

APPENDIX A



STEERING COMMITTEE COMMENTS

Growth And Development

Balance of Land Uses

- Business park - right economic development asset
- General makeup now is residential. Assumption now is that additional growth will be residential. A key issue is identifying what kind of growth will take place, and will it include non-residential uses.
- Industrial growth - last comprehensive plan stated that industrial potential was limited, and probably should occur in LaVista. Industry is not necessarily a good neighbor with residential - and industrial development here may be less necessary.
- On the other hand, we will experience more industrial development as we expand to the west, toward the interstate corridor. But industrial will tend to be on the periphery.

Need for a Managed Plan

- Whatever happens, we need to have a structured plan to promote cohesiveness - as opposed to things popping up in various places. A need for a “blended” quality

for the city.

Community Growth Directions

- South expansion - one would have never imagined Bellevue expanding as far south as it has. How far will we go?
- We effectively have two directions for growth - south and west.
- A south bypass along Platteview Road would have a significant influence - this may not happen within 20 years, but will change current pattern on the south edge of the city. Current development along Platteview Road is primarily acreages.
- Sanitary sewer issues could affect growth to the south.
- Mall is a wild card, and could greatly affect patterns.

Jurisdictions and Spheres of Influence

- Jurisdictional controls - how can we control LaVista’s annexation or absorption of jurisdictions. For example, part of LaVista is now south of Giles.
- It’s a free for all unless there are inter-local agreements.

- Should have a definite structure of future “spheres of influence” including Papillion, LaVista, and Gretna. Should determine these lines and define them if we are going to control our growth. Otherwise, we do case-by-case negotiations.
- We should avoid a Bellevue situation, where it is impossible to tell where the boundaries are. Need defined boundaries.
- West boundary - probably most likely to be Interstate 80.
- Need to establish boundaries first - establishing where we want to be before determining what we want to be.
- Parcel of land around Velverte should be defined - the jog in LaVista’s jurisdiction.

Tax Base and Development Issues

- Tax base - we should think about the tax base that we are shooting for. Residential development alone does not support the cost of education. Must have industrial and commercial taxes.
- This plan must get away from the notion that Papillion is houses only. Cannot build the city on the roofs of houses. So growth and economic development issues go together.

Town Center and Related Issues

- City center: we will completely lose downtown as a center based on growth directions unless we plan for growth around it. Probability of becoming a “Bellevue downtown”
- Downtowns are changing into something else.
- The old town center must have some sort of image or attraction in order to survive and grow.
- Most downtown merchants would sell if they could - and certainly won’t be here in its current form in 20 years. Something totally different will happen.
- It was once possible to take a streetcar from Papillion

- to South Omaha; the value of this kind of movement has disappeared in favor of the car.
- Nature of commercial development is an important question.
- What about relocating the downtown area to a place that’s more accessible to growth directions.
- Must be parking to serve the old downtown.
- Citizens are getting older and don’t walk that much. Need to have some way to get around.
- Something along the Highway 370 corridor might be the location for a new “city center.” - need to restructure our downtown area to appeal to people as growth occurs.
- Twin Creek theater commercial development might be a model.
- Maybe the town center concept goes east, like 72nd Street area, with residential development occurring primarily to the west around the high school.

Use Changes

- Need to direct our growth. While property owners can do what they want with land, we as planners should define where we want various things to be, based on a vision for the future.
- The old industrial park (72nd-Cedardale area) may change to something else - because the value of property may make the current use not sustainable.

96th Street and Emerging Corridors

- 96th Street will also be a significant growth corridor - will see a new part of Papillion open up.
- A lot of this area is flood plain.
- Development on the west side of 96th is an open question - most development on the east is residential.
- 96th and Giles: will this be residential, commercial, or industrial - an intersection of two four-lane roads, and is likely to sustain significant commercial develop-

ment.

- Also, will current land uses (like industrial uses) be economically sustainable at these high value locations? Commercial is wise at these intersections, and is consistent with patterns that we see in cities around the country. Commercial/multifamily/single-family gradations and buffering. These managed growth ideas should be thought through before we have random patterns of uses.

Mall and Drainage Issues

- The mall - currently has a perpetual stream in the center of it. Concerns still exist about the effectiveness of the drainage control system, as replacing this open field now with expanses of parking lot will have a major effect.
- The lake proposed holds upstream water so that the channel handles the mall's runoff.
- Natural patterns still are pervasive.

Office Development

- We should have Class A office space, including higher rise buildings.
- (Part of vision of the original 1995 comp plan)
- To some degree, this took place at American National, but land and availability is limited there.
- The 370/Gold Coast (ex Home Depot) site might be a site.
- The NW corner of Highway 370 and 84th should be reserved for class A business uses - but this requires use of 84th Street which is already congested.
- Office buildings might make more sense on the west side of the new 96th Street. Good access to Omaha and Lincoln, adjacency to Walnut Creek Lake area.

Residential Development

- Has to be mixed.
- Objections to recent proposals indicate a need for



education of residents - when something comes up to Planning Commission without a context, people oppose projects.

- Developers need to meet and educate neighbors. People need to know the pros and cons of why a project is proposed on a site - otherwise, we assume that it's "for the money."
- Need for education on projects and land use/planning issues.
- Effective developers meet with neighborhoods and work with them on what is needed to make the project work.
- Need to establish acceptable places for apartments (as well as standards telling people how to develop)
- May also put nice multi-family around office development - mixing of uses. But without a good educational process, we still will have opposition.

Sewers and Large Lot Development

- The Papillion/Platte basin divide may be a barrier to urban service development
- Acreage residential probably should not be in those areas that can be provided with gravity flow services
- Possibilities of blends between urban and low-density residential.

Highway 370 Corridor

- Will be important to define vision of this corridor - and

understand what economic development agencies may envision - before defining the types of protections that are needed.

- There has already been some residential encroachment in this corridor.
- But there may be different pressures and influences on the north and south sides. The south side with the high school has residential influences, while the north side is still mostly open ground.
- Where should the eastern extent of industrial jurisdiction be? Perhaps everything west of 108th Street will be MF, commercial, industrial to the LaVista line.
- Other opinions that 108th is too far in - that 120th may be a better boundary.

Economic Development

- Papillion has a strong economic future
- Key priorities are business attraction, business retention, and small business development.

Vehicles for Economic Growth

- Sarpy County Economic Development Corporation, with a focus on business development - funded by all Sarpy cities, the county, and business contributions
- City of Papillion, with an aggressive development staff.
- County is a participant as well.
- Goal of plan may be to identify opportunities for business growth and location that are at least the equal of surrounding communities.
- Goal is improved tax generation and employment opportunities

Areas for Commercial Development

- City has set aside the business park, but there are other greenfields around the city
- West is the city's likely direction for commercial development
- County in 1993 plan originally conceived of an 84th Street south commercial/industrial corridor. Papillion envisioned a more northwesterly pattern, causing modification of county plan.
- Watershed issue - may limit southward development, at least for the time being.
- Cannot give developers only one or two options - a variety of sites in the region is important.
- Economic development must be seen as regional - employers in certain areas (computer firm at 108th-Q) may have a large proportion of employees in Papillion.
- Problems are less with the big pieces - areas that are

residential, commercial, industrial - but rather with the finer aspects of how a project is done.

- Mixed use has been a significant trend during the last several years. Increasingly, just because you have a business park does not mean that you have to keep residential uses out. Reduces trips and distance of driving.
- Exclude those areas where you cannot go. Cannot exclude anything until we focus on what type of development we want to see.

Target Business Types

- Office space is a priority - successful examples in the business park
- Commercial development, including the mall, on Highway 370 corridor
- Retail creates the strongest short-term revenue increases, because of sales tax.
- Demand - majority is 80,000 to 120,000 SF industrial “boxes” (ShopKo distribution, vet supplies distributor)
 - based on interstate access.
- Flex buildings with front office component and back area devoted to distribution, warehousing, or very light manufacturing
- Interest in area for an office park - 200 acres purchased because of adjacency to roads and access.

Land Use Plan- Guidance to Decision Makers

- Commercial and office may be closer to Papillion proper; but the “big box” industrial buildings should probably be farther away from the center.
- ShopKo and vet building are within ½ mile of the city’s present zoning jurisdiction, and will be in the city’s ETJ with the next annexation.
- County will try to attract industry to areas where it has spent \$6 million on an industrial sewer line.
- Land use plan will guide decisions. For example, the plan may designate an area on either side of 370 as a

mixed use area, to allow that land to be used for its highest value.

- County in its jurisdiction has a corridor protection program that tends to preserve the corridor for commercial/economic development.

Highway 370 and Other Corridors

- Everyone wants to get the burden of taxes off houses and shift it somewhere else.
- Probably, best use of the corridor is some form of commercial development.
- Papillion Gardens represents significant opportunities for growth along 72nd Street.
- Area north of mall along 72nd Street: farmers here are likely to sell in the relatively near future.
- 72nd and Cornhusker - a site for significant commercial. Could have the feel of Twin Creeks area in Bellevue (36th and Highway 370)
- Different views of 370 corridor- would not like to see warehouses along Highway 370. Other features include Walnut Creek, the high school -continuous commercial/industrial development may not be the most desirable uses along the corridor with these amenities.

Relative property tax yield of various uses

- Assume a 10 acres site:
- If developed residentially: produces 30 houses at \$200,000 per house= \$6 million of value, with an annual tax revenue to city of about \$27,000
- If developed commercially: yields about 100,000 SF at \$150 sales/SF = \$15 million in annual sales. With 1.5% sales tax, produces \$225,000 in annual revenue to city. Property taxes add \$22,000 annually, total of about \$250,000.
- If developed industrially, property taxes produce about \$22,000 annually.
- Therefore, residential and industrial are comparable revenue producers; commercial is about 10 times their



level.

- 72nd Street has significant opportunities for mixed use development
- Is there a desirable maximum size? Do we have to grow to our ultimate capacity, or should we grow to the optimum that allows us to support ourselves successfully? How many people should be imported to work in Papillion's businesses?

Transportation And Infrastructure

Lincoln Road

- A bottleneck nine months of the year, with soccer fields and church
- Legion property line - Lincoln and Fillmore: probably needs an additional exit
- Lincoln connection further to the west

96th Street

- Project is on the books

Traffic Network Development

- Need to develop a grid system: predesignating a major system so that people know in advance where connections will take place.
- Need ways to distribute traffic, providing alternative routes which can put less stress on major intersections.

