

BELLEVUE PLANNING COMMISSION

Thursday, May 25, 2023 6:00 PM

Bellevue City Hall

1500 Wall Street

Bellevue, NE 68005

1. CALL TO ORDER:

a. Pledge of Allegiance

b. Roll Call

c. The Open Meetings Act location

d. Approve Minutes of April 27, 2023 Regular Meeting

e. Accept into the record all staff reports, attachments, memos, and handouts regarding each application.

2. CONSENT AGENDA/PUBLIC HEARINGS:

a. Request to rezone Lots 1 and 2, Childs Estate Acres Replat 7, being a replat of Lot 8, Replat Childs Estate Acres, and Lot 23, Childs Estate Acres, from RG-50 and RS-84 to RG-50 and RS-84, for the purpose of a lot line adjustment; and small subdivision plat Lots 1 and 2, Childs Estate Acres Replat 7. Applicants: Bonifacio Ascencio and Eric Cano. General location: 1001/1003 Virginia Street. Case #'s: Z-2304-09, S-2304-05.

3. PUBLIC HEARINGS:

a. Request to rezone Lots 1 and 2, Walnut Grove Estates Replat 1, being a replat of Lot 2, Walnut Grove Estates, from AG to RE for the purpose of single-family residential development; small subdivision plat Lots 1 and 2, Walnut Grove Estates Replat 1; and waiver of Section 6-4 of the Subdivision Regulations, regarding street design standards. Applicant: Eric Carlson. General location: 5007 Platteview Rd. Case #'s: Z-2303-08, S-2303-04.

b. Request for a conditional use permit for Lots 1 through 6, and the North 15' of Lot 19A, Wilson & Johnson Subdivision, for the purpose of a 50' telecommunications tower replacement. Applicant: Christy Eichorn for Verizon Wireless. General Location: 406 E Mission Avenue. Case #: CUP-2303-02

c. Request to approve the Parks Master Plan. Applicant: City of Bellevue.

4. CURRENT BUSINESS

5. ADJOURNMENT



MINUTE RECORD

Bellevue Planning Commission Meeting, April 27, 2023, Page 1

The Bellevue Planning Commission held a regular meeting on Thursday, April 27, 2023 at 6:00 p.m. in the Bellevue City Council Chambers. Upon roll call, present were Commissioners Hankins, Ritz, Sims, Ackley, Bennett, Perrin, and Jacobson. Absent were Commissioners Aerni and Cutsforth. Also present was Tammi Palm, Planning Manager, and Angela Curry, Assistant Planning Manager.

Notice of this meeting was given in advance thereof by publication in the Gretna Guide and News and posting in two public places and was also given to the Chairperson and members prior to the meeting. These minutes were written and available for public inspection within ten days of the meeting.

Jacobson announced a copy of the Open Meetings Act was posted in the entry to the City Council Chambers.

Motion was made by Bennett, seconded by Jacobson, to approve the minutes of the March 23, 2023 regular meeting as presented. Upon roll call, all present voted yes. Motion carried unanimously.

Jacobson asked if there were any updates or additions to staff reports. Palm advised there were no updates.

Motion was made by Hankins, seconded by Perrin, to accept into the record all staff reports, attachments, memos, and handouts regarding each application including additional emails and handouts. Upon roll call, all present voted yes. Motion carried unanimously.

Jacobson explained the public hearing procedures.

The following item was on the Consent Agenda:

Item 2.a. Request to rezone the South 35' of Lots 3, 4, 5, & 6, Hopkin's Subdivision and Part of Lots 10 & 11 Albright's Choice Subdivision, from ML to BGH for the purpose of a restaurant. Applicant: RGH Design. General location: 7110 Railroad Avenue. Case #: Z-2303-07.

Motion was made by Bennett, seconded by Hankins, to approve a request to rezone the South 35' of Lots 3, 4, 5, & 6, Hopkin's Subdivision and Part of Lots 10 & 11 Albright's Choice Subdivision, from ML to BGH for the purpose of a restaurant. Applicant: RGH Design. General location: 7110 Railroad Avenue. Case #: Z-2303-07. Upon roll call, all present voted yes. Motion carried unanimously.

Consent Agenda Item 2.a. will proceed to City Council for PUBLIC HEARING ON June 6, 2023.

PUBLIC HEARING was held on a request to rezone Lots 1 and 2, Walnut Grove Estates Replat 1, being a replat of Lot 2, Walnut Grove Estates, from AG to RE for the purpose of single-family residential development; small subdivision plat Lots 1 and 2, Walnut Grove Estates Replat 1; and waiver of Section 6-4 of the Subdivision Regulations, regarding street design standards. Applicant: Eric Carlson. General location: 5007 Platteview Rd. Case #'s: Z-2303-08, S-2303-04.

Jacobson asked staff for updates. Palm stated the applicant's surveyor needs additional time to work through technical issues with the plat so he has requested a continuance to the May 25, 2023, Planning Commission meeting. She said staff is supportive of the request.

There was no one present to speak in favor of, or in opposition to this request. Subsequently, Jacobson closed the public hearing.

MOTION was made by Ackley, seconded by Perrin to CONTINUE a request to rezone Lots 1 and 2, Walnut Grove Estates Replat 1, being a replat of Lot 2, Walnut Grove Estates, from AG to RE for the purpose of single-family residential development; small subdivision plat Lots 1 and 2, Walnut Grove Estates Replat 1; and waiver of Section 6-4 of the Subdivision Regulations, regarding street design standards. Applicant: Eric Carlson. General location: 5007 Platteview Rd. Case #'s: Z-2303-08, S-2303-04. CONTINUANCE to the May 25, 2023, Planning Commission meeting. Upon roll call, all present voted yes. MOTION carried unanimously.

This item will be continued to the May 25, 2023, Planning Commission meeting for public hearing.

PUBLIC HEARING was held on a request to approve the Parks Master Plan. Applicant: City of Bellevue.

MINUTE RECORD

Bellevue Planning Commission Meeting, April 27, 2023, Page 2

Jacobson asked staff for updates. Palm stated the consultant was unable to attend tonight so staff recommends this item be continued to the May 25, 2023, Planning Commission meeting.

There was no one present to speak in favor of, or in opposition to this request. Subsequently, Jacobson closed the public hearing.

MOTION was made by Ritz, seconded by Sims to CONTINUE a request to approve the Parks Master Plan. Applicant: City of Bellevue. CONTINUANCE to the May 25, 2023, Planning Commission meeting. Upon roll call, all present voted yes. MOTION carried unanimously.

This item will be continued to the May 25, 2023, Planning Commission meeting for public hearing.

Meeting adjourned at 6:15 p.m.



Dianna Van Horn
Planning Secretary

**CITY OF BELLEVUE
PLANNING DEPARTMENT**

RECOMMENDATION REPORT # 1

CASE NUMBER: Z-2304-09
S-2304-05

FOR HEARING OF:
REPORT #1: May 25, 2023

I. GENERAL INFORMATION

A. APPLICANTS:

Bonifacio Ascencio
Eric Cano
8601 West Dodge Road Ste 120
Omaha, NE 68114

B. PROPERTY OWNERS:

Allen and Susan Vopalka
1001 Virginia Street
Bellevue, NE 68147

Jacob and Lauren Rascon
1003 Virginia Street
Bellevue, NE 68147

C. GENERAL LOCATION:

1001 and 1003 Virginia Street

D. LEGAL DESCRIPTION:

Lots 1 and 2, Child Estate Acres Replat 7, being a replat of Lot 8, Replat Childs Estate Acres, and Lot 23, Childs Estate Acres, located in the Northeast ¼ of Section 22, T14N, R13E of the 6th P.M., Sarpy County, Nebraska.

E. REQUESTED ACTION:

1. Rezone Lots 1 and 2, Childs Estate Acres Replat 7, from RG-50 and RS-84 to RG-50 and RS-84, for the purpose of a lot line adjustment.
2. Small Subdivision Plat Lots 1 and 2, Childs Estate Acres Replat 7, and Lot 23, Childs Estate Acres.

F. EXISTING ZONING AND LAND USE:

RG-50 and RS-84, Single Family Residential

G. PURPOSE OF REQUEST:

The purpose of this request is to obtain approval of a rezoning and small subdivision plat for the purpose of a lot line adjustment

H. SIZE OF SITE:

Lot 8, Replat Childs Estate Acres, is .28 acres and Lot 23, Childs Estate Acres, is 1.46 acres.

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE:

Lot 8 is presently developed with a single family residential building and an accessory structure; Lot 23 is developed with a single family residential building, a detached garage, and three accessory structures.

B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:

1. **North:** Single Family Residential, RS-84 (across Virginia Street)
2. **East:** Single Family Residential, RS-84
3. **South:** Single Family Residential, RS-84
4. **West:** Single Family Residential, RG-50

C. REVELANT CASE HISTORY:

There have been no recent requests to rezone or replat this property.

D. APPLICABLE REGULATIONS:

1. Section 5.09, Zoning Ordinance, regarding RS-84 uses and requirements.

2. Section 5.12, Zoning Ordinance, regarding RG-50 uses and requirements.
3. Chapter 5, Subdivision Regulations, regarding small subdivisions.

III. ANALYSIS

A. COMPREHENSIVE PLAN:

The Future Land Use Map of the Comprehensive Plan designates this area as medium density residential.

B. OTHER PLANS:

None

C. TRAFFIC AND ACCESS:

1. There is no MAPA traffic data information available for this area.
2. The properties presently have access from private driveways off of Virginia Street.

D. UTILITIES:

All utilities are available to this location.

E. ANALYSIS:

1. Eric Cano is requesting approval of a rezoning and small subdivision plat for Lots 1 and 2 Childs Estate Acres Replat 7, for the purpose of a lot line adjustment.
2. A fence on proposed Lot 1 is approximately 5 feet over the property line of proposed Lot 2. The requested lot line adjustment places the fence entirely onto Lot 1. The net change in lot area after the replat would be 30 square feet and the maximum displacement of the lot line is 5 feet.

The minimum lot size in the RG-50 Zoning District is 5,000 square feet and 8,400 square feet in RS-84. Both lots meet the minimum requirements for their perspective zoning districts.

3. This application was sent out to the following departments/individuals for review: Public Works, Permits and Inspections, Chief of Police, Offutt Air Force Base, Fire Inspector, Sarpy County Planning Director, Sarpy County Public Works Department, and the Bellevue Public School District. The cover letter indicated a deadline to send comments back to the Planning Department, and also

stated if the requested department did not have comments pertaining to the application, no response was needed.

Matt Knight, Public Works Engineer, had minor technical comments regarding the small subdivision plat. The surveyor has made the requested revisions.

4. The Future Land Use Map of the Comprehensive Plan shows this area as medium density residential. The applicant's requests are in conformity with the Comprehensive Plan.

F. TECHNICAL DEFICIENCIES:

None

IV. DEPARTMENT RECOMMENDATION

APPROVAL based upon lack of perceived negative impact to the surrounding neighborhood, and conformance with the Zoning Ordinance and Comprehensive Plan.

V. PLANNING COMMISSION RECOMMENDATION

Under Review

VI. ATTACHMENTS TO REPORT

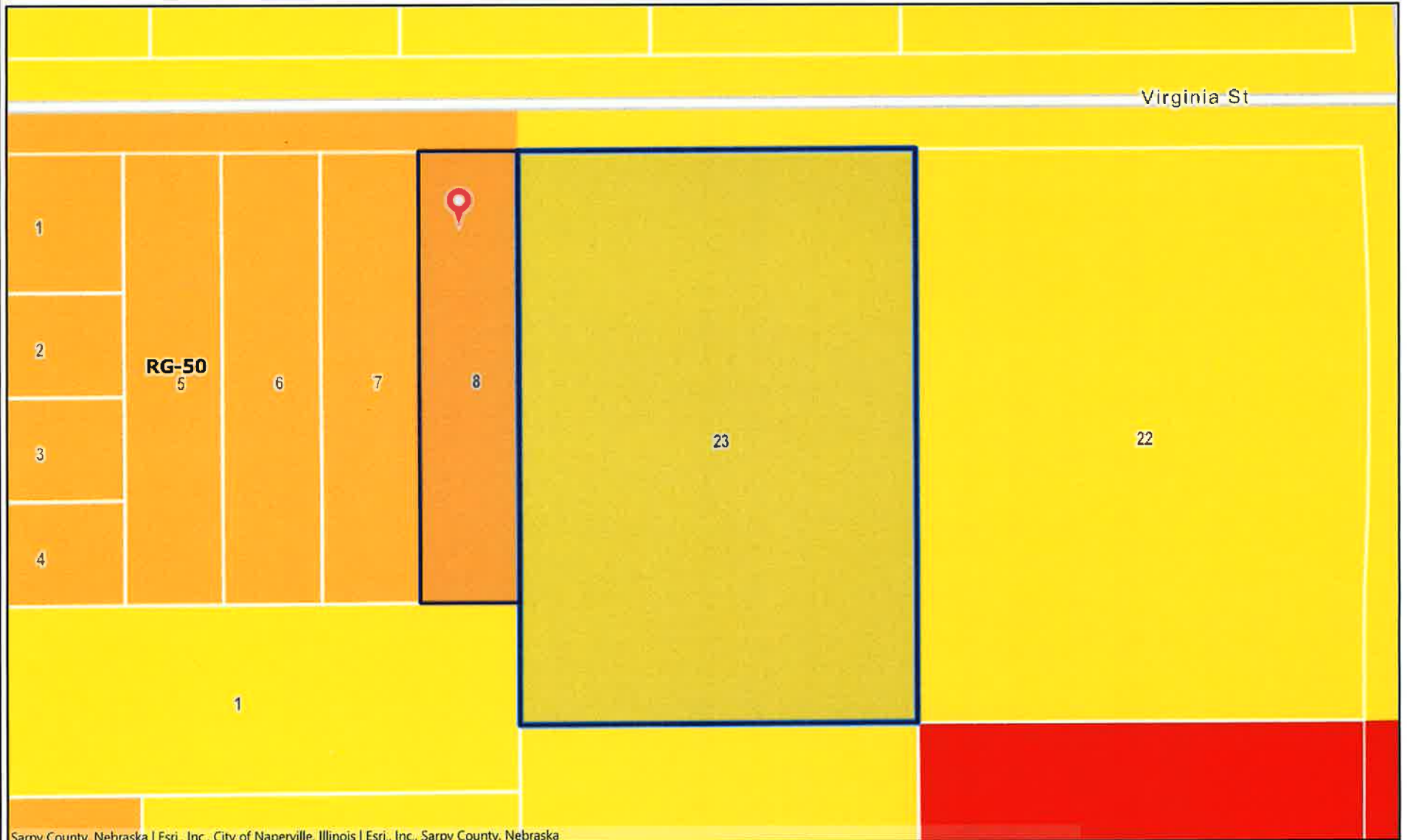
1. Vicinity map/Zoning Map
2. 2022 GIS aerial photo of the property
3. Small Subdivision Plat received May 18, 2023
4. As Built Plot Plan received April 10, 2023
5. Letter from the applicant received April 10, 2023

VII. COPIES OF REPORT TO:

1. Applicant and Property Owners (Eric Cano/Jacob Rascon/Allen Vopalka)
2. Boundaryline Surveys (Sam Decker)
3. Public Upon Request


Assistant Planning Manager

 05/18/23
Planning Manager Date of Report



Sarpy County, Nebraska | Esri, Inc., City of Naperville, Illinois | Esri, Inc., Sarpy County, Nebraska

0 100 200 ft

Map Scale 1: 1128

This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the source records and information sources to ascertain the usability of the information.



Notes

Childs Estate Acres Replat 7

Lots 1 & 2

Being a replat of Lot 8, Replat Childs Estate Acres, and Lot 23, Childs Estate Acres as surveyed, platted and recorded in the Northeast Quarter of Section 22, Township 14 North, Range 13 East of the 6th P.M., Sarpy County, Nebraska

RECEIVED
MAY 18 2023
PLANNING DEPT.

SURVEYOR'S CERTIFICATION

I, Samuel David Decker, Nebraska Registered Land Surveyor No. 833, duly registered under the Land Surveyor's Regulation Act, do hereby state that I have performed a survey of the land depicted on the accompanying plat and to the best of my knowledge and belief is true, correct and in accordance with the Land Surveyors Regulation Act in effect at the time of this survey, that said plat is a true delineation of said survey performed personally or under my direct supervision, and that said survey was made with reference to known and recorded monuments marked as shown of the subdivision to be known as "Childs Estate Acres Replat 7", being a replat of Lot 8, Replat Childs Estate Acres, and Lot 23, Childs Estate Acres, Bellevue, more particularly described as follows:

BEGINNING at the northwest corner of said Lot 8, thence along the north line of said Lot 8, N 87°50'00" E, 51.77 feet to the northwest corner of said Lot 8, thence along the north line of said Lot 23, N 88°07'36" E, 208.28 feet to the northeast corner of said Lot 23, thence along the east line of said Lot 23, S 02°09'36" E, 304.85 feet to the southeast corner of said Lot 23, thence along the south line of said Lot 23, S 87°54'47" W, 208.69 feet to the southwest corner of said Lot 23, thence along the west line of said Lot 23, N 01°56'45" W, 66.06 feet, thence S 87°54'50" W, 51.84 feet to the southeast corner of said Lot 8 and continuing along the south line of said Lot 8 to the southwest corner of said Lot 8, thence along the west line of said Lot 8, N 02°06'04" W, 239.49 feet to the point of beginning.

Said Tract Contains 76,022 square feet, or 1.75 acres, more or less.

Samuel D. Decker LS833 _____ Date _____

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS, that we, Ascencio Bonifacio and Allen Jerry Vopalka, being the owners of the property described within the Surveyor's Certificate and embraced within this plat, have caused said land to be Replatted as shown, said addition to be hereafter known as "CHILD'S ESTATE ACRES REPLAT 7" and we do hereby ratify and approve of the disposition of our property as shown on this plat and further grant perpetual easements to Omaha Public Power District (OPPD), Cox Communications, and CenturyLink across a five (5) foot wide strip of land abutting all front and side boundary lot lines; an eight (8) foot wide strip of land abutting the rear boundary line of all interior lots; and a sixteen (16) foot wide strip of land abutting the rear boundary lines of all exterior lots. The term exterior lots is herein defined as those lots forming the outer perimeter of the above-described addition. The sixteen (16) foot wide easement may be reduced to eight (8) feet wide when the adjacent land is surveyed, platted and recorded. The subdivider shall grant perpetual easements to Metropolitan Utilities District and/or Black Hills Energy, their successors and assigns to erect, install, operate, maintain, repair, and renew pipelines, hydrants, and other related facilities and to extend thereon pipes for the transmission of gas and water on, through, under, and across a five (5) foot wide strip of land abutting all cul-de-sac streets. No permanent buildings or retaining walls shall be placed in said easement ways, but the same may be used for gardens, shrubs, landscaping, and other purposes that do not then or later interfere with the aforesaid or rights herein granted.

In witness whereof, I do set my name this _____ day of _____, 2023

Lauren Rascon _____

In witness whereof, I do set my name this _____ day of _____, 2023

Jacob Rascon _____

In witness whereof, I do set my name this _____ day of _____, 2023

Allen Jerry Vopalka _____

SARPY COUNTY TREASURER'S CERTIFICATION

This is to certify that I find no regular or special taxes due or delinquent against the property as described in the Surveyor's Certificate and embraced within this plat as shown on the records of this office _____ day of _____, 2023.

Sarpy County Treasurer _____

APPROVAL OF THE CITY OF BELLEVUE PLANNING COMMISSION

This plat of CHILD'S ESTATE ACRES REPLAT 7, LOTS 1 AND 2, was approved by the Bellevue City Planning Commission.

Chairman of City Planning Commission _____ Date _____

ACKNOWLEDGEMENT OF NOTARY

State of Nebraska)
) SS
County of Sarpy)
On this _____ day of _____, 2023, before me, a notary public, duly qualified and commissioned in and for said county and state, personally appeared Lauren Rascon, who is personally known to me to be the identical person whose name is affixed to the foregoing instrument and they did acknowledge the signing of the same to be their voluntary act and deed.

ACKNOWLEDGEMENT OF NOTARY

State of Nebraska)
) SS
County of Sarpy)
On this _____ day of _____, 2023, before me, a notary public, duly qualified and commissioned in and for said county and state, personally appeared Jacob Rascon, who is personally known to me to be the identical person whose name is affixed to the foregoing instrument and they did acknowledge the signing of the same to be their voluntary act and deed.

ACKNOWLEDGEMENT OF NOTARY

State of Nebraska)
) SS
County of Sarpy)
On this _____ day of _____, 2023, before me, a notary public, duly qualified and commissioned in and for said county and state, personally appeared Allen Jerry Vopalka, who is personally known to me to be the identical person whose name is affixed to the foregoing instrument and they did acknowledge the signing of the same to be their voluntary act and deed.

ACKNOWLEDGEMENT OF NOTARY

State of Nebraska)
) SS
County of Sarpy)
On this _____ day of _____, 2023, before me, a notary public, duly qualified and commissioned in and for said county and state, personally appeared Allen Jerry Vopalka, who is personally known to me to be the identical person whose name is affixed to the foregoing instrument and they did acknowledge the signing of the same to be their voluntary act and deed.

REVIEWED BY SARPY COUNTY PUBLIC WORKS

This Plat of CHILD'S ESTATE ACRES REPLAT 7, LOTS 1 AND 2, was reviewed by the Sarpy County Surveyors Office this _____ day of _____, 2023.

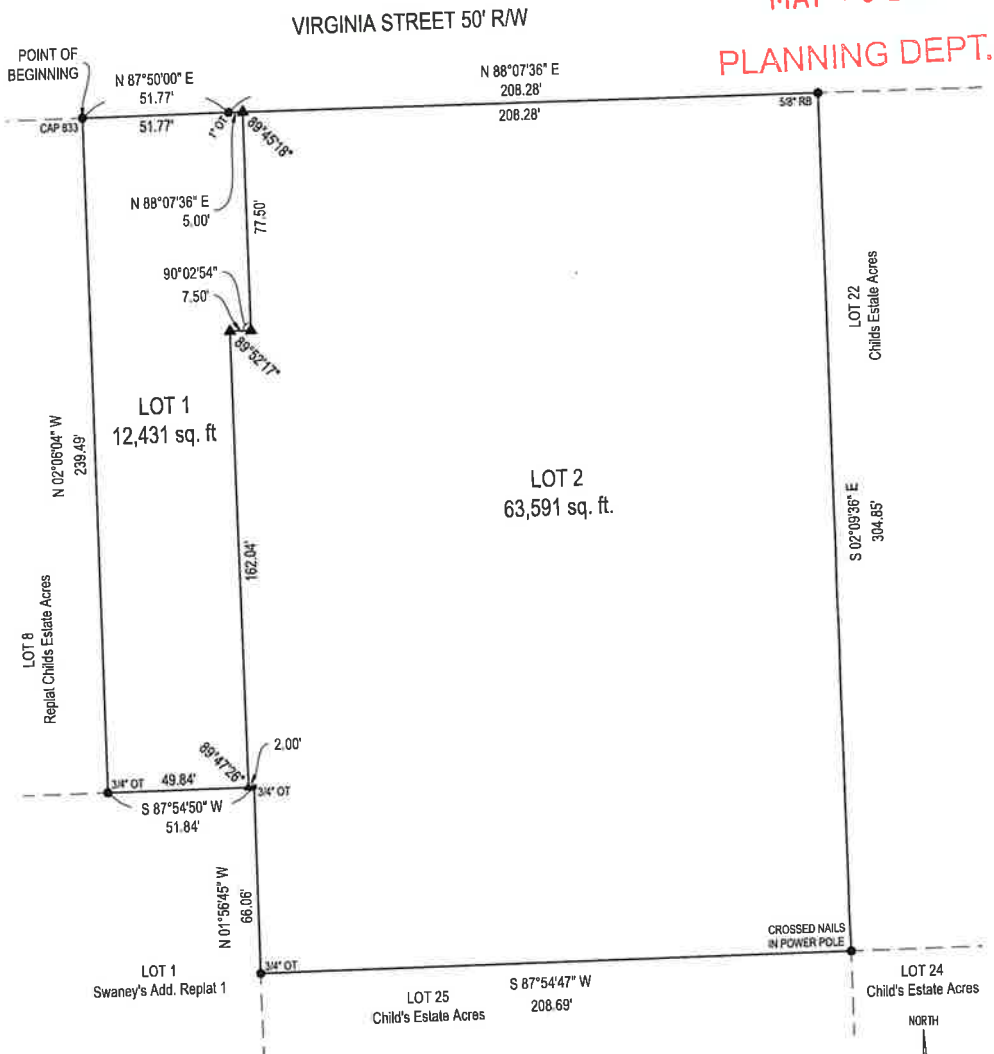
Sarpy County Surveyor/Engineer _____

BELLEVUE CITY COUNCIL APPROVAL

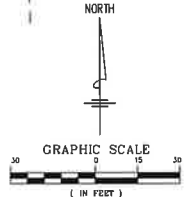
The Plat of CHILD'S ESTATE ACRES REPLAT 7, LOTS 1 AND 2, was approved by the City Council of Bellevue on this _____ day of _____, 2023. Approval of this final plat shall become null and void ninety (90) days from the date of City Council approval if this final plat is not filed with the register of deeds as provided in section 4-12 of the City of Bellevue Subdivision Regulations.

Mayor _____

Attest _____



- NOTES:**
- 1) Bearings are assumed
 - 2) Current zoning of Lot 8 is RG-50 Lot 23 is RS-84
 - 3) This property is subject to easements and rights-of-way of record



BOUNDARYLINE SURVEYS
CELIME - NIELSEN & ASSOCIATES, INC.
1267 East Clark - Omaha, NE 68114 | (402) 341-1444

Small Subdivision
Bonifacio Ascencio & Allen Jerry Vopalka
1001 & 1003 Virginia Street
Bellevue, Nebraska

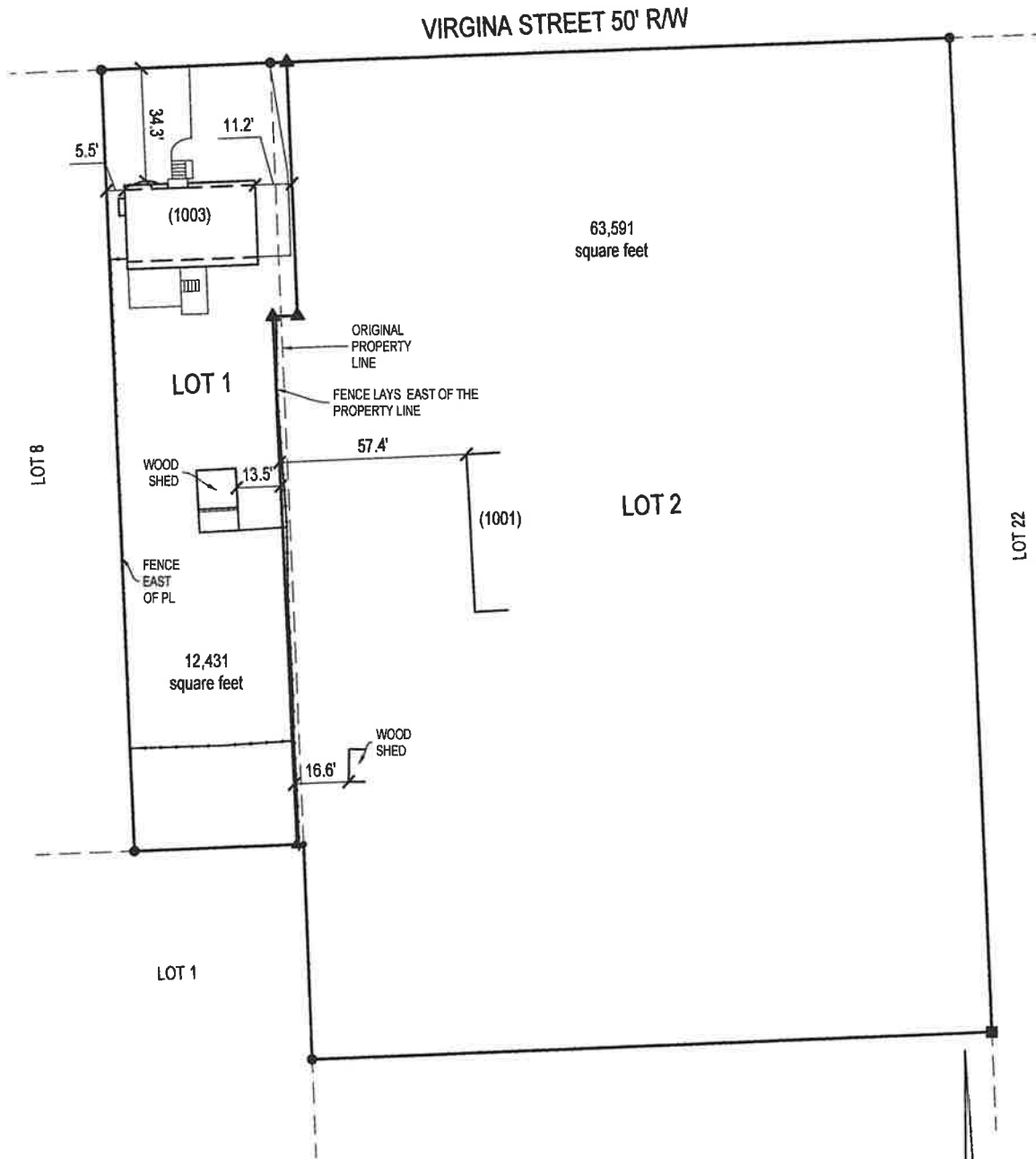
Project: 0N11537	Field Book: 367	Sheet: 1 of 1
Date: JAN 20, 2023	Page: 47	Drawn: JN

- ⊙ Subdivision corner
- Property corner found
- ▲ Property corner set
- Computed location
- ⊘ Drill hole
- OT Open top pipe
- PT Patch top pipe
- RB Rebar
- SI Solid iron pin
- Px Concrete nail
- (P) Record bearing/distance
- (A) Measured bearing/distance
- (C) Calculated bearing/distance
- (S) Previous survey bearing/distance
- Set: 1/2"x24" rebar with pink cap stamped: "LS-833"

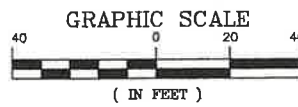
AS-BUILT SURVEY



BOUNDARYLINE SURVEYS
10617 Burt Circle
Omaha, Nebraska 68114
402-334-2032



RECEIVED
APR 10 2023
PLANNING DEPT.



We are requesting a change to the zoning map to account for a proposed replat for a lot line adjustment. The use of neither lot will change the net change in lot area after the replat would be 30 square feet. The maximum displacement of the property line is 5 feet. The lot line adjustment is being made to place a meandering fence entirely on the east lot.



We Influence The World!

City of Bellevue
Planning Department
1510 Wall St. • Bellevue, Nebraska • 68005 • 402-293-3026

Agenda Item 3.a.

To: Planning Commission
From: Tammi Palm, Planning Manager
Date: May 18, 2023
Subject: Walnut Grove Estates Replat 1

The applicant and his surveyor are requesting this item be continued indefinitely to allow for additional time to address technical issues with the plat. At such time the applicant is ready to proceed, the Planning Department will notify neighbors and re-advertise this item for public hearing.

Staff is supportive of this request.

**CITY OF BELLEVUE
PLANNING DEPARTMENT**

RECOMMENDATION REPORT #1

CASE NUMBER: CUP-2303-02

FOR HEARING OF:
REPORT #1: May 25, 2023

I. GENERAL INFORMATION

A. APPLICANT:

Verizon Wireless
Christy Eichorn
720 Main Street, Suite 200
St. Paul, MN 55118

B. PROPERTY OWNER:

Mission House Vue, LLC
2840 S. 123rd Court
Omaha, NE 68144

C. GENERAL LOCATION:

406 East Mission Avenue

D. LEGAL DESCRIPTION:

Lots 1 through 6, and North 15' of Lots 19A, Wilson & Johnson Subdivision, located in the Southwest ¼ of Section 31, T14N, R14E of the 6th P.M., Sarpy County Nebraska.

E. REQUESTED ACTIONS:

Request for a conditional use permit for Lots 1 through 6, and North 15' of Lots 19A, Wilson & Johnson Subdivision, for the purpose of a '50' monopole tower replacement.

F. EXISTING ZONING AND LAND USE:

RG-28-PS-OTO, Mission House Vue Senior Apartments

G. PURPOSE OF REQUEST:

The purpose of this request is to obtain approval for a conditional use permit to allow for the construction of a 50' replacement monopole tower.

H. SIZE OF SITE:

The property is approximately .97 acres. Verizon Wireless has an existing 14'7" x 18'4" leasing area within the property.

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE:

The site is located on the southeast corner of the parking lot at the Mission House Vue Apartments.

B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:

- 1. **North:** Single Family Residential/RD-60-OTO
- 2. **East:** Single Family Residential/Vacant, RD-60-OTO
- 3. **South:** Single Family Residential, RG-50-OTO (across Mission Ave.)
- 4. **West:** Single Family Residential/RD-60-OTO

C. RELEVANT CASE HISTORY:

On December 15, 2005, the Planning Commission recommended approval of a request for a conditional use permit for Lot 6, Wilson and Johnson Subdivision, located in the Southwest ¼ of Section 31, T14N, R14E of the 6th P.M., Sarpy County Nebraska for the purpose of a 50' stealth flagpole communication tower and electronic equipment shelter. City Council approved this request on January 9, 2006.

D. APPLICABLE REGULATIONS:

- 1. Section 5.13, Zoning Ordinance, regarding RG-28 uses and requirements.
- 2. Article 6, Zoning Ordinance, regarding Conditional Use Permits.
- 3. Section 8.05, Zoning Ordinance, regarding Wireless Communication Towers.

III. ANALYSIS

A. COMPREHENSIVE PLAN:

The Future Land Use Map of the Comprehensive Plan designates this property as an activity center.

B. OTHER PLANS:

The applicant intends to remove the existing stealth flagpole tower once the new tower is functioning. The old tower will be removed within 30 days from the time the new tower is in service.

C. TRAFFIC AND ACCESS:

1. There are approximately 1,395 vehicles per day along Mission Avenue at this location per the 2021 MAPA Traffic Count data.
2. The applicant has access to the proposed monopole tower through the existing Mission House Vue Apartments parking lot.

D. UTILITIES:

All utilities are available to this property.

E. ANALYSIS:

1. Christy Eichorn, on behalf of Verizon Wireless, has submitted a request for a conditional use permit for Lots 1 through 6, and the north 15' of Lot 19A, Wilson & Johnson Subdivision, for the purpose of a 50' monopole tower replacement. The site presently has a 50' stealth flagpole tower, which will be replaced by the proposed tower.
2. The applicant leases a 14'7" x 18'4" area from the property owner for the tower and fenced equipment compound. The size of this area will not change.
3. The site is in the southeast corner of the Mission House Vue Apartments. The applicant has access through the property owner's parking lot. The compound is screened with shrubbery.
4. The applicant has filed for a determination of No Hazard to Air Navigation from the FAA and has received that approval, a copy of which is attached to this report.
5. The applicant has indicated the current flagpole design is "extremely thin" and "severely limits" the equipment that can be used. Verizon states it is difficult to find a multiband antenna that can house all of the 4G and 5G frequencies needed to serve the area, which has resulted in the need for tower replacement.
6. The 50' tower proposed is the same height as the stealth flagpole tower currently there.

