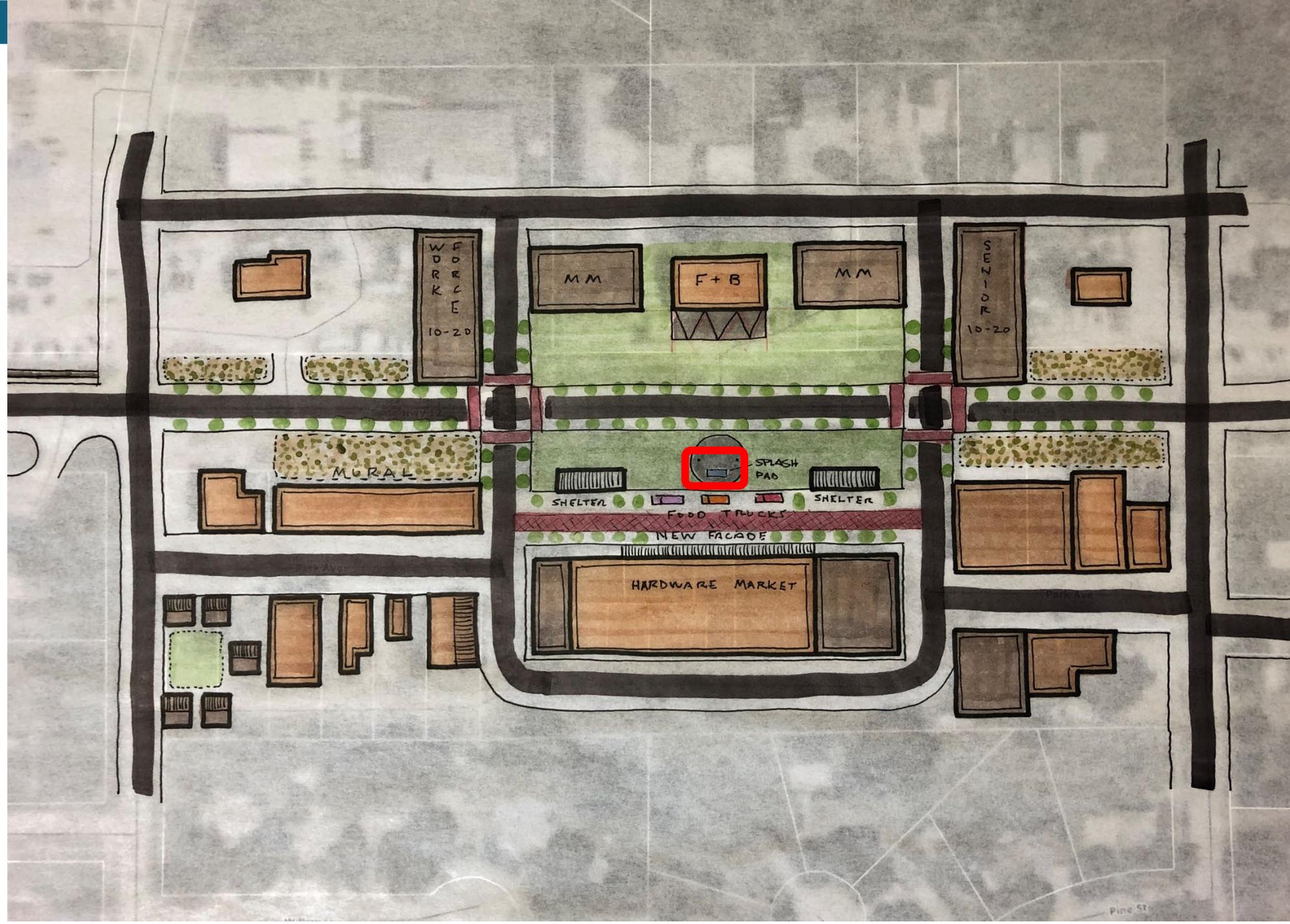
# Activation: Food Trucks



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



# Activation: Splash Pad





# NIOBRARA LANDING

Plan. Preserve. Play.