North-South Corridors

- Should generally have major road system on at least a mile grid.
- North-south links: 72nd, 84th, 96th -what is next: probably 114th and 132nd
- West corridor probably past 96th - could be 108th or 114th
- 66th Street potential limited because of Rumsey Woods
- 48th Street corridor is also proposed - may need a jog
- If a south bypass is built, what becomes the major north-south corridor? Does it stay at 84th -or might it shift to 114th
- An additional Platte River bridge: 72nd or 114th Street.

East-West Corridors

- Need to look at more east-west routes
- Link of Halleck to 72nd Street

Schram Road

- Seems to be talked about as a major road. But hard to see how this could occur with neighboring residential uses.
- Concept in current comp plan of parkway with multi-modal traffic.

Opportunities between Giles and Cornhusker

- Seem to be limited possibilities here.

South Bypass

- Should promote “Platteview Expressway” as a south bypass
- This bypass could have implications for the land economics of sewer extensions

Alternative Transportation

- Trails should be used as supplementary transportation
- Should be able to get to all major bike paths from all major activity centers and neighborhoods
- Now have the Halleck Trail system - we should set these ribbons aside in the development plan and have developers fit into these designations

Neighborhood Connections

- Inter-neighborhood connectors are needed to allow people to move from neighborhoods without resorting to major streets.
- How do you convince people that these are good things? Many don’t want through traffic.
- Traffic calming designs can make these more acceptable, as well as establishing these as basic rules of project and neighborhood design.

Subdivision Street Design

- County trying to develop additional connections to subdivisions (at least two entrances) with a public safety and maintainability orientation.
- Develop uniform standards among subdivisions
- Should avoid single entrance subdivisions; that are essentially big cul-de-sacs
- We have allowed developers to drive infrastructure - we must pre-plan the framework.

Priorities

1. 96th Street
2. East-west connection from 72nd to the parks without going through downtown - Halleck or Lincoln; maybe Halleck east to 72nd and Schram west.
3. Lincoln east-west to 96th and exit only at soccer complex
4. Schram Road boulevard planning
5. 114th and 132nd Street: currently in county development process
 - Platteview bypass
 - Giles link
 - Third West Papio bridge
 - 108th Street
 - Capehart Road
 - 120th Street

Infrastructure

- Need to lay out corridors where infrastructure needs to be: should develop on every mile road

Water

- Need for a new water tower
- Rural water - difficulty with houses south of Capehart with individual wells
- Westward expansion: shouldn’t be afraid to enter into partnerships with MUD. There probably is a point somewhere west where its not economical for Papillion to provide the city water service.

Sewer Limitations

- Area south of Capehart Road cannot be sewerred. As a result, it has been primarily devoted to acreages.
- This could be developed at some point in the future, depending on economics.
- Do we even have an obligation to provide services to these rural residential areas - they moved into these areas with the knowledge that they required well and septic

Parks and Boulevards

- We should identify parks and boulevards linkages (like the Cleveland-designed system in Omaha) - these were included in the current comprehensive plan

Public Transportation

- In the future, we may have no choice
- Now, people are not into public transportation - but this could change and we should plan ahead for it
- Immediate problem will be transit to the mall.
- Issue may be more one of getting to destinations in Papillion than getting out of Papillion

Adequate Advance Planning for Streets

- Provide wide enough rights-of-way to permit expansion, bike lanes, landscaping, and even future transit development

Public Safety and Facilities

- Will probably need a south fire station: this will be predicated on response times (may be around 114th)
- Police should also look at a second satellite station down the road
- Do we need to consider a major civic complex - city offices, fire, police. Perhaps its important to plant a seed for a new public complex.
- This area may function as the historic downtown; but a functional downtown may be located elsewhere that is more conveniently located to city growth



- Minneapolis suburbs have been developing civic facilities according to this model.
- Community Arterial: This issue goes back to what the city's central corridor is. If 84th Street, make it work effectively for that purpose. If it's another street, let's consider an appropriate location.
- May consider city-county facilities, which would suggest something near the county courthouse.
- What about property that we already own? We already have the 1St Street business park; why not treat 1st Street as a civic corridor?

Government/Community Issues

Impact of Growth Plan

- A plan can encourage a strong sense of community or it can destroy community - it is important that growth be consistent with family character.
- Sprawl can be anti-community
- How do we handle growth and still maintain a sense of community
- City should determine direction of infrastructure, rather than developers - that way, we can maintain our own character.
- Need to find some ways so that our priorities are followed. We should develop ways to avoid simply defaulting to county priorities (such as front-end funding of projects)
- Need to work more creatively with developers on land set-asides.
- Bigger is not necessarily better - we should build a foundation and grow efficiently and smartly

Downtown

- A strong heart is important: ornamental lighting, a town square, ornamental paving on sidewalks.
- Downtown is a good place to make changes. Obstacles include absentee owners who have no incentive to spend money.
- Need to develop green space and change the look; but because of the traffic and lack of parking, it is hard to imagine downtown being an Old Market type of district
- We may need to look at a new downtown district, that may have retro characteristics and a distinctive sense of place.
- Current plan allows for historical overlay district; city may provide a first step, like lighting.
- Performance will be moving to interstate area - pro-

vides an opportunity for restoration of a new look.

- City Park is another resource – a gazebo/bandstand, Victorian look.
- Consider 1st Street as an extended' corridor to link a new downtown with the historic town center.

City/ Foundation Partnership

- This partnership is very important as the foundation grows. The foundation can leverage funds and participate in important public projects

Enhancements

- How do we identify what is special about Papillion and enhance those things - a springboard to further planning

Retailing

- How do we pull national retailers who will come to the community into the city? Encourage resident managers. Pull managers into community organizations.

Image

- We want to be seen as the best hometown in the state, including media relationships.
- Need to attract young people back to the community.
- Involvement of new residents - outreach to promote volunteer opportunities
- Community festivals and events.
- City may need to think about a public relations campaign, to promote the sense of the community. The city motto "Gateway to Opportunity" does not really say anything special about Papillion. Need to identify and tout what makes us unique as a community.

Challenges to Community

- As a suburban community, Papillion has been able to retain a strong sense of community; but now we are entering a new leap of growth that will challenge us to retain our community quality.

- A second high school can produce some rivalries.
- We need to develop effective ways of communicating.

City/County Priorities and Coordination

- City and county priorities are not always the same. (example of 114th versus 108th Streets as major corridors)
- Five cities in the county and we really do not talk to each other that much - should improve inter-community contact

Community Facilities

- Police HQ: current plan is to scale down somewhat and return to the voters in 2002.
- Community center has been looked at in combination with police facility – this has been looked at and it is not a good fit.
- Community center as a facility has been discussed.
- Possible development of a combination city office/community/senior center facility. May also incorporate a conference center.
- Collaboration issue - Bellevue's recent collaboration between the schools and Offutt. We can be protective of our own turf, but unusual collaborations (City and YMCA) should be explored.
- Possible cooperation with Sarpy County on a city/county building

Papillion/LaVista Relationship

- Has never been very good; at present, the relationship is about as good as it has ever been, and its still not strong.
- This history goes back almost to LaVista's inception. But sometimes different decisions have been made because they needed to be made. For example; our library site meets Papillion's needs in the best way - and far better than a site that was really designed to meet Metro's requirements more than anyone else's

- Most of the time, the cities get along relatively well.
- Collaboration is a large issue for this group - but we now have cooperation on street projects, police, recreation

Community Cooperation

- Sometimes in our own community, we don't do a very good job of cooperation internally

Public Involvement/Participation/Communication

- Is there anything we can do to increase public involvement?
- When things go smoothly, the public is not involved.
- But apathy is pretty constant.
- Live in an age when people are very single-issue oriented, and not oriented to communities.
- Community newspaper - not like the Papillion Times, but more related to community issues. Communication is an important issue. What level of frequency? - even every other month would be good. Times is now owned by the World-Herald, rather than locally.
- New techniques: Internet and public access television.
- Our "wired city" status at the library showed foresight - we were once ahead of the curve, but now seem to be behind. Probably need a web page administrator, someone who pulls all the information together and does rapid updates.
- Electronic reader boards at key locations to advertise events and volunteer needs.

Volunteerism

- We probably have a stronger volunteer base than most communities, but we tend to see the same people at most meetings. And volunteer base is aging. Can't be complacent about a volunteer base. Should consider ideas like making a book on volunteer opportunities available.

- Society is changing with two-earner households.
- Some districts require community service as a graduation pre-requisite - get younger people involved, because their parents often do not volunteer.
- How far will the city extend its limits - we should reach out to other parts of the greater city area.
- We often don't reach out to the church community, which is also a large source of potential volunteers.

City Council

- For a long time, every item was debated long, but each vote was a predictable 5-3 vote. Sense of incivility and divisiveness. This has changed -but people still need to be convinced that their input counts.
- Council has been responsive to fire department needs.

Tax Levels and Support of Public Services

- We have people who don't understand that growth does add costs - some will not support collection of additional property taxes, even though city costs inevitably rise.
- Taxes should be based on what the community wants in terms of services.
- This group should focus on tomorrow.
- There is a strong connection between the cost of government and the compactness (or sprawl) of development.
- We have not generally been well-served by the SID mechanism - this has generally encouraged sprawl and taken some measure of control of the development process away from the city.

Emergency Response

- Fire Department is currently involved with city and rural department on the future path of the department.
- As the city grows, departments like Public Works also need to grow. The city has more streets to plow and

maintain, and public safety agencies cannot respond unless PW paves the way. Public Works is part of emergency response.

- Design issues in subdivisions - we should establish stronger public safety standards.

Sign Standards

- These should be toughened. In West Des Moines, pole signs are not permitted.

Parks/recreation/quality Of Life Services

- Working from a positive standpoint. Physical structure and resources are extremely positive. Task is more one of finding gaps and identifying enhancements.

Archery Ranges

- Used to have one - and is still a need.
- NRD is putting one in at Walnut Creek. County has built an approach from southern land.