7. Planning staff inquired about the possibility of disguising the tower, as it will be visible to eastbound traffic. Verizon's response is attached in an email dated May 15, 2023.

Verizon has provided a rendering of the proposed tower looking east from Mission Avenue. The rendering is attached to this report.

8. This application was sent out to the following departments/individuals for review: Public Works, Permits and Inspections, Chief of Police, Offutt Air Force Base, Fire Inspector, Sarpy County Administrator, Sarpy County Public Works, Sarpy County Planning Department, and the Bellevue Public School District. The cover letter indicated a deadline to send comments back to the Planning Department and stated if the requested department did not have comments pertaining to the application, no response was needed.

Offutt Air Force Base expressed no concerns with this application.

No other comments were received on this case.

9. Per Section 6.06, the Zoning Ordinance requires no conditional use permit shall be granted unless the Planning Commission or City Council has found:

6.06.01 That the establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, moral, comfort, or general welfare of the community.

6.06.02 That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish and impair property values within the neighborhood.

6.06.03 That the establishment of the conditional use will not impede the normal and orderly development of the surrounding property for uses permitted in the district.

6.06.04 Adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided.

6.06.05 Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

6.06.06 The use shall not include noise which is objectionable due to volume, frequency, or beat unless muffled or otherwise controlled.

6.06.07 The use shall not involve any pollution of the air by fly-ash, dust, vapors or other substance which is harmful to health, animals, vegetation or other property or which can cause soiling, discomfort, or irritation.

6.06.08 The use shall not involve any malodorous gas or matter which is discernible on any adjoining lot or property.

6.06.09 The use shall not involve any direct or reflected glare which is visible from any adjoining property or from any public street, road, or highway.

6.06.10 The use shall not involve any activity substantially increasing the movement of traffic on public streets unless procedures are instituted to limit traffic hazards and congestion.

6.06.11 The use shall not involve any activity substantially increasing the burden on any public utilities or facilities unless provisions are made for any necessary adjustments.

The Planning Department believes this application meets the criteria for approval of the Conditional Use Permit.

F. TECHNICAL DEFICIENCIES:

1. Provide additional details on Sheet A-2 regarding landscaping as far as what type and size of plantings will be used if the existing shrubs need to be replaced.

IV. DEPARTMENT RECOMMENDATION

APPROVAL based upon conformance with Section 6.06, Zoning Ordinance, as well as lack of perceived negative impact to the surrounding area; contingent upon satisfaction of the technical deficiency prior to moving forward to City Council.

V. PLANNING COMMISSION RECOMMENDATION

Under Review


VI. ATTACHMENTS TO REPORT

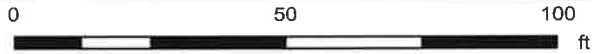
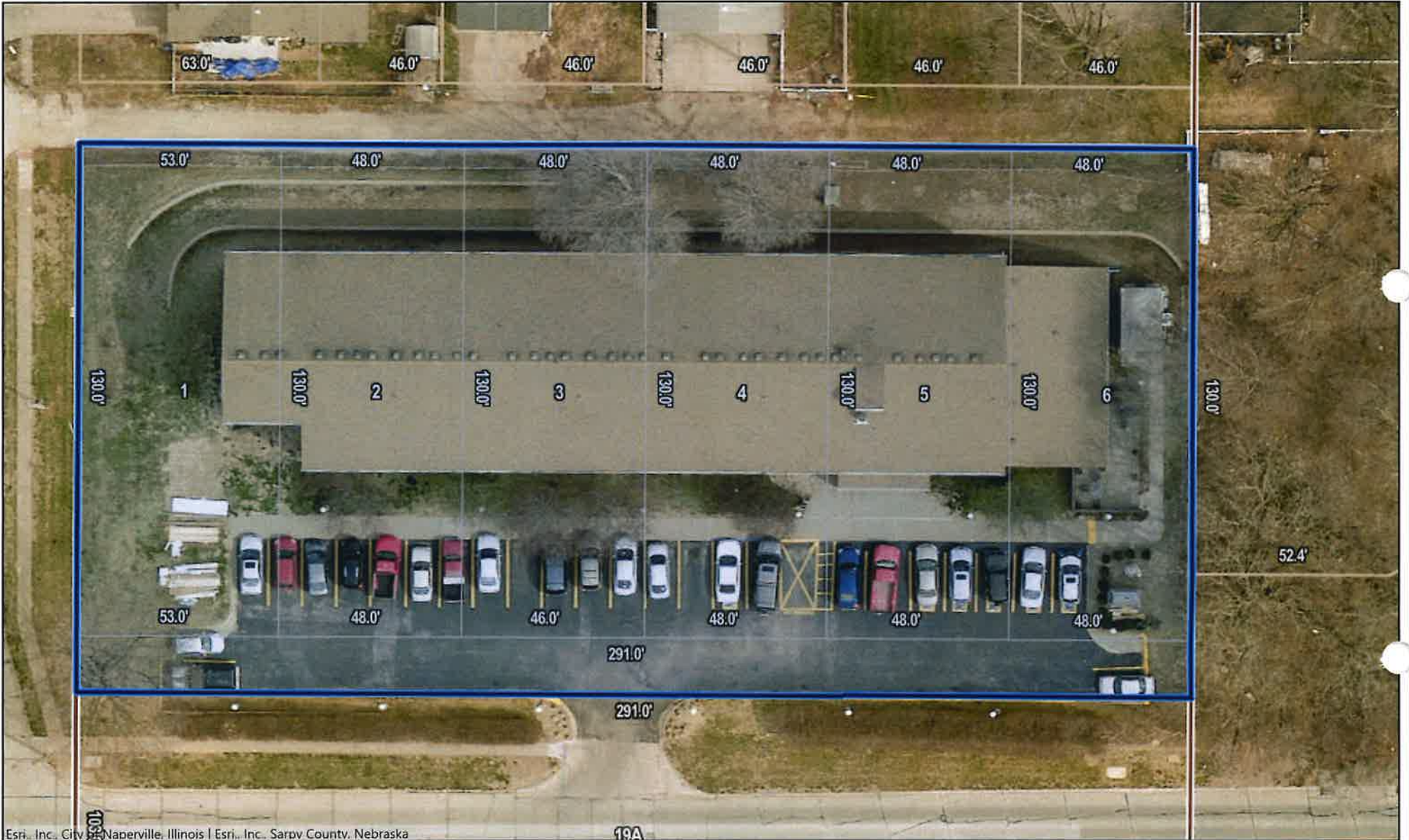
1. Zoning Map
2. 2022 GIS aerial photo of the property
3. Plans received from Verizon Wireless dated March 29, 2023
4. Email from Christy Eichorn dated May 15, 2023
5. FAA Determination of No Hazard received May 16, 2023
6. Rendering of proposed tower received May 17, 2023.
7. Conditional Use Permit Agreement

VII. COPIES OF REPORT TO:

1. Verizon Wireless
2. Mission House Vue, LLC
3. Public Upon Request


Assistant Planning Manager


Planning Manager 05/18/23
Date of Report



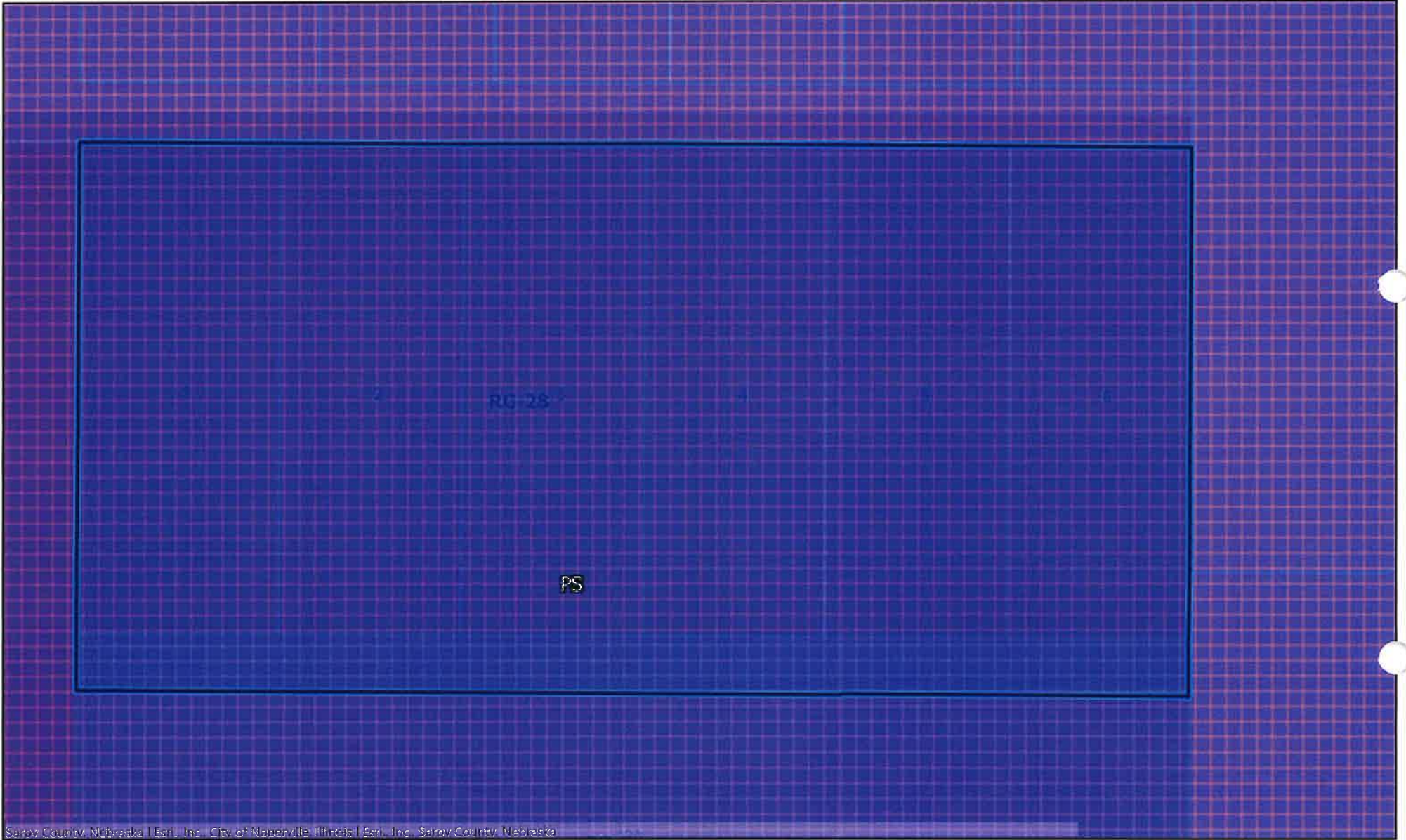
Map Scale 1: 564

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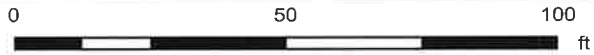


Notes





Sarpy County, Nebraska | Esri, Inc. | City of Naperville, Illinois | Esri, Inc. | Sarpy County, Nebraska



Map Scale 1: 564

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Notes



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OMA BELLEVUE EAST MISSION 850 LTE/AWS LTE/PCS LTE/AWS3 LTE/CBRS LTE/C-BAND LTE CARRIER ADD & 700 LTE ANTENNA MODIFICATION & MONOPOLE REPLACEMENT




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10801 BUSH LAKE ROAD
BLOOMINGTON, MN 55438

Continuation of SDP
I hereby certify that this plan, specification, or report was prepared by me or by another person under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Nebraska.



NO.	DATE	DESCRIPTION	DATE
REV 0	01/11/2023		

OMA BELLEVUE EAST MISSION

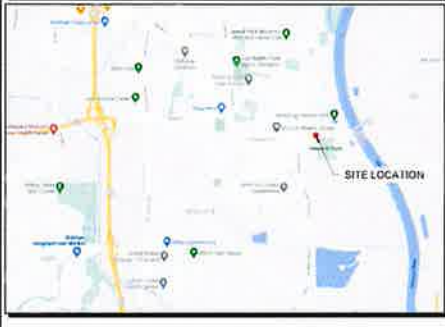
PROJECT INFORMATION
406 EAST MISSION AVENUE
BELLEVUE, NE 68005
SARPY COUNTY

TITLE SHEET

SCALE: NONE

PROJECT NUMBER: 53278
SHEET: T-1

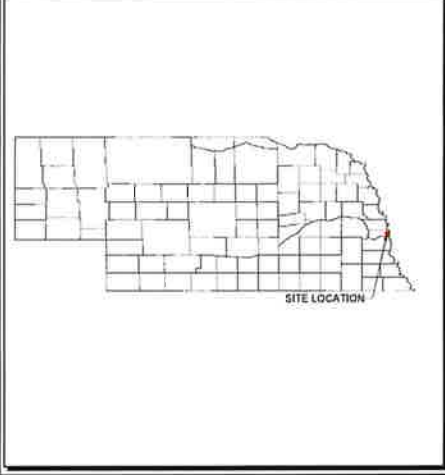
VICINITY MAP



AERIAL VIEW OF SITE



GENERAL LOCATION



DRIVING DIRECTIONS

DRIVING DIRECTIONS FROM I-80 & US-75

- GO SOUTH ON US-75 (6.2 MI) TO HARLAN DR.
- GO EAST ON HARLAN DR. (1.6 MI) TO GALVIN RD.
- GO SOUTH ON GALVIN RD. (0.4 MI) TO MISSION AVE.
- GO EAST ON MISSION AVE. (1.0 MI) TO SITE ON LEFT



TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN NEBRASKA
DIGGERS HOTLINE OF NEBRASKA
811 OR 1-800-331-5666
SECTIONS 76-2301 TO 76-2330 KNOWN AS THE ONE-CALL NOTIFICATION SYSTEM ACT REQUIRES MIN. 2 WORKING DAYS NOTICE BEFORE YOU EXCAVATE.

SHEET INDEX

GENERAL	NOTES
T-1 TITLE SHEET	SP-1 SPECIFICATIONS
SITE	
A-1 TOWER ELEVATIONS	
A-2 SITE PLAN	
A-3 EQUIPMENT SHELTER PLAN	
A-4 TOWER AREA	
A-5 EXISTING ANTENNA SCHEDULE	
A-6 PROPOSED ANTENNA SCHEDULE	
A-7 ANTENNA CONFIGURATION	
A-8 COAX INFORMATION	
A-9 SITE PHOTOS	
A-10 EQUIPMENT MOUNTING DETAILS	
A-11 SITE DETAILS	

APPROVALS

CONSTRUCTION MANAGER: _____

DESIGN ENGINEER: _____

OPERATIONS MANAGER: _____

IMPLEMENTATION MANAGER: _____

REAL ESTATE MANAGER: _____

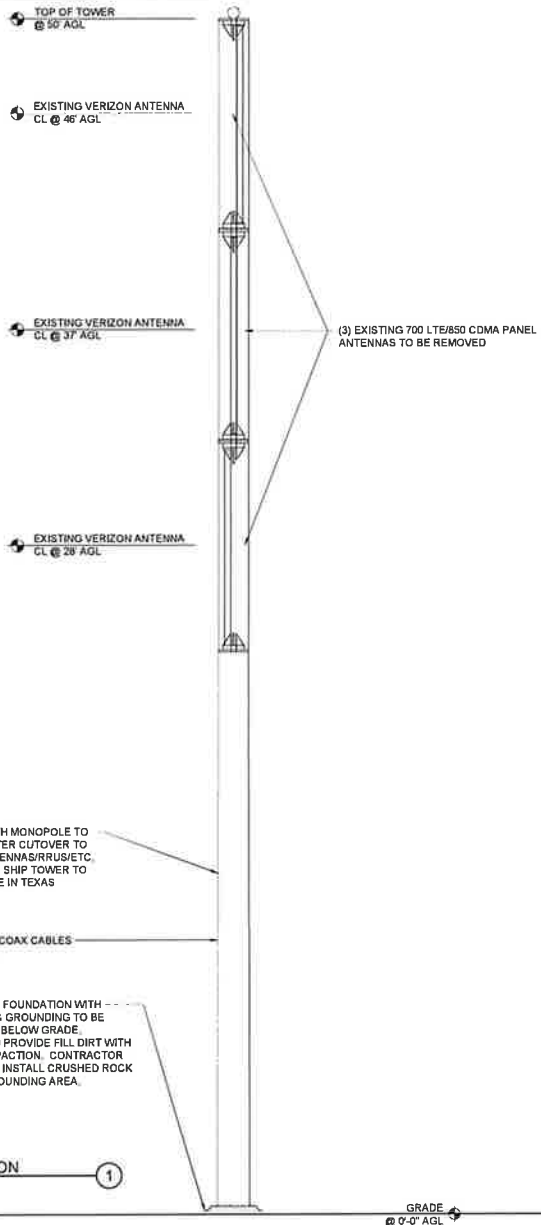
LANDLORD: _____

PROJECT INFORMATION

SITE DATA:	SITE ACQUISITION
SITE NAME: OMA BELLEVUE EAST MISSION	BUELL CONSULTING, INC. KATIE BOGGS PROJECT MANAGER PH: (651) 417-5068 EMAIL: kboggs@buelldata.com
SITE NUMBER: 492042	CONSTRUCTION ENGINEER
ADDRESS: 406 EAST MISSION AVENUE BELLEVUE, NE 68005 SARPY COUNTY	VERIZON WIRELESS CONTACT: SCOTT HORKY PH: (402) 470-1334
LATITUDE: N 41°08'11.90"	CONSULTING ENGINEER
LONGITUDE: W 95°53'18.30"	RAMAKER & ASSOCIATES, INC. 855 COMMUNITY DRIVE SAUK CITY, WI 53583 CONTACT: STEVE WIDEN PH: (608) 643-4100 FAX: (608) 643-7999 EMAIL: swwiden@ramaker.com
LESSOR:	
VERIZON WIRELESS 10801 BUSH LAKE ROAD BLOOMINGTON, MN 55438	
RF ENGINEER:	
VERIZON WIRELESS CONTACT: MATTHEW SMITH EMAIL: matthew.smith@verizonwireless.com	

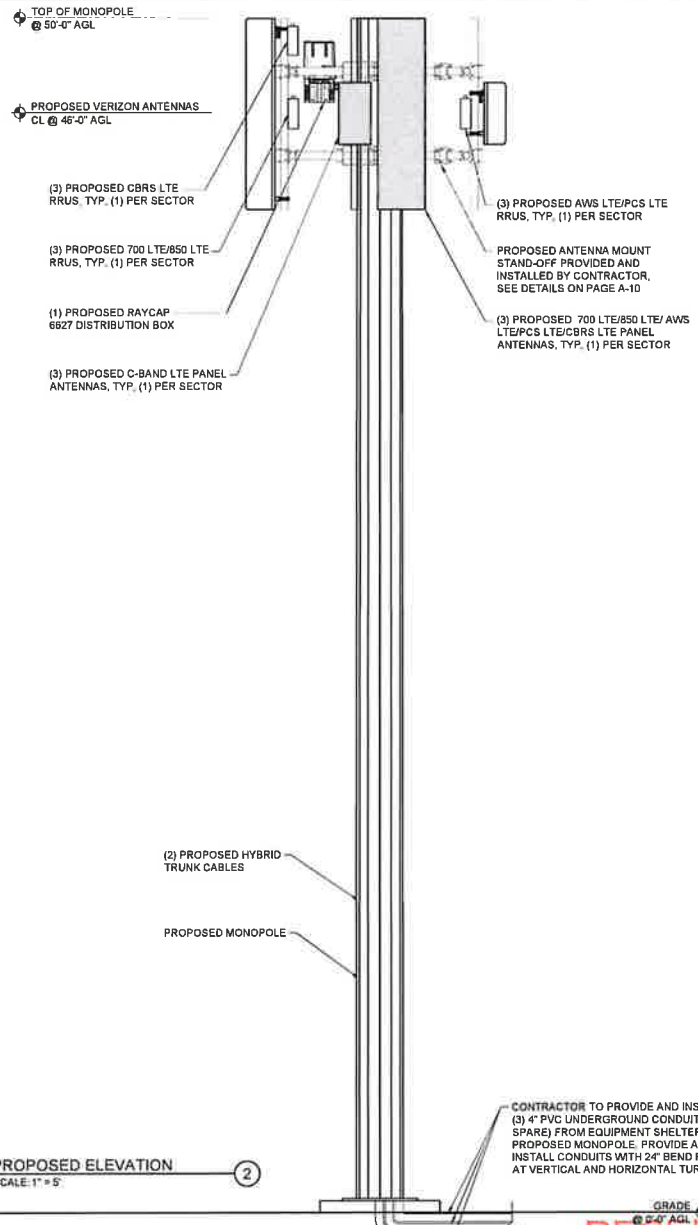
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 I: 5320053278/CAD/53278_OMA_Bellevue east mission.dwg. Printed by: kcong on Jan 11, 2023, 3:07pm

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EXISTING ELEVATION
 SCALE: 1" = 5'

GRADE @ 0'-0" AGL



PROPOSED ELEVATION
 SCALE: 1" = 5'

GRADE @ 0'-0" AGL

RAMAKER
 emp@ramaker.com
 (608) 643-4100 www.ramaker.com

verizon
 10801 BUSH LAKE ROAD
 BLOOMINGTON, MN 55438

Certification & Seal
 I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Nebraska.



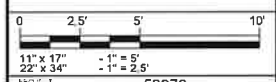
NO.	DATE	DESCRIPTION

ISSUED FOR SET DATE: 01/11/2023

PROJECT TITLE
OMA BELLEVUE EAST MISSION

PROJECT INFORMATION
 406 EAST MISSION AVENUE
 BELLEVUE, NE 68005
 SARPY COUNTY

SHEET TITLE
EXISTING ELEVATION



SCALE: 1" = 5' 53278 A-1

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NO.	DATE	DESCRIPTION
01	01/11/2023	REV 0

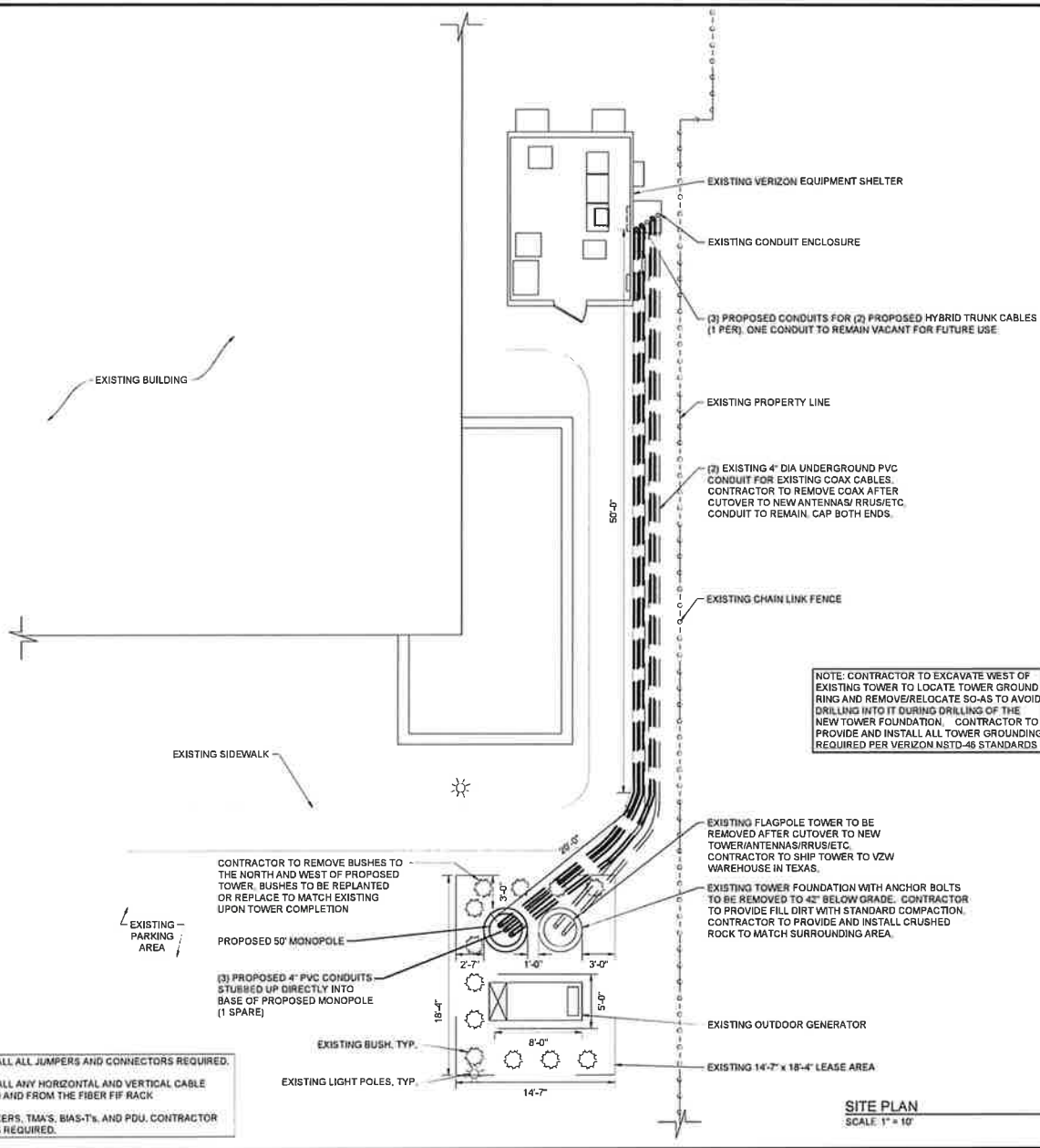
PROJECT TITLE:
OMA BELLEVUE EAST MISSION

PROJECT INFORMATION:
 406 EAST MISSION AVENUE
 BELLEVUE, NE 68005
 SAPPY COUNTY

SHEET TITLE:
SITE PLAN

11" x 17" = 1" = 10'
 22" x 34" = 1" = 5'

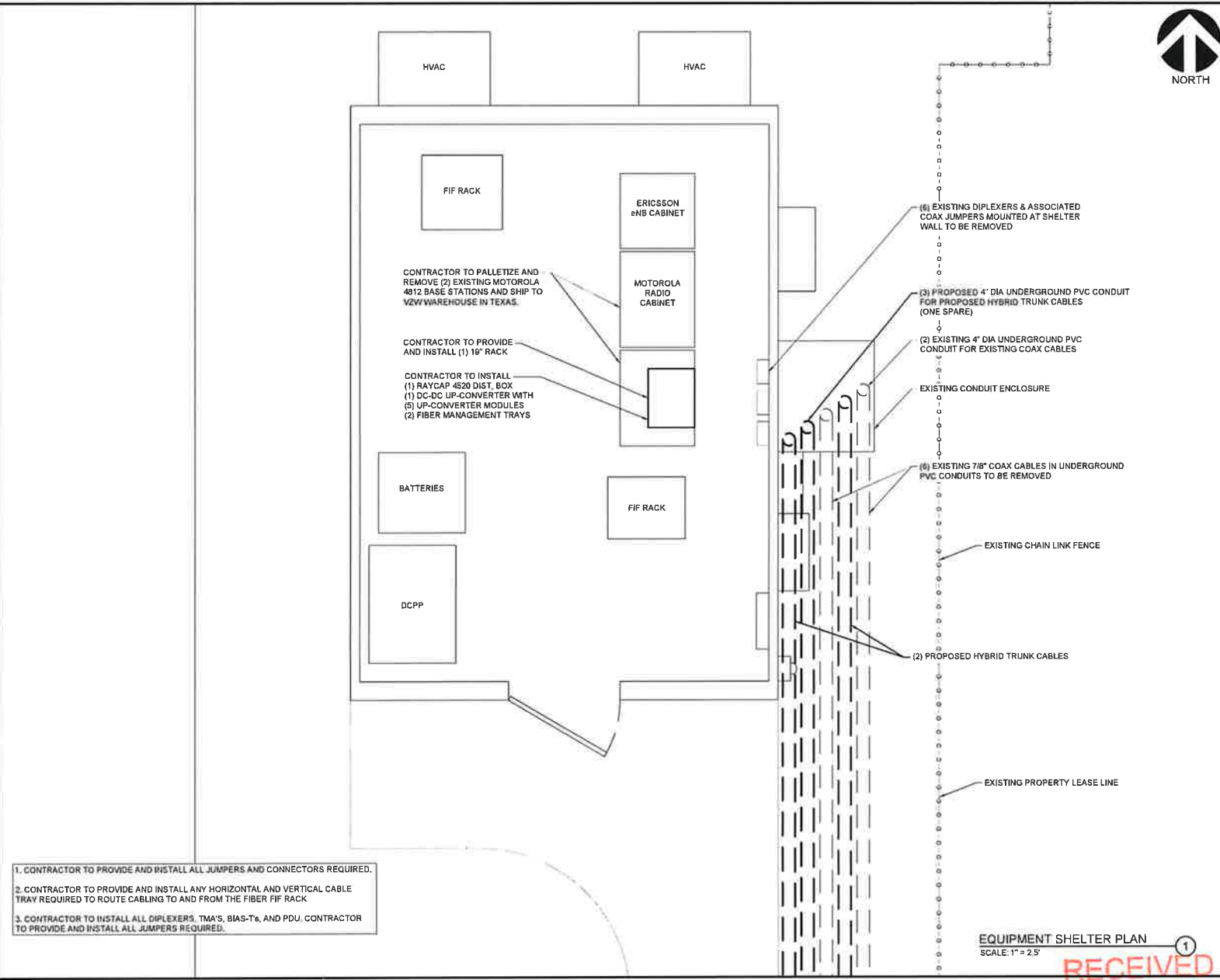
53278
 A-2



1. CONTRACTOR TO PROVIDE AND INSTALL ALL JUMPERS AND CONNECTORS REQUIRED.
2. CONTRACTOR TO PROVIDE AND INSTALL ANY HORIZONTAL AND VERTICAL CABLE TRAY REQUIRED TO ROUTE CABLING TO AND FROM THE FIBER RACK
3. CONTRACTOR TO INSTALL ALL DIPLEXERS, TMA'S, BIAS-T's, AND PDU. CONTRACTOR TO PROVIDE AND INSTALL ALL JUMPERS REQUIRED.

SITE PLAN
 SCALE: 1" = 10'

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NO.	DATE	DESCRIPTION
ISSUE	REV 0	DATE ISSUED 01/11/2023

OMA BELLEVUE EAST MISSION

PROJECT INFORMATION:
406 EAST MISSION AVENUE
BELLEVUE, NE 68005
SARPY COUNTY

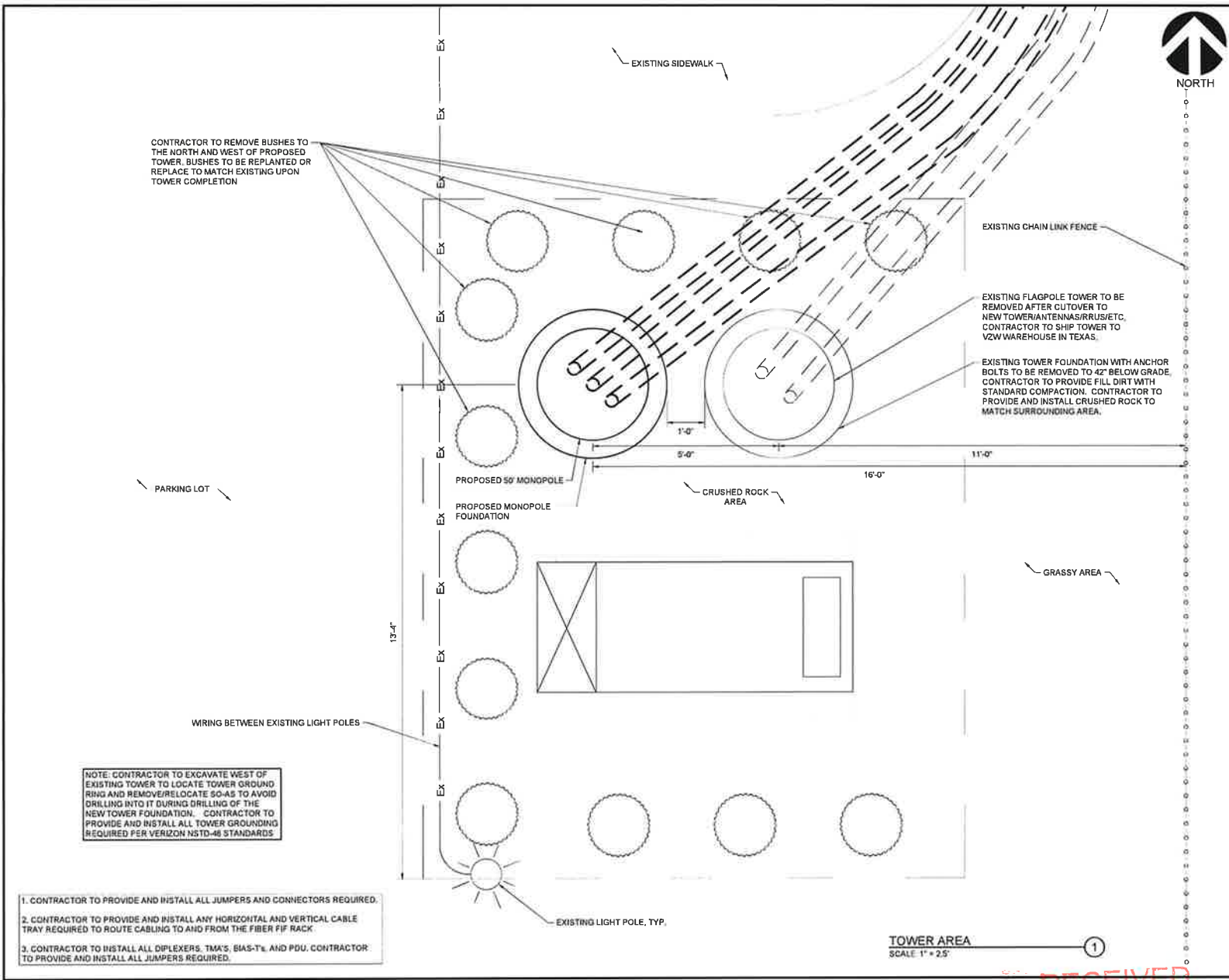
SHEET TITLE:
EQUIPMENT SHELTER PLAN

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A-3

EQUIPMENT SHELTER PLAN
SCALE: 1" = 2.5'

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NOTE: CONTRACTOR TO EXCAVATE WEST OF EXISTING TOWER TO LOCATE TOWER GROUND RING AND REMOVE/RELOCATE SO AS TO AVOID DRILLING INTO IT DURING DRILLING OF THE NEW TOWER FOUNDATION. CONTRACTOR TO PROVIDE AND INSTALL ALL TOWER GROUNDING REQUIRED PER VERIZON NSTD-46 STANDARDS.

1. CONTRACTOR TO PROVIDE AND INSTALL ALL JUMPERS AND CONNECTORS REQUIRED.
2. CONTRACTOR TO PROVIDE AND INSTALL ANY HORIZONTAL AND VERTICAL CABLE TRAY REQUIRED TO ROUTE CABLING TO AND FROM THE FIBER RIF RACK.
3. CONTRACTOR TO INSTALL ALL DIPLEXERS, TMA'S, BIAS-T's AND PDU. CONTRACTOR TO PROVIDE AND INSTALL ALL JUMPERS REQUIRED.