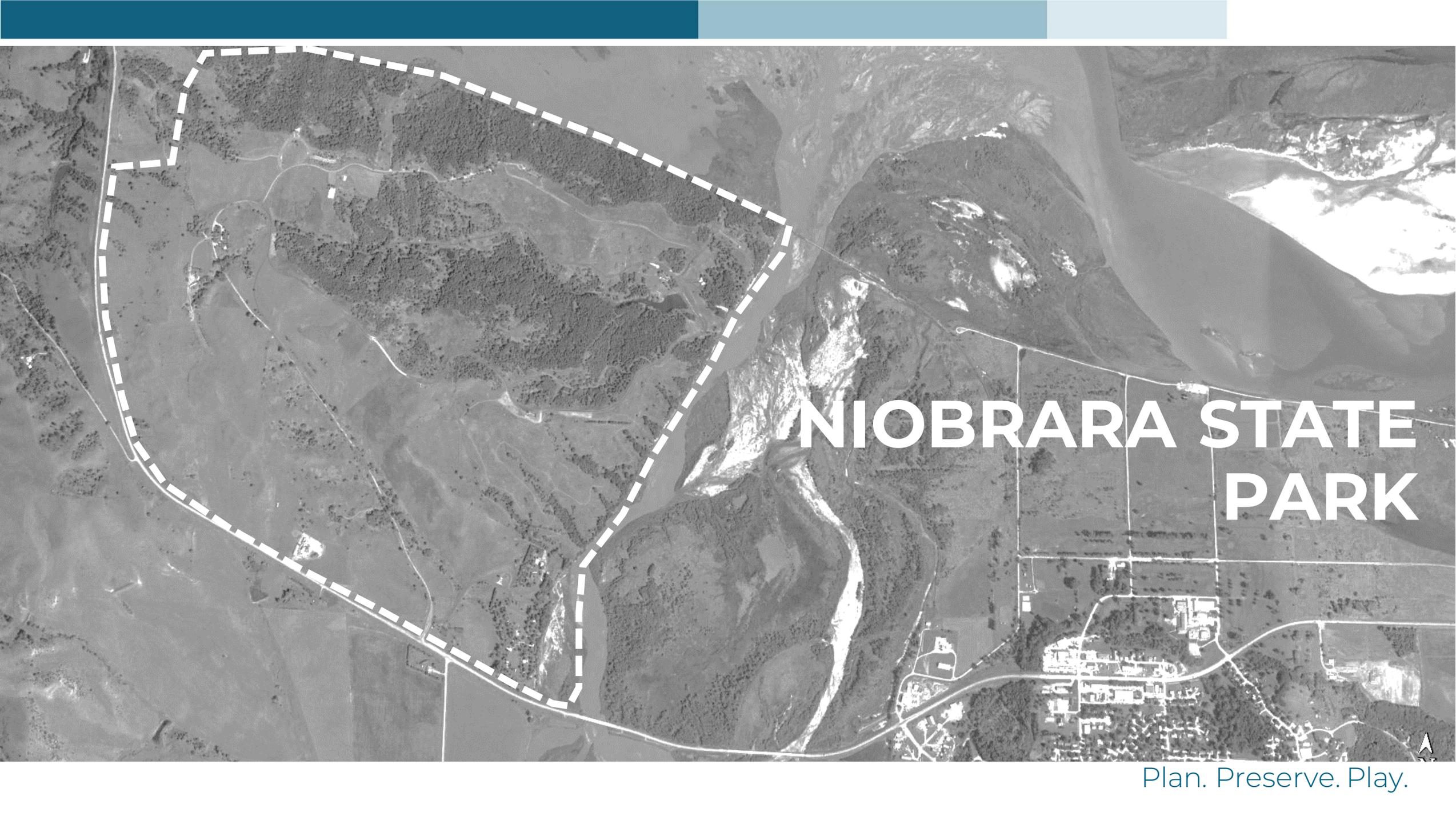
# “FIRST CLASS” BOAT LAUNCH NEAR NIOBRARA





# NIOBRARA STATE PARK

Plan. Preserve. Play.



# NIOBRARA STATE PARK

Plan. Preserve. Play.