Recreation Center/Meeting Facility

- A community center/recreation office and facility may be needed, despite the presence of the YMCA.
- Need for flexible meeting and gathering space for all segments of the community.
- We need a public recreation center - many kids don't want to pay (or can't afford to pay) YMCA membership fees.
- Our goal should be to take care of our community first.
- What should be included in a community center: meeting space, exercise space, gym, rooms for young kids classes (like arts and crafts classes), banquet facilities.
- Should there be co-location with other public facilities? Police, fire, city offices.
- Large covered wing to be used during nice weather (like a picnic pavilion)
- Maybe considering a joint community center/city hall is a way of increasing involvement in both city government and community life.

Unity of Providers

- Are we one organization? There are a number of different people providing activities, and it's hard to determine who's doing what.



Senior Services

- We need an improved facility for seniors.

Passive Recreation Needs

- We also have recreational needs for more passive uses.
- Tree Board has started a small nursery - cannot really plant anything smaller than 1 3/4 inches. We should consider full-time manager for tree nursery - this would pay for itself with savings from purchase of large trees.
- Walnut Creek has space to accommodate this kind of venture. Also provides an educational benefit, showcasing native trees.
- Wildlife preservation and habitat is another passive need. Rumsey Station may provide an opportunity for this. An animal hospital and adjacent educational center are being developed at that site.

Walnut Creek

- At some future point, city will annex Walnut Creek and take over maintenance of it.

Park Linkages and Trails

- Papillion has a tremendous opportunity to link its parks together with trails and greenways - concept in the old plan.
- Opportunity to ride a bike to the library from anywhere in the city.

- Are there rules to require reservation of trails and greenways as developments are planned? Generally, the city is getting these links reserved, sometimes as walkways, sometimes as broader greenways.
- 96th Street plan has a good trail link incorporated into it.
- Transportation aspects to trails: Trails could be used as a way to get to UNO and other destinations, especially if connected to public transportation - buses with bike racks.

Neighborhood Parks

- We need standards for neighborhood parks.
- The plan will address locations and a “menu” of facilities, to establish these standards.
- We have two showcase parks - Halleck and Walnut Creek. Therefore, the emphasis on new development should probably be on the neighborhood system.
- School sites and neighborhood parks could be co-located to provide a dual use.

Non-Traditional Parks

- We need to incorporate unique, non-traditional facilities - like skate parks.
- Other possibilities: ice skating/hockey, Frisbee golf

Cultural/entertainment activities

- Fine arts district - live performance, outdoor theater, music in parks.
- The Walnut Creek Amphitheater could provide a venue for these events - project is in the fund-raising stage: building project itself is about \$500,000, total fund raising goal is \$1 million - currently, \$200,000 is raised.

Water Sports

- Swimming beach in master plan at Walnut Creek. City is on record as opposing this .because of passive character of park, liability issues. This could change the personality of the lake and create substantial traffic.

- Maybe an opportunity on the southeast part of the city.

Major Park Expansion and Development

- Park related to Papillion Gardens Mall is a significant possibility.
- Also, plans exist to expand Halleck Park to the east as growth occurs in that direction.
- Historical site/Indian grounds above Eagle Hill and the golf course are also a potential park development.

Existing Parks

- Trumbull Park field, Overland Hills Park field - these facilities are not currently usable. The park plan must establish a basic budget for park maintenance.

School Sites

- Overland Hills was supposed to be a joint project with the school system. School sites should also include joint park use, or could also be developed as trailheads. It makes sense to get year-round use of these parks.
- In Lincoln, recreation centers are frequently built as additions to schools.
- Barriers need to be broken down - school buildings should get longer period use, and should not be shut down when kids leave in the afternoon.
- City could provide funds to the schools to permit extended hours operation - supervision, maintenance and upkeep.

Recreation Programming and Communication

- City provides trips and a variety of other types of opportunities. The message does not appear to be getting to the audience. Channel One could be a communications opportunity (or subsequent announcements). But right now, the school system does not allow dissemination of information on city activities in the schools.
- Seems to be a lot of fragmentation - the public is confused and does not seem to know where to get information.

- Places for announcements - billboards like at Seymour Smith Park - could be useful. Or a sign in Lincoln Park that provides dates of future band concerts.
- Information packets to new residents (like Welcome Wagon) could be another way of providing information.
- Papillion Days information booth distributed information from all organizations who wanted to participate.
- Papillion Days is an asset – unusual that it wasn't included as an asset in the Environmental Scan.

Inter-Generational Attractions

- We want to maintain facilities which encourage young people to associate their lives with Papillion – and establish themselves here. We also want to provide opportunities for older adults.

APPENDIX B



GOALS AND PLAN RECOMMENDATIONS

Major Papillion Planning Goals and Plan Recommendations

General Community Goals (Developed by Papillion Plan Committee and community meetings)

Plan Features and Solutions

Develop a blended, cohesive community that manages and orders development

- Neighborhood unit concept, linking commercial, residential, parks, and schools together.
- Standards and criteria for the location of various uses in the city.

Provide the right balance of land uses, including opportunities for commercial and industrial development, reducing total reliance on the residential tax base.

- Major opportunities for industrial development, focused on the northwest part of the city.
- Major office and mixed use development areas, including Papillion Gardens district, a new city center with extensive office development, and the 72nd Street and Highway 370 corridors.

Define the extent of growth for the foreseeable future.

- Establishes the Papillion Creek watershed line as the growth limit for urban development for the planning future. This area can accommodate a population of up to 50,000.
- Recommends preservation of a Platteview Road cross-county corridor, in cooperation with county planning.
- Preserves opportunities for future infrastructure extensions along drainage corridors in the Platte River watershed.

Define joint planning jurisdictions and a cooperative framework for Highway 370 planning with county

- Establishes the spheres of influence concept with La Vista, Bellevue, Springfield, and Sarpy County.
- Defines the 370 corridor as a special planning area and recommends a cooperative planning process with the county in the city's sphere of influence.

Major Papillion Planning Goals and Plan Recommendations

General Community Goals (Developed by Papillion Plan Committee and community meetings)

Plan Features and Solutions

Define the role of the old town center of Papillion and re-establish it as a productive area
 Consider the development of a new city center to provide a mixed use concentration of activity, possibly along the Highway 370 corridor.

- Proposes a plan for old downtown Papillion, based on unifying its quadrants and reducing the dividing effects of barriers.
- Provides distinctive opportunities for new development, most notably the “Piazza Papillion.”
- Recognizes that the old downtown cannot serve as the principal center of a large community.
- Proposes and designs a concept for a new mixed use city center at Washington Street and Highway 370.

Provide adequate opportunities for office space, including multi-story Class A facilities.

- Proposes a new city center, with accommodation for up to 500,000 square feet of office space in a “new downtown” setting.
- Provides other mixed use office and office/commercial settings.

In neighborhood planning, provide for a mix of residential use types. Thoughtfully locate different types of housing.

- Neighborhood unit concept incorporates higher densities along major streets and around neighborhood mixed use centers.
- Plan establishes policy parameters for multi-family development.

Use the Highway 370 corridor as a high value contributor to the city’s tax base.

- Establishes Highway 370 as a special development area, with criteria to assure good development standards.
- Considers 370 west of 108th Street as a primarily commercial and business park corridor.

Pre-determine a major street system so that people will know in advance how streets will work.
 Provide north-south streets at least on a mile grid.
 Distribute traffic to avoid placing stress on major intersections.
 Provide adequate east-west routes.

- Includes comprehensive transportation system that includes north-south and east-west street continuity and systems of neighborhood collectors.
- Within neighborhood units, provides street interconnections that link neighborhoods with major features and with one another, without developing raceways.
- Along limited access roads, provides parallel service roads for local access.
- Conceives of Schram Road as a parkway, linking major parks, neighborhood mixed use centers, and neighborhoods. Sees the parkway as a moderate-speed street with extensive landscaping and friendly to non-motorized transportation.
- Links Lincoln Street to 72nd Street.

Develop infrastructure systems, including water and sewer systems, that accommodate future growth.

- Recommends water system expansions and improvements, developed in concert with the Public Works Department.
- Proposes concentrating future urban development within the Papillion Creek watershed, sewerable without development of a parallel system.

Major Papillion Planning Goals and Plan Recommendations

General Community Goals (Developed by Papillion Plan Committee and community meetings)

Plan Features and Solutions

Develop and maintain a strong sense of community as Papillion grows.

- Proposes a framework designed to create new centers that are accessible by all people.
- Proposes a street and greenway system, that links all parts of the city together.
- Proposes a compact development pattern that discourages sprawl and unplanned growth.
- Puts a school and a park at the heart of every developing neighborhood unit.

Place an emphasis on the location and character of neighborhood parks, complementing the city’s signature parks – Halleck and Walnut Lake.

- Places a high emphasis on neighborhood park development, placing a major park in the center of each area as a commons.
- Links neighborhood parks together by way of a parkway system.
- Calls for co-location of schools adjacent to neighborhood parks.

Link parks together into a comprehensive system.

- Proposes a Green Ribbon system that uses drainage corridors, abandoned railroad rights-of-way, streets, and other features to connect all neighborhoods to one another and to major activity centers.

Consider new types of recreation facilities.

- Includes a potential site for a recreation center within the new city center concept.
- Recommends more detailed study of demand for non-traditional recreational facilities.