TOWER AREA
 SCALE 1" = 2.5'



10801 BUSH LAKE ROAD
 BLOOMINGTON, MN 55438

Professional Seal
 I hereby certify that the plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Nebraska.



NO.	DATE	DESCRIPTION
REV 0	01/11/2023	

PROJECT TITLE
 OMA BELLEVUE EAST MISSION

PROJECT INFORMATION:
 406 EAST MISSION AVENUE
 BELLEVUE, NE 68005
 SARP COUNTY

TOWER AREA

11" x 17" - 1" = 2.5'
 22" x 34" - 1" = 1.25'

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ANTENNA KEY													COAX/HYBRID KEY						EQUIPMENT KEY						
	AZIMUTH	POSITION	FUNCTION	QTY.	MANUFACTURER	MODEL	MOD TYPE	ANTENNA LENGTH	ANTENNA TIP	ANTENNA CENTER	ELECTRIC D.T.	MECH D.T.	STATUS	QTY	TYPE	MANUFACTURER	MODEL	DIELECTRIC	DIA	RUN	STATUS	QTY	MAKE	MODEL	STATUS
RADIO SITE	25	1.1	TX/RX	1	AMPHENOL	8XA-7003-ECF	700 LTE #52 CDMA	7.9	42.9	37	6	0	REMAIN	1	COAX	CONWSCOPE	AVAS-50A	FOAM	7/8"	42"	REMOVE	2	ERICSSON	RUL01 B13	REMOVE
		1.2	TX/RX1				700 LTE #52 CDMA	7.9	42.9	37	6	0	REMAIN	1	COAX	CONWSCOPE	AVAS-50A	FOAM	7/8"	42"	REMOVE	2	ERICSSON	RUL01 B13	REMOVE
DATA SPLITTER	187	1.1	TX/RX	1	AMPHENOL	8XA-7003-ECF	700 LTE #52 CDMA	7.9	21.9	39	6	0	REMAIN	1	COAX	CONWSCOPE	AVAS-50A	FOAM	7/8"	42"	REMOVE	2	ERICSSON	RUL01 B13	REMOVE
		1.2	TX/RX1				700 LTE #52 CDMA	7.9	21.9	39	6	0	REMAIN	1	COAX	CONWSCOPE	AVAS-50A	FOAM	7/8"	42"	REMOVE	2	ERICSSON	RUL01 B13	REMOVE
DATA SPLITTER	277	1.1	TX/RX	1	AMPHENOL	8XA-7003-ECF	700 LTE #52 CDMA	7.9	42.9	46	2	0	REMAIN	1	COAX	CONWSCOPE	AVAS-50A	FOAM	7/8"	42"	REMOVE	2	ERICSSON	RUL01 B13	REMOVE
		1.2	TX/RX1				700 LTE #52 CDMA	7.9	42.9	46	2	0	REMAIN	1	COAX	CONWSCOPE	AVAS-50A	FOAM	7/8"	42"	REMOVE	2	ERICSSON	RUL01 B13	REMOVE
EXISTING ADDITIONAL HARDWARE TO REMAIN (UNLESS OTHERWISE NOTED) (6) ERICSSON RUL01 B13 FOR 700 LTE - REMOVE													JUMPER TOTALS												
													6	JUMPER	ANDREW	LEF450A	FOAM	1/2"	12"	REMOVE					

Consultant's Seal
I, Jeffrey H. Zander, P.E., hereby certify that the plans, specifications, reports or documents prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Nebraska.



EXISTING ANTENNA SCHEDULE
SCALE: NTS

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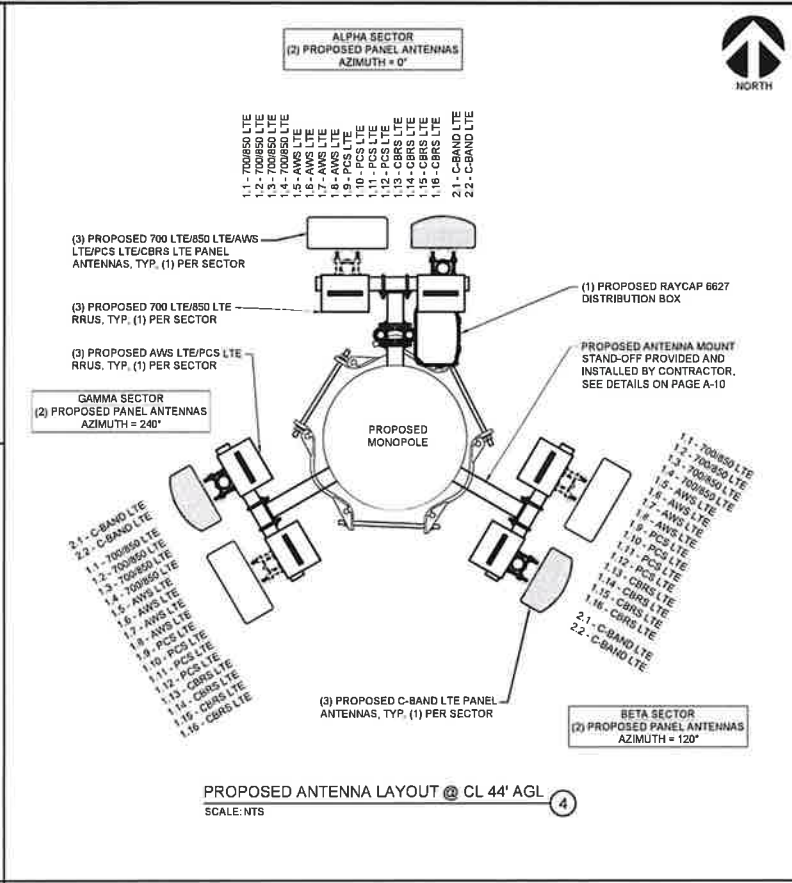
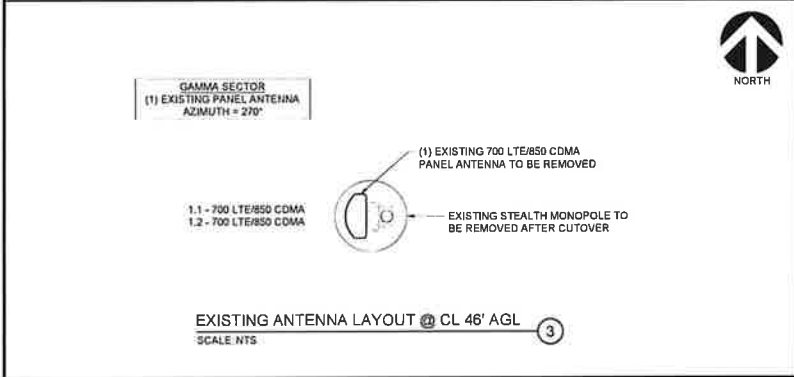
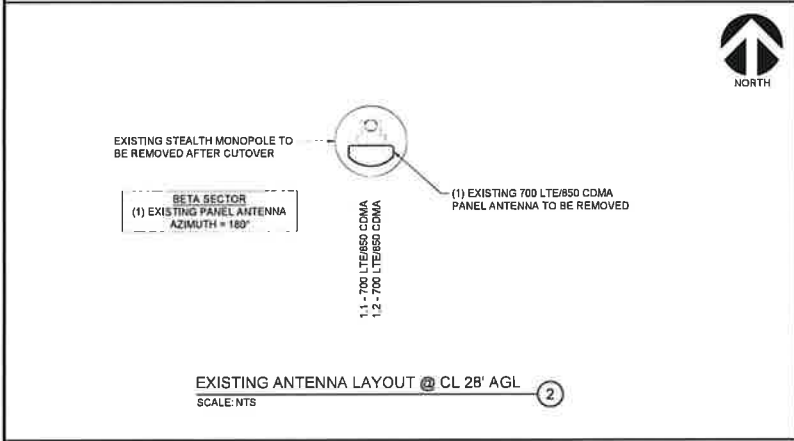
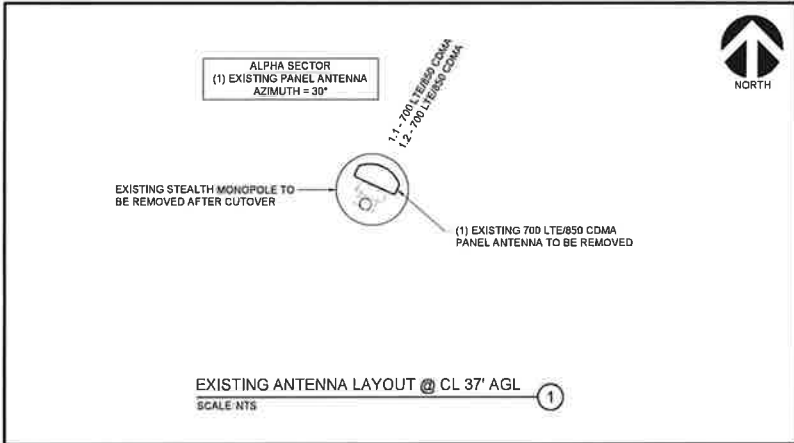
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PROJECT INFORMATION: 406 EAST MISSION AVENUE BELLEVUE, NE 68005 SARPY COUNTY		
SHEET TITLE: EXISTING ANTENNA SCHEDULE		
SCALE: NONE		
NO. 2	DATE	DESCRIPTION
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1:0320063278/04/053278_04 Omaha Bellevue east mission.dwg Printed by: kuring on Jan 11, 2023 - 3:07pm

ANTENNA KEY													COAX/HYBRID KEY						EQUIPMENT KEY													
	AZIMUTH	POSITION	FUNCTION	QTY	MANUFACTURER	MODEL	MOD. TYPE	ANTENNA LENGTH	ANTENNA TIP	ANTENNA CENTER	ELECTRIC D.T.	MECH. D.T.	STATUS	QTY	TYPE	MANUFACTURER	MODEL	DIELECTRIC	DIA.	RUN	STATUS	QTY	MAKE	MODEL	STATUS							
ALPHA "1" SECTOR	1.1	2°	TXRK0	1	JMA	MX13/HTK0-02		8'	50'	46'	-	-	PROPOSED	1	JUMPER	COMMSCOPE	HFT410-2SVHY	HYBRID	0.62"	6'	PROPOSED	1	ERICSSON	RRUS 4449	PROPOSED							
	1.2		TXRK1											700 LTE	4	1	ERICSSON	RRUS 4449	PROPOSED													
	1.3		TXRK0											AWG LTE	2	4	ANDREW	LDF4-50A	FDAM	1/2"	18'	PROPOSED	4	ERICSSON	RRUS 8843	PROPOSED						
	1.4		TXRK1												2	4	ANDREW	LDF4-50A	FDAM	1/2"	18'	PROPOSED	4	ERICSSON	RRUS 8843	PROPOSED						
	1.5		TXRK2											PCS LTE	2	1	ANDREW	LDF4-50A	FDAM	1/2"	18'	PROPOSED	1	ERICSSON	RRUS 8843	PROPOSED						
	1.6		TXRK3												2	1	ANDREW	LDF4-50A	FDAM	1/2"	18'	PROPOSED	1	ERICSSON	RRUS 8843	PROPOSED						
	1.7		TXRK2											CBRS LTE	2	1	ANDREW	LDF4-50A	FDAM	1/2"	18'	PROPOSED	1	ERICSSON	RRUS 8843	PROPOSED						
	1.8		TXRK3												2	1	ANDREW	LDF4-50A	FDAM	1/2"	18'	PROPOSED	1	ERICSSON	RRUS 8843	PROPOSED						
	1.9		TXRK0											700 LTE	4	1	ERICSSON	RRUS 4449	PROPOSED													
	1.10		TXRK1												4	1	ERICSSON	RRUS 4449	PROPOSED													
	1.11		TXRK2											C-BAND LTE	25	47.3	46'	6	0	PROPOSED	1	JUMPER	COMMSCOPE	HFT410-3SBJ1	HYBRID	0.62"	10'	PROPOSED	1	ERICSSON	RRUS 8843	PROPOSED
	1.12		TXRK3												25	47.3	46'	6	0	PROPOSED	1	JUMPER	COMMSCOPE	HFT410-3SBJ1	HYBRID	0.62"	10'	PROPOSED	1	ERICSSON	RRUS 8843	PROPOSED
	1.13		TXRK0											700 LTE	4	1	ERICSSON	RRUS 4449	PROPOSED													
	1.14		TXRK1												4	1	ERICSSON	RRUS 4449	PROPOSED													
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1.20	TXRK1		2	1	ANDREW	LDF4-50A	FDAM	1/2"	18'	PROPOSED	1	ERICSSON	RRUS 8843	PROPOSED																		
1.21	TXRK2	700 LTE	4	1	ERICSSON	RRUS 4449	PROPOSED																									
1.22	TXRK3		4	1	ERICSSON	RRUS 4449	PROPOSED																									
1.23	TXRK0	C-BAND LTE	25	47.3	46'	6	0	PROPOSED	1	JUMPER	COMMSCOPE	HFT410-3SBJ1	HYBRID	0.62"	10'	PROPOSED	1	ERICSSON	RRUS 8843	PROPOSED												
1.24	TXRK1		25	47.3	46'	6	0	PROPOSED	1	JUMPER	COMMSCOPE	HFT410-3SBJ1	HYBRID	0.62"	10'	PROPOSED	1	ERICSSON	RRUS 8843	PROPOSED												
1.25	TXRK2	700 LTE	4	1	ERICSSON	RRUS 4449	PROPOSED																									
1.26	TXRK3		4	1	ERICSSON	RRUS 4449	PROPOSED																									
1.27	TXRK0	AWG LTE	2	4	ANDREW	LDF4-50A	FDAM	1/2"	18'	PROPOSED	4	ERICSSON	RRUS 8843	PROPOSED																		
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1.33	TXRK2	700 LTE	4	1	ERICSSON	RRUS 4449	PROPOSED																									
1.34	TXRK3		4	1	ERICSSON	RRUS 4449	PROPOSED																									
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1.48	TXRK1		25	47.3	46'	6	0	PROPOSED	1	JUMPER	COMMSCOPE	HFT410-3SBJ1	HYBRID	0.62"	10'	PROPOSED	1	ERICSSON	RRUS 8843	PROPOSED												
1.49	TXRK2	700 LTE	4	1	ERICSSON	RRUS 4449	PROPOSED																									
1.50	TXRK3		4	1	ERICSSON	RRUS 4449	PROPOSED																									
1.51	TXRK0	AWG LTE	2	4	ANDREW	LDF4-50A	FDAM	1/2"	18'	PROPOSED	4	ERICSSON	RRUS 8843	PROPOSED																		
1.52	TXRK1		2	4	ANDREW	LDF4-50A	FDAM	1/2"	18'	PROPOSED	4	ERICSSON	RRUS 8843	PROPOSED																		
1.53	TXRK2	PCS LTE	2	1	ANDREW	LDF4-50A	FDAM	1/2"	18'	PROPOSED	1	ERICSSON	RRUS 8843	PROPOSED																		
1.54	TXRK3		2	1	ANDREW	LDF4-50A	FDAM	1/2"	18'	PROPOSED	1	ERICSSON	RRUS 8843	PROPOSED																		
1.55	TXRK0	CBRS LTE	2	1	ANDREW	LDF4-50A	FDAM	1/2"	18'	PROPOSED	1	ERICSSON	RRUS 8843	PROPOSED																		
1.56	TXRK1		2	1	ANDREW	LDF4-50A	FDAM	1/2"	18'	PROPOSED	1	ERICSSON	RRUS 8843	PROPOSED																		
1.57	TXRK2	700 LTE	4	1	ERICSSON	RRUS 4449	PROPOSED																									
1.58	TXRK3		4	1	ERICSSON	RRUS 4449	PROPOSED																									
1.59	TXRK0	C-BAND LTE	25	47.3	46'	6	0	PROPOSED	1	JUMPER	COMMSCOPE	HFT410-3SBJ1	HYBRID	0.62"	10'	PROPOSED	1	ERICSSON	RRUS 8843	PROPOSED												
1.60	TXRK1		25	47.3	46'	6	0	PROPOSED	1	JUMPER	COMMSCOPE	HFT410-3SBJ1	HYBRID	0.62"	10'	PROPOSED	1	ERICSSON	RRUS 8843	PROPOSED												
1.61	TXRK2	700 LTE	4	1	ERICSSON	RRUS 4449	PROPOSED																									
1.62	TXRK3		4	1	ERICSSON	RRUS 4449	PROPOSED																									
1.63	TXRK0	AWG LTE	2	4	ANDREW	LDF4-50A	FDAM	1/2"	18'	PROPOSED	4	ERICSSON	RRUS 8843	PROPOSED																		
1.64	TXRK1		2	4	ANDREW	LDF4-50A	FDAM	1/2"	18'	PROPOSED	4	ERICSSON	RRUS 8843	PROPOSED																		
1.65	TXRK2	PCS LTE	2	1	ANDREW	LDF4-50A	FDAM	1/2"	18'	PROPOSED	1	ERICSSON	RRUS 8843	PROPOSED																		
1.66	TXRK3		2	1	ANDREW	LDF4-50A	FDAM	1/2"	18'	PROPOSED	1	ERICSSON	RRUS 8843	PROPOSED																		
1.67	TXRK0	CBRS LTE	2	1	ANDREW	LDF4-50A	FDAM	1/2"	18'	PROPOSED	1	ERICSSON	RRUS 8843	PROPOSED																		
1.68	TXRK1		2	1	ANDREW	LDF4-50A	FDAM	1/2"	18'	PROPOSED	1	ERICSSON	RRUS 8843	PROPOSED																		
1.69	TXRK2	700 LTE	4	1	ERICSSON	RRUS 4449	PROPOSED																									
1.70	TXRK3		4	1	ERICSSON	RRUS 4449	PROPOSED																									
1.71	TXRK0	C-BAND LTE	25	47.3	46'	6	0	PROPOSED	1	JUMPER	COMMSCOPE	HFT410-3SBJ1	HYBRID	0.62"	10'	PROPOSED	1	ERICSSON	RRUS 8843	PROPOSED												
1.72	TXRK1		25	47.3	46'	6	0	PROPOSED	1	JUMPER	COMMSCOPE	HFT410-3SBJ1	HYBRID	0.62"	10'	PROPOSED	1	ERICSSON	RRUS 8843	PROPOSED												
1.73	TXRK2	700 LTE	4	1	ERICSSON	RRUS 4449	PROPOSED																									
1.74	TXRK3		4	1	ERICSSON	RRUS 4449	PROPOSED																									
1.75	TXRK0	AWG LTE	2	4	ANDREW	LDF4-50A	FDAM	1/2"	18'	PROPOSED	4	ERICSSON	RRUS 8843	PROPOSED																		
1.76	TXRK1		2	4	ANDREW	LDF4-50A	FDAM	1/2"	18'	PROPOSED	4	ERICSSON	RRUS 8843	PROPOSED																		
1.77	TXRK2	PCS LTE	2	1	ANDREW	LDF4-50A	FDAM	1/2"	18'	PROPOSED	1	ERICSSON	RRUS 8843	PROPOSED																		
1.78	TXRK3		2	1	ANDREW	LDF4-50A	FDAM	1/2"	18'	PROPOSED	1	ERICSSON	RRUS 8843	PROPOSED																		
1.79	TXRK0	CBRS LTE	2	1	ANDREW	LDF4-50A	FDAM	1/2"	18'	PROPOSED	1	ERICSSON	RRUS 8843	PROPOSED																		
1.80	TXRK1		2	1	ANDREW	LDF4-50A	FDAM	1/2"	18'	PROPOSED	1	ERICSSON	RRUS 8843	PROPOSED																		
1.81	TXRK2	700 LTE	4	1	ERICSSON	RRUS 4449	PROPOSED																									
1.82	TXRK3		4	1	ERICSSON	RRUS 4449	PROPOSED																									
1.83	TXRK0	C-BAND LTE	25	47.3	46'	6	0	PROPOSED	1	JUMPER	COMMSCOPE	HFT410-3SBJ1	HYBRID	0.62"	10'	PROPOSED	1	ERICSSON	RRUS 8843	PROPOSED												
1.84	TXRK1		25	47.3	46'	6	0	PROPOSED	1	JUMPER	COMMSCOPE	HFT410-3SBJ1	HYBRID	0.62"	10'	PROPOSED	1	ERICSSON	RRUS 8843	PROPOSED												
1.85	TXRK2	700 LTE	4	1	ERICSSON	RRUS 4449	PROPOSED																									
1.86	TXRK3		4	1	ERICSSON	RRUS 4449	PROPOSED																									
1.87	TXRK0	AWG LTE	2	4	ANDREW	LDF4-50A	FDAM	1/2"	18'	PROPOSED	4	ERICSSON	RRUS 8843	PROPOSED																		
1.88	TXRK1		2	4	ANDREW	LDF4-50A	FDAM	1/2"	18'	PROPOSED	4	ERICSSON	RRUS 8843	PROPOSED																		
1.89	TXRK2	PCS LTE	2	1	ANDREW	LDF4-50A	FDAM	1/2"	18'	PROPOSED	1	ERICSSON	RRUS 8843	PROPOSED																		
1.90	TXRK3		2	1	ANDREW	LDF4-50A	FDAM	1/2"	18'	PROPOSED	1	ERICSSON	RRUS 8843	PROPOSED																		
1.91	TXRK0	CBRS LTE	2	1	ANDREW	LDF4-50A	FDAM	1/2"	18'	PROPOSED	1	ERICSSON	RRUS 8843	PROPOSED																		
1.92	TXRK1		2	1	ANDREW	LDF4-50A	FDAM	1/2"	18'	PROPOSED	1	ERICSSON	RRUS 8843	PROPOSED																		
1.93	TXRK2	700 LTE	4																													



1. CONTRACTOR TO SHIP ALL REMOVED TOWER, COAX, ANTENNAS, MOUNTS AND TTA'S TO VERIZON WAREHOUSE IN TEXAS
2. CONTRACTOR TO VERIFY THE REMOVAL OF ANTENNAS OR COAX CABLES PRIOR TO REMOVAL.
3. EXISTING COAX CABLE HAS BEEN FIELD VERIFIED BY RAMAKER & ASSOCIATES
4. CONTRACTOR TO PROVIDE AND INSTALL DISTRIBUTION BOX, RRU & ANTENNA MOUNTING HARDWARE REQUIRED

RAMAKER
 employ@ramaker.com
 (608) 643-4100 www.ramaker.com

10801 BUSH LAKE ROAD
 BLOOMINGTON, MN 55438

Calculation Date: _____
 I hereby certify that the work specified on this drawing was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Nebraska.

PROFESSIONAL CIVIL ENGINEER
 JEFFREY H. ZANDER
 E-19726
 STATE OF NEBRASKA

NO.	DATE	DESCRIPTION

OMA BELLEVUE EAST MISSION

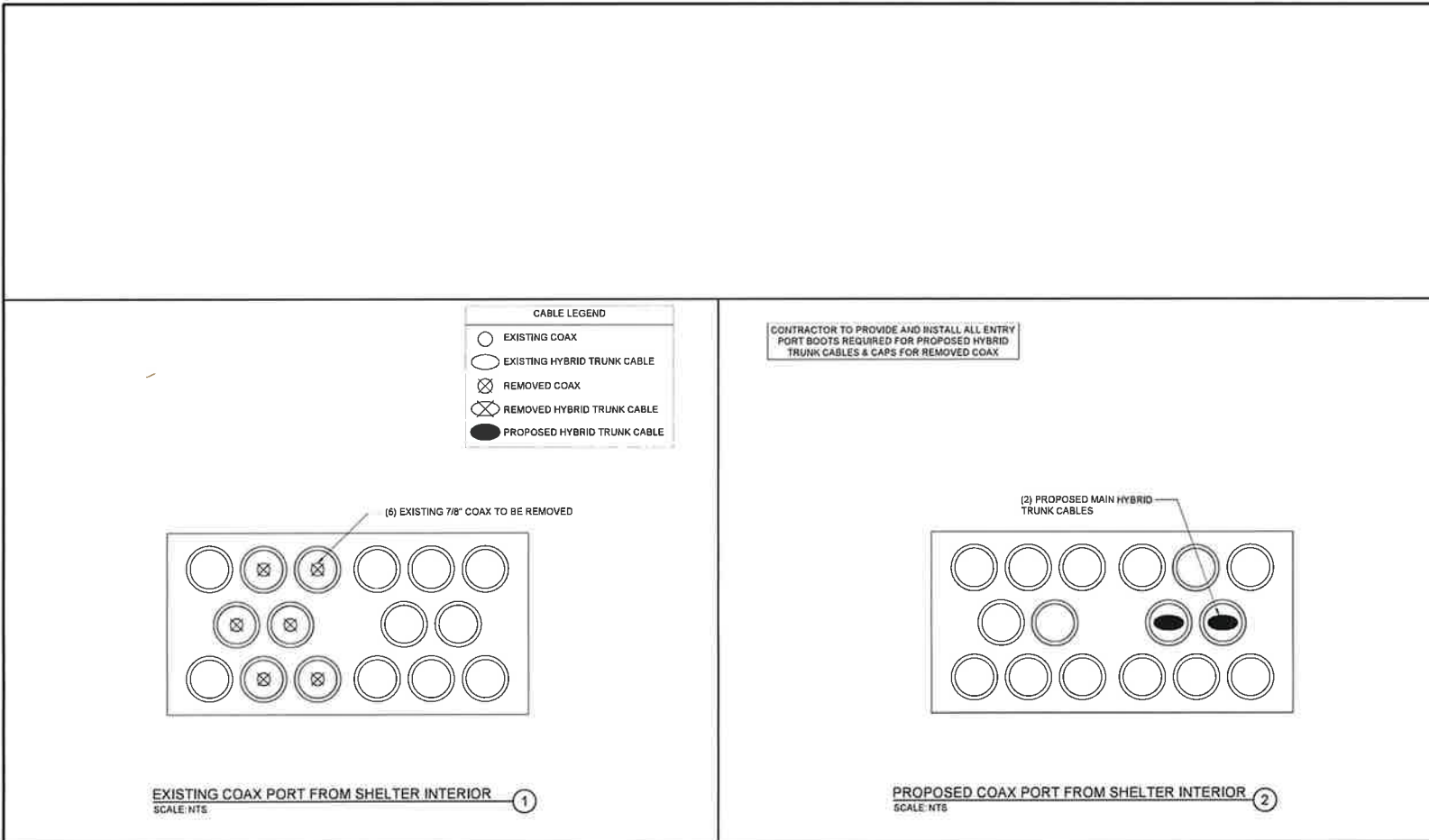
PROJECT INFORMATION:
 406 EAST MISSION AVENUE
 BELLEVUE, NE 68005
 SARYP COUNTY

SHEET TITLE:
ANTENNA CONFIGURATION

SCALE: NONE

PROJECT NO: 53278
 SHEET NO: A-7

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EXISTING COAX PORT FROM SHELTER INTERIOR ①
 SCALE: NTS

PROPOSED COAX PORT FROM SHELTER INTERIOR ②
 SCALE: NTS

Calculation Set
 I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Wisconsin.



NO.	DATE	DESCRIPTION	DATE
1	REV 0		01/11/2023

PROJECT INFORMATION
 OMA BELLEVUE EAST MISSION
 405 EAST MISSION AVENUE
 BELLEVUE, NE 68005
 SARPY COUNTY

SHEET TITLE
 COAX DETAILS

SCALE: NONE

PROJECT NUMBER: 53278
 SHEET NUMBER: A-8

RECEIVED
 MAR 29 2023
 PLANNING DEPT.

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EXISTING TOWER
 SCALE: NTS

1



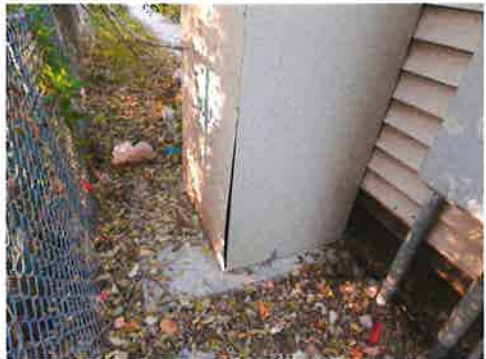
UNDERGROUND PVC ROUTE
 SCALE: NTS

2



PROPOSED TOWER
 SCALE: NTS

3



UNDERGROUND CONDUIT ENCLOSURE
 SCALE: NTS

4



COAX PORT INSIDE ENCLOSURE
 SCALE: NTS

5



COAX PORT INSIDE SHELTER
 SCALE: NTS

6



SHELTER LAYOUT
 SCALE: NTS

7



EQUIPMENT INSIDE SHELTER
 SCALE: NTS

8



EQUIPMENT INSIDE SHELTER
 SCALE: NTS

9

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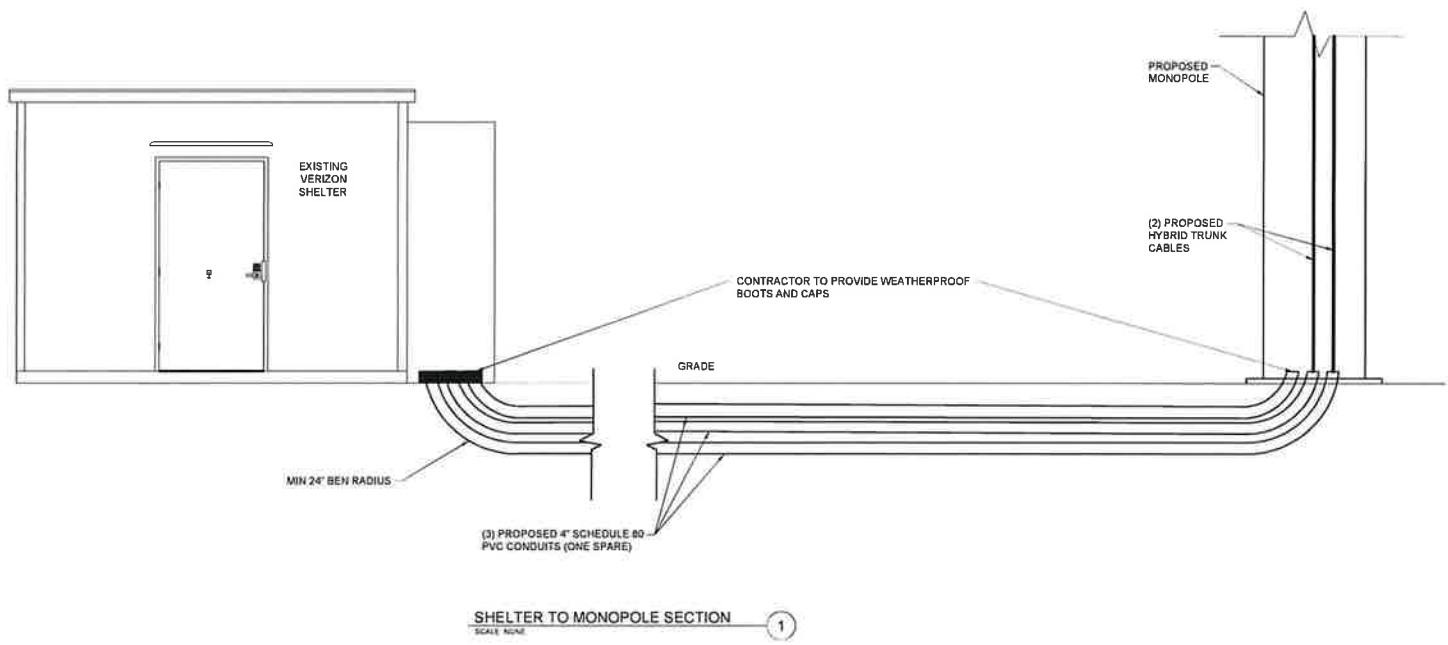
10801 BUSH LAKE ROAD
 BLOOMINGTON, MN 55438

Confirmation Seal
 I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Nebraska.

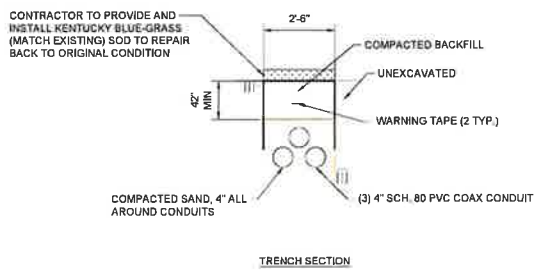


NO.	DATE	DESCRIPTION
ISSUED FOR AGENCY	REV 0	DATE 01/11/2023
PROJECT TITLE		
OMA BELLEVUE EAST MISSION		
PROJECT INFORMATION		
406 EAST MISSION AVENUE BELLEVUE, NE 68005 SARPY COUNTY		
SITE PHOTOS		
SCALE: NONE		
PROJECT NO.		53278
DRAWING NO.		A-9

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SHELTER TO MONOPOLE SECTION
 SCALE: NONE 1



UNDERGROUND 4" CONDUIT DETAIL
 SCALE: NONE 2

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 employees: 600
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10801 BUSH LAKE ROAD
 BLOOMINGTON, MN 55438

Contractor's Note:
 The design is based on the information provided. It is the contractor's responsibility to verify the information and to provide the necessary permits and approvals for the project.