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



## THE “TIE”

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

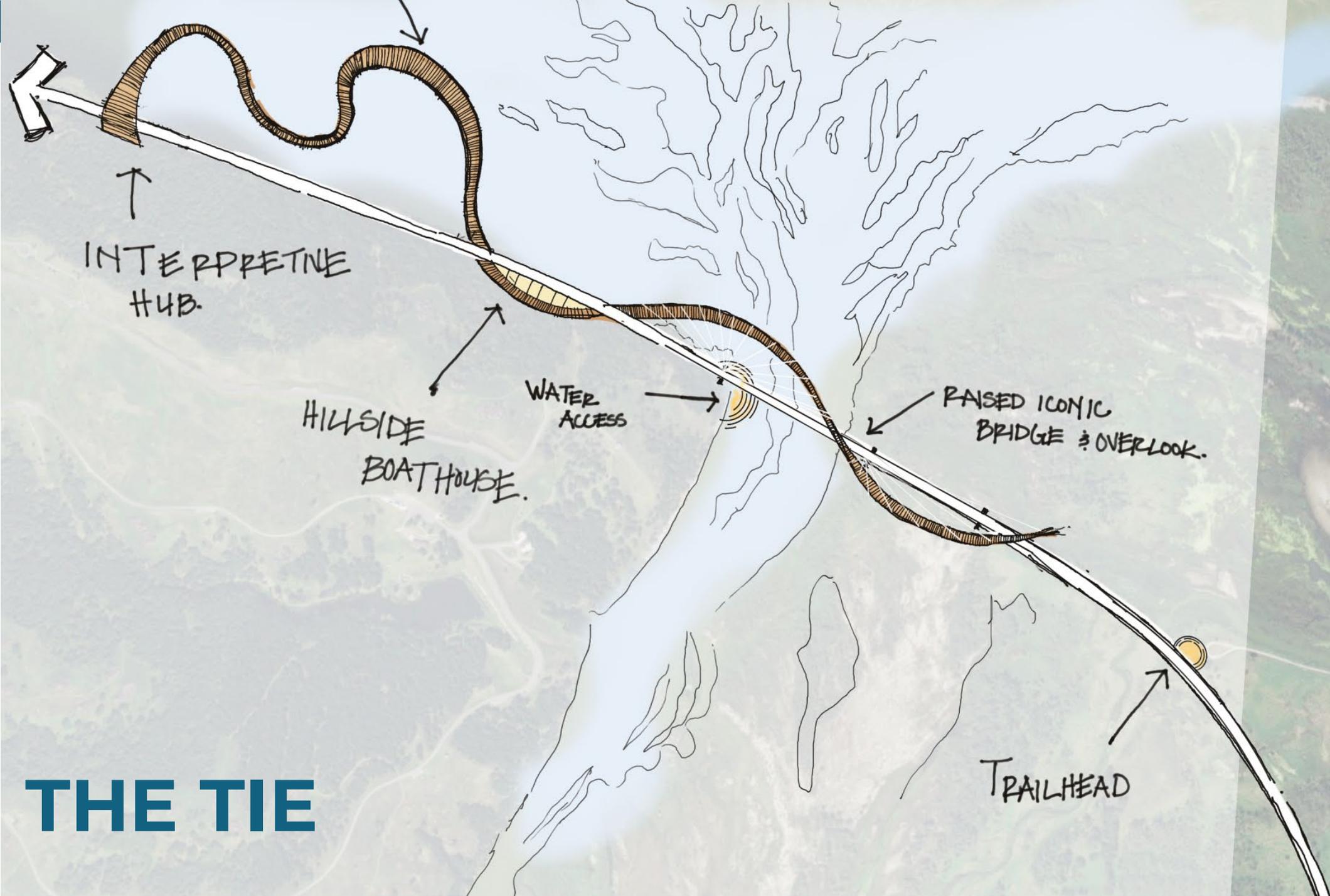
Celebrate joining (ties) of Town | Park, Cultures, River Confluence, History | Future

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



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.



Plan. Preserve. Play.



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 3<sup>rd</sup> 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.



Eagle View Lodge Site - Existing

Plan. Preserve. Play.