APPENDIX C



PARK AND RECREATION SURVEY

Chart 1: Recreational Activity or Facility - Quality

GOLF	STRENGTH (3.0-5.0)	
SWIMMING (OUTDOOR)		
HIKING/WALKING/JOGGING		
PARK AREA (IN GENERAL)		
BASEBALL (ORGANIZED)		
BICYCLING		
PLAYGROUNDS		
SOFTBALL (ORGANIZED)		
SOCCER (ORGANIZED)		
BASKETBALL (ORGANIZED)		
PICNICKING		
AEROBICS/FITNESS		
FAMILY RECREATION		
FOOTBALL (ORGANIZED)		
SOFTBALL (CASUAL)		
SENIOR CITIZEN PROGRAMS		
FISHING		
BASEBALL (CASUAL)		
SOCCER (CASUAL)		
WATER RECREATION (LAKES)		
BASKETBALL (CASUAL)		
VOLLEYBALL (ORGANIZED)		
FOOTBALL (CASUAL PLAY)		
VOLLEYBALL (CASUAL)		
SUMMER CAMP		
TENNIS (CASUAL)		
TENNIS (ORGANIZED)		
WILDLIFE OBSERVATION		
SWIMMING (INDOOR)		
CRAFTS/HOBBIES		SATISFACTORY (2.5-2.99)
OPEN GYM TIME		
NATURE STUDY		
ART FACILITIES		
HORSESHOES		
CULTURAL ARTS PROGRAM		
DRAMA/THEATER (CHILDREN)	NEEDS IMPROVEMENT (2.0-2.49)	
HOCKEY (IN-LINE)		
DRAMA/THEATER (ADULTS)		
ICE SKATING		
SKATEBOARDING		
MOVIES		
FRISBEE GOLF		
HOCKEY (ICE)		

Chart 2: Recreational Activity or Facility - Importance

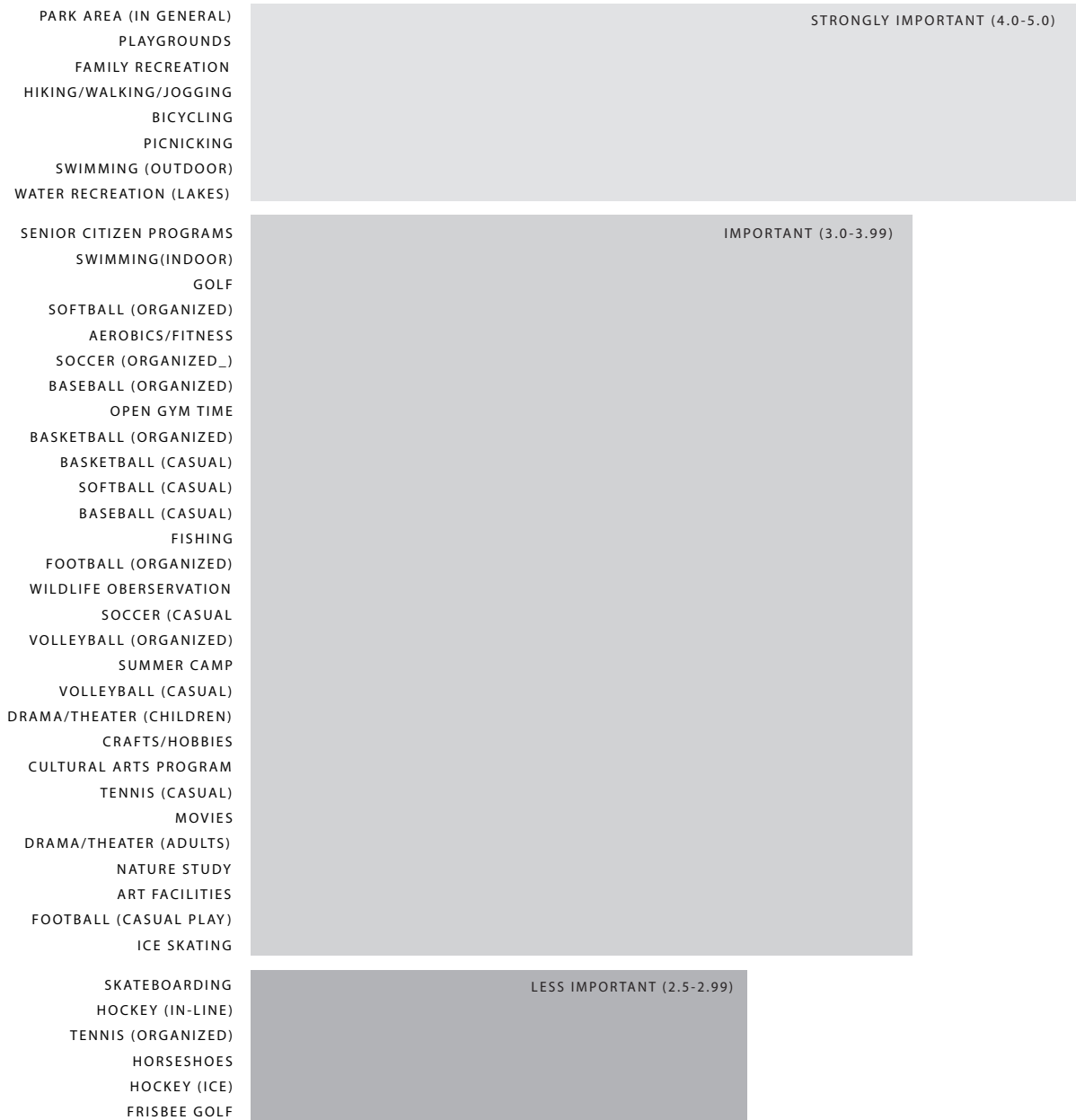


Chart 3:
Neighborhood
Parks/Play-
ground Nec-
sities

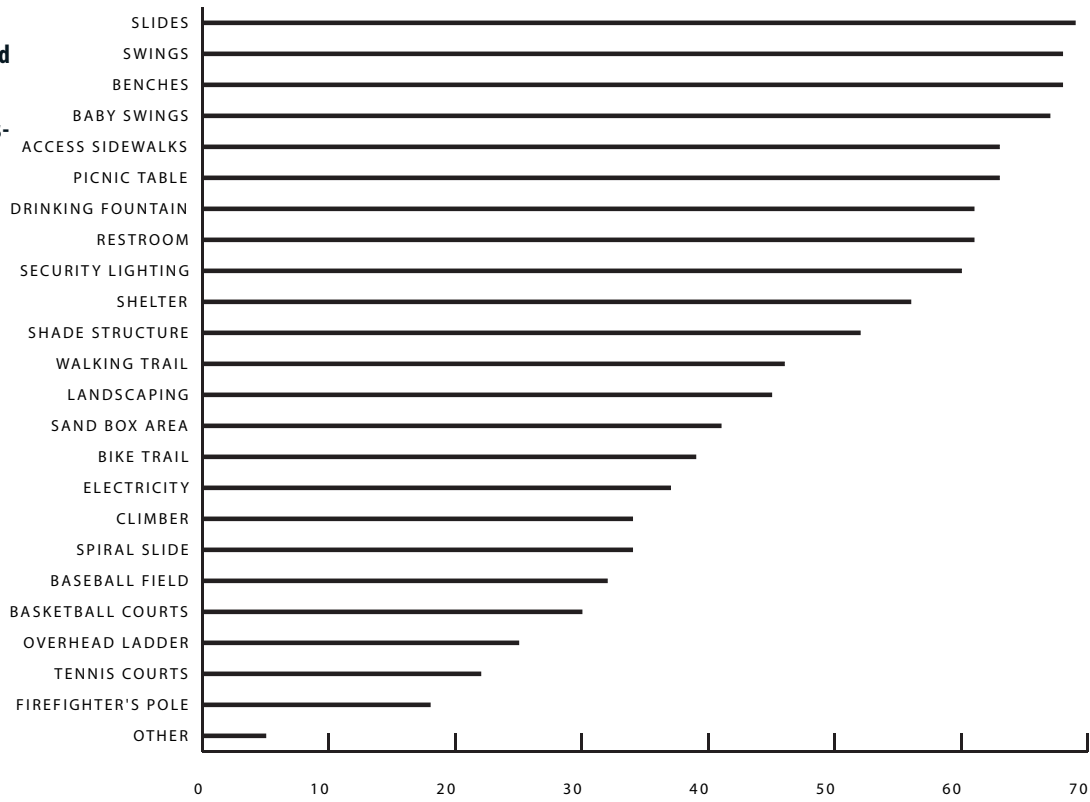
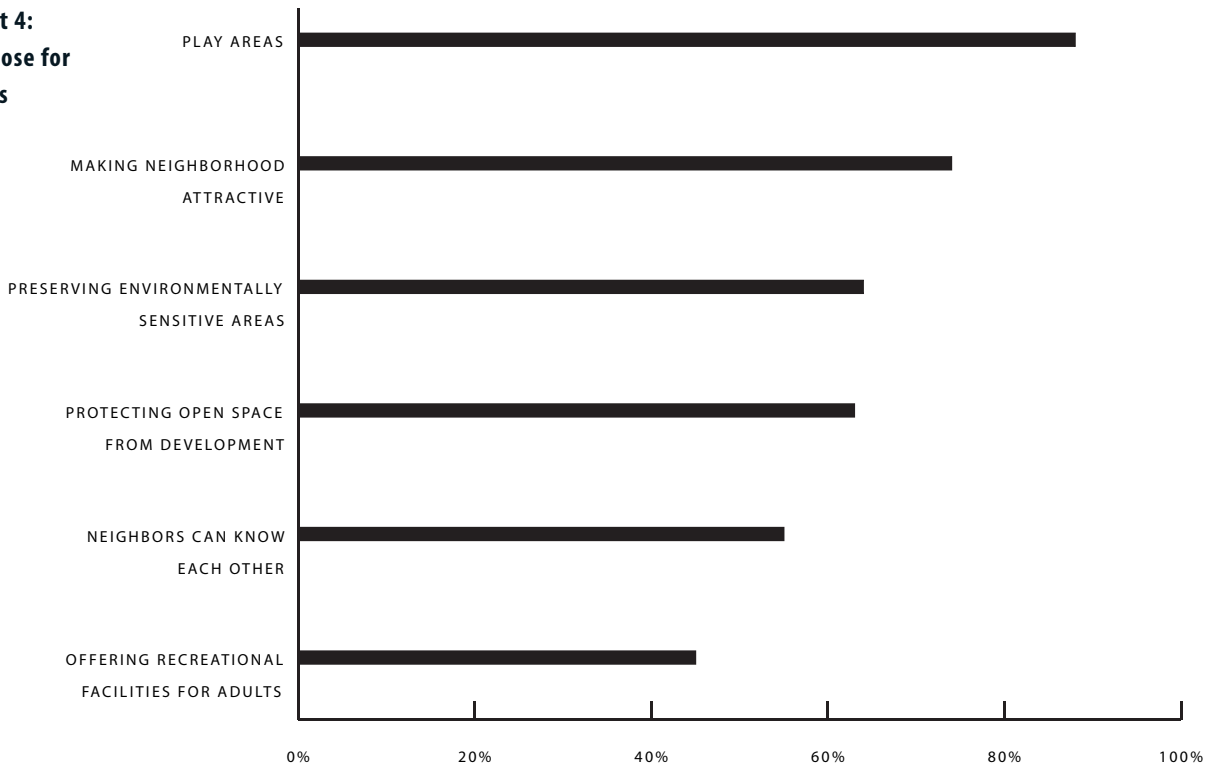