NO.	DATE	DESCRIPTION

NO.	REV	DESCRIPTION	DATE

PROJECT TITLE:
OMA BELLEVUE EAST MISSION

PROJECT ADDRESS:
 405 EAST MISSION AVENUE
 BELLEVUE, NE 68005
 SARPY COUNTY

SHEET TITLE:
SITE DETAILS

SCALE: NONE

NO. 53278
 SHEET A-11

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1/532001532/95CAGD53276_0MA Bellevue east mission.dwg Printed by: joring on Jan 11, 2023 - 3:07pm
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 CHECKED BY: SEW
 DRAWN BY: KAJ

GENERAL NOTES

- ALL EQUIPMENT FURNISHED AND WORK PERFORMED UNDER THE CONTRACT DOCUMENTS SHALL BE GUARANTEED AGAINST DEFECTS IN MATERIALS OR WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS NOTED OTHERWISE. ANY FAILURE OF EQUIPMENT OR WORK DUE TO DEFECTS IN MATERIALS OR WORKMANSHIP SHALL BE CORRECTED BY THE CONTRACTOR AT NO COST TO THE OWNER.
- ALL WORK, MATERIAL, AND EQUIPMENT SHALL COMPLY WITH ALL REQUIREMENTS OF THE LATEST EDITIONS AND INTERIM AMENDMENTS OF THE NATIONAL ELECTRICAL CODE (N.E.C.), NATIONAL ELECTRICAL SAFETY CODE, OSHA, AND ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS AND ORDINANCES. ALL ELECTRICAL EQUIPMENT PROVIDED UNDER THIS CONTRACT SHALL BE NEW (EXCEPT WHERE OTHERWISE NOTED) AND SHALL COMPLY WITH THE REQUIREMENTS OF THE UNDERWRITERS' LABORATORIES AND BEAR THE U.L. LABEL.
- VERIZON WIRELESS OR THEIR ARCHITECT/ENGINEER RESERVE THE RIGHT TO REJECT ANY EQUIPMENT OR MATERIALS WHICH IN THEIR OPINION ARE NOT IN COMPLIANCE WITH THE CONTRACT DOCUMENTS, EITHER BEFORE OR AFTER INSTALLATION AND THE EQUIPMENT SHALL BE REPLACED WITH EQUIPMENT CONFORMING TO THE REQUIREMENTS OF THE CONTRACT DOCUMENTS BY THE CONTRACTOR AT NO COST TO THE OWNER OR THEIR ARCHITECT/ENGINEER.
- THE CONTRACTOR SHALL SUPPORT, BRACE AND SECURE EXISTING STRUCTURE AS REQUIRED, CONTRACTOR IS SOLELY RESPONSIBLE FOR THE PROTECTION OF ANY EXISTING STRUCTURES DURING CONSTRUCTION, FIELD VERIFY ALL EXISTING DIMENSIONS WHICH AFFECT THE NEW CONSTRUCTION.
- THE CONTRACTOR SHALL NOT ALLOW OR CAUSE ANY OF THE WORK TO BE COVERED UP OR ENCLOSED UNTIL IT HAS BEEN INSPECTED BY THE GOVERNING AUTHORITIES. ANY WORK THAT IS ENCLOSED OR COVERED UP BEFORE SUCH INSPECTION AND TEST SHALL BE UNCOVERED AT THE CONTRACTOR'S EXPENSE. AFTER IT HAS BEEN INSPECTED, THE CONTRACTOR SHALL RESTORE THE WORK TO ITS ORIGINAL CONDITION AT THEIR OWN EXPENSE.
- ALL EXISTING UTILITIES, FACILITIES, CONDITIONS AND THEIR DIMENSIONS SHOWN ON PLANS HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. THE ARCHITECT/ENGINEER AND OWNER (VERIZON WIRELESS) ASSUME NO RESPONSIBILITY WHATSOEVER AS TO THE SUFFICIENCY OR ACCURACY OF THE INFORMATION SHOWN ON THE PLANS OR THE MANNER OF THEIR REMOVAL OR ADJUSTMENT; CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL SAID UTILITIES AND FACILITIES PRIOR TO START OF CONSTRUCTION. CONTRACTOR SHALL ALSO OBTAIN FROM EACH UTILITY COMPANY DETAILED INFORMATION RELATIVE TO WORKING SCHEDULES AND METHODS OF REMOVING OR ADJUSTING AFFECTED UTILITIES.
- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES BOTH HORIZONTALLY AND VERTICALLY PRIOR TO START OF CONSTRUCTION, ANY DISCREPANCIES OR DOUBTS AS TO THE INTERPRETATION OF PLANS SHALL BE IMMEDIATELY REPORTED TO THE PROJECT MANAGER FOR RESOLUTION AND INSTRUCTION, AND NO FURTHER WORK SHALL BE PERFORMED UNTIL DISCREPANCY IS CHECKED AND CORRECTED BY THE ARCHITECT/ENGINEER, FAILURE TO SECURE SUCH INSTRUCTION MEANS CONTRACTOR WILL HAVE WORKED AT THEIR OWN RISK AND EXPENSE.
- CONTRACTORS SHALL CLEAN ENTIRE SITE AFTER CONSTRUCTION SUCH THAT NO PAPERS, TRASH, DEBRIS, WEEDS BRUSH OR ANY OTHER DEPOSITS REMAIN. ALL MATERIALS COLLECTED DURING CLEANING OPERATIONS SHALL BE PROPERLY DISPOSED OF OFF-SITE BY THE CONTRACTOR.
- ALL SITE WORK SHALL BE CAREFULLY COORDINATED BY THE CONTRACTOR WITH LOCAL GAS, ELECTRIC, TELEPHONE, AND ANY OTHER UTILITY COMPANIES HAVING JURISDICTION OVER THIS LOCATION.
- DURING CONSTRUCTION, THE CONTRACTOR SHALL AT ALL TIMES MAINTAIN THE UTILITIES OF THE BUILDINGS/SITE WITHOUT INTERRUPTION. SHOULD IT BE NECESSARY TO INTERRUPT ANY SERVICE OR UTILITY, THE CONTRACTOR SHALL SECURE PERMISSION IN WRITING FROM THE BUILDING/PROPERTY OWNER FOR SUCH INTERRUPTION, AT LEAST 72 HOURS IN ADVANCE, ANY INTERRUPTION SHALL BE MADE WITH A MINIMUM AMOUNT OF INCONVENIENCE TO THE BUILDING/PROPERTY OWNER AND ANY SUCH SHUTDOWN TIME SHALL BE COORDINATED WITH THE BUILDING/PROPERTY OWNER.
- CONTRACTOR SHALL SUBMIT AT THE END OF THE PROJECT A COMPLETE SET OF AS BUILT DRAWINGS TO VERIZON WIRELESS PROJECT MANAGER.
- THIS CONTRACTOR SHALL PROVIDE ALL TEMPORARY WRITING FOR ALL TRADES FOR CONSTRUCTION EQUIPMENT (I.E. HAND TOOLS, WELDERS, PIPE BENDERS, ETC.) & CONSTRUCTION LIGHTING PER THE LATEST OSHA STANDARDS, INCLUDE ALL COSTS IN THE BASE BID THIS CONTRACTOR SHALL ESTABLISH SAFE WORKING PROCEDURES FOR THE PROTECTION OF THE WORKMEN IN ALL PHASES OF WORK, COMPLYING WITH THE APPLICABLE PROVISIONS OF ALL CITY, STATE AND FEDERAL SAFETY LAWS (OSHA).
- THIS CONTRACTOR SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH THE PLANS AND SHALL VERIFY EXISTING SITE CONDITIONS AT THE JOB SITE BEFORE SUBMITTING BID. FAILURE TO RECOGNIZE WORK REQUIRED SHALL BE AT THE EXPENSE OF THIS CONTRACTOR. NO CONSIDERATION SHALL BE GIVEN FOR ADDITIONAL COMPENSATION AFTER THE LETTING OF BIDS.
- ENTIRE INSTALLATION SHALL BE PERFORMED BY A FIRST-CLASS WORKMAN LIKE MAKE AND CONFORM TO ALL APPLICABLE CODES AND ORDINANCES. THE COMPLETED SYSTEMS SHALL BE FULLY OPERATIONAL; ACCEPTANCE BY THE OWNER SHALL BE A CONDITION OF THE CONTRACT. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES IN ORDER TO AVOID INTERFERENCES PRESERVING MAXIMUM HEADROOM AND AVOID OMISSIONS. ALL

- MATERIALS WORKMANSHIP AND EQUIPMENT SHALL BE GUARANTEED FOR ONE (1) YEAR AFTER SYSTEM ACCEPTANCE.
- ALL MATERIALS USED SHALL BE NEW AND BEAR THE U/L LABEL AND BE OF THE APPROPRIATE NEMA STANDARD.
 - CONTRACTOR SHALL INCLUDE ALL MISCELLANEOUS ITEMS REQUIRED TO COMPLETE THE WORK.
 - CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND REQUIRED INSPECTION FEES.
 - IT SHALL BE THE RESPONSIBILITY OF THIS CONTRACTOR TO COORDINATE AND REVIEW THE ELECTRICAL CHARACTERISTICS, AMPACITY AND OTHER REQUIREMENTS OF ALL EQUIPMENT PRIOR TO INSTALLATION.
 - IT SHALL BE THE RESPONSIBILITY OF THIS CONTRACTOR TO COORDINATE THE LOCATIONS OF CONDUIT ROUTING, EQUIPMENT, LIGHTING, ETC. WITH ALL OTHER TRADES IN THE FIELD PRIOR TO INSTALLATION.
 - FOR CLARITY OF ALL PLANS, SOME EQUIPMENT CONDUIT AND WIRE HAS NOT BEEN SHOWN. IT IS THE RESPONSIBILITY OF THIS CONTRACTOR TO FURNISH AND INSTALL COMPLETE AND OPERATING SYSTEMS INCLUDING ALL CONDUIT AND WIRING.
 - THE CONTRACTOR SHALL MAINTAIN THE FIRE RATED INTEGRITY OF ALL FLOORS, CEILINGS AND WALLS. ALL PENETRATIONS THROUGH FIRE RATED BUILDINGS ELEMENTS SHALL BE EFFECTIVELY SEALED USING APPROVED MATERIALS AND METHODS. ALL LIGHTING FIXTURES MOUNTED IN FIRE RATED CEILINGS SHALL MAINTAIN THE INTEGRITY OF THE FIRE RATING CEILINGS USING APPROVED MATERIALS AND METHODS. REFER TO ARCHITECTURAL DRAWINGS FOR FIRE RATINGS.
 - THE CONTRACTOR SHALL INSPECT THE COMPLETE SET OF DRAWINGS AND SPECIFICATIONS TO DETERMINE THEIR ENTIRE SCOPE OF WORK. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND EXTENT OF DEMOLITION AND NEW WORK PRIOR TO THE PROJECT PRIOR TO SUBMITTING THEIR BID. MATERIALS OR WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS NOTED OTHERWISE. ANY FAILURE OF EQUIPMENT OR WORK DUE TO DEFECTS IN MATERIALS OR WORKMANSHIP SHALL BE CORRECTED BY THE CONTRACTOR AT NO COST TO THE OWNER OR THEIR ARCHITECT/ENGINEER.
 - THE ELECTRICAL INSTALLATION IS TO BE IN STRICT ACCORDANCE WITH THE APPLICABLE RULES AND REGULATIONS OF ALL LOCAL, STATE AND FEDERAL ELECTRICAL CODES AND THE LOCAL UTILITY COMPANY REQUIREMENTS OR ANY OTHER AUTHORITIES HAVING LAWFUL JURISDICTION.

SPECIAL CONSTRUCTION/ANTENNA INSTALLATION

- WORK INCLUDED:
 - THE CONTRACTOR SHALL ASSIST ANTENNA INSTALLATION CONTRACTOR IN TERMS OF COORDINATION AND SITE ACCESS. ERECTION SUB-CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF PERSONNEL AND PROPERTY.
 - INSTALL ANTENNAS AS INDICATED ON DRAWINGS AND VERIZON WIRELESS SPECIFICATIONS.
 - INSTALL GALVANIZED STEEL ANTENNA MOUNTS AS INDICATED ON DRAWINGS.
 - INSTALL FURNISHED GALVANIZED STEEL AND/OR TOWER W/ WAVEGUIDE.
 - INSTALL COAXIAL CABLES AND TERMINATIONS BETWEEN ANTENNAS AND EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS, WEATHERPROOF ALL CONNECTIONS BETWEEN THE ANTENNA AND EQUIPMENT PER MANUFACTURER'S REQUIREMENTS. TERMINATE ALL COAXIAL CABLE THREE (3) FEET IN EXCESS OF ENTRY PORT LOCATION UNLESS OTHERWISE STATED.
 - ANTENNA AND COAXIAL CABLE GROUNDING
 - ALL EXTERIOR W/ GREEN GROUND WIRE "DAISY CHAIN" CONNECTIONS ARE TO BE WEATHER SEALED WITH ANDREWS CONNECTOR/SPlice WEATHERPROOFING KIT #221213 OR EQUAL.
 - ALL COAXIAL CABLE GROUNDING KITS ARE TO BE INSTALLED ON STRAIGHT RUNS OF COAXIAL CABLE (NOT WITHIN BENDS).

QUALITY ASSURANCE

- ALL CONTRACTORS FURNISHED MATERIALS AND EQUIPMENT SPECIFIED ON THE PROJECT SHALL BE NEW AND UNUSED, OF CURRENT MANUFACTURE AND OF THE HIGHEST GRADE.
- ALL EQUIPMENT, MATERIAL AND THE INSTALLATION METHODS SPECIFIED ON THE PROJECT DRAWINGS SHALL BE DESIGNED AND FABRICATED IN COMPLIANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL CODES AND REGULATIONS AND APPROPRIATE INDUSTRIAL CONSENSUS STANDARDS AND CODES INCLUDING ANS, IEEE, NEMA, NFPA, AND UL. ALL AS REVISD AS OF THE DATE OF THIS WORK PACKAGE.
- ALL ELECTRICAL ITEMS BOTH CONTRACTOR AND OWNER FURNISHED SHALL BE CHECKED FOR AGREEMENT WITH THE PROJECT DRAWINGS AND SPECIFICATIONS AND SHALL BE VISUALLY INSPECTED TO ENSURE THAT EQUIPMENT IS UN-DAMAGED AND IS IN PROPER ALIGNMENT. INSTALLED PER MANUFACTURER'S INSTRUCTIONS. ELECTRICAL CONNECTIONS ARE TIGHT AND PROPERLY INSULATED WHERE REQUIRED. FEES ARE OF THE PROPER TYPE AND SIZE AND ELECTRICAL ENCLOSURES ARE OF THE PROPER NEMA TYPE.
- NOTIFY OWNER IN WRITING OF ALL DISCREPANCIES BETWEEN DRAWINGS/SPECIFICATIONS AND FIELD INSTALLATIONS, OR IF THE VISUAL INSPECTIONS SHOW DAMAGE OR IMPROPER INSTALLATION.
- GENERAL: DURING AND UPON COMPLETION OF THE WORK, ARRANGE AND PAY ALL ASSOCIATED INSPECTIONS OF ALL ELECTRICAL WORK INSTALLED UNDER THIS CONTRACT, IN ACCORDANCE WITH THE CONDITIONS OF THE CONTRACT.

- INSPECTIONS REQUIRED: AS PER THE LAWS AND REGULATIONS OF THE LOCAL AND/OR STATE AGENCIES HAVING JURISDICTION AT THE PROJECT SITE.
- INSPECTION AGENCY: APPROVED BY THE LOCAL AND/OR STATE AGENCIES HAVING JURISDICTION AT THE PROJECT SITE.

CABLE TRAYS

- ALL CABLE TRAYS AND FITTINGS SHALL BE DESIGNED, MANUFACTURED AND TESTED IN PERFORMANCE WITH NEMA VE 1.
- CABLE TRAYS SHALL BE LADDER TYPE WITH 9-INCH SPACING.
- CABLE TRAYS SHALL BE CAPABLE OF SUPPORTING 75 LBS/LINEAL FOOT.
- CABLE TRAYS AND FITTINGS SHALL BE MANUFACTURED OF GALVANIZED STEEL.
- CABLE TRAYS SHALL BE FURNISHED WITH COVERS WHERE SHOWN ON THE PROJECT DRAWINGS.
- ALL DISCONTINUOUS SECTIONS OF CABLE TRAY SHALL BE BONDED ACROSS JOINTS.

CONDUCTORS

- ALL POWER, CONTROL AND COMMUNICATION WIRING SHALL MEET REQUIRED NEMA-RATINGS, ASTM, UL, AND NEC STANDARDS FOR MATERIAL AND WORKMANSHIP UNLESS OTHERWISE SPECIFIED.
 - SERVICE ENTRANCE CONDUCTORS SHALL BE COPPER, 200 VOLT, UNLIGHT RESISTANT, SUITABLE FOR VET LOCATIONS, TYPE USE-2. THE GROUNDED NEUTRAL CONDUCTOR SHALL BE IDENTIFIED WITH A YELLOW MARK AT EACH TERMINATION.
 - CONDUCTORS FOR FEEDER AND BRANCH CIRCUITS SHALL BE COPPER 200 VOLT, TYPE THHN/WTHN WITH A MINIMUM SIZE OF #12 AWG.
- ALL CONDUCTOR ACCESSORIES INCLUDING CONNECTORS, DEVIATORS, AND RINGS SHALL BE IDENTIFIED WITH A YELLOW MARKER AND CABLE TIES SHALL BE FURNISHED AND INSTALLED. SUPPLIER'S INSTALLATION INSTRUCTIONS SHALL BE OBTAINED FOR CABLE ACCESSORIES. THESE INSTRUCTIONS SHALL BE IN THE POSSESSION OF THE CRAFTSMAN WHILE INSTALLING THE ACCESSORIES AND SHALL BE AVAILABLE TO THE COMPANY FOR REFERENCE.
- TERMINAL CONNECTORS FOR CONDUCTORS SMALLER THAN 8 AWG SHALL BE COMPRESSION TYPE CONNECTORS SIZED FOR THE CONDUCTOR AND THE TERMINAL. THE CONNECTORS SHALL BE CONSTRUCTED OF FINE GRADE HIGH CONDUCTIVITY COPPER IN ACCORDANCE WITH QQ-C576 AND SHALL BE TIN-PLATED IN ACCORDANCE WITH MIL-1-10727. THE INTERIOR SURFACE OF THE CONNECTOR WIRE BARREL SHALL BE SERRATED, AND THE EXTERIOR SURFACE OF THE CONNECTOR WIRE BARREL SHALL BE PROVIDED WITH CRIMP GUIDES.
- TERMINAL CONNECTORS FOR CONDUCTORS 8 AWG AND LARGER SHALL BE PRESSURE OR BOLTED CLAMP TYPE. BURNDY KLUKUG, ARILUG OR ACCEPTABLE EQUAL, OR COMPRESSION TYPE. BURNDY TYPE YAF OR YA (LONG BARREL), PANOUTI TYPE LCA OR LCC, OR ACCEPTABLE EQUAL. ACCEPTABLE CONNECTORS INCLUDE THOSE MANUFACTURED BY COMPANY-FURNISHED EQUIPMENT MAY BE USED.
- TERMINATION PROVISIONS OF EQUIPMENT FOR CIRCUITS RATED 100 AMPERES OR LESS, OR MARKED FOR NOS. 14 THROUGH 1 CONDUCTORS, SHALL BE USED ONLY FOR CONDUCTORS RATED 80 DEG. C (140 DEG. F) CONDUCTORS WITH HIGHER TEMPERATURE RATINGS SHALL BE PERMITTED, PROVIDED THE AMPACITY OF EACH CONDUCTOR IS DETERMINED BASED ON THE 60 DEG. C (140 DEG. F) AMPACITY OF THE CONDUCTOR SIZE USED.
- TERMINATION PROVISIONS OF EQUIPMENT FOR CIRCUITS RATED OVER 100 AMPERES, OR MARKED FOR CONDUCTORS LARGER THAN NO. 1, SHALL BE USED ONLY FOR CONDUCTORS RATED 75 DEG. C (167 DEG. F) CONDUCTORS WITH HIGH TEMPERATURE RATINGS SHALL BE PERMITTED, PROVIDED THE AMPACITY OF EACH CONDUCTOR IS DETERMINED BASED ON THE 75 DEG. C (167 DEG. F) AMPACITY OF THE CONDUCTOR SIZE USED.
- ALL 600 VOLT OR LESS WIRING, WHERE COMPRESSION TYPE CONNECTORS ARE USED, SHALL BE INSULATED WITH AT LEAST ONE TURN OF SCOTCH TAPE. IN ACCORDANCE WITH ANY LOCAL CODE THEN COVERED WITH TWO HALF TURNS OF TAPE SIMILAR TO 3M COMPANY'S "33 PLUS" (33+) PLASTIC TAPE OR 88 OUTDOR.
- THE ELECTRICAL SERVICE TO THE SITE SHALL BE GROUNDED AT THE SERVICE DISCONNECTING MEANS REQUIRED IN ARTICLE 250 OF THE NATIONAL ELECTRICAL CODE, IN ACCORDANCE WITH ANY LOCAL CODE.
- ALL UNDERGROUND (BELOW GRADE) GROUNDING CONNECTIONS SHALL BE MADE BY THE CADWELD PROCESS (MECHANICAL LUG ATTACHMENTS BELOW GRADE ARE NOT ACCEPTABLE). CONNECTIONS SHALL INCLUDE ALL CABLE TO CABLE SPLICES (TEES, Xs, ETC.) ALL UNDERGROUND PRODUCTS DESIGNED FOR THEIR APPLICATION. PRODUCTS FOR OUTDOOR USE SHALL BE HOT DIP GALVANIZED.
- TYPES HANGERS, STRAPS, RISER SUPPORTS, CLAMPS, U-CHANNEL, THREADED RODS, ETC. AS INDICATED OR REQUIRED.
- INSTALLATION, RIGIDLY SUPPORT AND SECURE ALL MATERIALS, RACEWAYS AND EQUIPMENT TO BUILDING STRUCTURE USING HANGERS, SUPPORTS AND FASTENERS SUITABLE FOR THE USE, MATERIALS AND LOADS ENCOUNTERED, PROVIDE ALL NECESSARY HARDWARE, PROVIDE CONDUIT SUPPORTS AT MAXIMUM 5 FT. O.C.
- OVERHEAD AND UNDERGROUND ATTACHED AND MOUNTED EQUIPMENT TO STRUCTURAL FRAMEWORK OR SUPPORTING METAL FRAMEWORK,

HANGERS AND SUPPORT

- MATERIALS: ALL HANGERS, SUPPORTS, FASTENERS, AND HARDWARE SHALL BE ZINC COATED OR OF EQUIVALENT CORROSION RESISTANCE BY TREATMENT OR INHERENT PROPERTY, AND SHALL BE MANUFACTURED PRODUCTS DESIGNED FOR THEIR APPLICATION.
- TYPES HANGERS, STRAPS, RISER SUPPORTS, CLAMPS, U-CHANNEL, THREADED RODS, ETC. AS INDICATED OR REQUIRED.
- INSTALLATION, RIGIDLY SUPPORT AND SECURE ALL MATERIALS, RACEWAYS AND EQUIPMENT TO BUILDING STRUCTURE USING HANGERS, SUPPORTS AND FASTENERS SUITABLE FOR THE USE, MATERIALS AND LOADS ENCOUNTERED, PROVIDE ALL NECESSARY HARDWARE, PROVIDE CONDUIT SUPPORTS AT MAXIMUM 5 FT. O.C.
- OVERHEAD AND UNDERGROUND ATTACHED AND MOUNTED EQUIPMENT TO STRUCTURAL FRAMEWORK OR SUPPORTING METAL FRAMEWORK,

- WALL MOUNTING: SUPPORT WALL MOUNTED EQUIPMENT BY MASONRY, CONCRETE BLOCK, METAL FRAMING OR SUB-FRAMING.
- EXTERIOR WALLS: MOUNT ALL EQUIPMENT LOCATED ON THE INTERIOR OF EXTERIOR BUILDING WALLS AT LEAST ONE INCH AWAY FROM WALL SURFACE USING SUITABLE SPACERS.
- STRUCTURAL MEMBERS: DO NOT CUT, DRILL OR WELD ANY STRUCTURAL MEMBER EXCEPT SPECIFICALLY APPROVED BY THE ENGINEER.
- INDEPENDENT SUPPORT: DO NOT SUPPORT MATERIALS OR EQUIPMENT FROM OTHER EQUIPMENT, PIPING, DUCTWORK OR SUPPORTS FOR SAME.
- RACEWAY SUPPORTS: RIGIDLY SUPPORT ALL RACEWAY WITH MAXIMUM SPACINGS PER NEC, AND SO AS TO PREVENT DISTORTION OF ALIGNMENT DURING PULLING OPERATION, USE APPROVED HANGERS, CLAMPS AND STRAPS FOR INDIVIDUAL RUNS. DO NOT USE PERFORATED STRAPS OR TIE WIRES. WHERE MULTIPLE PARALLEL RACEWAYS ARE TO RUN TOGETHER, USE TRAPEZE TYPE HANGER ARRANGEMENT MADE FROM U-CHANNEL AND ACCESSORIES.
- SUSPENDED FOR FUTURE INSTALLATION OF ADDITIONAL RACEWAYS, RIGIDLY ANCHOR VERTICAL CONDUITS SERVING FLOOR MOUNTED OR "ISLAND" TYPE EQUIPMENT MOUNTED AWAY FROM WALLS WITH METAL BRACKET OR RIGID STEEL CONDUIT EXTENSION SECURED TO FLOOR.
- MISCELLANEOUS SUPPORTS: PROVIDE ANY ADDITIONAL STRUCTURAL SUPPORT STEEL BRACKETS, ANGLES, FASTENERS, AND HARDWARE AS REQUIRED TO ADEQUATELY SUPPORT ALL ELECTRICAL MATERIALS AND EQUIPMENT.
- ONE HOLE STRAPS SHALL NOT BE USED FOR CONDUITS LARGER THAN 3/4 INCH.

HOLES, SLEEVES AND OPENINGS

- GENERAL: PROVIDE ALL HOLES, SLEEVES, AND OPENINGS REQUIRED FOR THE COMPLETION OF WORK AND RESTORE ALL SURFACES DAMAGED TO MATCH SURROUNDING SURFACES. MAINTAIN INTEGRITY OF ALL FIRE AND SMOKE RATED BARRIERS USING APPROVED FIRE-STOPPING SYSTEMS. WHEN CUTTING HOLES OR OPENINGS, OR INSTALLING SLEEVES, DO NOT CUT, DAMAGE OR DISTURB STRUCTURAL ELEMENTS OR REINFORCING STEEL UNLESS APPROVED IN WRITING, BY THE PROJECT STRUCTURAL ENGINEER.
- CONDUIT PENETRATIONS: SIZE CORE DRILLING HOLES SO THAT AN ANNUAL SPACE OF NOT LESS THAN 1/4 INCH AND NOT MORE THAN 1 INCH IS LEFT AROUND THE CONDUIT, PIPE, ETC. WHEN OPENINGS ARE CUT IN LIEU OF CORE DRILLED, PROVIDE SLEEVE IN ROUGH OPENINGS SIZE SLEEVES TO PROVIDE AN ANNUAL SPACE OF NOT LESS THAN 1/4 INCH AND NOT MORE THAN 1 INCH AROUND THE CONDUIT, PIPE, ETC. PATCH AROUND THE SLEEVE TO MATCH SURROUNDING SURFACES.

MATERIALS

MATERIAL LIST	PROVIDED BY	INSTALLED BY
ANTENNAS	VZW	CONTRACTOR
COAX AND ELLIPTICAL WAVEGUIDE	VZW	CONTRACTOR
DUPLEXERS, DIPLEXERS, & COMBINERS	VZW	CONTRACTOR
AWG HARDWARE	VZW	CONTRACTOR
SOU	VZW	CONTRACTOR
RET & HYBRID CABLE	VZW	CONTRACTOR
GPS ANTENNA & GPS SURGE ARRESTOR	VZW	CONTRACTOR
TMA's, BIAS-Tk, & PDU	VZW	CONTRACTOR
DISTRIBUTION BOXES, SECTOR BOXES, & RRUs	VZW	CONTRACTOR
ANTENNA MOUNTING PIPES	CONTRACTOR	CONTRACTOR
MICROWAVE ANTENNA MOUNT	CONTRACTOR	CONTRACTOR
SECTOR FRAMES WITH TIE-BACK ARMS	CONTRACTOR	CONTRACTOR
ICE BRIDGE HARDWARE	CONTRACTOR	CONTRACTOR
COAX ATTACHMENT TO TOWER HARDWARE	CONTRACTOR	CONTRACTOR
TOWER BUSS BARS	CONTRACTOR	CONTRACTOR
CONDUIT, CONDUCTORS, & GROUNDING	CONTRACTOR	CONTRACTOR
PPC STYLE CONNECTORS AND CLOSURES	CONTRACTOR	CONTRACTOR
JUMPERS ON THE TOWER & IN SHELTER	CONTRACTOR	CONTRACTOR
ENTRY PORTS, BOOTS, & CAPS	CONTRACTOR	CONTRACTOR
COAX HANGER KITS/HOISTING GRIPS	CONTRACTOR	CONTRACTOR
GPS COAX & CONNECTORS	CONTRACTOR	CONTRACTOR
TOWER MOD STEEL & CONCRETE	CONTRACTOR	CONTRACTOR
WELDED COAX ENTRY PORTS	CONTRACTOR	CONTRACTOR



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10801 BUSH LAKE ROAD
 BLOOMINGTON, MN 55438



NO.	REV	DESCRIPTION	DATE
	REV 0		01/11/2023

OMA BELLEVUE EAST MISSION

408 EAST MISSION AVENUE
 BELLEVUE, NE 68005
 SARPY COUNTY

SPECIFICATIONS

SCALE: NONE

53278
 SP-1

MAR 29 2023

PLANNING DEPT.

Tammi Palm

From: ceichorn <ceichorn@sundaisyent.com>
Sent: Monday, May 15, 2023 4:17 PM
To: Tammi Palm
Cc: Kathleen Boggs; Shuck, Cynthia; Palmtag, John Russell
Subject: [EXT] Revisions letter for 406 E Mission Ave Bellevue tower replacement
Attachments: 0652_001.pdf; FAA Determination letter_572908223.pdf

Thank you for the comments, Tammy. I have a couple of questions and responses to the letter dated May 4, 2023.

1. The current flagpole is extremely thin and severely limits the equipment that can be used, so much so that it is impossible to find a multiband antenna that can host all of the 4G and 5G frequencies needed to serve the area. Due to the structural deficiencies of the existing pole, this project proposes to replace the flagpole with a slim line monopole that can accommodate new antennas. The height of the new pole will remain the same. Although we will have to remove the existing landscaping during construction, we will replace it with the same type landscaping materials that are there today.

2. The FAA Determination is attached.

3. On the site plan page, A-2, landscaping is shown to be removed and replaced after construction. Is this acceptable, or should the landscaping be shown on a separate sheet titled Landscape Plan?

4. As stated above, the current pole is extremely thin, severely limiting the equipment that can be used, so much so that it is impossible to find a multiband antenna that can host all of the 4G and 5G frequencies needed to serve the area. Even if one were available, there would still not be enough space to run coaxial cabling between the antennas. During the design phase for this project, all attempts were made to utilize the existing pole. Unfortunately, the negative effects of the limited design, loss in the coaxial wiring system, unavailability of suitable antennas, and the area's continuously increasing data demand forced Verizon to design a new slim monopole tower that can provide effective service. The proposed slim monopole allows Verizon to install an advanced antenna system that will provide data capacity similar to other much larger towers in the area. This is extremely important to serve the residents and visitors of Bellevue, especially during events such as the Bellevue Rocks Riverfront Festival, where cellular activity often slows to a crawl or becomes unusable due to the outdated and limited design of the current pole. Aesthetically, the proposed slim monopole design is the least intrusive option that allows for the currently needed upgrades and that will provide flexibility for future upgrades. The short height of the slim monopole (50'), the large distance from the Olde Towne Core Area (>350 yards), and the established tree cover near the site will all minimize any perceived aesthetic impact.

Please do not hesitate to let me know if there is any additional information I can clarify.

Sincerely,
-Christy

Christy Eichorn
SITE ACQUISITION CONSULTANT
Sun Daisy Enterprises, LLC for [BUELL CONSULTING, INC.](#)
M: 402-730-8539 E: Ceichorn@sundaisyent.com

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MAY 16 2023
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From: Tammi Palm <Tammi.Palm@bellevue.net>
Sent: Thursday, May 4, 2023 9:42 AM



Mail Processing Center
 Federal Aviation Administration
 Southwest Regional Office
 Obstruction Evaluation Group
 10101 Hillwood Parkway
 Fort Worth, TX 76177

Aeronautical Study No.
 2022-ACE-8542-OE
 Prior Study No.
 2005-ACE-2044-OE

Issued Date: 02/15/2023

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Network Regulatory
 Cellco Partnership
 5055 North Point Pkwy
 NP2NE Network Engineering
 Alpharetta, GA 30022

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Monopole OMA BELLEVUE EAST MISSION
 Location: Bellevue, NE
 Latitude: 41-08-11.89N NAD 83
 Longitude: 95-53-18.26W
 Heights: 1028 feet site elevation (SE)
 50 feet above ground level (AGL)
 1078 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

Emissions from this site must be in compliance with the parameters set by collaboration between the FAA and telecommunications companies and reflected in the FAA 5G C band compatibility evaluation process (such as power, frequencies, and tilt angle). Operational use of this frequency band is not objectionable provided the Wireless Providers (WP) obtain and adhere to the parameters established by the FAA 5G C band compatibility evaluation process. **Failure to comply with this condition will void this determination of no hazard.**

See attachment for additional condition(s) or information.

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 .

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, effective 21 Nov 2007, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

This aeronautical study included evaluation of a structure that exists at this time. Action will be taken to ensure aeronautical charts are updated to reflect the most current coordinates, elevation and height as indicated in the case description.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact Nathan Shelly, at (817) 222-4037, or nathan.d-ctr.shelly@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2022-ACE-8542-OE.

Signature Control No: 562147126-572908223

(DNE)

Mike Helvey

Manager, Obstruction Evaluation Group

Attachment(s)

Additional Information

Frequency Data

Map(s)

cc: FCC

Additional information for ASN 2022-ACE-8542-OE

BASIS FOR DECISION:

Part 77 authorizes the FAA to evaluate a structure or object's potential electromagnetic effects on air navigation, communication facilities, and other surveillance systems. It also authorizes study of impact on arrival, departure, and en route procedures for aircraft operating under visual or instrument flight rules, as well as the impact on airport traffic capacity at existing public use airports. Broadcast in the 3.7 to 3.98 GHz frequency (5G C band) currently causes errors in certain aircraft radio altimeters and the FAA has determined they cannot be relied upon to perform their intended function when experiencing interference from wireless broadband operations in the 5G C band. The FAA has adopted Airworthiness Directives for all transport and commuter category aircraft equipped with radio altimeters that prohibit certain operations when in the presence of 5G C band.

This determination of no hazard is based upon those mitigations implemented by the FAA and operators of transport and commuter category aircraft, and helicopters operating in the vicinity of your proposed location. It is also based on telecommunication industry and FAA collaboration on acceptable power levels and other parameters as reflected in the FAA 5G C band evaluation process.

The FAA 5G C band compatibility evaluation is a data analytics system used by FAA to evaluate operational hazards related to aircraft design. The FAA 5G C band compatibility evaluation process refers to the process in which the telecommunication companies and the FAA have set parameters, such as power output, locations, frequencies, and tilt angles for antenna that mitigate the hazard to aviation. As the telecommunication companies and FAA refine the tools and methodology, the allowable frequencies and power levels may change in the FAA 5G C band compatibility evaluation process. Therefore, your proposal will not have a substantial adverse effect on the safe and efficient use of the navigable airspace by aircraft provided the equipment and emissions are in compliance with the parameters established through the FAA 5G C band compatibility evaluation process.

Any future changes that are not consistent with the parameters listed in the FAA 5G C band compatibility evaluation process will void this determination of no hazard.