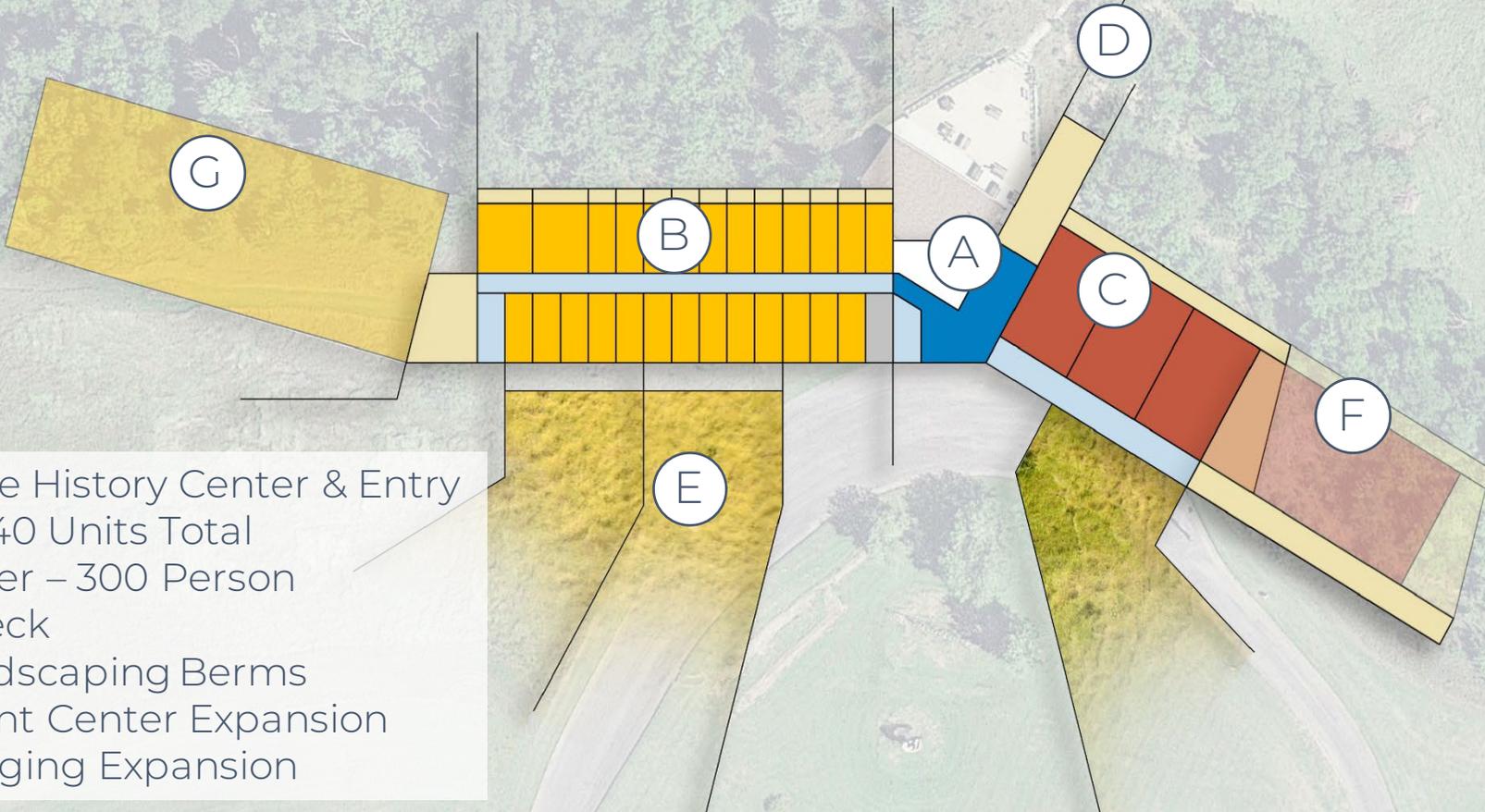
Eagle View Lodge Site – New Lodge

Plan. Preserve. Play.