Chart 4:
Purpose for
Parks



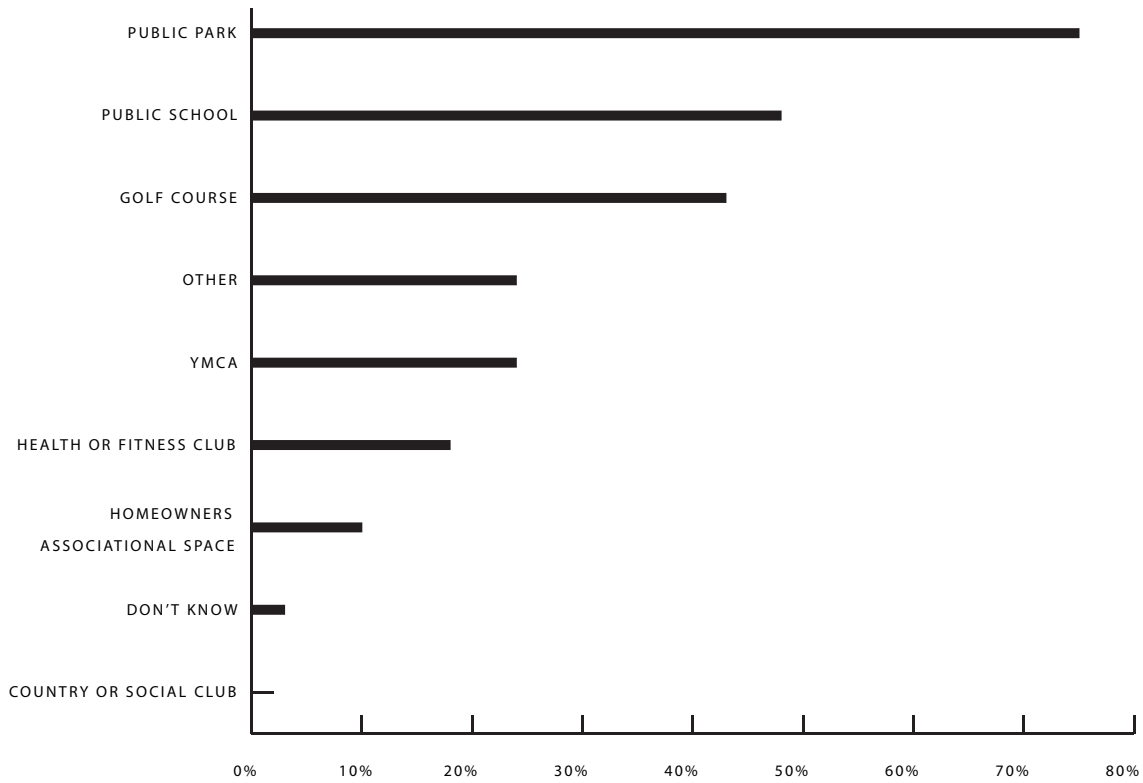


Chart 5: Most Frequently Used Recreation Facilities

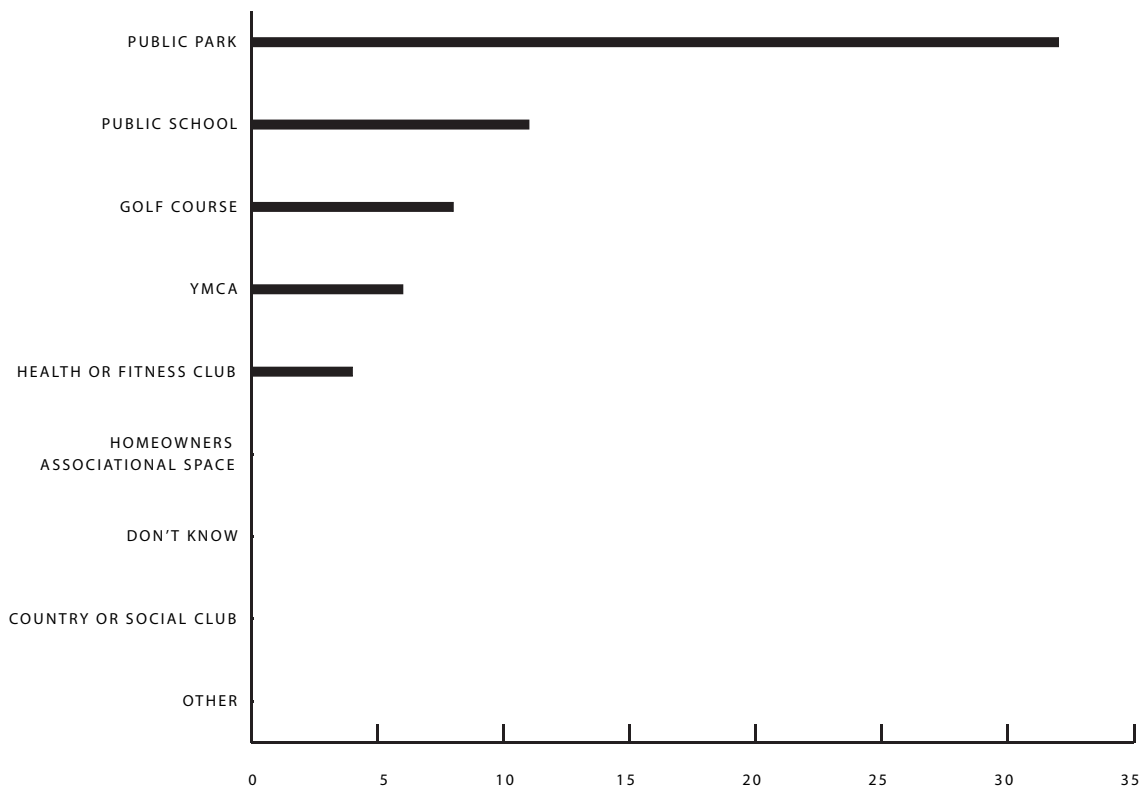


Chart 6: Most Frequently Used Recreation Facilities Based on Number One Selection