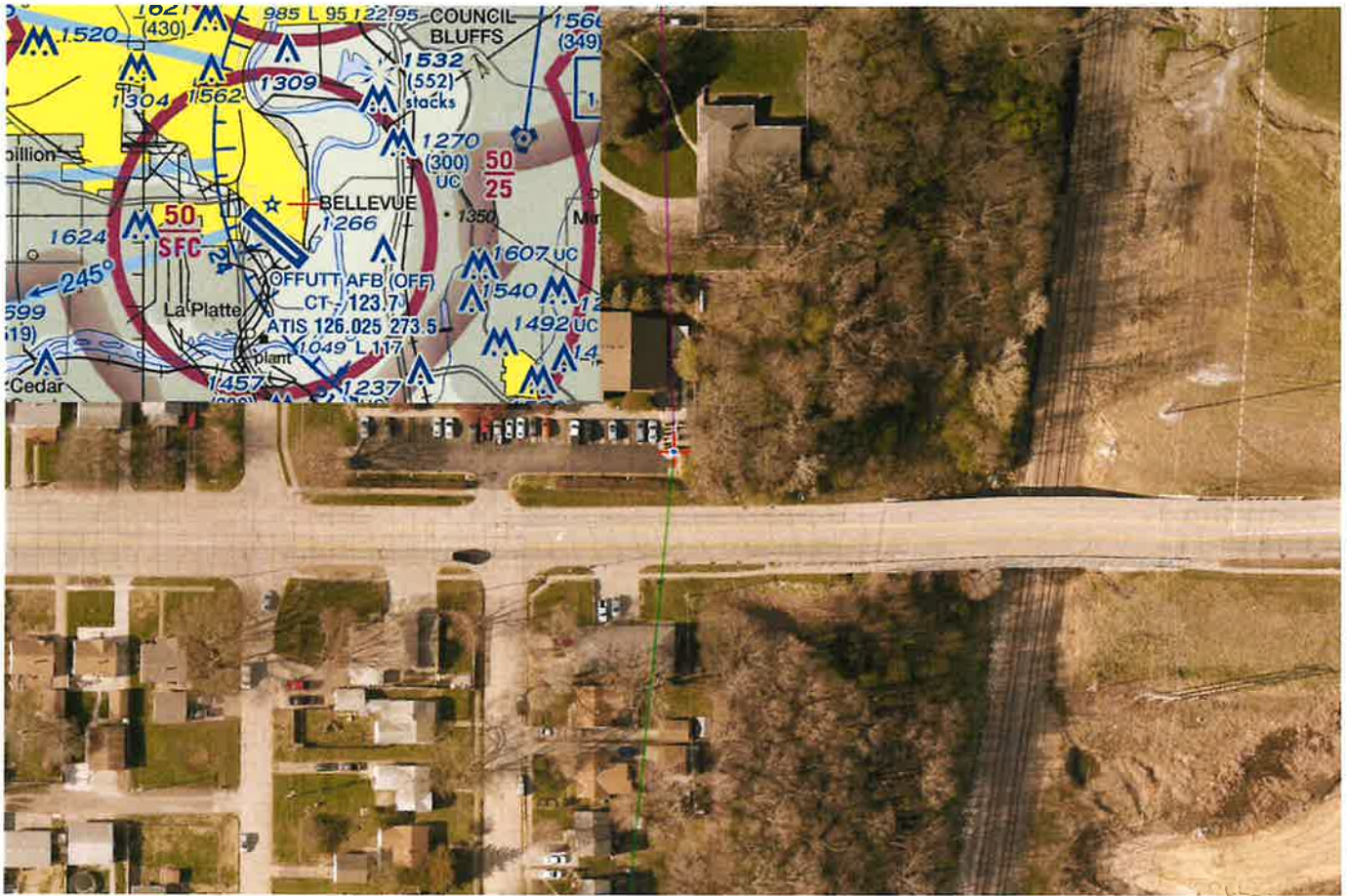
///

All other frequencies, No Objection with provision that upon receipt of notification from the Federal Aviation Administration (FAA) or Federal Communications Commission (FCC) that harmful interference is being caused by the licensee's (permittee's) transmitter, the licensee (permittee) shall either immediately reduce the power to the point of no interference, cease operation, or take immediate corrective action as is necessary to eliminate the harmful interference.

Frequency Data for ASN 2022-ACE-8542-OE

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
6	7	GHz	55	dBW
6	7	GHz	42	dBW
10	11.7	GHz	55	dBW
10	11.7	GHz	42	dBW
17.7	19.7	GHz	55	dBW
17.7	19.7	GHz	42	dBW
21.2	23.6	GHz	55	dBW
21.2	23.6	GHz	42	dBW
614	698	MHz	2000	W
614	698	MHz	1000	W
698	806	MHz	1000	W
806	901	MHz	500	W
806	824	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
869	894	MHz	500	W
896	901	MHz	500	W
901	902	MHz	7	W
929	932	MHz	3500	W
930	931	MHz	3500	W
931	932	MHz	3500	W
932	932.5	MHz	17	dBW
935	940	MHz	1000	W
940	941	MHz	3500	W
1670	1675	MHz	500	W
1710	1755	MHz	500	W
1850	1910	MHz	1640	W
1850	1990	MHz	1640	W
1930	1990	MHz	1640	W
1990	2025	MHz	500	W
2110	2200	MHz	500	W
2305	2360	MHz	2000	W
2305	2310	MHz	2000	W
2345	2360	MHz	2000	W
2496	2690	MHz	500	W
3700	3980	MHz	1640	W

Verified Map for ASN 2022-ACE-8542-OE





SHEET TITLE:
PHOTO RENDERING/SIMULATION LOCATION MAP

PROJECT TITLE:
OMA BELLEVUE EAST

PROJECT NUMBER:
53278

PROJECT LOCATION:
406 EAST MISSION AVENUE BELLEVUE, NE 68005, SАРY COUNTY

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10801 BUSH LAKE ROAD
BLOOMINGTON, MN 55438



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SHEET TITLE:
AFTER PHOTO RENDERING/SIMULATION - LOOKING EAST

PROJECT TITLE:
OMA BELLEVUE EAST

PROJECT NUMBER:
53278

PROJECT LOCATION:
406 EAST MISSION AVENUE BELLEVUE, NE 68005, SARPY COUNTY

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verizon

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Record & Return To:
City of Bellevue Planning Department
1510 Wall Street
Bellevue, NE 68005

CITY OF BELLEVUE
CONDITIONAL USE PERMIT
LOTS 1 THROUGH 6 AND THE NORTH 15' OF LOT 19A, WILSON & JOHNSON SUBDIVISION,
LOCATED IN THE SOUTHWEST ¼ OF SECTION 31, T14N, R14E OF THE 6TH P.M., SARPY
COUNTY, NEBRASKA

Conditional Use Permit for Verizon Wireless

This Conditional Use Permit issued this 20th day of June 2023 by the City of Bellevue, a municipal corporation in the County of Sarpy County, Nebraska (“City”) to Verizon Wireless, (“Applicant”), pursuant to the Bellevue Zoning Ordinance.

WHEREAS, Mission House Vue, LLC, is the legal owner of Lots 1 through 6, and the north 15’ of Lot 19A, Wilson & Johnson Subdivision, located in the Southwest ¼ of Section 31, Township 14 North, Range 14 East of the 6th P.M., Sarpy County, Nebraska, consisting of approximately .97 acres (“Property”). Applicant desires to use a portion of the Property for the construction of a 50’ monopole wireless communication tower; and

WHEREAS, Applicant has applied for a conditional use permit for the purpose of using the Property as described above; and

WHEREAS, the Mayor and City Council of the City of Bellevue are agreeable to the issuance of a conditional use permit to the Applicant for such purpose, subject to certain conditions and agreements as hereinafter provided (the “Permit”).

NOW, THEREFORE, BE IT KNOWN THAT subject to the conditions hereof, this Permit is issued to the Applicant to use the Property for the purpose described above, said use hereinafter being referred to interchangeably as a “Permitted Use” or “Use”.

Conditions of Permit

The conditions to which the granting of this Permit is subject are as follows:

1. Development and operation on the Property is governed by this Permit. The rights granted by this Permit are transferable and any breach of any terms hereof shall cause Permit to expire and terminate, subject to the rights of the Applicant to cure such default or deficiency as set forth in this Permit.
2. In respect to the proposed Use:

- a. A site plan showing the Property's boundaries, all existing and proposed easements, proposed structures, parking, access points, and drives, is attached hereto and incorporated herein as Exhibit "A".
 - b. The Property shall be developed and maintained in accordance with the site plan (Exhibit "A" and all other exhibits, if any, of this Agreement. Any modifications to the site plan must be submitted to the Planning Department for approval. Modifications of any other document or exhibit shall be subject to approval of the City, as directed by the City Administrator, unless otherwise expressly provided in the document or exhibit to be modified.
 - c. Applicant hereby indemnifies the City against, and holds the City harmless from, any liability, loss, claim or expense whatsoever (including, but not limited to, reasonable attorney fees and court costs) arising out of or resulting from the acts, omissions or negligence of the Applicant or its agents, employees, assigns, suppliers or invitees, including, but not limited to, any liability, loss, claim or expense arising out of or resulting from any violations of any applicable environmental or safety law, rule or regulation relating to the Applicant's Use of the Property.
3. The Applicant's right to maintain the Use of the Property, as contemplated by this Permit, shall be based on the following conditions:
- a. A periodic inspection to determine compliance with the conditions of this Permit. The Permit may be revoked only upon a finding by the City that there is a material violation of the material terms of this Permit if the violation occurs after written notice from the City to Applicant and the opportunity to cure in the time and manner described below.
 - b. The Use authorized by this Permit must be initiated within 12 months after the date of the approval of this Permit otherwise such Permit shall become void.
 - c. The applicant may maintain a 50' monopole wireless communication tower and 14'7" x 18'x4" fenced compound on the property.
 - d. All obsolete or unused structures, accessory facilities or materials with an environmental or safety hazard shall be abated and/or removed from the Property at Applicant's expense within twelve (12) months of cessation of the Use of the Property. **The existing stealth flagpole tower shall be removed within 30 days of the cutover of service to the new tower.
 - e. All signage on Property related to Use shall be in conformance with the City Zoning Ordinance.
 - f. Applicant shall record this Permit with the Sarpy County Register of Deeds at Applicant's expense.
4. Notwithstanding any other provision herein to the contrary, this Permit, and all rights granted hereby, shall expire and terminate as to a Permitted Use hereunder upon the first of the following to occur:
- a. Applicant's abandonment of the Permitted Use. There shall be a presumption that the project on the Property has been abandoned if the Applicant fails to use the Property for the Permitted Uses for any twelve (12) consecutive month period.
 - b. Cancellation, revocation, denial or failure to maintain any federal, state or local permit required for the Use, and such cancellation, revocation, denial or failure to maintain any federal, state or local rights are provided under laws, rules and regulations governing said permit.
 - c. Applicant's breach of other terms hereof and its failure to cure such breach in the time and manner set forth below.
5. In the event the Applicant fails to promptly remove any safety, environmental or other hazard or nuisance from the Property, or upon the expiration or termination of this Permit the Applicant fails to promptly remove any remaining safety, environmental or other hazard or nuisance, the City may at its

option (but without any obligation to the Applicant or any third party to exercise said option) cause the same to be removed at Applicant's cost (including, but not limited to, the cost of any excavation and earthwork that is necessary or advisable in connection with the removal thereof) and the Applicant shall reimburse the City the costs incurred to remove the same. Applicant hereby irrevocably grants the City, its agents and employees, the rights, provided notice is furnished to the Applicant along with a reasonable time to remove or cure such hazard, to enter the Property and to take whatever action as is necessary or appropriate to remove any such hazards, nuisances in accordance with the terms of this Permit, and the right of the City to enter the Property as may be necessary or appropriate to carry out any other provision of this Permit.

6. If any provisions, or any portion thereof, contained in this Permit are held to be unconstitutional, invalid, or unenforceable, the remaining provisions hereof, or portions thereof, shall be deemed severable, shall not be affected, and shall remain in full force and effect.

7. The conditions and terms of this Permit shall be binding upon Applicant, its successors and assigns.

a. Delay of City to terminate this Permit on account of breach of Applicant of any terms hereof in accordance with the terms hereof shall not constitute a waiver of City's right to terminate this Permit, unless the City has expressly waived said breach. A waiver of the right to terminate upon any breach shall not constitute a waiver of the right to terminate upon a subsequent breach of the terms hereof, whether said breach be of the same or different nature.

b. Cure Rights. Notwithstanding any other provision of this Permit to the contrary, Applicant shall be entitled to notice and opportunity to cure a breach of this Permit as follows. City will notify the Applicant of any breach of this Permit. Cure shall be commenced and completed as soon as possible and in all cases within thirty (30) days after City provides notice of breach; provided, however, in any case that cure cannot be completed within 30 days, additional time will be allowed, so long as cure is commenced within the time required in this Section b and diligently pursued and completed as soon as possible, and allowing additional time does not present or increase risk of harm to persons or property. City shall have the right to terminate this Permit if a breach is not timely cured.

c. Nothing herein shall be construed to be a waiver or suspension of, or an agreement on the part of the City to waive or suspend, any zoning law or regulation applicable to the premises except to the extent and for the duration specifically authorized by this Permit.

d. Any notice to be given by City hereunder shall be in writing and shall be sufficiently given if sent by regular mail, postage prepaid, addressed as follows:

Verizon Wireless
720 Main Street, Suite 200
St. Paul, MN 55118-1828

e. All recitals at the beginning of this document and exhibits or other documents referenced in this Permit shall be incorporated herein by reference.

Effective Date:

This Permit shall take effect upon the filing hereof with the City Clerk a signed original hereof.

The City of Bellevue

By: _____
Rusty Hike, Mayor

ATTEST:

Susan Kluthe, City Clerk

STATE OF NEBRASKA)
)SS:
COUNTY OF SARPY)

The undersigned, a notary public qualified in and for said county, does hereby certify that Rusty Hike and Susan Kluthe, whose names as Mayor and City Clerk respectively, of the City of Bellevue, Nebraska, a municipal corporation, are signed to the foregoing instrument and who are each known to me and known to be such officers, acknowledged before me on this day and they, in their respective capacities as Mayor and Deputy City Clerk, executed and delivered said instrument as their voluntary act and deed and voluntary act and deed of such corporation.

Witness my hand and notarial seal this ____ day of _____, 2023.

Notary Public

Christy Eichorn for Verizon Wireless

STATE OF NEBRASKA)
)SS:
COUNTY OF _____)

The undersigned, a notary public qualified in and for said county, does hereby certify that Christy Eichorn signed the foregoing instrument, acknowledged before me on this day and he executed and delivered said instrument as his voluntary act and deed.

Witness my hand and notarial seal this ____ day of _____, 2023.

Notary Public

Adam Kirshenbaum for Mission House Vue, LLC

STATE OF NEBRASKA)
)SS:
COUNTY OF _____)

The undersigned, a notary public qualified in and for said county, does hereby certify that Adam Kirshenbaum signed the foregoing instrument, acknowledged before me on this day and he executed and delivered said instrument as his voluntary act and deed.

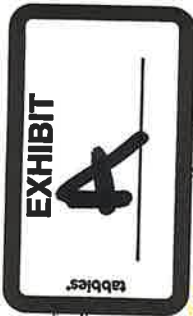
Witness my hand and notarial seal this ____ day of _____, 2023.

Notary Public

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VICINITY MAP



AERIAL VIEW OF SITE



GENERAL LOCATION



OMA BELLEVUE EAST MISSION 850 LTE/AWS LTE/PCS LTE/AWS3 LTE/CBRS LTE/C-BAND LTE CARRIER ADD & 700 LTE ANTENNA MODIFICATION & MONOPOLE REPLACEMENT

DRIVING DIRECTIONS

- DRIVING DIRECTIONS FROM I-80 & US-75
1. GO SOUTH ON US-75 (6.2 MI) TO HARLAN DR.
 2. GO EAST ON HARLAN DR. (1.6 MI) TO GALVIN RD.
 3. GO SOUTH ON GALVIN RD. (0.4 MI) TO MISSION AVE.
 4. GO EAST ON MISSION AVE. (1.0 MI) TO SITE ON LEFT

APPROVALS

CONSTRUCTION MANAGER _____

DESIGN ENGINEER _____

OPERATIONS MANAGER _____

IMPLEMENTATION MANAGER _____

REAL ESTATE MANAGER _____

LANDLORD _____

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN NEBRASKA
DIGGERS HOTLINE OF NEBRASKA
811 OR 1-800-331-5666
SECTIONS 76-2301 TO 76-2330 KNOWN AS THE ONE-CALL NOTIFICATION SYSTEM ACT REQUIRES MIN. 2 WORKING DAYS NOTICE BEFORE YOU EXCAVATE.

SHEET INDEX

GENERAL	NOTES
T-1 TITLE SHEET	SP-1 SPECIFICATIONS
SITE	
A-1 TOWER ELEVATIONS	
A-2 SITE PLAN	
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A-4 TOWER AREA	
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A-9 SITE PHOTOS	
A-10 EQUIPMENT MOUNTING DETAILS	
A-11 SITE DETAILS	

PROJECT INFORMATION

SITE DATA	SITE ACQUISITION
SITE NAME OMA BELLEVUE EAST MISSION	BUELL CONSULTING INC KATIE BOGGS PROJECT MANAGER PH: (551) 417-5506 EMAIL: kboggs@buelconsulting.com
SITE NUMBER 492042	CONSTRUCTION ENGINEER
ADDRESS 406 EAST MISSION AVENUE BELLEVUE, NE 68005 SARPY COUNTY	VERIZON WIRELESS CONTACT: SCOTT HORKY PH: (402) 470-1334
LATITUDE N 41°-08'-11.90"	CONSULTING ENGINEER
LONGITUDE W 95°-53'-18.30"	RAMAKER & ASSOCIATES, INC. 855 COMMUNITY DRIVE SALK CITY, WI 53583 CONTACT: STEVE WIDEEN PH: (608) 643-4100 FAX: (608) 643-7999 EMAIL: swideen@ramaker.com
LESSEE	
VERIZON WIRELESS 10801 BUSH LAKE ROAD BLOOMINGTON, MN 55438	
RF ENGINEER	
VERIZON WIRELESS CONTACT: MATTHEW SMITH EMAIL: matthew.smith@verizonwireless.com	

RAMAKER
608.643.4100 www.ramaker.com

10801 BUSH LAKE ROAD
BLOOMINGTON, MN 55438

Professional Civil Engineer
JEFFREY H. ZANDER
E-19726
STATE OF NEBRASKA

OMA BELLEVUE EAST MISSION

406 EAST MISSION AVENUE
BELLEVUE, NE 68005
SARPY COUNTY

TITLE SHEET

SCALE: NONE

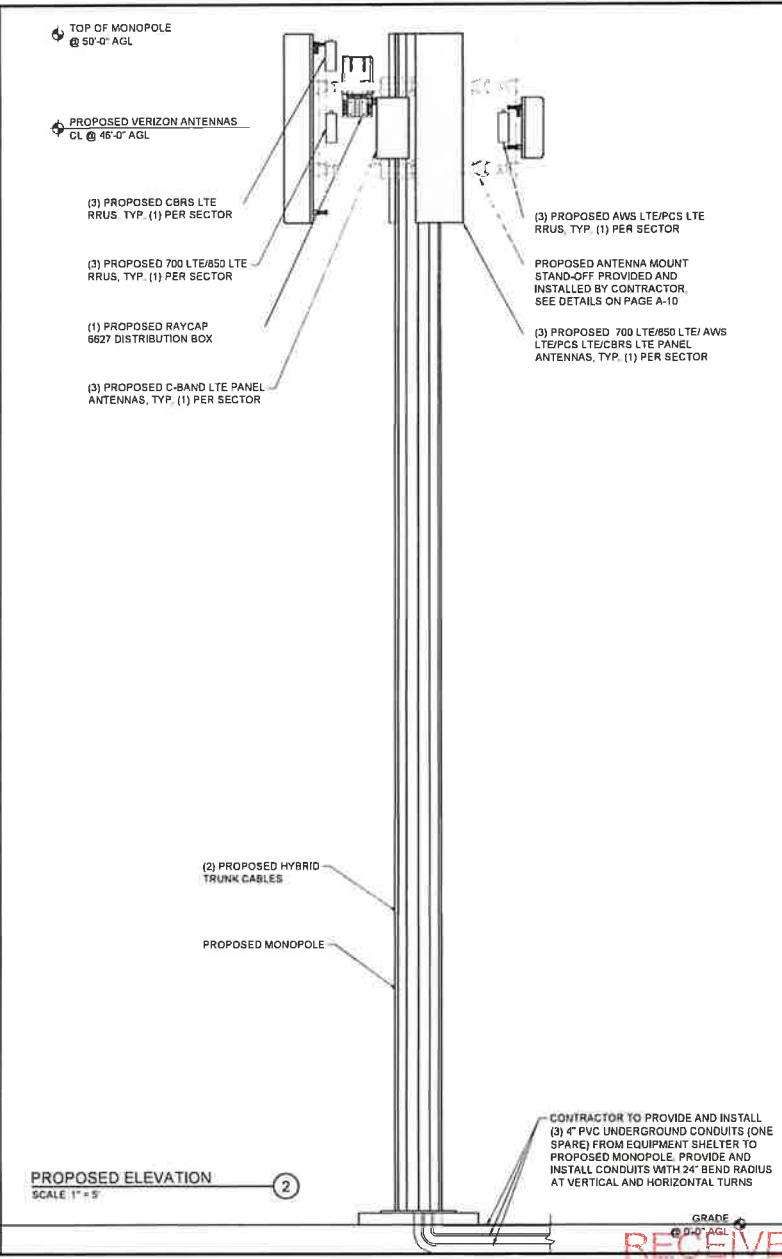
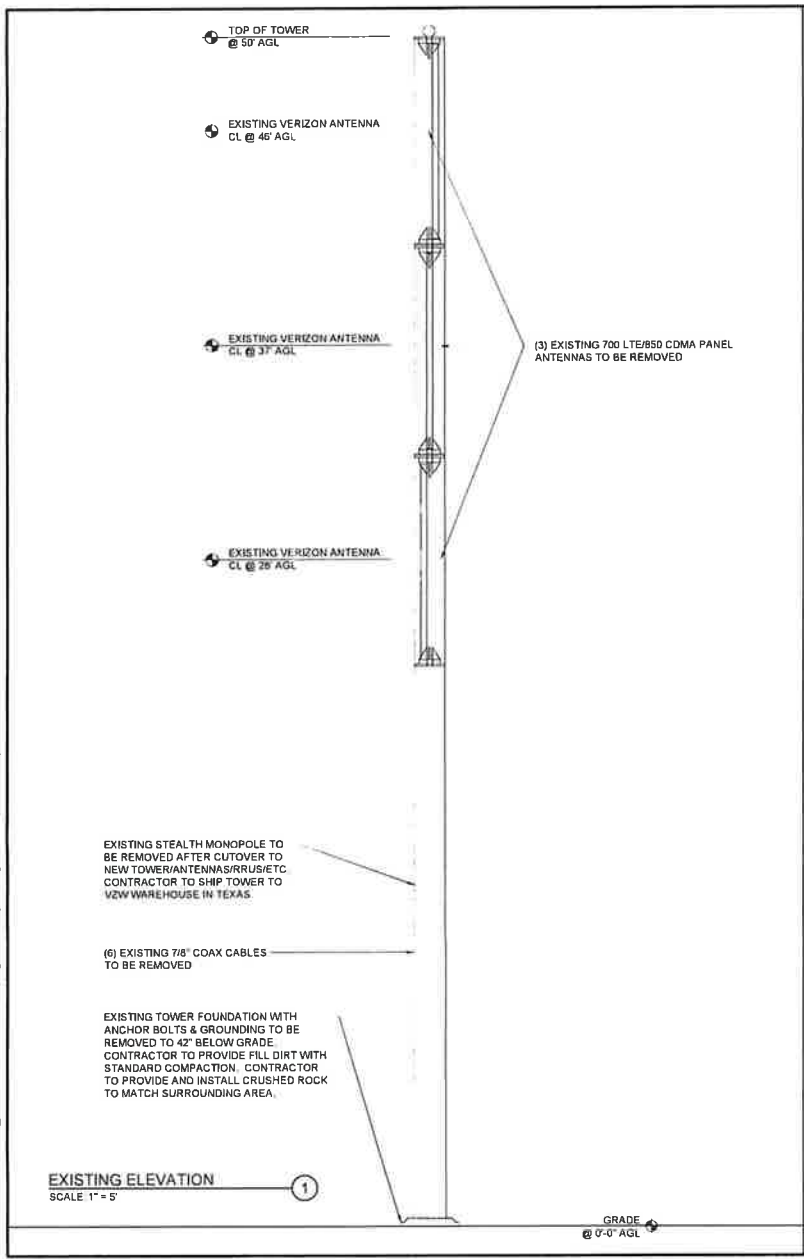
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Calculation Sheet

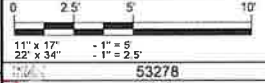


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EXISTING ELEVATION



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CONTRACTOR'S USE
 (This area is for the contractor's use only. It is not to be used for any other purpose.)



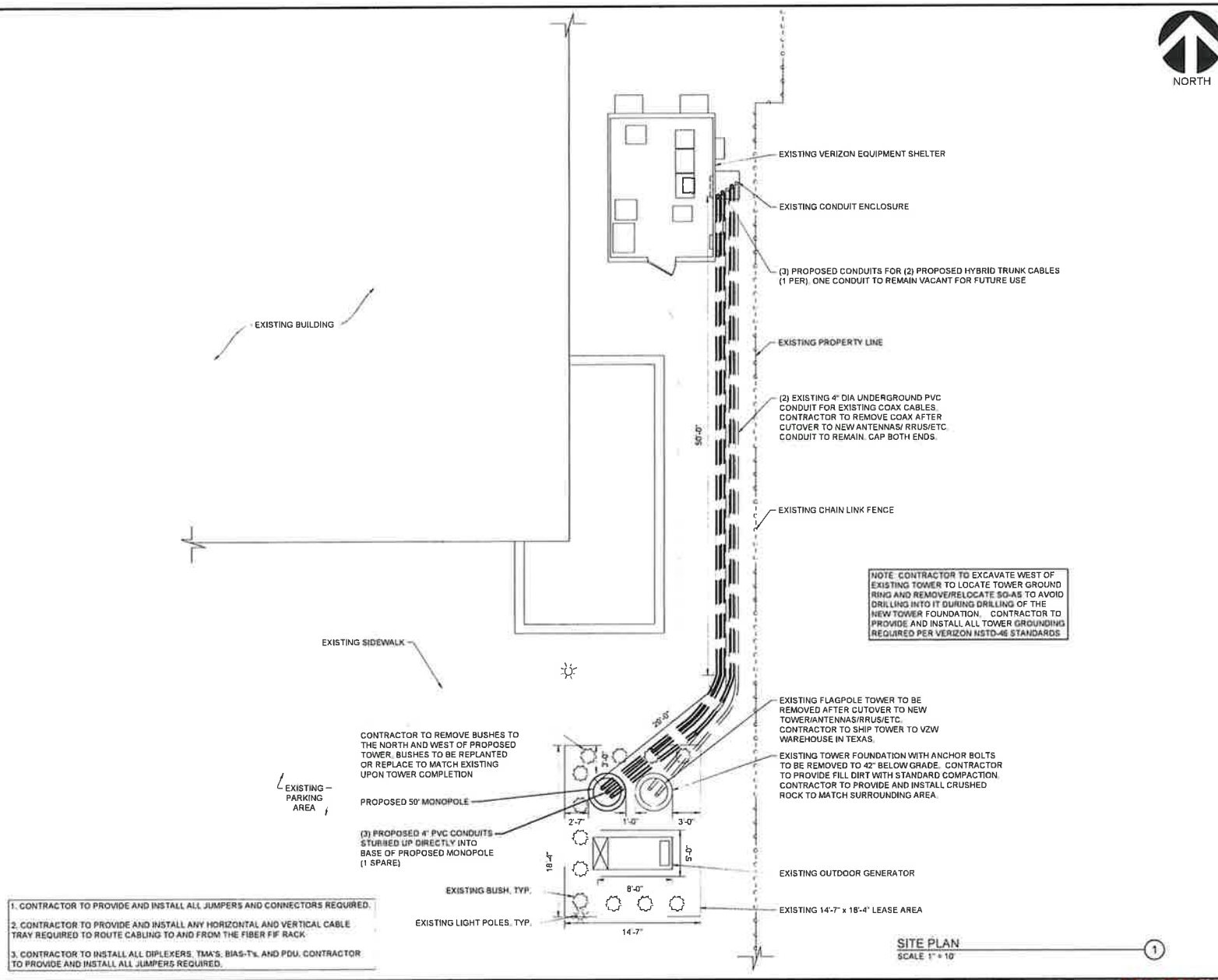
NO.	DATE	DESCRIPTION	BY	APP'D
REV 0	01/11/2023			

OMA BELLEVUE EAST MISSION
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 SARPY COUNTY

SITE PLAN

11" x 17" - 1" = 10'
 22" x 34" - 1" = 5'

53278
 A-2

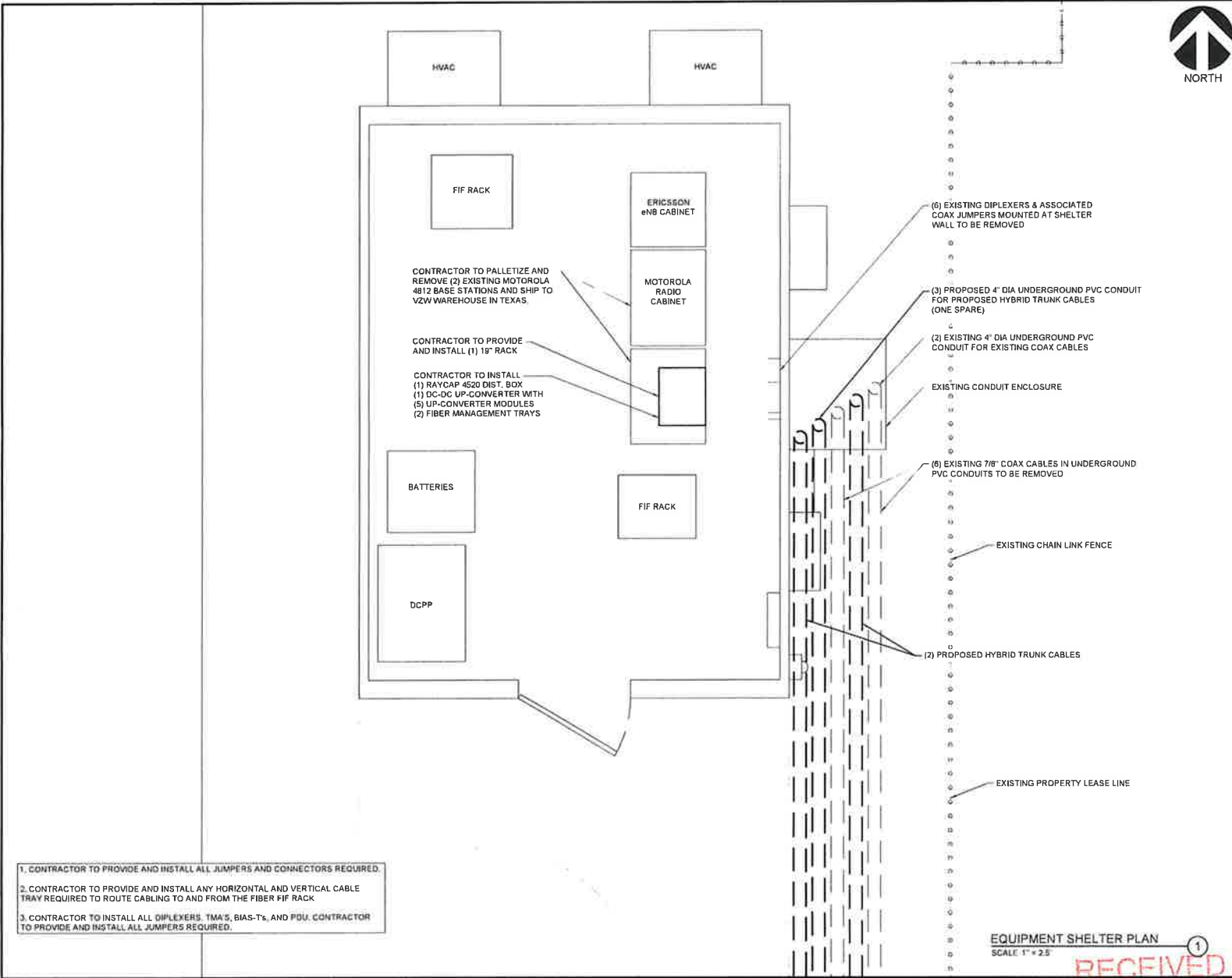


NOTE: CONTRACTOR TO EXCAVATE WEST OF EXISTING TOWER TO LOCATE TOWER GROUND RING AND REMOVE/RELOCATE SO-AS TO AVOID DRILLING INTO IT DURING DRILLING OF THE NEW TOWER FOUNDATION. CONTRACTOR TO PROVIDE AND INSTALL ALL TOWER GROUNDING REQUIRED PER VERIZON HSTD-46 STANDARDS

1. CONTRACTOR TO PROVIDE AND INSTALL ALL JUMPERS AND CONNECTORS REQUIRED.
2. CONTRACTOR TO PROVIDE AND INSTALL ANY HORIZONTAL AND VERTICAL CABLE TRAY REQUIRED TO ROUTE CABLING TO AND FROM THE FIBER FIB RACK.
3. CONTRACTOR TO INSTALL ALL DIPLEXERS, TMA'S, BIAS-TLS AND PDU. CONTRACTOR TO PROVIDE AND INSTALL ALL JUMPERS REQUIRED.

SITE PLAN
 SCALE 1" = 10'

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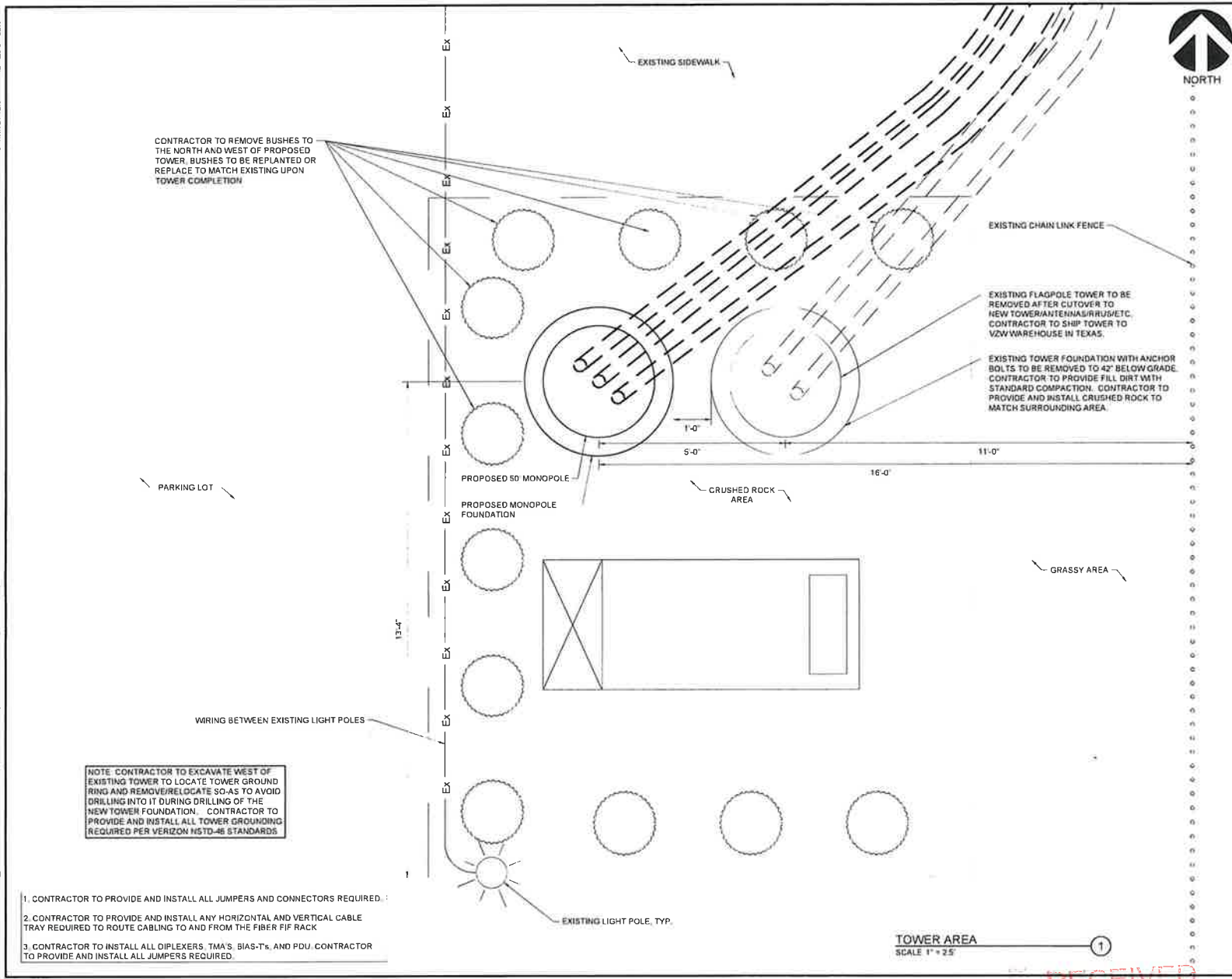
EQUIPMENT SHELTER PLAN
 0 1.25' 2.5' 5'
 11" x 17" - 1" = 2.5'
 22" x 34" - 1" = 1.25'
 53278
 A-3

1. CONTRACTOR TO PROVIDE AND INSTALL ALL JUMPERS AND CONNECTORS REQUIRED.
2. CONTRACTOR TO PROVIDE AND INSTALL ANY HORIZONTAL AND VERTICAL CABLE TRAY REQUIRED TO ROUTE CABLING TO AND FROM THE FIBER RIF RACK
3. CONTRACTOR TO INSTALL ALL DIPLEXERS, TMA'S, BIAS-T's, AND PDU. CONTRACTOR TO PROVIDE AND INSTALL ALL JUMPERS REQUIRED.