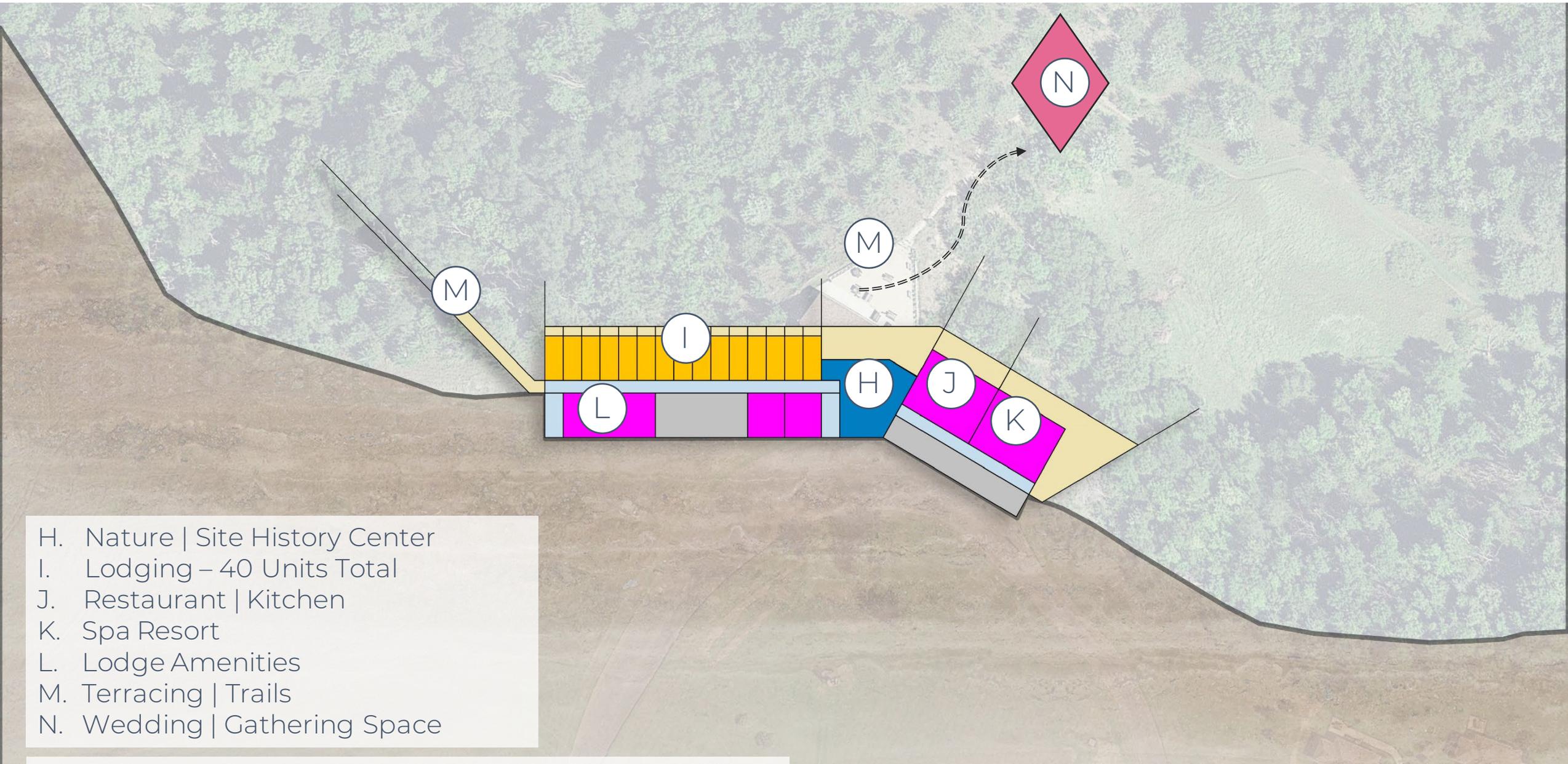
Eagle View Lodge Site – New Lodge

Plan. Preserve. Play.

- 
- 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.



- H. Nature | Site History Center
- I. Lodging – 40 Units Total
- J. Restaurant | Kitchen
- K. Spa Resort
- L. Lodge Amenities
- M. Terracing | Trails
- N. Wedding | Gathering Space

Conceptual Lodge Plan – Lower Level



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.