Chart 7: Parks and Recreation Policies

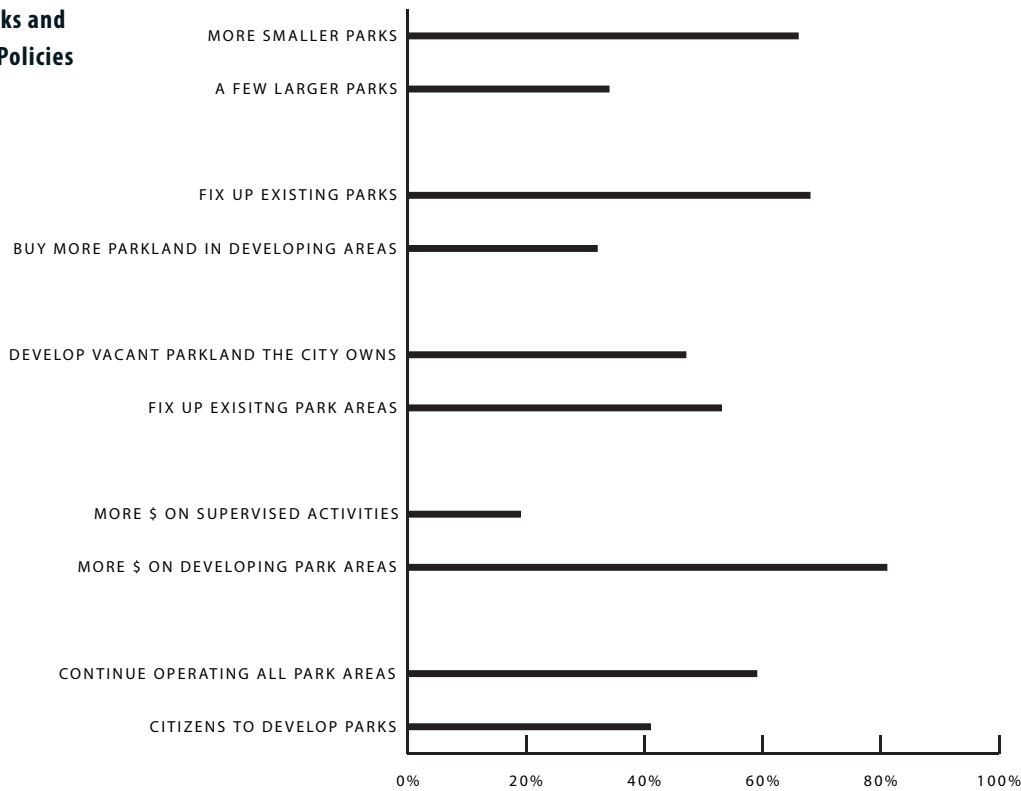


Chart 8: Desired Activities

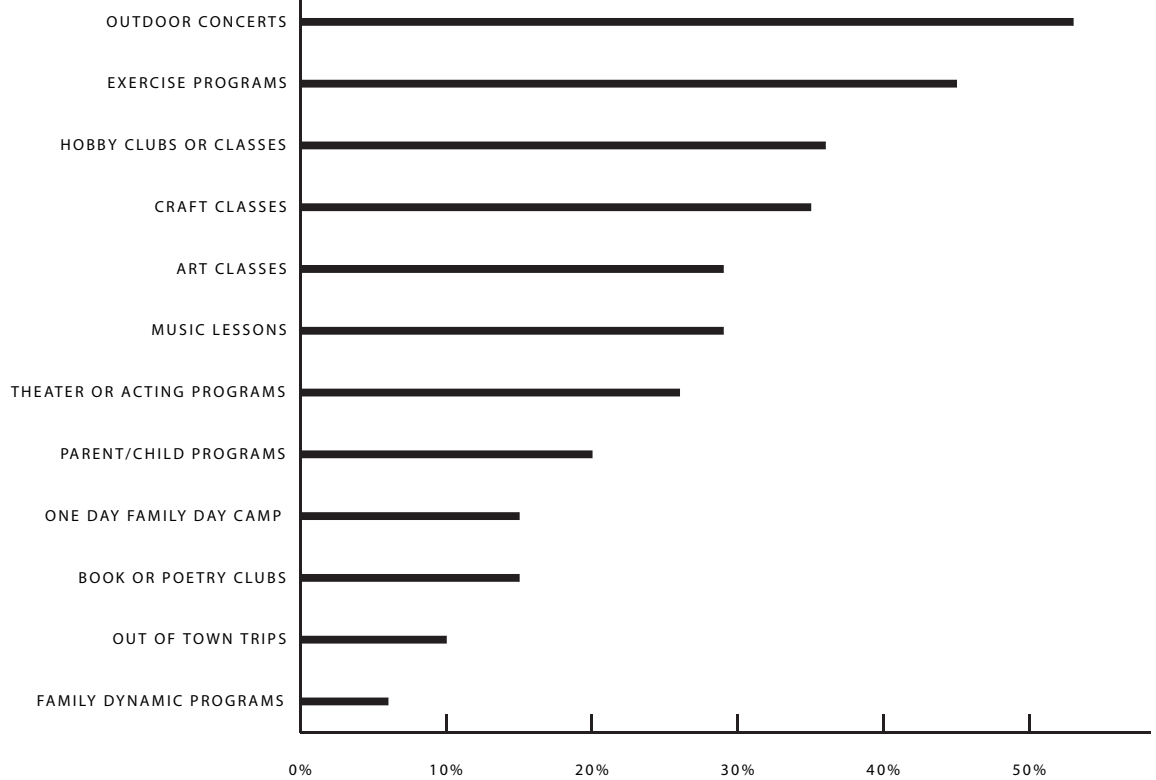


Chart 9: Needs for Papillion

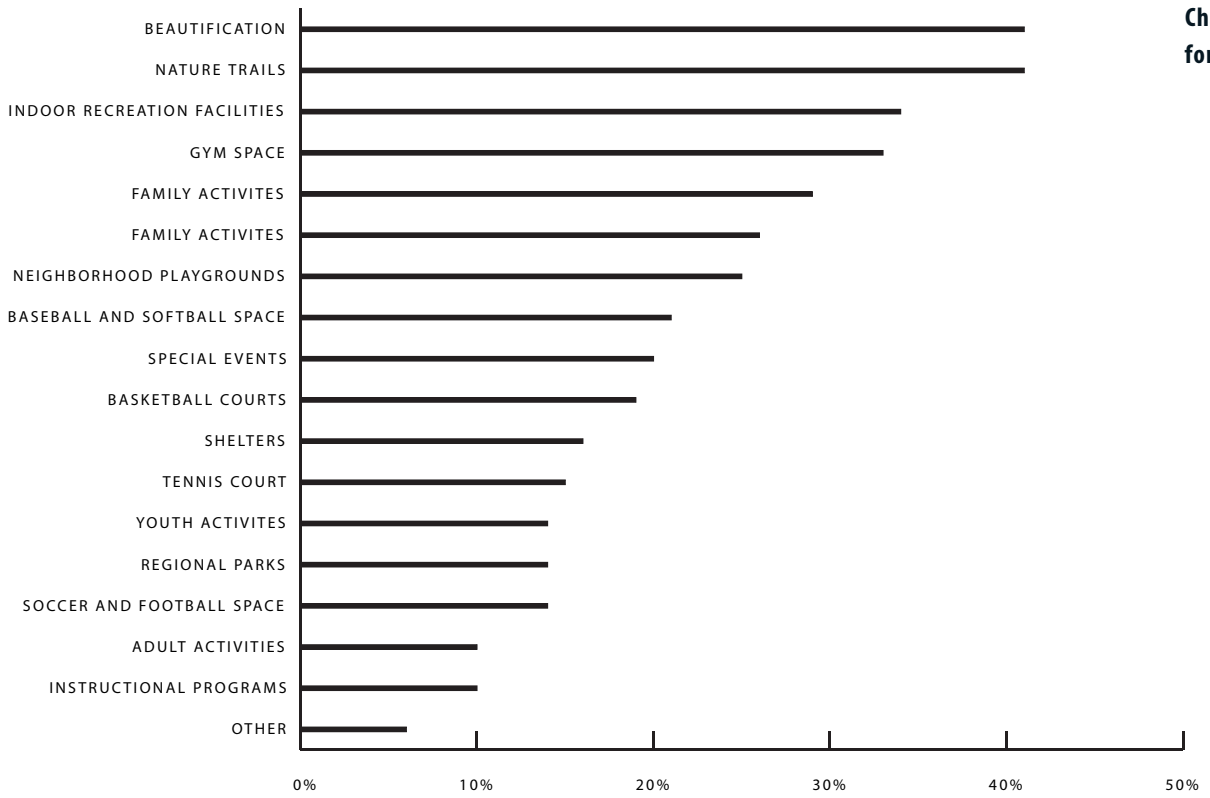


Chart 10: Need for a Community Recreation Center

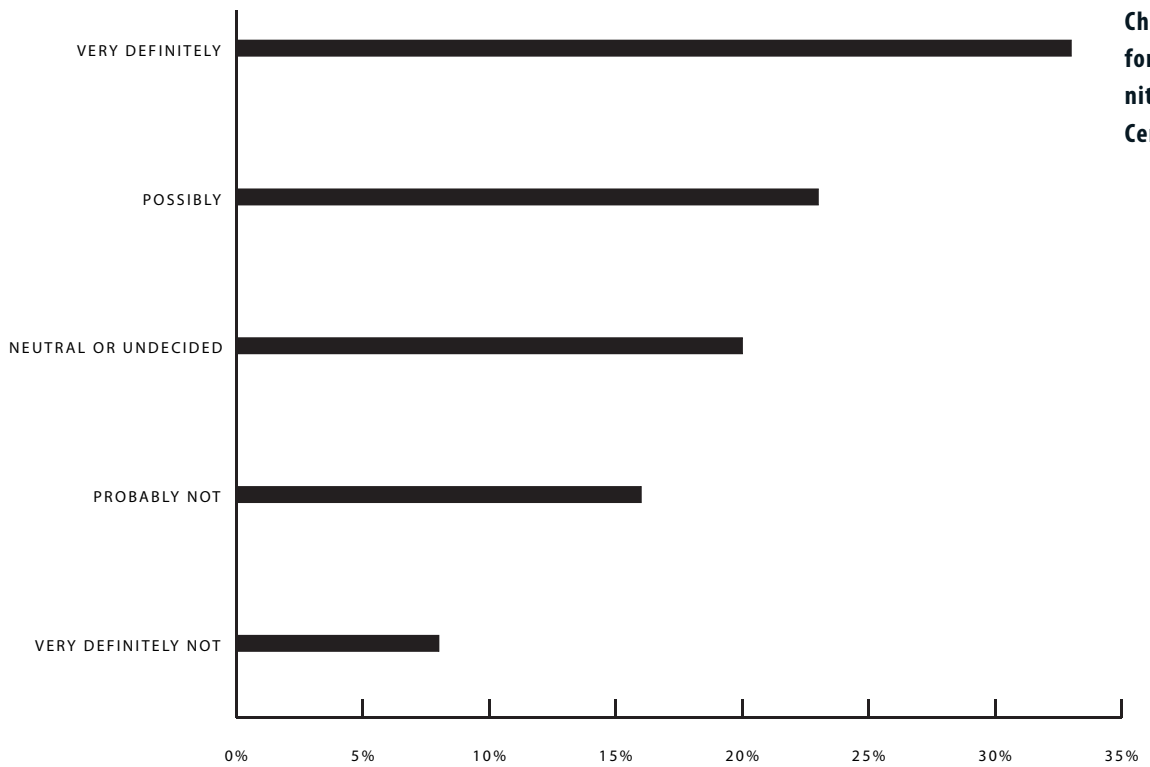