EQUIPMENT SHELTER PLAN
 SCALE: 1" = 2.5'

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CONTRACTOR TO REMOVE BUSHES TO THE NORTH AND WEST OF PROPOSED TOWER. BUSHES TO BE REPLANTED OR REPLACE TO MATCH EXISTING UPON TOWER COMPLETION

EXISTING CHAIN LINK FENCE

EXISTING FLAGPOLE TOWER TO BE REMOVED AFTER CUTOVER TO NEW TOWER ANTENNAS/RUS/ETC. CONTRACTOR TO SHIP TOWER TO VZW WAREHOUSE IN TEXAS.

EXISTING TOWER FOUNDATION WITH ANCHOR BOLTS TO BE REMOVED TO 42" BELOW GRADE. CONTRACTOR TO PROVIDE FILL DIRT WITH STANDARD COMPACTION. CONTRACTOR TO PROVIDE AND INSTALL CRUSHED ROCK TO MATCH SURROUNDING AREA.

NOTE: CONTRACTOR TO EXCAVATE WEST OF EXISTING TOWER TO LOCATE TOWER GROUND RING AND REMOVE/RELOCATE SO AS TO AVOID DRILLING INTO IT DURING DRILLING OF THE NEW TOWER FOUNDATION. CONTRACTOR TO PROVIDE AND INSTALL ALL TOWER GROUNDING REQUIRED PER VERIZON NSTD-46 STANDARDS.

1. CONTRACTOR TO PROVIDE AND INSTALL ALL JUMPERS AND CONNECTORS REQUIRED.
2. CONTRACTOR TO PROVIDE AND INSTALL ANY HORIZONTAL AND VERTICAL CABLE TRAY REQUIRED TO ROUTE CABLING TO AND FROM THE FIBER FIB RACK
3. CONTRACTOR TO INSTALL ALL DIPLEXERS, TMA'S, BIAS-T's, AND PDU. CONTRACTOR TO PROVIDE AND INSTALL ALL JUMPERS REQUIRED.

TOWER AREA
 SCALE 1" = 2.5'



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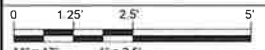
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 BLOOMINGTON, MN 55438

Professional Engineer
 JEFFREY H. ZANDER
 E-19726
 STATE OF NEBRASKA

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TOWER AREA



11" x 17" - 1" = 2.5"
 22" x 34" - 1" = 1.25"

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ANTENNA KEY														COAX/HYBRID KEY						EQUIPMENT KEY								
	AZIMUTH	POSITION	FUNCTION	QTY	MANUFACTURER	MODEL	MOD TYPE	ANTENNA LENGTH	ANTENNA TIP	ANTENNA CENTER	ELECTRIC D T	MECH D T	STATUS	QTY	TYPE	MANUFACTURER	MODEL	DIELECTRIC	DIA	RUN	STATUS	QTY	MAKE	MODEL	STATUS			
700 LTE	20	1.1	TRXRD	1	AMPHENOL	8EA-TD03-4DF	700 LTE	7.8	48.8	37	4	8	REMAIN	1	COAX	COMMSCOPE	AV45-50A	FGAW	7/8"	42'	REMOVE	2	ERICSSON	RUL01B13	REMOVE			
		850 CDMA																										
720 LTE	180	1.1	TRXRD	1	AMPHENOL	8EA-TD03-4DF	720 LTE	7.9	21.8	28	6	8	REMAIN	1	COAX	COMMSCOPE	AV45-50A	FGAW	7/8"	42'	REMOVE	2	ERICSSON	RUL01B13	REMOVE			
		850 CDMA																										
700 LTE	20	1.1	TRXRD	1	AMPHENOL	8EA-TD03-4DF	700 LTE	7.8	48.9	46	2	8	REMAIN	1	COAX	COMMSCOPE	AV45-50A	FGAW	7/8"	42'	REMOVE	2	ERICSSON	RUL01B13	REMOVE			
		850 CDMA																										
														JUMPER TOTALS														
														6	JUMPER	ANDREW	10F-A-SCA	FGAW	1/2"	10'	10	REMOVE						

EXISTING ADDITIONAL HARDWARE TO REMAIN (UNLESS OTHERWISE NOTED)
 (6) ERICSSON RUL01 B13 FOR 700 LTE - REMOVE

EXISTING ANTENNA SCHEDULE
 SCALE NTS. ①

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Continuation Sheet
 This sheet is part of a set of drawings. It is not to be used or interpreted in isolation. It is subject to the same conditions and restrictions as the other sheets in the set.



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OMA BELLEVUE EAST MISSION

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EXISTING ANTENNA SCHEDULE

SCALE: NONE

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ANTENNA KEY													COAX/HYBRID KEY						EQUIPMENT KEY						
SECTOR	AZIMUTH	POSITION	FUNCTION	QTY	MANUFACTURER	MODEL	MOD. TYPE	ANTENNA LENGTH	ANTENNA TIP	ANTENNA CENTER	ELECTRIC D.T.	MECH. D.T.	STATUS	QTY	TYPE	MANUFACTURER	MODEL	DIELECTRIC	DIA	RUN	STATUS	QTY	MAKE	MODEL	STATUS
ALPHA 70°	0°	0.1	TWR40	1	JMA	MXTM1765-02	700 LTE 850 LTE	8'	10'	N'	2'	0	PROPOSED	1	JUMPER	COMMSCOPE	HFT410-2SVHY	HYBRID	0.62"	12'	PROPOSED	1	ERICSSON	RRUS 4449	PROPOSED
		4	JUMPER											ANDREW	LDFA-50A	FOAM	10"	10'	PROPOSED	-	-	-	-		
		4	JUMPER											ANDREW	LDFA-50A	FOAM	10"	10'	PROPOSED	-	-	-	-		
		1	JUMPER											COMMSCOPE	HFT410-2SVHY	HYBRID	0.62"	12'	PROPOSED	1	ERICSSON	RRUS 4449	PROPOSED		
		4	JUMPER											ANDREW	LDFA-50A	FOAM	10"	10'	PROPOSED	-	-	-	-		
		1	POWER											COMMSCOPE	TF19013466M	PVC	0.39"	10'	PROPOSED	1	ERICSSON	408 848	PROPOSED		
		1	FIBER											COMMSCOPE	RP405335125000	-	-	-	10'	PROPOSED	-	-	-	-	
		1	JUMPER											COMMSCOPE	HFT410-3SBJ1	HYBRID	0.62"	10'	PROPOSED	-	-	-	-		
		1	JUMPER											COMMSCOPE	HFT410-2SVHY	HYBRID	0.62"	12'	PROPOSED	1	ERICSSON	RRUS 4449	PROPOSED		
		4	JUMPER											ANDREW	LDFA-50A	FOAM	10"	10'	PROPOSED	-	-	-	-		
		4	JUMPER											ANDREW	LDFA-50A	FOAM	10"	10'	PROPOSED	-	-	-	-		
		1	POWER											COMMSCOPE	TF19013466M	PVC	0.39"	10'	PROPOSED	1	ERICSSON	408 848	PROPOSED		
		1	FIBER											COMMSCOPE	RP405335125000	-	-	-	10'	PROPOSED	-	-	-	-	
		1	JUMPER											COMMSCOPE	HFT410-3SBJ1	HYBRID	0.62"	10'	PROPOSED	-	-	-	-		
BETA 70°	120°	0.1	TWR40	1	JMA	MXTM1765-02	700 LTE 850 LTE	8'	10'	N'	2'	0	PROPOSED	1	JUMPER	COMMSCOPE	HFT410-2SVHY	HYBRID	0.62"	12'	PROPOSED	1	ERICSSON	RRUS 4449	PROPOSED
		4	JUMPER											ANDREW	LDFA-50A	FOAM	10"	10'	PROPOSED	-	-	-	-		
		4	JUMPER											ANDREW	LDFA-50A	FOAM	10"	10'	PROPOSED	-	-	-	-		
		1	JUMPER											COMMSCOPE	HFT410-2SVHY	HYBRID	0.62"	12'	PROPOSED	1	ERICSSON	RRUS 4449	PROPOSED		
		4	JUMPER											ANDREW	LDFA-50A	FOAM	10"	10'	PROPOSED	-	-	-	-		
		1	POWER											COMMSCOPE	TF19013466M	PVC	0.39"	10'	PROPOSED	1	ERICSSON	408 848	PROPOSED		
		1	FIBER											COMMSCOPE	RP405335125000	-	-	-	10'	PROPOSED	-	-	-	-	
		1	JUMPER											COMMSCOPE	HFT410-3SBJ1	HYBRID	0.62"	10'	PROPOSED	-	-	-	-		
		1	JUMPER											COMMSCOPE	HFT410-2SVHY	HYBRID	0.62"	12'	PROPOSED	1	ERICSSON	RRUS 4449	PROPOSED		
		4	JUMPER											ANDREW	LDFA-50A	FOAM	10"	10'	PROPOSED	-	-	-	-		
		4	JUMPER											ANDREW	LDFA-50A	FOAM	10"	10'	PROPOSED	-	-	-	-		
		1	POWER											COMMSCOPE	TF19013466M	PVC	0.39"	10'	PROPOSED	1	ERICSSON	408 848	PROPOSED		
		1	FIBER											COMMSCOPE	RP405335125000	-	-	-	10'	PROPOSED	-	-	-	-	
		1	JUMPER											COMMSCOPE	HFT410-3SBJ1	HYBRID	0.62"	10'	PROPOSED	-	-	-	-		
GAMMA 70°	240°	0.1	TWR40	1	JMA	MXTM1765-02	700 LTE 850 LTE	8'	10'	N'	2'	0	PROPOSED	1	JUMPER	COMMSCOPE	HFT410-2SVHY	HYBRID	0.62"	12'	PROPOSED	1	ERICSSON	RRUS 4449	PROPOSED
		4	JUMPER											ANDREW	LDFA-50A	FOAM	10"	10'	PROPOSED	-	-	-	-		
		4	JUMPER											ANDREW	LDFA-50A	FOAM	10"	10'	PROPOSED	-	-	-	-		
		1	JUMPER											COMMSCOPE	HFT410-2SVHY	HYBRID	0.62"	12'	PROPOSED	1	ERICSSON	RRUS 4449	PROPOSED		
		4	JUMPER											ANDREW	LDFA-50A	FOAM	10"	10'	PROPOSED	-	-	-	-		
		1	POWER											COMMSCOPE	TF19013466M	PVC	0.39"	10'	PROPOSED	1	ERICSSON	408 848	PROPOSED		
		1	FIBER											COMMSCOPE	RP405335125000	-	-	-	10'	PROPOSED	-	-	-	-	
		1	JUMPER											COMMSCOPE	HFT410-3SBJ1	HYBRID	0.62"	10'	PROPOSED	-	-	-	-		
		1	JUMPER											COMMSCOPE	HFT410-2SVHY	HYBRID	0.62"	12'	PROPOSED	1	ERICSSON	RRUS 4449	PROPOSED		
		4	JUMPER											ANDREW	LDFA-50A	FOAM	10"	10'	PROPOSED	-	-	-	-		
		4	JUMPER											ANDREW	LDFA-50A	FOAM	10"	10'	PROPOSED	-	-	-	-		
		1	POWER											COMMSCOPE	TF19013466M	PVC	0.39"	10'	PROPOSED	1	ERICSSON	408 848	PROPOSED		
		1	FIBER											COMMSCOPE	RP405335125000	-	-	-	10'	PROPOSED	-	-	-	-	
		1	JUMPER											COMMSCOPE	HFT410-3SBJ1	HYBRID	0.62"	10'	PROPOSED	-	-	-	-		

- ADDITIONAL
 (1) RAYCAP RCMDC-6627-PF-48 DISTRIBUTION BOX ON TOWER
 (1) RAYCAP RVZDC-4520-RM-48 DISTRIBUTION BOX IN SHELTER
 (2) HYBRID CABLE (GROUND DISTRIBUTION BOX TO TOWER DISTRIBUTION BOX) COMMSCOPE HFT1206-24549-160'
 (3) ERICSSON 8843 RRUS FOR AWS LTE/PCS LTE
 (3) ERICSSON 4449 RRUS FOR 700 LTE/850 LTE
 (3) ERICSSON 4408 848 RRUS FOR CBRs LTE
 (2) HYBRID JUMPERS (TOWER DISTRIBUTION BOXES TO RRUS) COMMSCOPE HFT410-2SVHY-6'
 (4) HYBRID JUMPERS (TOWER DISTRIBUTION BOXES TO RRUS) COMMSCOPE HFT410-2SVHY-12'
 (3) POWER CABLE (DISTRIBUTION BOXES TO CBRs ANTENNAS) TF19013466M - 10'
 (3) FIBER CABLE (DISTRIBUTION BOXES TO CBRs ANTENNAS) RP405335125000 - 10'
 (3) FIBER JUMPERS (DISTRIBUTION BOXES TO C-BAND ANTENNAS) HFT410-3SBJ1 - 10'
 (2) FIBER MANAGEMENT TRAY - EQUIPMENT ROOM
 (1) DC-DC UP CONVERTER WITH (5) DC-DC UP-CONVERTER MODULES - EQUIPMENT ROOM

CONTRACTOR IS TO CONTACT RF ENGINEER FOR THE MOST RECENT RFIDS FOR FINAL ELECTRICAL AND MECHANICAL DT SETTINGS

ESTIMATED MAIN LINE HYBRID LENGTH				
ANTENNA CENTERLINE (±)	FROM ENTRY PORT TO OVP (±)	UNDERGROUND PVC (±)	EXTRA	TOTAL (±)
46'	15'	80'	10'	151'-0"

PROPOSED ANTENNA SCHEDULE
SCALE NTS **RECEIVED** ①



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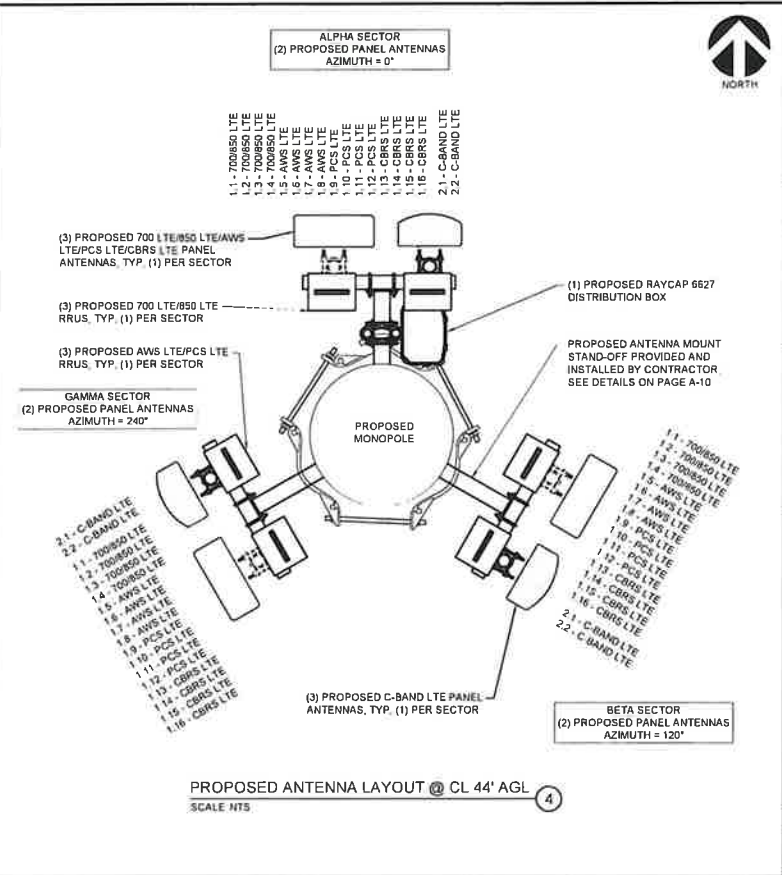
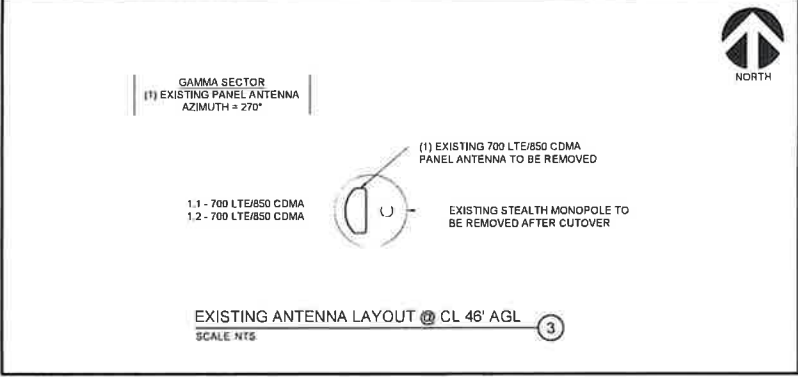
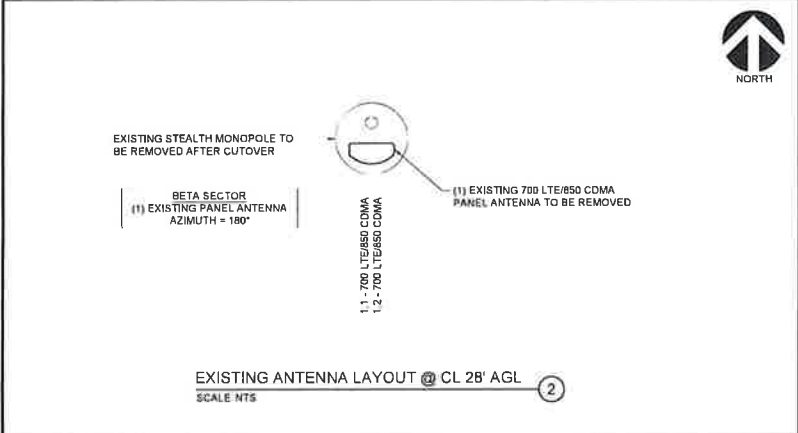
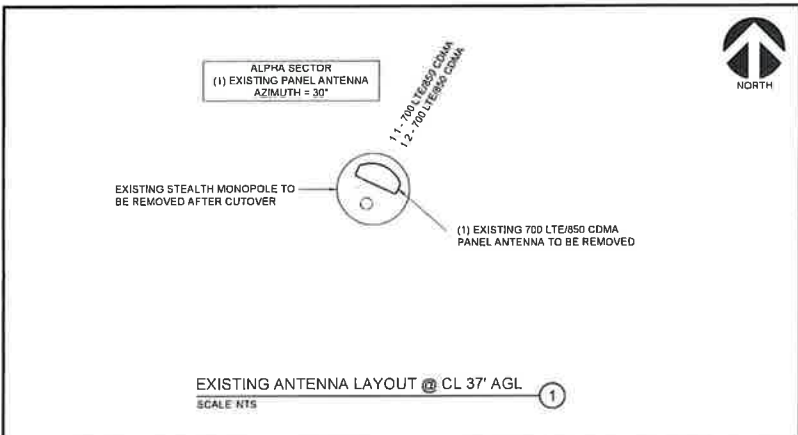
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SARPY COUNTY

PROPOSED ANTENNA SCHEDULE

SCALE: NONE


53278
A-6

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1. CONTRACTOR TO SHIP ALL REMOVED TOWER, COAX, ANTENNAS, MOUNTS AND TTA'S TO VERIZON WAREHOUSE IN TEXAS
2. CONTRACTOR TO VERIFY THE REMOVAL OF ANTENNAS OR COAX CABLES PRIOR TO REMOVAL.
3. EXISTING COAX CABLE HAS BEEN FIELD VERIFIED BY RAMAKER & ASSOCIATES
4. CONTRACTOR TO PROVIDE AND INSTALL DISTRIBUTION BOX, RRU & ANTENNA MOUNTING HARDWARE REQUIRED

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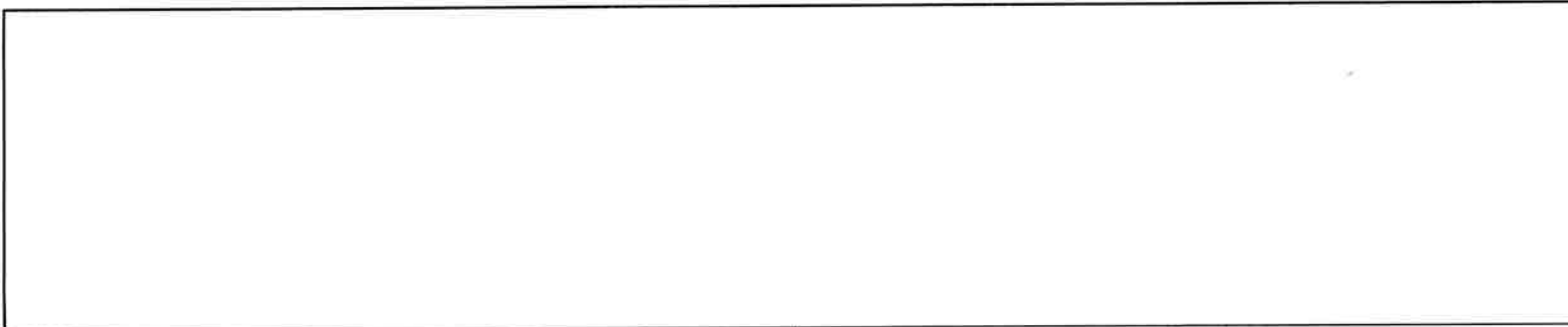


10801 BUSH LAKE ROAD
BLOOMINGTON, MN 55438



REV 0	01/11/2023
OMA BELLEVUE EAST MISSION	
PROJECT ADDRESS: 406 EAST MISSION AVENUE BELLEVUE, NE 68005 SARPY COUNTY	
ANTENNA CONFIGURATION	
SCALE: NONE	
53278	
A-7	

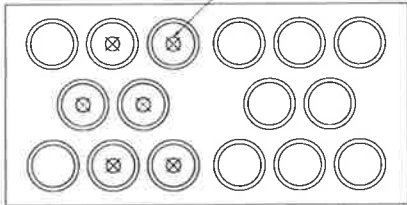
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CABLE LEGEND

- EXISTING COAX
- ◌ EXISTING HYBRID TRUNK CABLE
- ⊗ REMOVED COAX
- ⊗ REMOVED HYBRID TRUNK CABLE
- PROPOSED HYBRID TRUNK CABLE

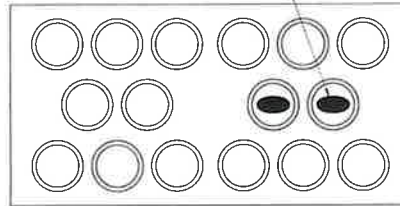
(6) EXISTING 7/8" COAX TO BE REMOVED



EXISTING COAX PORT FROM SHELTER INTERIOR ①
 SCALE NTS

CONTRACTOR TO PROVIDE AND INSTALL ALL ENTRY
 PORT BOOTS REQUIRED FOR PROPOSED HYBRID
 TRUNK CABLES & CAPS FOR REMOVED COAX

(2) PROPOSED MAIN HYBRID
 TRUNK CABLES



PROPOSED COAX PORT FROM SHELTER INTERIOR ②
 SCALE NTS

Professional Seal



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 SARPY COUNTY

COAX DETAILS

SCALE: NONE

NO. 53278
DATE A-8

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 PLANNING DEPT.



EXISTING TOWER
SCALE NTS

1



UNDERGROUND PVC ROUTE
SCALE NTS

2



PROPOSED TOWER
SCALE NTS

3



UNDERGROUND CONDUIT ENCLOSURE
SCALE NTS

4



COAX PORT INSIDE ENCLOSURE
SCALE NTS

5



COAX PORT INSIDE SHELTER
SCALE NTS

6



SHELTER LAYOUT
SCALE NTS

7



EQUIPMENT INSIDE SHELTER
SCALE NTS

8



EQUIPMENT INSIDE SHELTER
SCALE NTS

9



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Professional Seal
I hereby certify that the design, specification, or contract was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Nebraska.



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SARPY COUNTY

SITE PHOTOS

SCALE: NONE

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NOTE
'ANTENNAS REMOVED FOR CLARITY

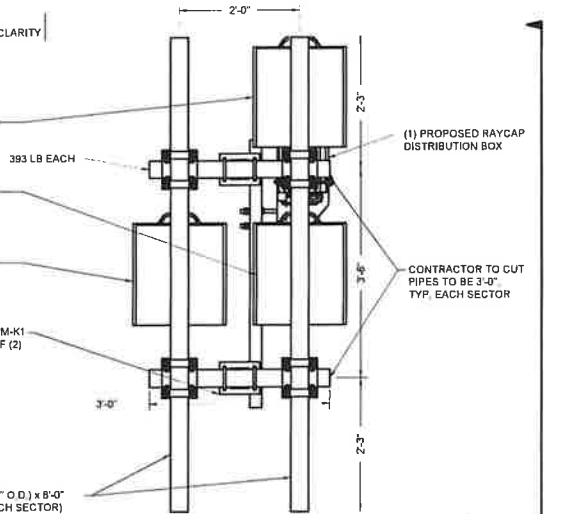
(3) PROPOSED 4408 RRUS
TYP. (1) PER SECTOR

(3) PROPOSED 8843 RRUS
TYP. (1) PER SECTOR

(3) PROPOSED 4448 RRUS
TYP. (1) PER SECTOR

PROPOSED SITE PRO 1 BBPM-K1
KITS (SEE DETAIL 4), TYP. OF (2)

(2) PROPOSED 2 STD. (2.375" O.D.) x 8'-0"
GALV. STEEL PIPE (TYP. EACH SECTOR)

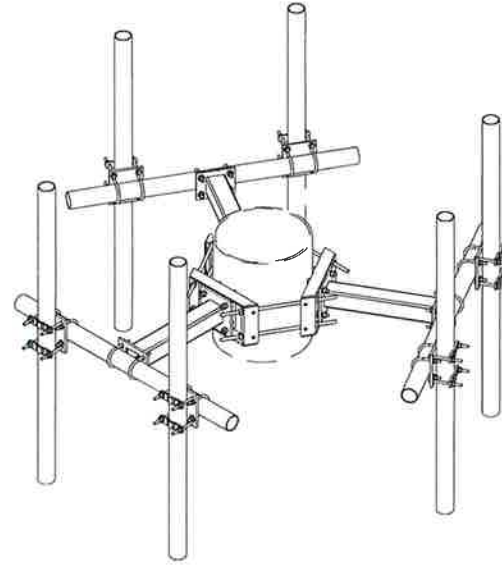


NOTE
CONTRACTOR TO PROVIDE AND INSTALL ALL
DISTRIBUTION BOX, RRUS, TMA's, AND
ANTENNA MOUNTING HARDWARE REQUIRED



EQUIPMENT MOUNTING
SCALE 1/2"=1'

1



SITE PRO 1 UDS-NPL
SCALE 1/2"=1'

3

NOTE
CONTRACTOR TO PROVIDE AND INSTALL ALL
DISTRIBUTION BOX, RRUS, TMA's, AND
ANTENNA MOUNTING HARDWARE REQUIRED

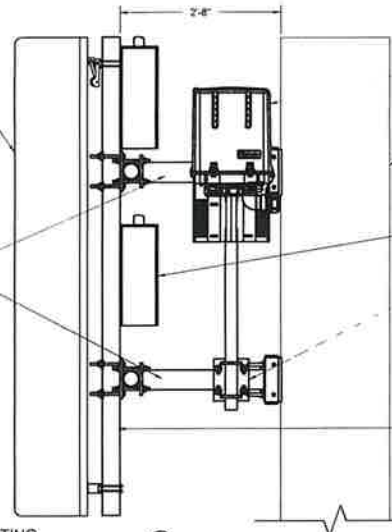


SITE PRO 1 BBPM-K1
SCALE 1/2"=1'

4

(3) PROPOSED PANEL ANTENNAS,
TYP. (1) PER SECTOR AND
(3) PROPOSED C-AND ANTENNAS,
TYP. (1) PER SECTOR

(2) PROPOSED SITE PRO 1
UDS-NPL T-ARM KIT
(SEE DETAIL 3)



EQUIPMENT MOUNTING
SCALE 1/2"=1'

2

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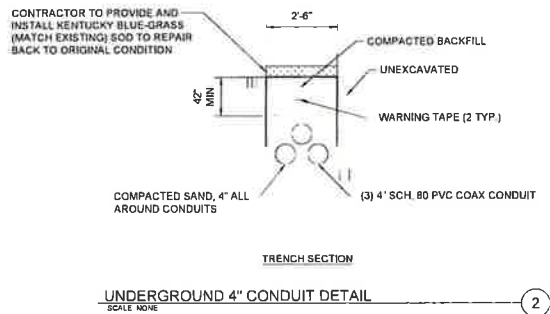
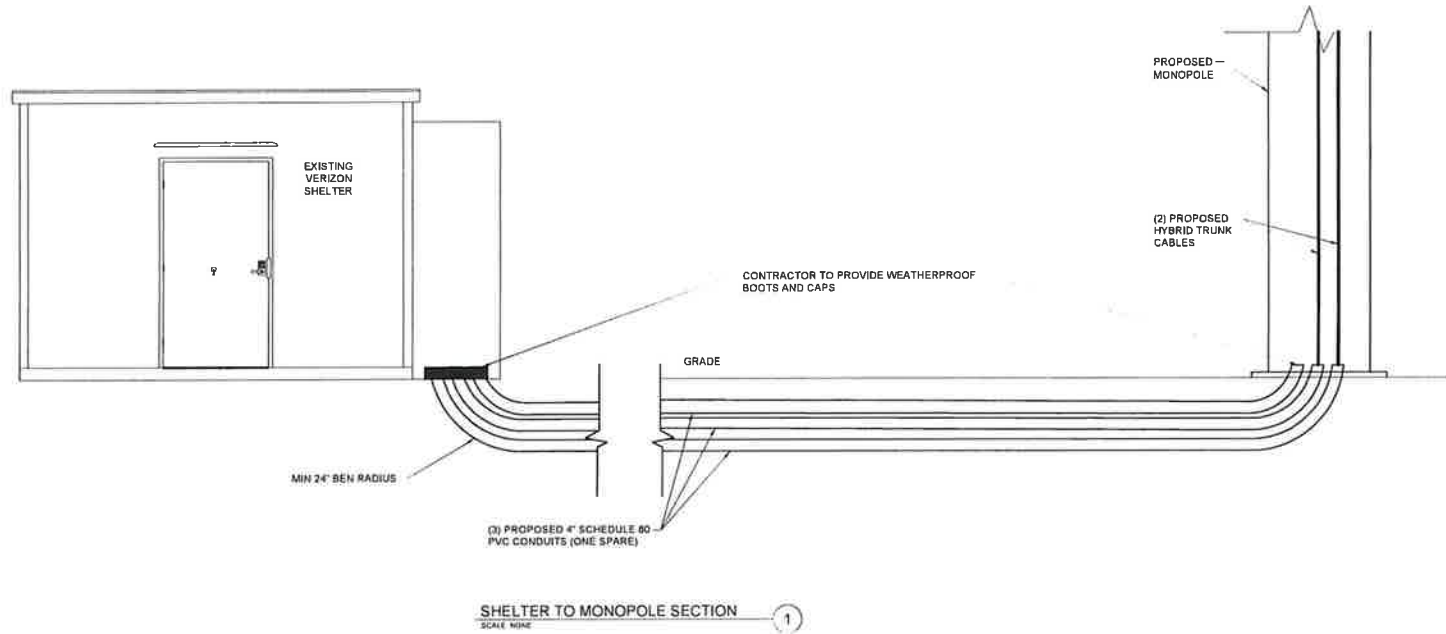
408 EAST MISSION AVENUE
BELLEVUE, NE 68005
SARPY COUNTY

EQUIPMENT MOUNTING DETAILS

11" x 17" = 1/2" = 1'
22" x 34" = 1" = 1'

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ConMetric 4.5cr
 (unreadable text)



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OMA BELLEVUE EAST MISSION
 406 EAST MISSION AVENUE
 BELLEVUE, NE 68005
 SARY COUNTY

SITE DETAILS

SCALE: NONE

53278
 A-11

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 DESIGNED BY: KAC CHECKED BY: SEW