H. Nature | Site History Center



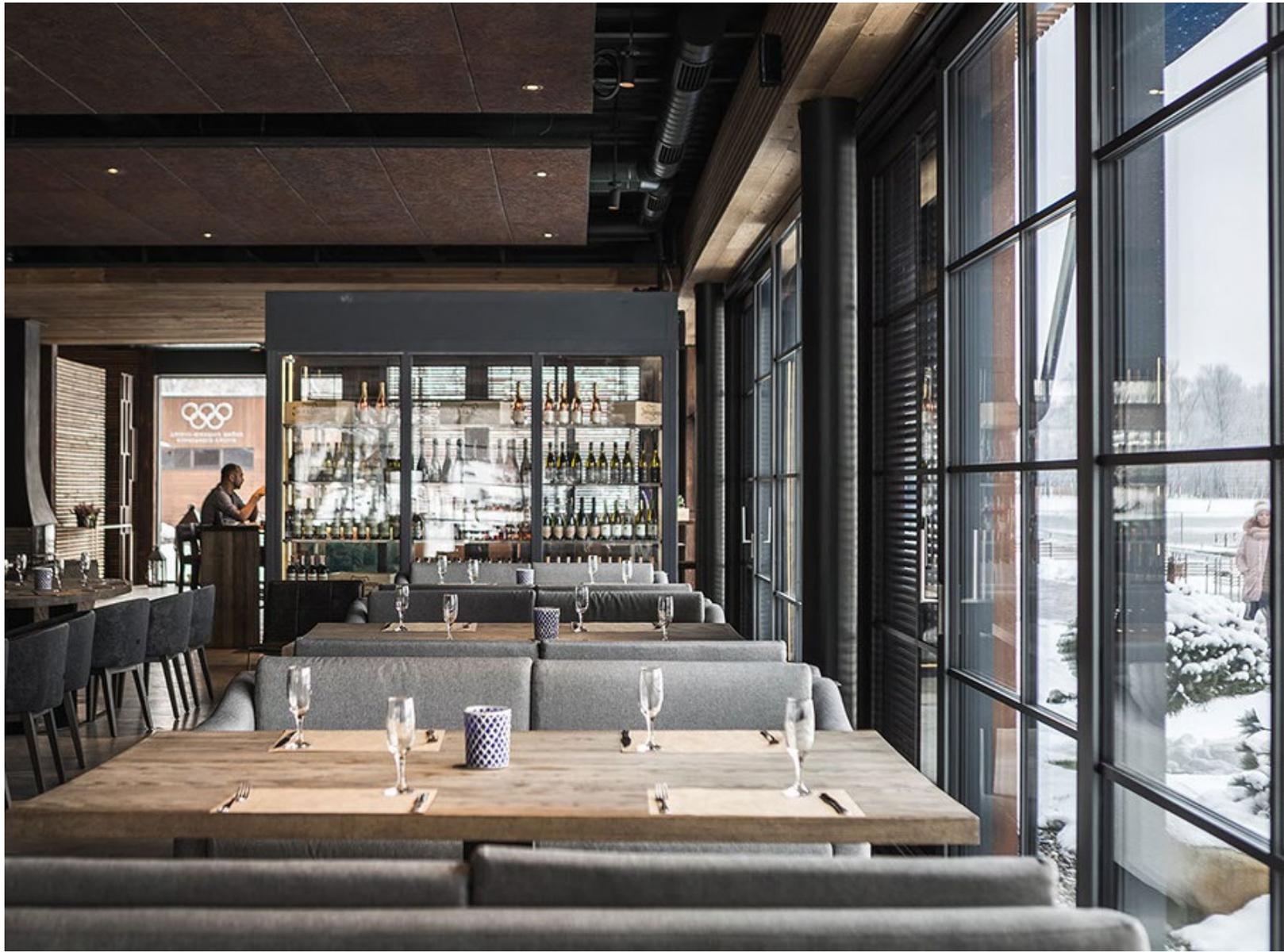
Plan. Preserve. Play.



I. Lodging – 40 Units Total



Plan. Preserve. Play.