Chart 11:
Number of
Respondents That
Are Members of the
Sarpy YMCA

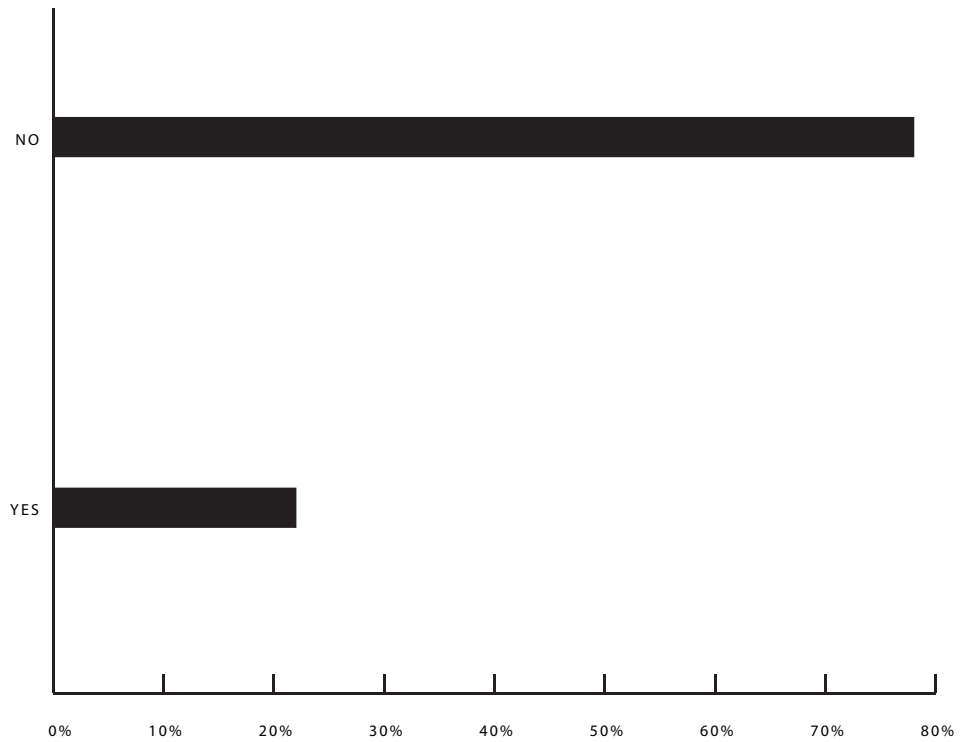


Chart 12:
Frequency of
YMCA Use

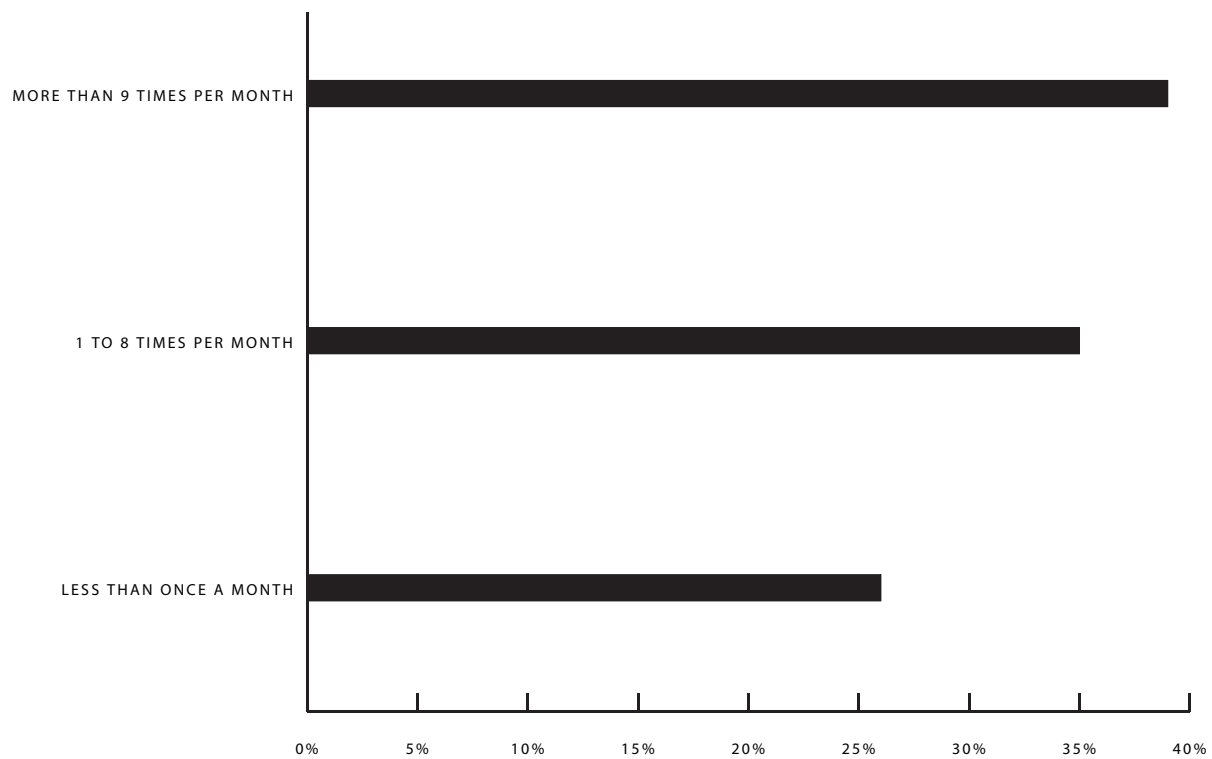


Chart 13: Use of papio Bay Water Park

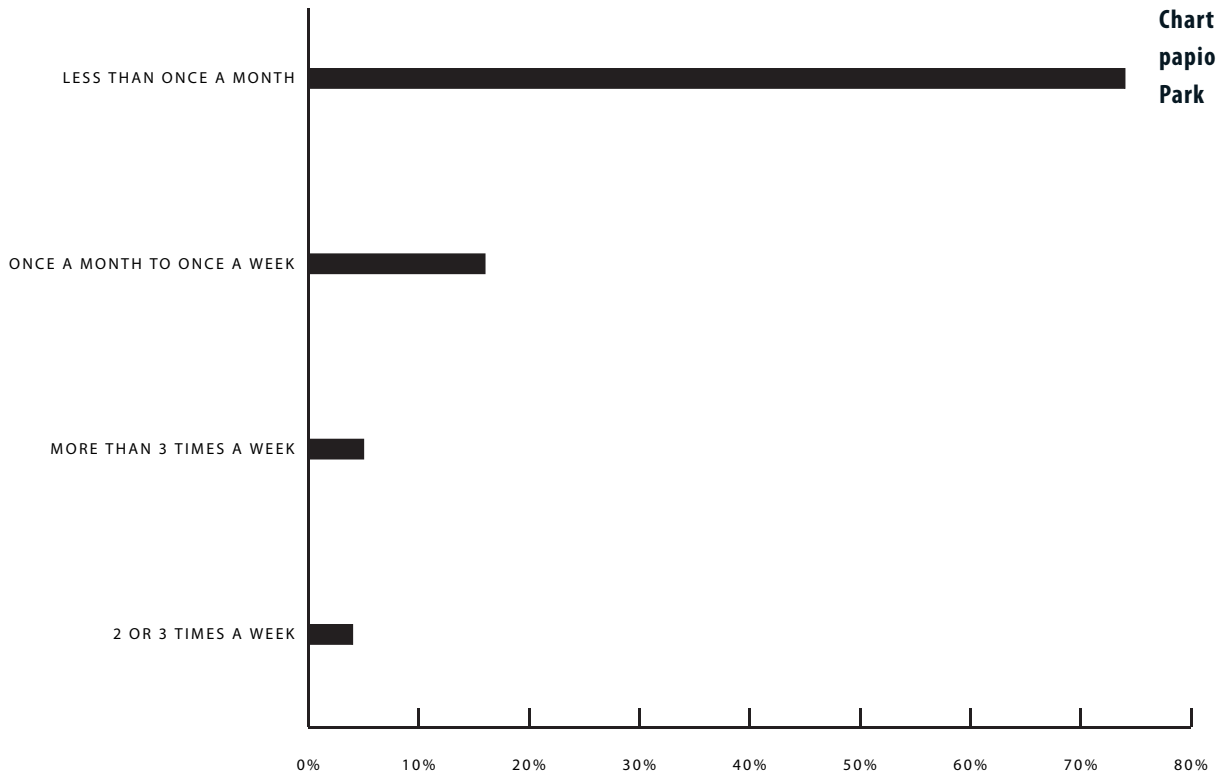


Chart 14: Recreation Trail Use

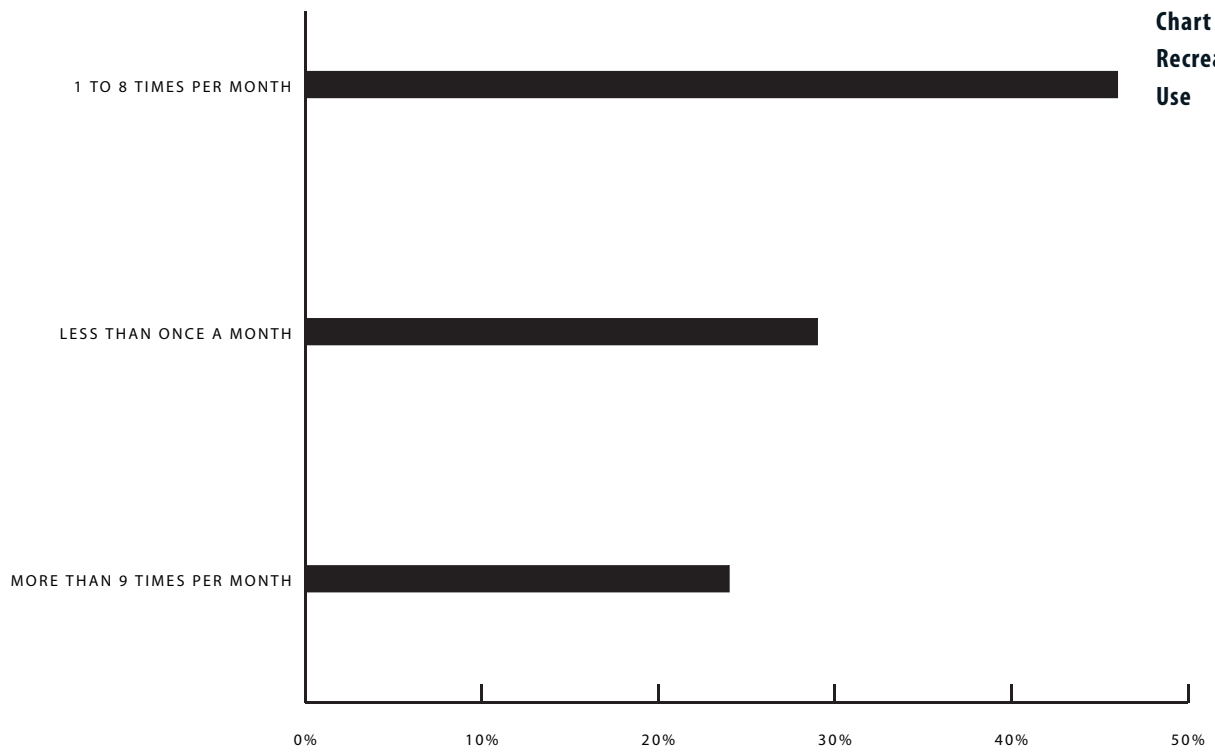