GENERAL NOTES

1. ALL EQUIPMENT FURNISHED AND WORK PERFORMED UNDER THE CONTRACT DOCUMENTS SHALL BE GUARANTEED AGAINST DEFECTS IN MATERIALS OR WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS NOTED OTHERWISE. ANY FAILURE OF EQUIPMENT OR WORK DUE TO DEFECTS IN MATERIALS OR WORKMANSHIP SHALL BE CORRECTED BY THE CONTRACTOR AT NO COST TO THE OWNER.
2. ALL WORK, MATERIAL, AND EQUIPMENT SHALL COMPLY WITH ALL REQUIREMENTS OF THE LATEST EDITIONS AND INTERIM AMENDMENTS OF THE NATIONAL ELECTRICAL CODE (N.E.C.), NATIONAL ELECTRICAL SAFETY CODE, OSHA, AND ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS AND ORDINANCES. ALL ELECTRICAL EQUIPMENT PROVIDED UNDER THIS CONTRACT SHALL BE NEW (EXCEPT WHERE OTHERWISE NOTED) AND SHALL COMPLY WITH THE REQUIREMENTS OF THE UNDERWRITERS' LABORATORIES AND BEAR THE U.L. LABEL.
3. VERIZON WIRELESS OR THEIR ARCHITECT/ENGINEER RESERVE THE RIGHT TO REJECT ANY EQUIPMENT OR MATERIALS WHICH IN THEIR OPINION ARE NOT IN COMPLIANCE WITH THE CONTRACT DOCUMENTS, EITHER BEFORE OR AFTER INSTALLATION AND THE EQUIPMENT SHALL BE REPLACED WITH EQUIPMENT CONFORMING TO THE REQUIREMENTS OF THE CONTRACT DOCUMENTS BY THE CONTRACTOR AT NO COST TO THE OWNER OR THEIR ARCHITECT/ENGINEER.
4. THE CONTRACTOR SHALL SUPPORT, BRACE AND SECURE EXISTING STRUCTURE AS REQUIRED. CONTRACTOR IS SOLELY RESPONSIBLE FOR THE PROTECTION OF ANY EXISTING STRUCTURES DURING CONSTRUCTION. FIELD VERIFY ALL EXISTING DIMENSIONS WHICH AFFECT THE NEW CONSTRUCTION.
5. THE CONTRACTOR SHALL NOT ALLOW OR CAUSE ANY OF THE WORK TO BE COVERED UP OR ENCLOSED UNTIL IT HAS BEEN INSPECTED BY THE GOVERNING AUTHORITIES. ANY WORK THAT IS ENCLOSED OR COVERED UP BEFORE SUCH INSPECTION AND TEST SHALL BE UNCOVERED AT THE CONTRACTOR'S EXPENSE. AFTER IT HAS BEEN INSPECTED, THE CONTRACTOR SHALL RESTORE THE WORK TO ITS ORIGINAL CONDITION AT THEIR OWN EXPENSE.
6. ALL EXISTING UTILITIES, FACILITIES, CONDITIONS AND THEIR DIMENSIONS SHOWN ON PLANS HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. THE ARCHITECT/ENGINEER AND OWNER (VERIZON WIRELESS) ASSUME NO RESPONSIBILITY WHATSOEVER AS TO THE SUFFICIENCY OR ACCURACY OF THE INFORMATION SHOWN ON THE PLANS OR THE MANNER OF THEIR REMOVAL OR ADJUSTMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL SAID UTILITIES AND FACILITIES PRIOR TO START OF CONSTRUCTION. CONTRACTOR SHALL ALSO OBTAIN FROM EACH UTILITY COMPANY DETAILED INFORMATION RELATIVE TO WORKING SCHEDULES AND METHODS OF REMOVING OR ADJUSTING AFFECTED UTILITIES.
7. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES BOTH HORIZONTALLY AND VERTICALLY PRIOR TO START OF CONSTRUCTION, ANY DISCREPANCIES OR DOUBTS AS TO THE INTERPRETATION OF PLANS SHALL BE IMMEDIATELY REPORTED TO THE PROJECT MANAGER OR RESOLUTION AND INSTRUCTION. NO FURTHER WORK SHALL BE PERFORMED UNTIL DISCREPANCY IS CHECKED AND CORRECTED BY THE ARCHITECT/ENGINEER. FAILURE TO SECURE SUCH INSTRUCTION MEANS CONTRACTOR WILL HAVE WORKED AT THEIR OWN RISK AND EXPENSE.
8. CONTRACTORS SHALL CLEAN ENTIRE SITE AFTER CONSTRUCTION SUCH THAT NO PAPERS, TRASH, DEBRIS, WEEDS, BRUSH OR ANY OTHER DEPOSITS REMAIN. ALL MATERIALS COLLECTED DURING CLEANING OPERATIONS SHALL BE PROPERLY DISPOSED OF OFF-SITE BY THE CONTRACTOR.
9. ALL SITE WORK SHALL BE CAREFULLY COORDINATED BY THE CONTRACTOR WITH LOCAL GAS, ELECTRIC, TELEPHONE, AND ANY OTHER UTILITY COMPANIES HAVING JURISDICTION OVER THIS LOCATION.
10. DURING CONSTRUCTION THE CONTRACTOR SHALL AT ALL TIMES MAINTAIN THE UTILITIES OF THE BUILDINGS/SITE WITHOUT INTERRUPTION. SHOULD IT BE NECESSARY TO INTERRUPT ANY SERVICE OR UTILITY, THE CONTRACTOR SHALL SECURE PERMISSION IN WRITING FROM THE BUILDING/PROPERTY OWNER FOR SUCH INTERRUPTION, AT LEAST 72 HOURS IN ADVANCE. ANY INTERRUPTION SHALL BE MADE WITH A MINIMUM AMOUNT OF INCONVENIENCE TO THE BUILDING/PROPERTY OWNER AND ANY SUCH SHUTDOWN TIME SHALL BE COORDINATED WITH THE BUILDING/PROPERTY OWNER.
11. CONTRACTOR SHALL AT THE END OF THE PROJECT A COMPLETE SET OF AS-BUILT DRAWINGS TO VERIZON WIRELESS PROJECT MANAGER.
12. THIS CONTRACTOR SHALL PROVIDE ALL TEMPORARY WRITING FOR ALL TRADES FOR CONSTRUCTION EQUIPMENT, HAND TOOLS, WELDERS, PIPE BENDERS, ETC.) & CONSTRUCTION LIGHTING PER THE LATEST OSHA STANDARDS. INCLUDE ALL COSTS IN THE BASE BID. THIS CONTRACTOR SHALL ESTABLISH SAFE WORKING PROCEDURES FOR THE PROTECTION OF THE WORKMEN IN ALL PHASES OF WORK. COMPLYING WITH THE APPLICABLE PROVISIONS OF ALL CITY, STATE AND FEDERAL SAFETY LAWS (OSHA).
13. THIS CONTRACTOR SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH THE PLANS AND SHALL VERIFY EXISTING SITE CONDITIONS AT THE JOB SITE BEFORE SUBMITTING BID. FAILURE TO RECOGNIZE WORK REQUIRED SHALL BE AT THE EXPENSE OF THIS CONTRACTOR. NO CONSIDERATION SHALL BE GIVEN FOR ADDITIONAL COMPENSATION AFTER THE LETTING OF BIDS.
14. ENTIRE INSTALLATION SHALL BE PERFORMED IN A FIRST-CLASS WORKMAN LIKE MANNER AND SHALL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES. THE COMPLETED SYSTEMS SHALL BE FULLY OPERATIONAL. ACCEPTANCE BY THE OWNER SHALL BE A CONDITION OF THE CONTRACT. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES IN ORDER TO AVOID INTERFERENCES PRESERVING MAXIMUM HEADROOM AND AVOID OMISSIONS. ALL

- MATERIALS WORKMANSHIP AND EQUIPMENT SHALL BE GUARANTEED FOR ONE (1) YEAR AFTER SYSTEM ACCEPTANCE.
15. ALL MATERIALS USED SHALL BE NEW AND BEAR THE U.L. LABEL AND BE OF THE APPROPRIATE NEMA STANDARD.
 16. CONTRACTOR SHALL INCLUDE ALL MISCELLANEOUS ITEMS REQUIRED TO COMPLETE THE WORK.
 17. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND REQUIRED INSPECTION FEES.
 18. IT SHALL BE THE RESPONSIBILITY OF THIS CONTRACTOR TO COORDINATE AND REVIEW THE ELECTRICAL CHARACTERISTICS, AMPACITY AND OTHER REQUIREMENTS OF ALL EQUIPMENT PRIOR TO INSTALLATION.
 19. IT SHALL BE THE RESPONSIBILITY OF THIS CONTRACTOR TO COORDINATE THE LOCATIONS OF CONDUIT ROUTING, EQUIPMENT, LIGHTING, ETC. WITH ALL OTHER TRADES IN THE FIELD PRIOR TO INSTALLATION.
 20. FOR CLARITY OF ALL PLANS, SOME EQUIPMENT CONDUIT AND WIRE HAS NOT BEEN SHOWN. IT IS THE RESPONSIBILITY OF THIS CONTRACTOR TO FURNISH AND INSTALL COMPLETE AND OPERATING SYSTEMS INCLUDING ALL CONDUIT AND WIRING.
 21. THE CONTRACTOR SHALL MAINTAIN THE FIRE RATED INTEGRITY OF ALL FLOORS, CEILINGS AND WALLS. ALL PENETRATIONS THROUGH FIRE RATED BUILDINGS ELEMENTS SHALL BE EFFECTIVELY SEALED USING APPROVED MATERIALS AND METHODS. ALL LIGHTING FIXTURES MOUNTED IN FIRE RATED CEILING SHALL MAINTAIN THE INTEGRITY OF THE FIRE RATING CEILING USING APPROVED MATERIALS AND METHODS. REFER TO ARCHITECTURAL DRAWINGS FOR FIRE RATINGS.
 22. THE CONTRACTOR SHALL INSPECT THE COMPLETE SET OF DRAWINGS AND SPECIFICATIONS TO DETERMINE THEIR ENTIRE SCOPE OF WORK. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND EXTENT OF DEMOLITION AND NEW WORK FOR THE PROJECT PRIOR TO SUBMITTING THEIR BID.
 23. THE ELECTRICAL INSTALLATION IS TO BE IN STRICT ACCORDANCE WITH THE APPLICABLE RULES AND REGULATIONS OF ALL LOCAL, STATE AND FEDERAL ELECTRICAL CODES AND THE LOCAL UTILITY COMPANY REQUIREMENTS OR ANY OTHER AUTHORITIES HAVING LAWFUL JURISDICTION.

SPECIAL CONSTRUCTION/INSTALLATION

1. WORK INCLUDED
 - A. THE CONTRACTOR SHALL ASSIST ANTENNA INSTALLATION CONTRACTOR IN TERMS OF COORDINATION AND SITE ACCESS. ERECTION SUB-CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF PERSONNEL AND PROPERTY.
 - B. INSTALL ANTENNAS AS INDICATED ON DRAWINGS AND VERIZON WIRELESS SPECIFICATIONS.
 - C. INSTALL GALVANIZED STEEL ANTENNA MOUNTS AS INDICATED ON DRAWINGS.
 - D. INSTALL FURNISHED GALVANIZED STEEL AND/OR TOWER WAVEGUIDE.
 - E. INSTALL COAXIAL CABLES AND TERMINATIONS BETWEEN ANTENNAS AND EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS. WEATHERPROOF ALL CONNECTIONS BETWEEN THE ANTENNA AND EQUIPMENT PER MANUFACTURER'S REQUIREMENTS. TERMINATE ALL COAXIAL CABLE THREE (3) FEET IN EXCESS OF ENTRY PORT LOCATION UNLESS OTHERWISE STATED.
 - F. ANTENNA AND COAXIAL CABLE GROUNDING
 1. ALL EXTERIOR GREEN GROUND WIRE "DRISY CHAIN" CONNECTIONS ARE TO BE WEATHER SEALED WITH ANDREWS CONNECTOR/PLICE WEATHERPROOFING KIT #221213 OR EQUAL.
 2. ALL COAXIAL CABLE GROUNDING KITS ARE TO BE INSTALLED ON STRAIGHT RUNS OF COAXIAL CABLE (NOT WITHIN BENDS).

QUALITY ASSURANCE

1. ALL CONTRACTORS FURNISHED MATERIALS AND EQUIPMENT SPECIFIED ON THE PROJECT SHALL BE NEW AND UNUSED OF CURRENT MANUFACTURER AND OF THE HIGHEST GRADE.
2. ALL EQUIPMENT, MATERIAL AND THE INSTALLATION METHODS SPECIFIED ON THE PROJECT DRAWINGS SHALL BE DESIGNED AND INSTALLED PER MANUFACTURER'S INSTRUCTIONS. ELECTRICAL CONNECTIONS ARE TIGHT AND PROPERLY INSULATED WHERE REQUIRED. FUSES ARE OF THE PROPER TYPE AND SIZE AND ELECTRICAL ENCLOSURES ARE OF THE PROPER NEMA TYPE.
3. NOTIFY OWNER IN WRITING OF ALL DISCREPANCIES BETWEEN DRAWINGS/SPECIFICATIONS AND FIELD INSTALLATIONS, OR IF THE VISUAL INSPECTIONS SHOW DAMAGE OR IMPROPER INSTALLATION.
4. GENERAL: DURING AND UPON COMPLETION OF THE WORK, ARRANGE AND PAY ALL ASSOCIATED INSPECTIONS OF ALL ELECTRICAL WORK INSTALLED UNDER THIS CONTRACT, IN ACCORDANCE WITH THE CONDITIONS OF THE CONTRACT.

6. INSPECTIONS REQUIRED AS PER THE LAWS AND REGULATIONS OF THE LOCAL AND/OR STATE AGENCIES HAVING JURISDICTION AT THE PROJECT SITE.
7. INSPECTION AGENCY APPROVED BY THE LOCAL AND/OR STATE AGENCIES HAVING JURISDICTION AT THE PROJECT SITE.

CABLE TRAYS

1. ALL CABLE TRAYS AND FITTINGS SHALL BE DESIGNED, MANUFACTURED AND TESTED IN CONFORMANCE WITH NEMA VE-1.
2. CABLE TRAYS SHALL BE Ladder CODE TYPE WITH 3/8" CH SPACING.
3. CABLE TRAYS SHALL BE CAPABLE OF SUPPORTING 75 LBS/INCH FOOT.
4. CABLE TRAYS AND FITTINGS SHALL BE MANUFACTURED OF GALVANIZED STEEL.
5. CABLE TRAYS SHALL BE FURNISHED WITH COVERS WHERE SHOWN ON THE PROJECT DRAWINGS.
6. ALL DISCONTINUOUS SECTIONS OF CABLE TRAY SHALL BE BONDED ACROSS JOINTS.

CONDUCTORS

1. ALL POWER, CONTROL AND COMMUNICATION WIRING SHALL MEET REQUIRED NEMA-RATINGS, ASTM, UL, AND NEC STANDARDS FOR MATERIAL AND WORKMANSHIP UNLESS OTHERWISE SPECIFIED.
 - A. SERVICE ENTRANCE CONDUCTORS SHALL BE COPPER, 200 VOLT, SUNLIGHT RESISTANT, SUITABLE FOR WET LOCATIONS, TYPE USE-2. THE GROUNDED NEUTRAL CONDUCTOR SHALL BE IDENTIFIED WITH A WHITE MARKING AT EACH TERMINATION.
 - B. CONDUCTORS FOR FEEDER AND BRANCH CIRCUITS SHALL BE COPPER 200 VOLT, TYPE THHN/THWN WITH A MINIMUM SIZE OF #12 AWG.
2. ALL CONDUCTOR ACCESSORIES INCLUDING CONNECTORS, TERMINATIONS, INSULATING MATERIALS, SUPPORT GRIPS, MARKER AND CABLE TIES SHALL BE FURNISHED AND INSTALLED. SUPPLIER'S INSTALLATION INSTRUCTIONS SHALL BE OBTAINED FOR CABLE ACCESSORIES. THESE INSTRUCTIONS SHALL BE IN THE POSSESSION OF THE CRAFTSMAN WHILE INSTALLING THE ACCESSORIES AND SHALL BE AVAILABLE TO THE COMPANY FOR REFERENCE.
3. TERMINAL CONNECTORS FOR CONDUCTORS SMALLER THAN 8 AWG SHALL BE COMPRESSION TYPE CONNECTORS SIZED FOR THE CONDUCTOR AND THE TERMINAL. THE CONNECTORS SHALL BE CONSTRUCTED OF FINE GRADE HIGH CONDUCTIVITY COPPER IN ACCORDANCE WITH QQ-C-576 AND SHALL BE TIN-PLATED IN ACCORDANCE WITH MIL-T-10727. THE INTERIOR SURFACE OF THE CONNECTOR WIRE BARREL SHALL BE SERRATED, AND THE EXTERIOR SURFACE OF THE CONNECTOR WIRE BARREL SHALL BE PROVIDED WITH CRIMP GUIDES.
4. TERMINAL CONNECTORS FOR CONDUCTORS 8 AWG AND LARGER SHALL BE PRESSURE OR BOLTED CLAMP TYPE. BURNDY QUIKJUG, ARJUG OR ACCEPTABLE EQUAL, OR COMPRESSION TYPE. BURNDY TYPE YAV OR YA (LONG BARREL), PANDUIT TYPE LCA OR LCC OR ACCEPTABLE EQUAL. ACCEPTABLE EQUAL CONNECTORS INCLUDED WITH COMPANY-FURNISHED EQUIPMENT MAY BE USED.
5. TERMINATION PROVISIONS OF EQUIPMENT FOR CIRCUITS RATED 100 AMPERES OR LESS, OR MARKED FOR NOS. 14 THROUGH 18 DEGREE C (140 DEG F), CONDUCTORS WITH HIGHER TEMPERATURE RATINGS SHALL BE PERMITTED, PROVIDED THE AMPACITY OF EACH CONDUCTOR IS DETERMINED BASED ON THE 60 DEG C (140 DEG F) AMPACITY OF THE CONDUCTOR SIZE USED.
6. TERMINATION PROVISIONS OF EQUIPMENT FOR CIRCUITS RATED OVER 100 AMPERES, OR MARKED FOR CONDUCTORS LARGER THAN NO. 1, SHALL BE USED ONLY FOR CONDUCTORS RATED 75 DEG C (167 DEG F). CONDUCTORS WITH HIGH TEMPERATURE RATINGS SHALL BE PERMITTED PROVIDED THE AMPACITY OF EACH CONDUCTOR IS DETERMINED BASED ON THE 75 DEG C (167 DEG F) AMPACITY OF THE CONDUCTOR SIZE USED.
7. ALL 600 VOLT OR LESS WIRING, WHERE COMPRESSION TYPE CONNECTORS ARE USED, SHALL BE INSULATED WITH AT LEAST ONE TURN OF "SCOTCHGILL" 200 AMP ELECTRICAL INSULATING PUTTY AND THEN COVERED WITH TWO HALF ROUNDS OF TAPE SIMILAR TO 3M COMPANY'S "33 PLUS" (33+) PLASTIC TAPE OR 88 OUTDOOR.
8. THE ELECTRICAL SERVICE TO THE SITE SHALL BE GROUNDED AT THE SERVICE DISCONNECTING MEANS REQUIRED IN ARTICLE 250 OF THE NATIONAL ELECTRICAL CODE. IN ACCORDANCE WITH ANY LOCAL CODE OR LOCAL ORDINANCE (BELOW GRADE) GROUNDING CONNECTIONS SHALL BE MADE BY THE COLDWELD PROCESS (MECHANICAL LUG ATTACHMENTS BELOW GRADE ARE NOT ACCEPTABLE). CONNECTIONS SHALL INCLUDE ALL CABLE TO CABLE SPLICES (TER, X, ETC.) ALL MANUFACTURED PRODUCTS DESIGNED FOR THE APPLICATION AND COLDWELD AND INSTALLED PER MANUFACTURER'S RECOMMENDATION AND PROCEDURES.

HANGERS AND SUPPORT

1. MATERIALS ALL HANGERS, SUPPORTS, FASTENERS, AND HARDWARE SHALL BE ZINC COATED OR OF EQUIVALENT CORROSION RESISTANCE BY TREATMENT OR INHERENT PROPERTY, AND SHALL BE MANUFACTURED PRODUCTS DESIGNED FOR THE APPLICATION. PRODUCTS FOR OUTDOOR USE SHALL BE HOT DIP GALVANIZED.
2. TYPES HANGERS, STRAPS, RISER SUPPORTS, CLAMPS, U-CHANNEL, THREADED RODS, ETC. AS INDICATED OR REQUIRED.
3. INSTALLATION RIGIDLY SUPPORT AND SECURE ALL MATERIALS, DRAWINGS/SPECIFICATIONS AND EQUIPMENT STRUCTURE USING HANGERS, SUPPORTS AND FASTENERS SUITABLE FOR THE USE. MATERIALS AND LOADS ENCOUNTERED. PROVIDE ALL NECESSARY HARDWARE. PROVIDE CONDUIT SUPPORTS AT MAXIMUM 5 FT. O.C.
4. OVERHEAD MOUNTING ATTACH OVERHEAD MOUNTED EQUIPMENT TO STRUCTURAL FRAMEWORK OR SUPPORTING METAL FRAMEWORK.

5. WALL MOUNTING SUPPORT WALL MOUNTED EQUIPMENT BY MASONRY, CONCRETE BLOCK, METAL FRAMING OR SUB-FRAMING.
6. EXTERIOR WALLS MOUNT ALL EQUIPMENT LOCATED ON THE INTERIOR OF EXTERIOR BUILDING WALLS AT LEAST ONE INCH AWAY FROM WALL SURFACE, USING SUITABLE SPACERS.
7. STRUCTURAL MEMBERS DO NOT CUT, DRILL OR WELD ANY STRUCTURAL MEMBER EXCEPT SPECIFICALLY APPROVED BY THE ENGINEER.
8. INDEPENDENT SUPPORT: DO NOT SUPPORT MATERIALS OR EQUIPMENT FROM OTHER EQUIPMENT, PIPING, DUCTWORK OR SUPPORTS FOR SAME.
9. RACEWAY SUPPORTS RIGIDLY SUPPORT ALL RACEWAY WITH MAXIMUM SPACINGS PER NEC, AND SO AS TO PREVENT DISTORTION OF ALIGNMENT DURING PULLING OPERATION, USE APPROVED HANDERS, CLAMPS AND STRAPS FOR INDIVIDUAL RUNS. DO NOT USE PERFORATED STRAPS OR THE WIRES WHERE MULTIPLE PARALLEL RACEWAYS ARE TO RUN TOGETHER, USE TRAPEZE TYPE HANGER ARRANGEMENT MADE FROM U-CHANNEL AND ACCESSORIES. SUSPENDED FOR FUTURE INSTALLATION OF ADDITIONAL RACEWAYS, RIGIDLY ANCHOR VERTICAL CONDUITS SERVING FLOOR MOUNTED OR "ISLAND" TYPE EQUIPMENT MOUNTED AWAY FROM WALLS WITH METAL BRACKET OR RIGID STEEL CONDUIT EXTENSION SECURED TO FLOOR.
10. MISCELLANEOUS SUPPORTS PROVIDE ANY ADDITIONAL STRUCTURAL SUPPORT STEEL BRACKETS, ANGLES, FASTENERS, AND HARDWARE AS REQUIRED TO ADEQUATELY SUPPORT ALL ELECTRICAL MATERIALS AND EQUIPMENT.
11. ONE HOLE STRAPS SHALL NOT BE USED FOR CONDUITS LARGER THAN 3/4 INCH.

HOLES, SLEEVES AND OPENINGS

1. GENERAL: PROVIDE ALL HOLES, SLEEVES AND OPENINGS REQUIRED FOR THE COMPLETION OF WORK AND RESTORE ALL SURFACES DAMAGED TO MATCH SURROUNDING SURFACES. MAINTAIN INTEGRITY OF ALL FIRE AND SMOKE RATED BARRIERS USING APPROVED FIRE-STOPPING SYSTEMS, WHEN CUTTING HOLES OR OPENINGS, OR INSTALLING SLEEVES. DO NOT CUT, DAMAGE OR DISTURB STRUCTURAL ELEMENTS OR REINFORCING STEEL UNLESS APPROVED IN WRITING, BY THE PROJECT STRUCTURAL ENGINEER.
2. CONDUIT PENETRATIONS: SIZE CORE DRILLING HOLES SO THAT AN ANNUAL SPACE OF NOT LESS THAN 1/4 INCH AND NOT MORE THAN 1 INCH IS LEFT AROUND THE CONDUIT, PIPE, ETC. WHEN OPENINGS ARE CUT IN LIEU OF CORE DRILLED, PROVIDE SLEEVE IN ROUGH OPENING SIZE SLEEVES TO PROVIDE AN ANNUAL SPACE OF NOT LESS THAN 1/4 INCH AND NOT MORE THAN 1 INCH AROUND THE CONDUIT, PIPE, ETC. PATCH AROUND THE SLEEVE TO MATCH SURROUNDING SURFACES.

MATERIALS

MATERIAL LIST	PROVIDED	INSTALLED
	BY	BY
ANTENNAS	V2W	CONTRACTOR
COAX AND ELLIPTICAL WAVEGUIDE	V2W	CONTRACTOR
DUPLEXERS, DIPLEXERS, & COMBINERS	V2W	CONTRACTOR
AVS HARDWARE	V2W	CONTRACTOR
SDU	V2W	CONTRACTOR
RET & HYBRID CABLE	V2W	CONTRACTOR
GPS ANTENNA & GPS SURGE ARRESTOR	V2W	CONTRACTOR
TMA% BIAS-Tr & PDU	V2W	CONTRACTOR
DISTRIBUTION BOXES, SECTOR BOXES, & RRUs	V2W	CONTRACTOR
ANTENNA MOUNTING PIPES	CONTRACTOR	CONTRACTOR
MICROWAVE ANTENNA MOUNT	CONTRACTOR	CONTRACTOR
SECTOR FRAMES WITH THE BACK ARMS	CONTRACTOR	CONTRACTOR
ICE BRIDGE HARDWARE	CONTRACTOR	CONTRACTOR
COAX ATTACHMENT TO TOWER HARDWARE	CONTRACTOR	CONTRACTOR
TOWER BUSS BARS	CONTRACTOR	CONTRACTOR
CONDUIT, CONDUCTORS, & GROUNDING	CONTRACTOR	CONTRACTOR
PPG STYLE CONNECTORS AND CLOSURES	CONTRACTOR	CONTRACTOR
JUMPERS ON THE TOWER & IN SHELTER	CONTRACTOR	CONTRACTOR
ENTRY PORTS, BOOTS, & CAPS	CONTRACTOR	CONTRACTOR
COAX HANGER KITS/HOISTING GRIPS	CONTRACTOR	CONTRACTOR
GPS COAX & CONNECTORS	CONTRACTOR	CONTRACTOR
TOWER MOD STEEL & CONCRETE	CONTRACTOR	CONTRACTOR
WELDED COAX ENTRY PORTS	CONTRACTOR	CONTRACTOR



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BLOOMINGTON, MN 55438



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OMA BELLEVUE EAST MISSION

406 EAST MISSION AVENUE
BELLEVUE, NE 68005
SARPY COUNTY

SPECIFICATIONS

SCALE: NONE

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SP-1

MAR 29 2023

PLANNING DEPT.



We Influence The World!

City of Bellevue
Planning Department
1510 Wall St. • Bellevue, Nebraska • 68005 • 402-293-3026

Agenda Item 3.c.

To: Planning Commission
From: Tammi Palm, Planning Manager
Date: May 18, 2023
Subject: Parks Master Plan

Attached is a draft copy of the city's proposed Parks Master Plan. This document is the culmination of efforts of the city staff, the city's consultant team (Lamp Rynearson/Emspace + Lovgren/Ballard*King), the steering committee, and months of public participation. This document is intended to govern decisions made about the parks system, create policies relating to parks and recreation land use and operation, and provide a vision for the physical form of the city's parks.

As you are reading the document and have recommendations for revisions, please organize that information so it can be given to staff and the city's consultant. This will help us as the plan moves through the public hearing process.

PLANNING DEPARTMENT RECOMMENDATION:

APPROVAL of the proposed Parks Master Plan



OPEN FOR

ADVENTURE

PARKS MASTER PLAN

CITY OF BELLEVUE, NE

2023





We Influence The World!

City of Bellevue
Office of the Mayor

1500 Wall St. • Bellevue, Nebraska • 68005 • 402-293-3022

As your Mayor, I am excited for the release of *Open For Adventure*, the Parks Master Plan for the city of Bellevue. Parks are an essential piece of our community and a hallmark to the quality of life for residents, employees and visitors of Bellevue. This Master Plan represents a major milestone in our efforts to effectively manage our parks, introduce new experiences, and to ensure that parks continue to meet the needs of our growing city.

Our parks are a critical component of our city's character and have been the setting for celebrations, connecting with neighbors, spending time in nature, and many recreational adventures for young, old, and everyone in between. The Parks Master Plan provides a path forward to create even more memories and ensure that Bellevue is a destination for adventure, have parks that create a sense of wonder and joy, and a place to call home.

However, as our city has grown and evolved, so too have the demands placed on our parks system. We need to ensure that our parks are accessible and welcoming to all residents, regardless of their age, ability, or background. We need to provide a diverse range of recreational opportunities that reflect the changing interests and preferences of our community. We need to do all of this in a way that is sustainable, both environmentally and financially.

The Parks Master Plan represents our path in meeting these challenges and realizing our vision for a parks system that keeps people coming back and is an investment in high quality park experiences for all. It provides a comprehensive framework for the development, maintenance, and improvement of our parks, and it outlines specific strategies and recommendations for achieving our goals.

I encourage all residents to review the Parks Master Plan and to get involved in its implementation. The success of the plan relies on your partnership. Whether you are a frequent park user, a concerned citizen, or a community leader, your engagement will be critical to ensuring that our parks system continues to meet the needs of our community now and for generations to come.

I want to thank the working group, the Steering Committee, Planning Commission, and City Council for their leadership on this important endeavor!

A handwritten signature in black ink, which appears to read "Rusty Hinch". The signature is written in a cursive, flowing style.



City of Bellevue
Public Works Administration
1510 Wall St • Bellevue, Nebraska • 68005 • 402-293-3030

In my role as Public Works Director, I've had the honor of working with residents, colleagues, and leaders in Bellevue to create *Open for Adventure*, the Bellevue Parks Master Plan. This ambitious plan represents a significant step forward in our efforts to create a vibrant, sustainable parks system that meets the needs of our diverse and growing community.

The Parks Master Plan is a comprehensive guide for connecting the park system through a cohesive communication strategy, streamlined maintenance, balancing park improvements, and creating new and unique park experiences in all areas of Bellevue. The Parks Master Plan is representative of the voice and vision of our residents. It reflects the input of a wide range of stakeholders, citizens, community groups, and city staff. It outlines specific strategies and recommendations for enhancing our parks, while also providing a framework for ongoing maintenance and management.

One of the key goals of the Parks Master Plan is to create new park experiences that reflect the changing needs and interests of our community. This includes the development of new recreational opportunities, such as adventure parks, skate parks, and outdoor fitness facilities. It also includes creating spaces that will celebrate the history of service and the diversity of our community to promote understanding and engagement.

Another important goal of the Parks Master Plan is to connect our parks system in new and innovative ways. This includes the development of new trails and greenways that promote active transportation and healthy lifestyles.

Finally, the Parks Master Plan emphasizes the need for more efficient and effective management of our parks system. This includes the development of new maintenance and management practices that reduce costs, improve quality, and ensure long-term sustainability.

Some of the key goals of the Parks Master Plan include:

- Increasing access to parks and open spaces for all residents, regardless of age, ability, or background
- Expanding our network of trails, greenways, and bike lanes to promote active transportation and healthy lifestyles.
- Connecting key destinations throughout Bellevue
- Incorporating sustainable design practices into our parks and facilities to reduce our environmental footprint and ensure long-term viability.
- Promoting cultural and recreational opportunities that reflect the diversity of our community.

A special note of thanks to Mr. Doug Clark the city's Public Works Director who helped make this master park plan possible. Doug has left the city to pursue a job opportunity in Arizona.

Please, get involved in your parks. Continue to make Bellevue the most livable city in Nebraska!

Best Regards

Mark Elbert



Interim Public Works Director/Community Development Director

City of Bellevue, Nebraska

1510 Wall Street

Bellevue NE 68005

Office 402-293-3030 Email Mark.Elbert@bellevue.net



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CITY OF BELLEVUE

- Mayor Rusty Hike

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- Mark Elbert, Interim Public Works Director; Community Development Director
- Tammi Palm, Planning Manager
- Angela Curry, Assistant Planning Manager
- Jim Shada, Parks and Recreation Director
- Dave Goedeken, Public Works Manager of Engineering
- Doug Clark, Former Public Works Director

STEERING COMMITTEE

- Angela Burmeister – Sarpy County Commissioner
- Krista Hoffart – Offutt Air Force Base
- Sue Cutsforth – City of Bellevue Planning Commission
- Bill Richards – Bellevue Public Schools
- Thomas Burns – Bellevue City Council
- Michelle Andahl – Bellevue Chamber of Commerce and Community
- Leland Jacobsen – Citizen Complete Streets Advisory Committee, Bellevue Planning Commission
- Michelle Foss – Fontenelle Forest, Green Bellevue

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- Todd Aerni – Vice Chair
- Tom Ackley
- Randy Bennett
- Garrett Sims
- Scott Hankins
- Leland Jacobson
- Michael Perrin
- Eric Ritz

ACKNOWLEDGEMENTS

CITY COUNCIL

- Thomas Burns - Ward 1, South Bellevue
- Rich Casey - Ward 2, Olde Towne
- Paul Cook - Ward 3, Southwest Bellevue
- Kathy Welch - Ward 4, Fontenelle Hills
- Don Preister - Ward 5, Northwest Bellevue
- Jerry McCaw - Ward 6, Central Bellevue

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- Regan Pence, PLA - Project Principal
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- Brian Kaminski, Public Outreach Director
- Keegan Korf, Senior Account Strategist + Social Media Team Manager
- Ashley Rae Turner, Community Outreach & Engagement Strategist

*BALLARD*KING*

- Darin Barr, Principal



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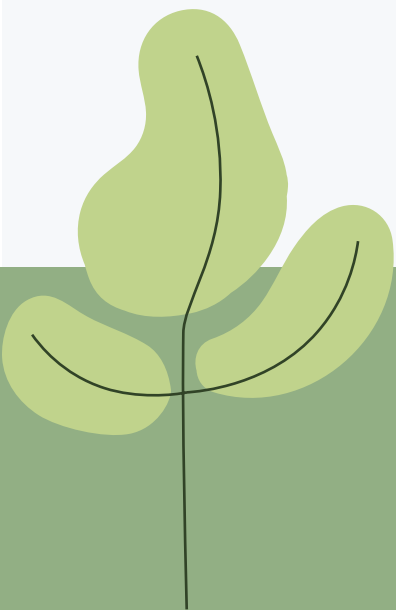
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PURPOSE + BACKGROUND



IN THIS SECTION:

- INTRODUCTION
- MISSION
- GOALS
- HISTORY + SUPPORTING PLANS
- WHY PLAN?

INTRODUCTION

What does it mean to be Open for Adventure?

What does it mean to be Open for Adventure? Like many communities, Bellevue faces a future of growth and change. As it seeks to leverage its unique resources, market its strengths to businesses and new residents, and chart a path forward together with the community for a bright future, its parks and green spaces play a key role.

This Parks Master Plan lays the groundwork for planning and completing park improvements, guiding efforts to improve park access and meeting the community's high expectations for parks, recreation facilities, programs, services and experiences. It will guide City decisions for improvement projects within 6 planning zones and inform future programming.

With 55 parks totaling over 14% of Bellevue's total land use, the City of Bellevue embarked on a master planning process to develop a vision and framework for Bellevue's parks. The plan combines community input with best practices to create a long-term vision for Bellevue's parks, trails, facilities and programs.

Due to the age of the parks, changing community needs, and trends in recreation, there will always be more needs and opportunities to fund. This plan outlines which parks should receive investment and what types of investment, new amenities, and park experiences should be prioritized.