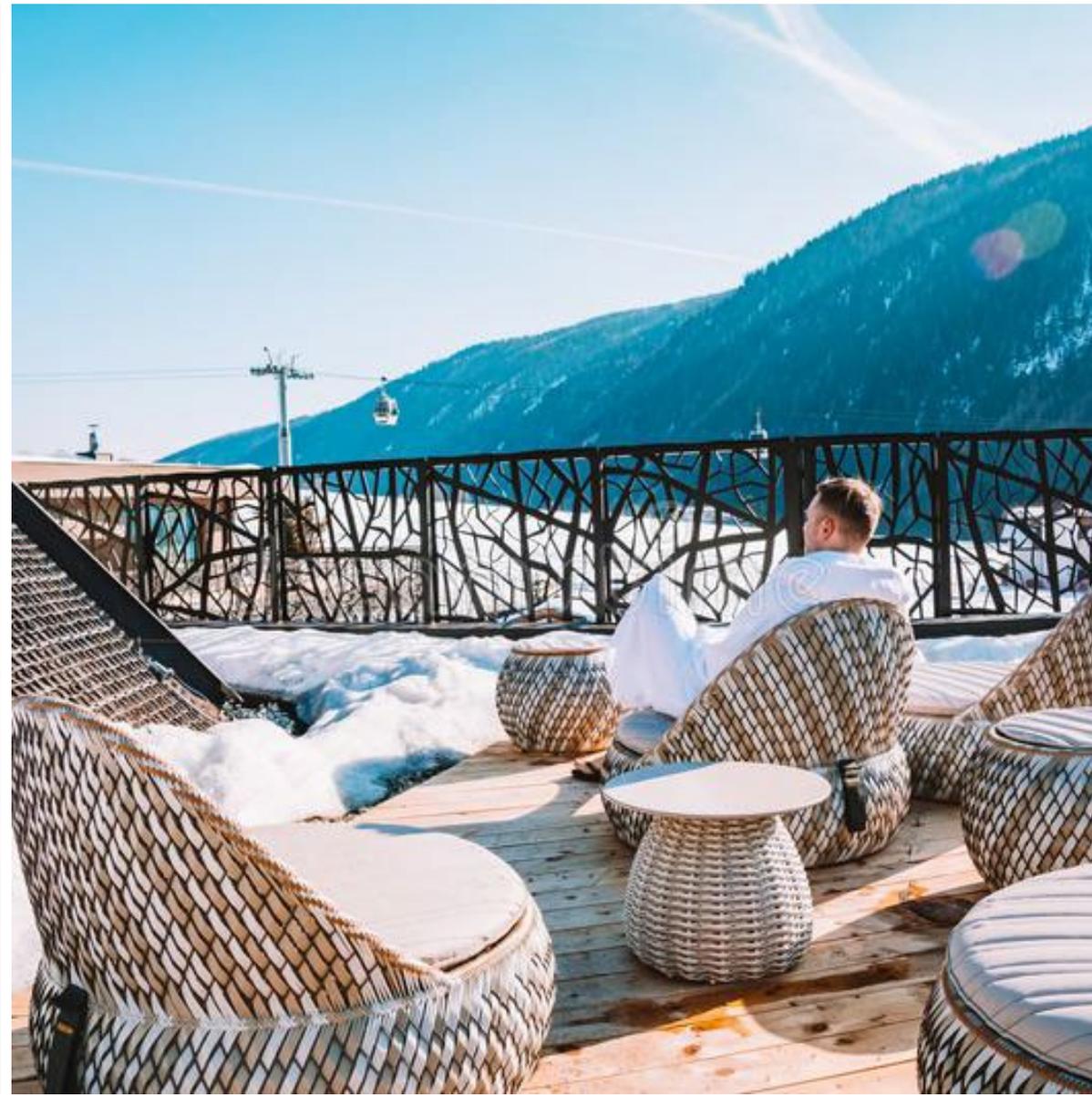


J. Restaurant and/or Catering Kitchen

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



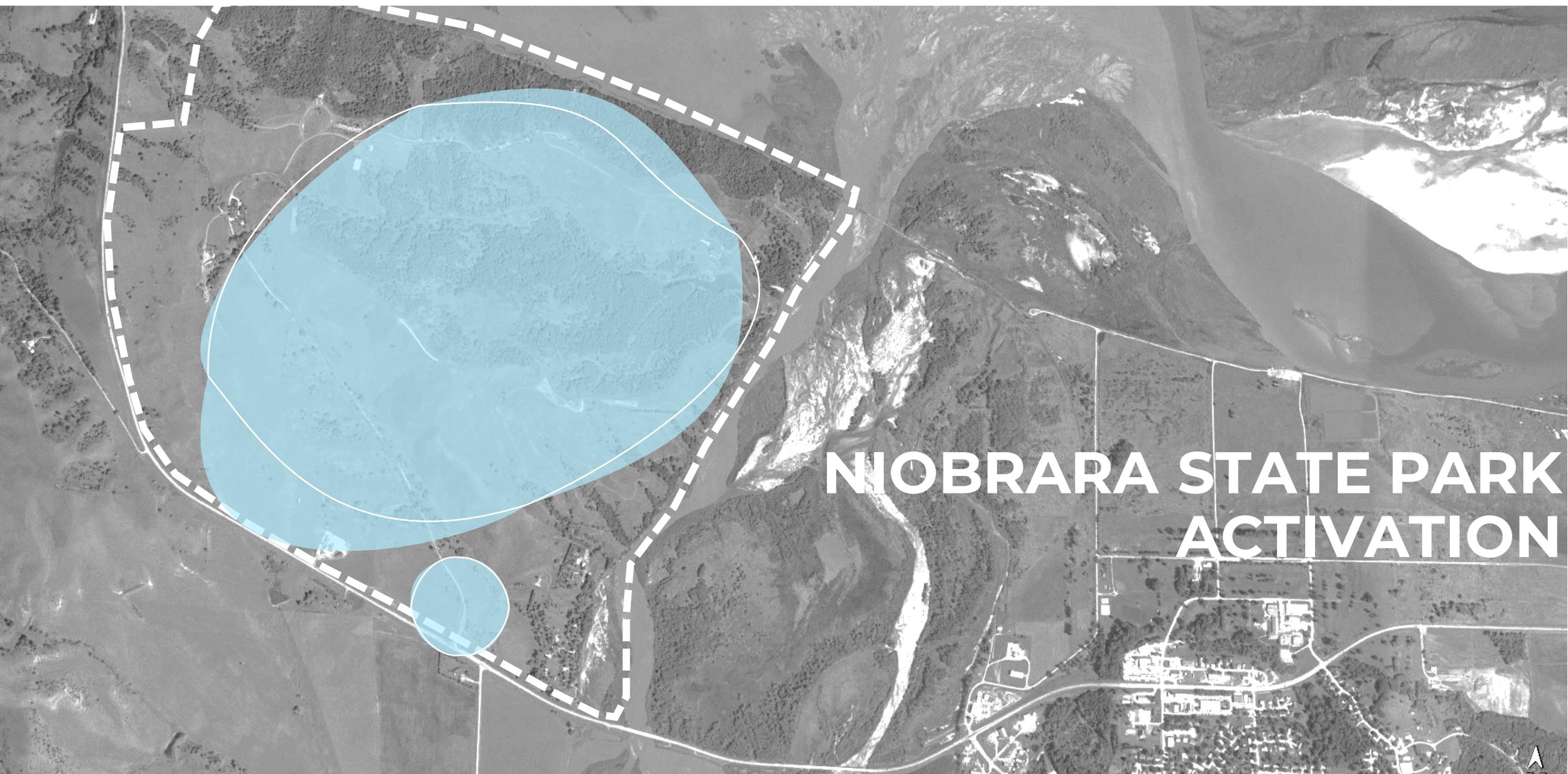
Plan. Preserve. Play.