Chart 15: Trail Utilization

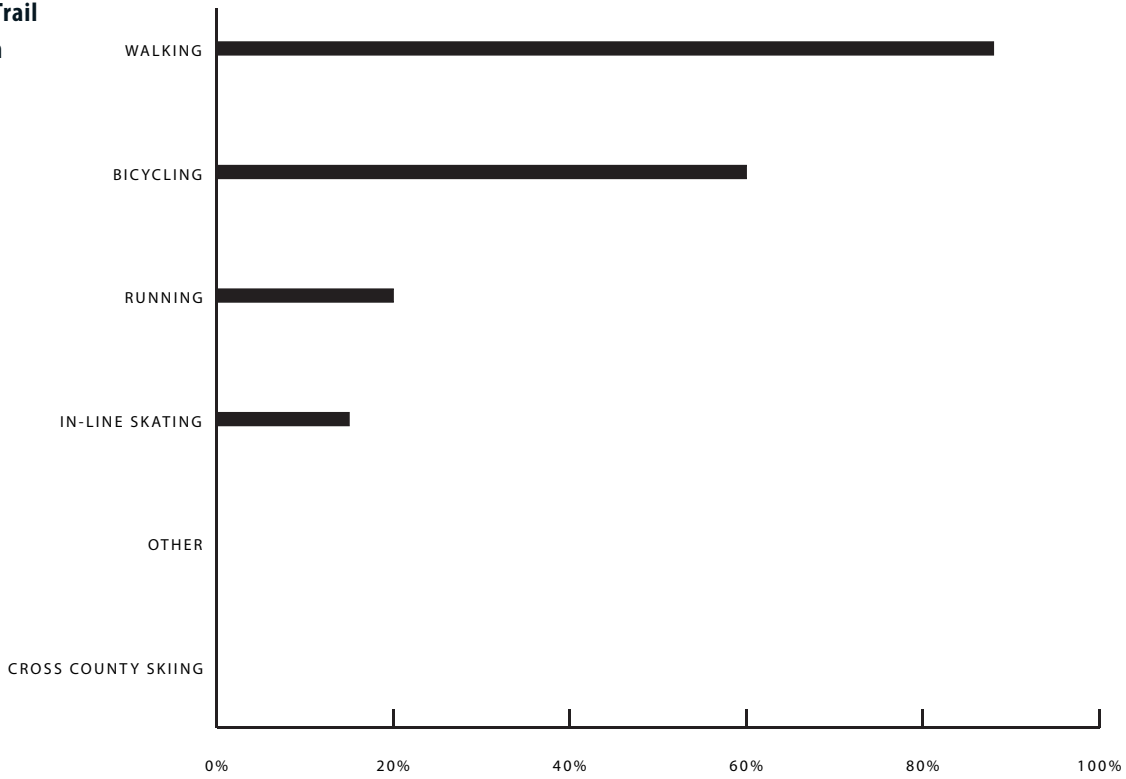
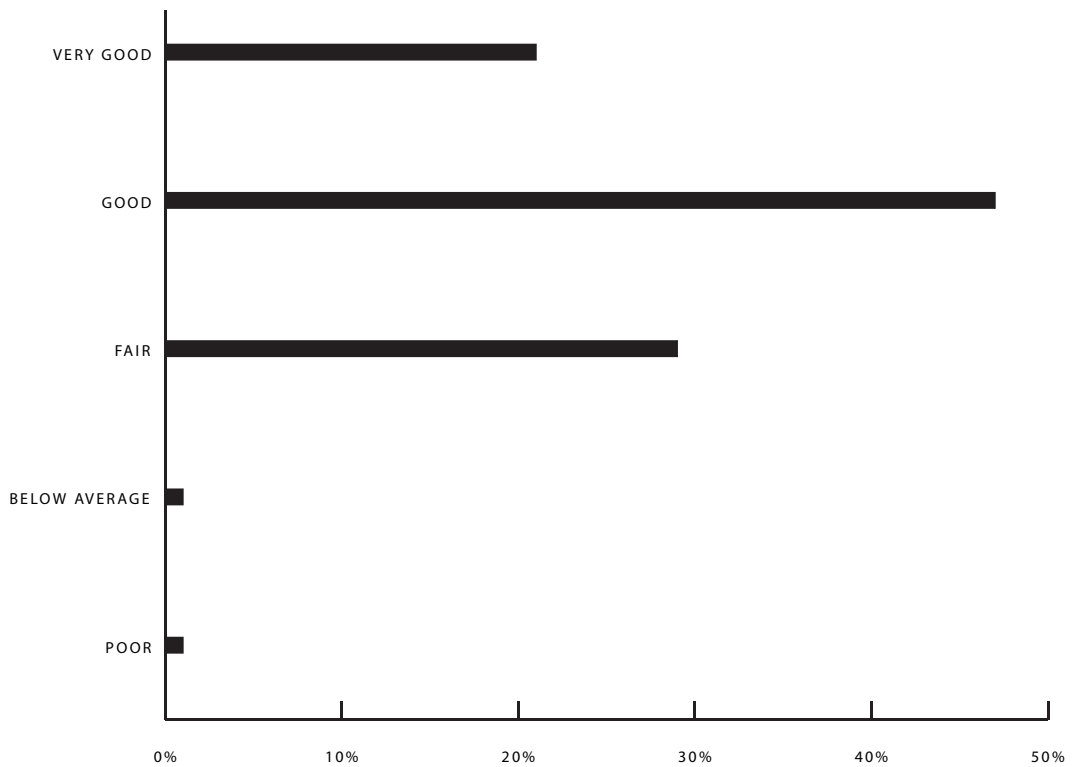
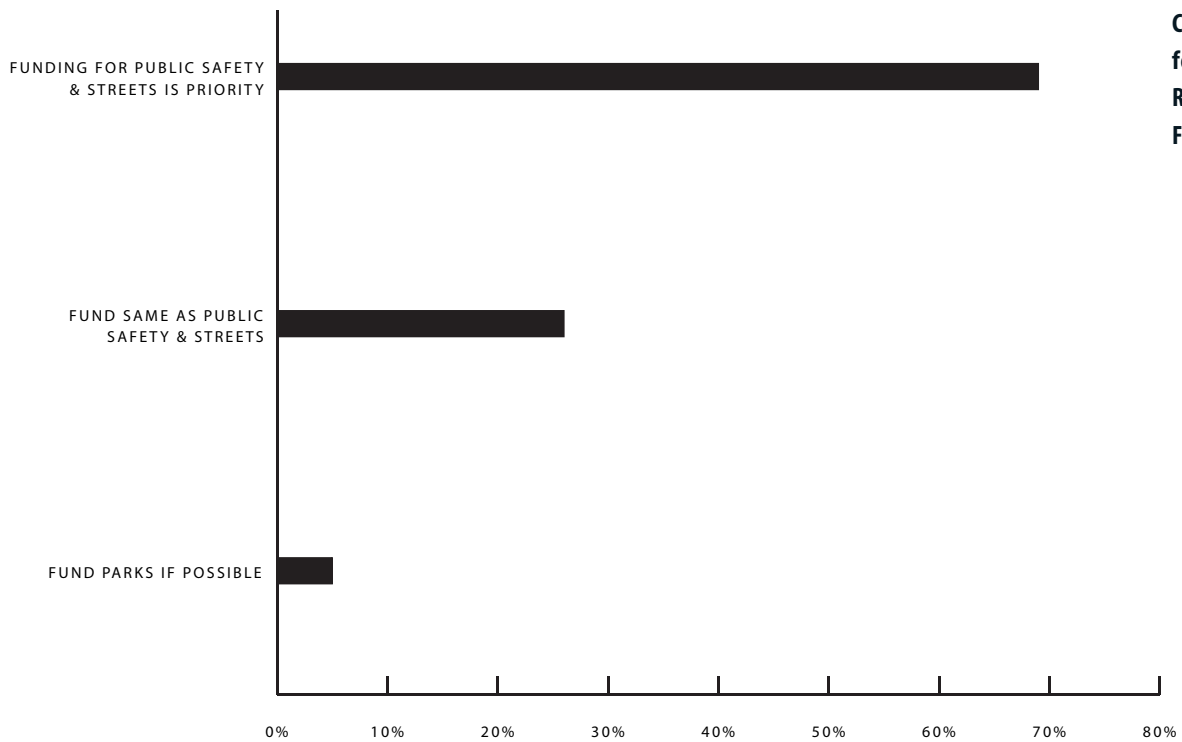
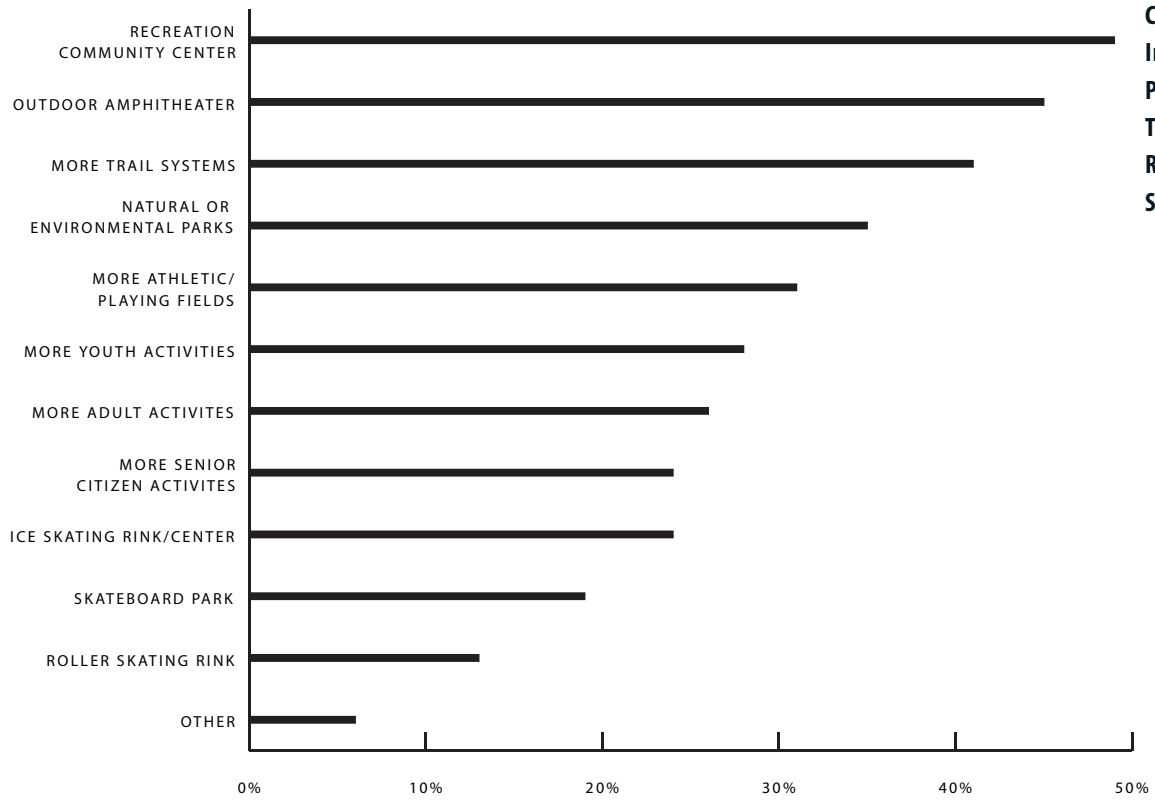


Chart 16: Appearance and Maintenance of the Park System





**Chart 19: Support
for Sales Tax
Funding of Parks**