Plan. Preserve. Play.



Plan. Preserve. Play.



# NIOBARRA STATE PARK ACTIVATION

Plan. Preserve. Play.





# GATEWAY & ENTRY EXPERIENCE



Plan. Preserve. Play.

# PARK GATEWAY IMPROVEMENTS



Plan. Preserve. Play.

# 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



Plan. Preserve. Play.

# DAY USE ACTIVITIES - WATER



Plan. Preserve. Play.

# DAY USE ACTIVITIES - WINTER



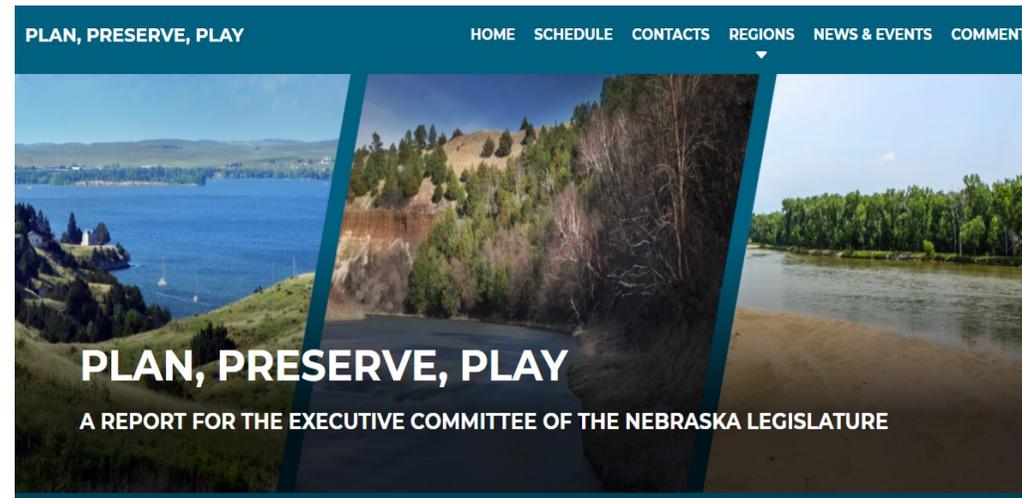
Plan. Preserve. Play.

# 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](http://planpreserveplayNE.com)

# WEBSITE

- Information about the project, as well as a comment form, can be found at [www.planpreserveplayNE.com](http://www.planpreserveplayNE.com).





**THANK YOU!**

[www.planpreserveplayNE.com](http://www.planpreserveplayNE.com)

Plan. Preserve. Play.