Building on the goals and accomplishments of past park planning efforts, this plan explores how the community's connection to parks and the parks' relationship to Bellevue's identity as a unique environment open up new avenues for exploration, adventure, connection, play, and peace.

ABOUT THE PLAN

Who does the plan impact?

All people of all backgrounds and abilities – including long-term and transient residents, regional users from the Council-Bluffs-Omaha Metro Area and surrounding communities, and visitors.

For how long?

This plan is a vision for the parks system for the next 15-20 years.

Where does it apply?

This parks plan governs decisions made about the parks system, creates policies relating to parks and recreation land use and operations, and provides a vision for the physical form of Bellevue's parks. It also provides recommendations for smaller areas of Bellevue – Park Access Zones – as well as park-by-park recommendations.

Who will use it, and how?

This plan is a public document, and contains feedback and input received by members of the public through intensive public engagement.

While its primary purpose is to be used during the decision-making processes of City staff and governing bodies, it also serves as a line of

communication between the City and the public – that input was received and considered in creating a structure for the future of parks system decision-making. Members of the public should have access to this guiding document so they are aware of the system's direction, function, and basis in the needs of the community.

Periodic review and renewal process.

This plan is based on data collected in 2021 and 2022, and as updates to parks and the Parks System are made, information about the number of amenities available, connectivity, and other factors may become out-of-date quickly.

To prevent this plan from becoming obsolete, periodic review and renewal of the document and all related information is key. This plan has been developed to be reviewed and renewed every five years throughout its lifespan.

A GIS (Geographic Information Systems) database created as part of this plan should be updated regularly to reflect any updates made to parks. The information in this document, as a reference for the baseline, may remain unchanged, so that GIS data can be compared against it to measure progress toward a shared vision for the system.

MISSION + GOALS

OUR MISSION

In more ways than one, Bellevue is Open for Adventure: a tight-knit, unique community where people of all ages get outside and find new adventures to explore together.

This plan is also a testament to Bellevue's ongoing commitment to celebrate shared purpose and values and move toward a more connected future.

PLAN GOALS

1

ENGAGE THE COMMUNITY

Engage the community in the planning process so decision-making can be shaped by community values, wisdom, and lived experience.

2

ENABLE SUSTAINABLE PARK DEVELOPMENT

Develop a framework for creating, maintaining, and graduating parks to ensure system growth is sustainable, each park can reach a high level of service to the community, and ineffective parks can find new use that improves the parks system overall.

3

BALANCE THE SYSTEM

Create a balanced operational system that can be effectively and efficiently maintained to a high level of service to the community.

4

DISTRIBUTE AMENITIES AND PROGRAMS

Enable access to a variety of high-quality amenities and programs across the city.

5

ENABLE COMMUNICATION

Open lines of communication between the parks, the City, and the community.

6

CONNECT THE SYSTEM

Envision the parks system as a safe and connected network of green and open spaces accessible by biking, walking, riding, and driving.

7

EMPOWER PARTNERSHIP

Identify and empower community partners in the long-term improvement of the parks system and quality of individual parks.

SUPPORTING PLANS

2007 PARKS MASTER PLAN

The last Bellevue Parks Master Plan was completed in 2007.

It provided park by park recommendations and identified the AICUZ zone as a potential greenway to be developed.

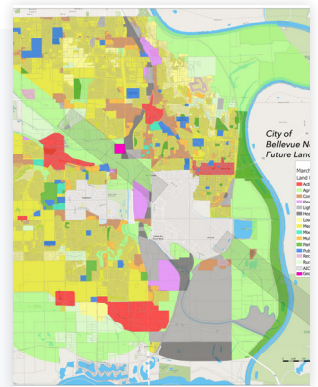
The plan proposed a new park in each new development.



2008 COMPREHENSIVE PLAN

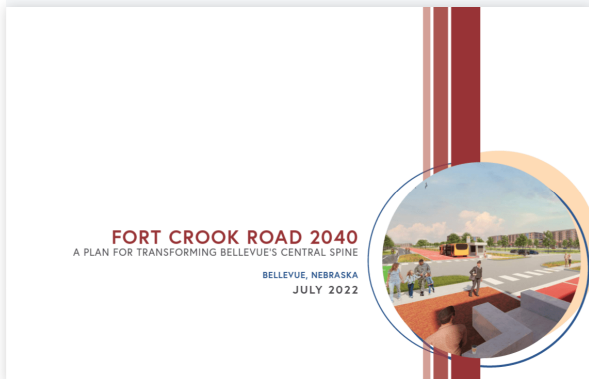
Bellevue updated its comprehensive plan in 2008. The park and recreation goals included a park within a ¼ mile of every resident of Bellevue.

It called for the identification of districts for the City and to connect the parks within each district.



2040 FORT CROOK ROAD REDEVELOPMENT PLAN

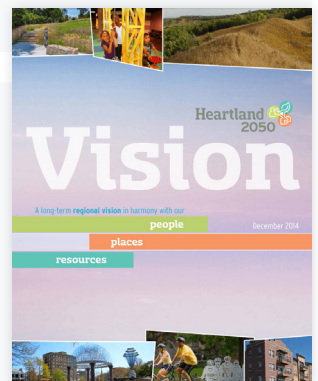
The Fort Crook Redevelopment Plan was completed in 2022. It is a long term vision for the Fort Crook Corridor that highlights the need for a more dense land use pattern served by transit and bike mobility. Smaller neighborhood parks were identified as a need to provide green and open space to new multi-family, mixed-use development.



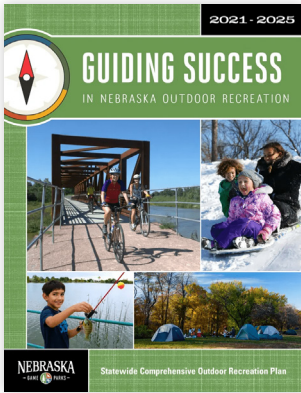
HEARTLAND 2050 REGIONAL VISION

Heartland 2050 is a long-range vision for the future of Omaha-Council Bluffs region. One of the guiding principles is increasing access to outdoor spaces.

Within the action plan is a recommendation for parks to be developed for a range of uses, choices and ages.



SUPPORTING PLANS



2021 NEBRASKA GAME + PARKS STATE COMPREHENSIVE OUTDOOR RECREATION PLAN

The Statewide Outdoor Recreation Plan (SCORP) is used to help guide the state, Natural Resource Districts, counties and communities in developing, improving, or renovating land for outdoor recreation use.

Recommendations for Region 1, which includes Sarpy County are to increase access the biologically unique landscapes to provide an array of recreation and educational opportunities.

OFFUTT JOINT LAND USE PLAN

The Joint Land Use Study is a proactive land use approach in partnership with Offutt Air Force Base.

The AICUZ zone is an open space within the flight path in which the risks to civilian safety from potential crashes is a concern.

Greenways along the Papio Creek connect Bellevue residents to the region while maintaining the avoidance of further development or gathering within the AICUZ crash zones.



OMAHA NATURAL SURFACE TRAILS FEASIBILITY STUDY
CREATING A VISION FOR OMAHA'S OFF-ROAD BICYCLE RECREATION AND CONNECTIVITY

2023 OMAHA NATURAL SURFACE TRAILS FEASIBILITY STUDY

The Omaha Natural Surface Trails Feasibility Study seeks to identify locations for trails, bike skills development features, bike parks, and bicycle playgrounds and create a connected network of trails and bike facilities within the Omaha Metro Area.

SUPPORTING PLANS

AMERICAN HEROES PARK CONCEPTUAL SITE MASTER PLAN

With a conceptual design including an event plaza, nature + adventure play, sports fields, and lake, American Heroes Park has been master planned to be an inclusive destination park celebrating the people of service in our communities throughout all seasons.

Shown below: graphics from the Conceptual Site Master Plan.



HISTORY

Bellevue is Nebraska's oldest community.

Established in 1822, Bellevue's identity as a trading post for trappers, manufacturers, and Native American tribes fostered its prosperity. As trade and business shifted with the changing times, Bellevue changed, too - building and developing to support an influx of new settlers. However, when plans to make Bellevue the capital city fell through and Omaha was selected instead, Bellevue's growth faltered.

Bellevue made additions to the community that ensured its survival, establishing Bellevue college in 1880 and Fort Crook in the 1890s - the latter a large part of Bellevue's growth.



Bellevue's future is in its identity.

Today, Bellevue's growth and stability comes primarily from expansion in civilian employment, the building boom associated with the Kennedy Freeway construction, and significant economic attractions: Fontenelle Forest and Offutt Air Force Base.

Bellevue is known throughout the region for its commitment to service, its small-town feel, and its natural landscapes.

As it continues to grow, Bellevue's future is tied to activities that strengthen community ties, enhance economic success, and center and protect Bellevue's natural and green spaces.



WHY PLAN?

At the simplest, plainest level, what should a park's purpose be, and why is it so important that our planning process for parks be equitable, realistic, and transparent?

- + **Parks are not incidental, they are created.** Empowering the community to provide input and guide the purpose of parks for the future of Bellevue aligns park investments with community goals, momentum, and support systems.
- + **Parks are critical infrastructure.** Parks and green spaces are vital to a healthy community, both on an individual basis and on the health and operations of a successfully functioning city.

What value do parks and green spaces provide?

According to the National Recreation and Park Association (NPR), parks play three vital roles:



Economic Support

By improving property values, retaining stormwater, cooling the air, and providing space for local arts, sports, and community events, parks and green spaces contribute to economic success.

- + Parks improve not only property values and the tax base but enhance the desirability of a neighborhood and add to the character of the city.
- + Parks and trees serve as stormwater retention, saving money that would be otherwise used to divert & process stormwater.
- + Parks, trees, and green spaces reduce the urban "heat-island" effect, cooling cities and reducing power usage.
- + Parks are one of the top three reasons businesses choose to locate in a city.
- + Parks and Recreation programs generate operational costs, but generate fee revenue for cities.
- + Parks provide spaces for economic revenue generators, like sports tournaments, festivals, concerts, and markets.



Health & Wellness

Parks and green spaces reduce stress and stress-related illness, improve mental health, and promote healthy lifestyles through exercise & sports.

- + Park amenities like trails, open spaces, sports facilities, and exercise equipment provide spaces for people to stay healthy and fit through exercise.
- + The number of residents who exercise 3x per week can grow by 25% just by creating, improving, and promoting places to be active.
- + Spending time among trees and wilderness areas reduces blood pressure, improves autonomic and immune functions, alleviates depression, and improves mental health.
- + Long stays in parks can reduce stress, lower blood pressure, and individuals' perceived physical health.



Social Connection

Parks and green spaces help us build strong social connections through opportunities to gather, play together, and feel part of something bigger.

- + Parks are a tangible reflection of the quality of life in a community. They provide identity for citizens and are a major factor in the perception of quality of life in a given community.
- + Parks and recreation services are often cited as one of the most important factors in surveys of how livable communities are.
- + Parks provide gathering places for families and social groups, as well as for individuals of all ages and economic status, regardless of their ability to pay for access.

PARKS + WELLNESS

Overall, parks support the wellness of individuals and of the community as a whole. The Global Wellness Institute defines wellness as multidimensional, containing physical, mental, emotional, spiritual, social, and environmental wellness.

Parks have a role to play in the ongoing wellness of people, and in turn, their ability to form strong community bonds across boundaries.

Spiritual + Environmental Wellness

Parks not only clean up the air, reduce the heat-island effect, and protect drinking water, but they are home to native wildlife.

Being immersed in natural and wild spaces helps people slow down and take time to think. In this way, parks help people feel more connected to a bigger purpose and find meaning in life.



Mental + Emotional Wellness

People who live near natural spaces feel less stress, anxiety, and depression. Just **20 minutes** in a park can significantly improve feelings of well-being and satisfaction.

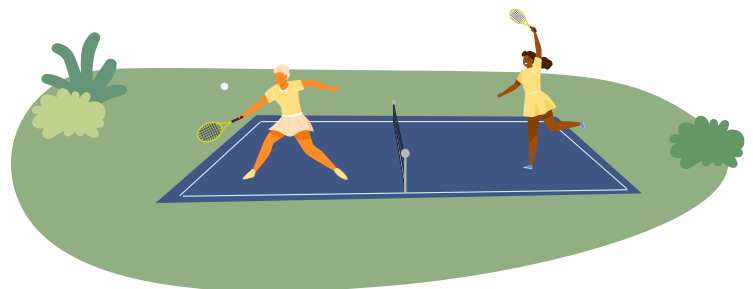


Physical Wellness

Improving outdoor spaces for physical exercise has been shown to increase the number of residents who exercise at least 3 times per week by **25%**. Research also shows that physical activity done in green spaces is more beneficial for mental health.

Social Wellness

People who visit local parks are more likely to feel a sense of ownership and pride in their community. Because parks are public and free, they are a special space where people of all ages, backgrounds, and abilities can meet, learn about each other, and form strong community bonds.



COVID-19 IMPACT

Parks are vital spaces that help us build resilience to sudden and unexpected change.

2020 was a year of challenges. Beyond the COVID-19 pandemic, which disrupted daily life and severed established community systems, communities nationwide dealt with the fallout from a record number of climate disasters, financial insecurity, and a racial justice movement.

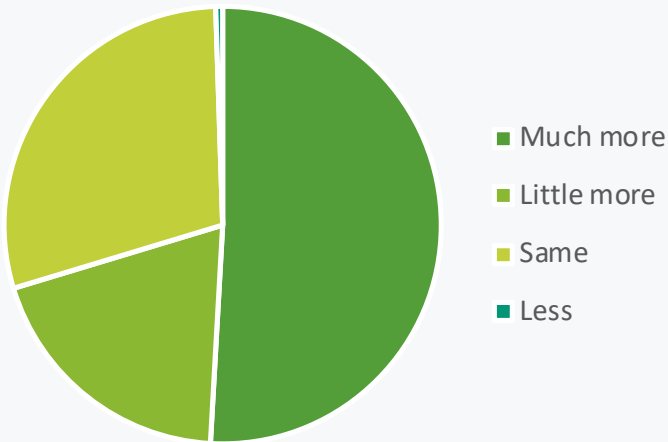
With gathering indoors off-limits, and work and school reduced to online experiences, parks and green spaces' importance in community life was renewed - enabling safe gathering, providing space to exercise, and allowing for a respite from digital spaces.

In late April 2020, when shelter-in-place orders and restrictions were at their strongest, **86% of Parks and Recreation agencies nationwide kept all of their trails open. Three quarters of agencies kept all their parks available to the public.**

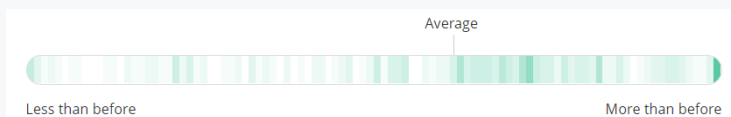
Communities nationwide agree that appreciation for parks, trails, and open spaces is at an all-time high.

Community Engagement Results – Bellevue

Since the pandemic started, how are you or your family feeling about parks in general?



Since the pandemic started, have you or your family spent more or less time in parks?



National Recreation + Park Association Park Snapshot Data, 2020

2 IN 3

park and recreation leaders reported increased usage of their agency's parks, compared to 2019, with a median rise in usage of 25%.

>80%

of park and recreation leaders reported increased usage of trails, with a median rise of 35%.

3 IN 5

people – more than 190 million adults and children – visited a park, trail, public open space, or recreation facility between mid-March and June 2020.

83%

of adults agree that visits to parks, trails, public open spaces, and recreation facilities were essential to their mental and physical well-being.

THE STATE OF PARKS

55

TOTAL PARKS

making up

14%

of Bellevue's
total land.



756

ACRES

1 PARK

1163
RESIDENTS

(that's

TWICE

as many as
the average
system.)

81 ACRES

RESIDENT

(that's

9X

the
national
average.)

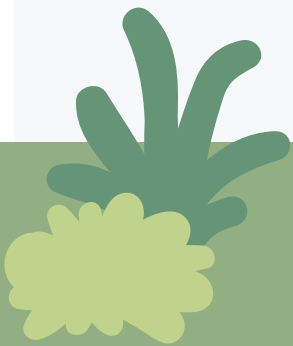
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THE PLANNING PROCESS

IN THIS SECTION:

- PLAN DEVELOPMENT TIMELINE
- COMMUNITY ENGAGEMENT



PLAN DEVELOPMENT

Completed in three phases over the course of 18 months, and guided by the input of local stakeholders, City staff members, and an intensive community engagement effort, this plan has been created collaboratively by the people of Bellevue.

Was the process equitable and inclusive?

Equity and inclusion were a focus of this process, and the engagement strategy, tools, and tactics used reflected this.

People from all over Bellevue and the Metro area, of all ages, backgrounds, races, abilities, and family units, provided their input through a variety of inclusive formats.

Who was involved in the process?

These recommendations, and the needs they are designed to respond to, have been developed through a thorough assessment of the City's existing infrastructure, collaboration with Public Works, Planning, and Community Development, and extensive stakeholder and community engagement from Fall 2021 – Spring 2023.

GOALS OF THE PLANNING PROCESS

- 1 ENGAGE THE COMMUNITY
- 2 ENABLE SUSTAINABLE PARK DEVELOPMENT
- 3 BALANCE THE SYSTEM
- 4 DISTRIBUTE AMENITIES AND PROGRAMS
- 5 ENABLE COMMUNICATION
- 6 CONNECT THE SYSTEM
- 7 EMPOWER PARTNERSHIP



PLAN DEVELOPMENT

PHASE I: DISCOVERY + ANALYSIS

Park Amenity Assessment

Assessed safety and condition of park equipment in existing parks.

Staff and Stakeholder Interviews

Interviewed 20 City staff members and 28 community stakeholders, including BJSA staff, maintenance staff, nonprofit leaders, law enforcement officers, recreation providers, and school officials.

Park Benchmarking

Using National Parks and Recreation Association data, Bellevue was benchmarked against cities nationwide. Two peer cities were selected based on similar spatial and demographic makeup.

PHASE II: ENGAGEMENT

Community Event Pop-Ups

Representatives met with community members at Farmers Markets and "Open Office Hours" events at local coffee shops and destinations. Interactive presentations were given to local community organizations.

Community Workshops

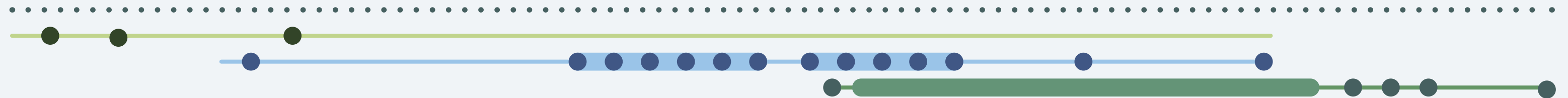
Participants at any of five community workshops learned about the need for the parks plan and gave their input through an interactive park design exercise.

Park Experience Survey

Survey respondents rated each park based on their experience there, giving feedback on amenity conditions, safety, accessibility, inclusivity, and purpose.

Open House

An open house was held to get final community input on the plan's direction and early recommendations. Attendees gave their feedback on new park experiences, park zone maps, and potential community partnerships for strategies and actions.



PHASE II: ENGAGEMENT

Values Survey

Survey respondents reported their park usage, accessibility needs, desired amenities, and top values for the parks system.

PHASE III: ALIGNMENT

Focus Groups

Four focus groups were held to get feedback on emerging themes. Real Estate, Recreation, Economic Development, and Education subject matter experts gave their feedback on Bellevue's Park System's strengths, weaknesses, opportunities, and threats.

Strategy Development

Using community input and best practices, the consultant team finalized development of key recommendations and strategies to meet the community's park goals.

Reviews

Draft plans were reviewed by City staff, the Complete Streets Advisory Committee, and the Bellevue Planning Commission.

Presentation

The plan was presented to Bellevue's City Council for approval and adoption.

Working Group and Steering Committee Input



The Working Group, consisting of members of City of Bellevue staff and facilitated by members of the consultant team, met regularly throughout the project to provide input and guidance on the development of policies, systems, and structures for the plan.

The Steering Committee, which consisted of local stakeholders for parks and natural spaces, met throughout the plan to review progress, provide high-level guidance and



COMMUNITY ENGAGEMENT

Interviews

The planning consultant conducted 35 stakeholder interviews to develop an understanding of the internal relationships, operations, and policies supporting the park system. Interviewees included parks maintenance staff, City Council members, local business owners, Public Works, Planning, and Engineering staff, and Chamber of Commerce representatives.

Themes

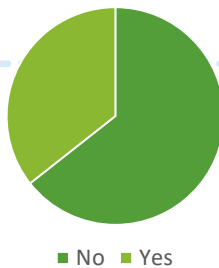
- + Parks can be a driving force in locational decisions for individuals, families, and businesses
- + Increased wayfinding and connectedness of park system needed

Surveys – Values Survey

The first survey, the Park Values Survey, was available for response from March 15 - May 31, 2021. It gathered information on the relationships between self-reported residency, accessibility needs, and family styles with self-described park needs.

The survey was promoted via email blast, social media posts, paper survey availability at libraries and City buildings, and media spots.

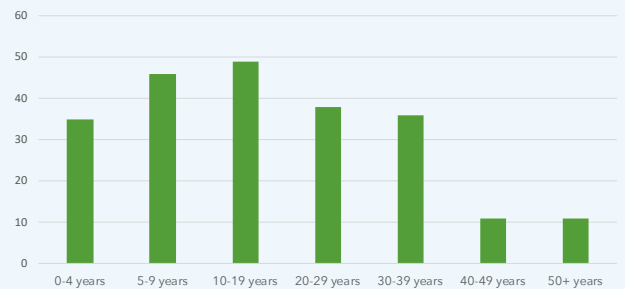
Are Bellevue's parks **meeting the needs** of the community?



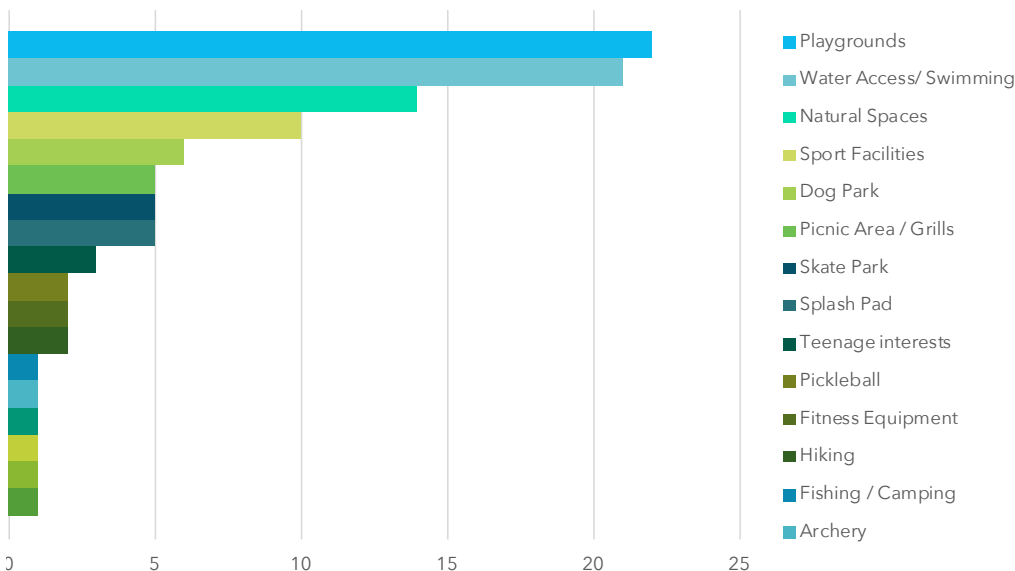
748
Total Participants

9,662
Total Responses

Length of time lived in Bellevue

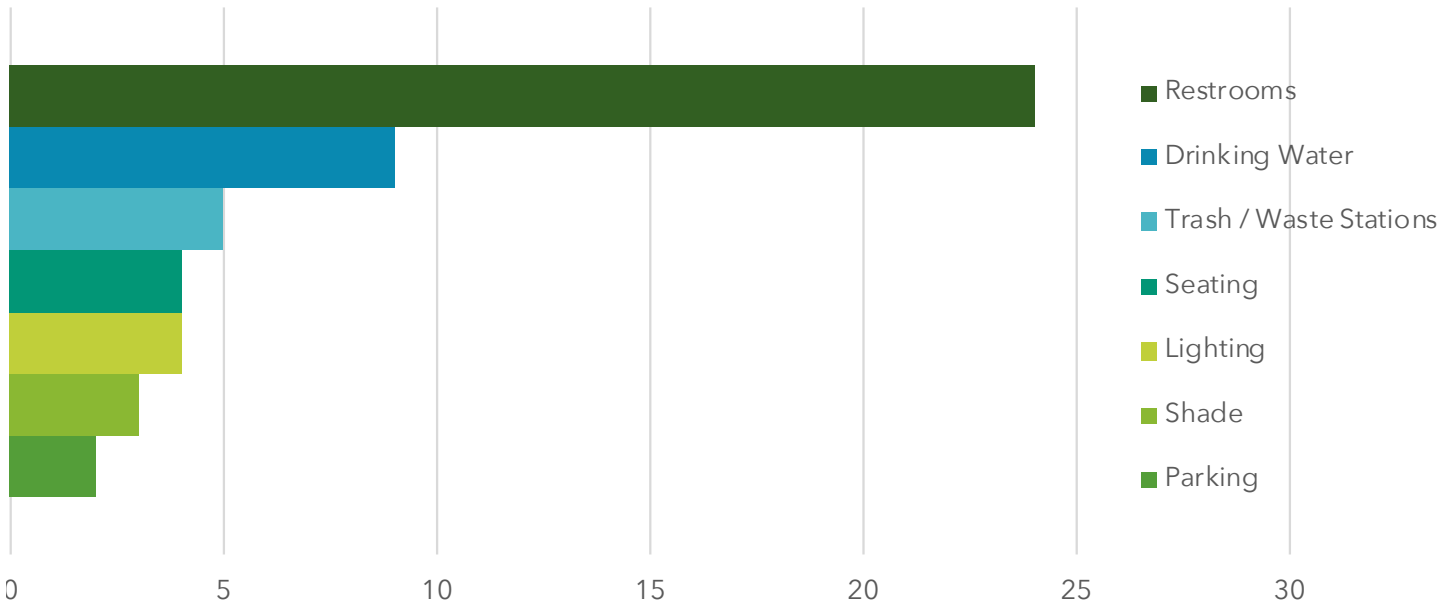


Which needs are **not being met**?

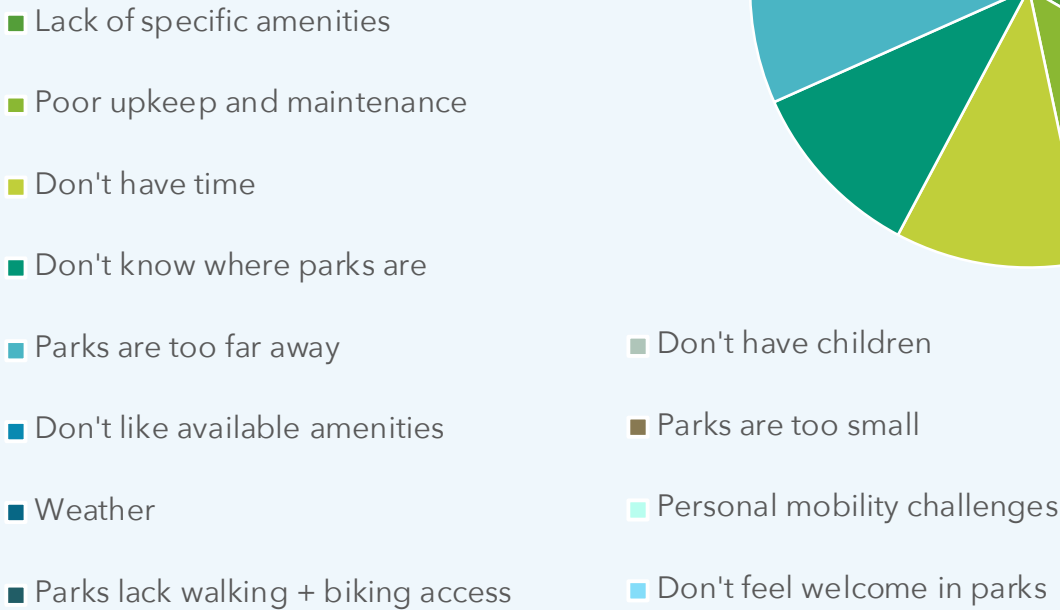


COMMUNITY ENGAGEMENT

Which needs are **not** being met?



What **keeps you** from visiting parks?



COMMUNITY ENGAGEMENT

Which values are **most important** to you?



RECREATION + PLAY

Bellevue residents should have access to joy, wonder, play and peace through the parks.



TAKING CARE OF OUR COMMUNITY + ENVIRONMENT

Clean and beautiful parks are a part of Bellevue's commitment to stewardship of community and the environment.



RANGE OF USES + CHOICES

The parks system should offer Bellevue residents equal opportunity to access a variety of park types + recreation options.



SAFETY

The Bellevue parks system should be safe for all users and encourage positive experiences.



ACCESSIBILITY

Bellevue's parks should be clearly connected, well known, and easy to access for all.



BELONGING

Parks should be a place where people of all ages, races, genders, abilities and family units feel welcome.



RELIABILITY + CONSISTENCY

Efforts made to improve and connect the park system should endure over the long-term and remain faithful to the community's values.



CIVIC ENGAGEMENT

Bellevue residents should feel engaged in the decisions made about our parks.



PURPOSE

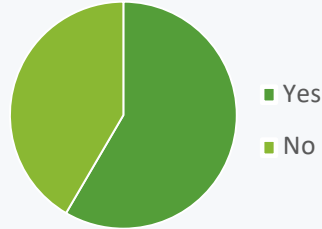
Parks should be designed with clear purpose & people in mind.

COMMUNITY ENGAGEMENT

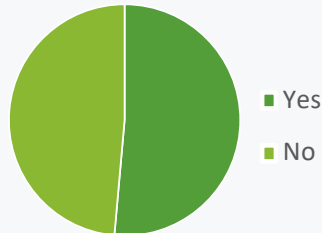
Values Survey - Connectivity

A key theme in survey data was the impact of connectivity and mobility infrastructure on park usage and reported access to parks.

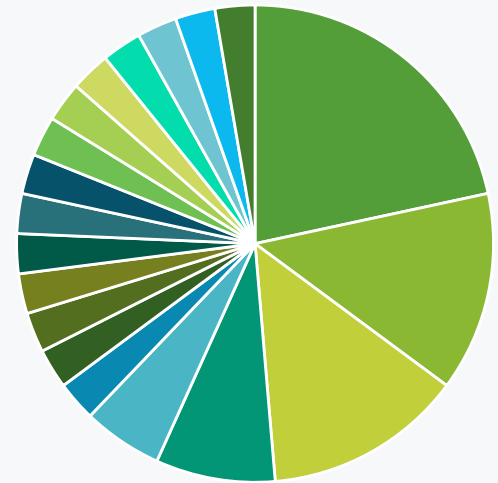
Do you have **walking or biking access** to the parks you want to visit?



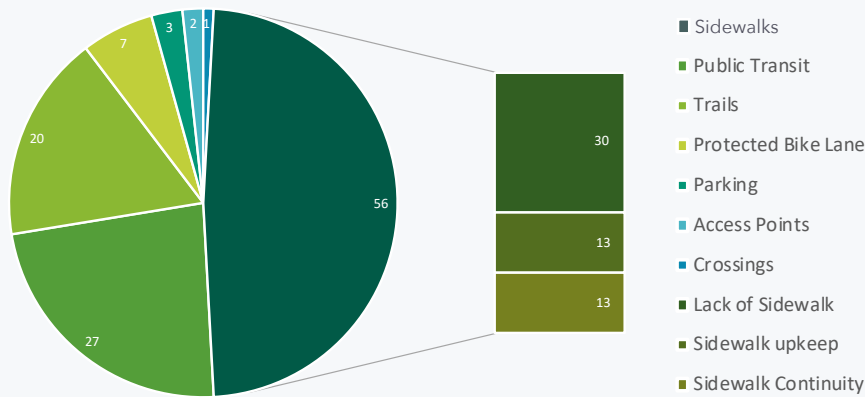
Is your access to the parks **limited** by trails, public transportation, or sidewalks in your area?



Most requested routes for sidewalk improvements:

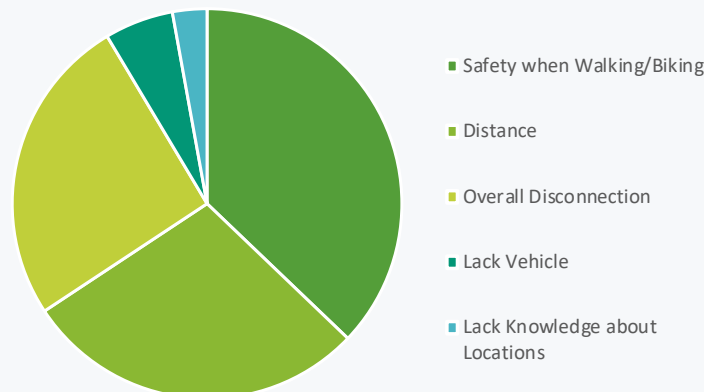


Key barriers in comments regarding limitations to park access:



- Sidewalks
- Public Transit
- Trails
- Protected Bike Lane
- Parking
- Access Points
- Crossings
- Lack of Sidewalk
- Sidewalk upkeep
- Sidewalk Continuity
- Bellevue Blvd
- 36th Street
- 25th St.
- Cornhusker
- Tammy St. / Daniell Trail
- American Heroes from Olde Towne
- SW Bellevue
- Quail Creek
- Thompson Park
- Giles 42nd - 48th
- Cedar Island
- Harlan Rd.
- Combs Rd
- Harvell Dr.
- Olde Towne
- Chandler Rd.
- Keystone Trail
- East-West Connection
- Fontenelle Hills

Key concerns in comments regarding limitations to park access:



COMMUNITY ENGAGEMENT

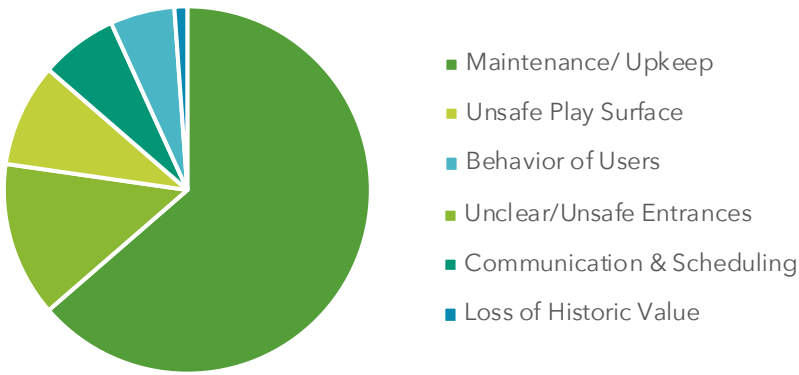
Surveys — Park Experience Survey

The second survey, the Park Experience Survey, allowed the public to assess the parks themselves, reporting on whether a park’s amenities met their expectations, overall safety, accessibility, inclusivity, and potential future uses. This survey also served to measure park usage.

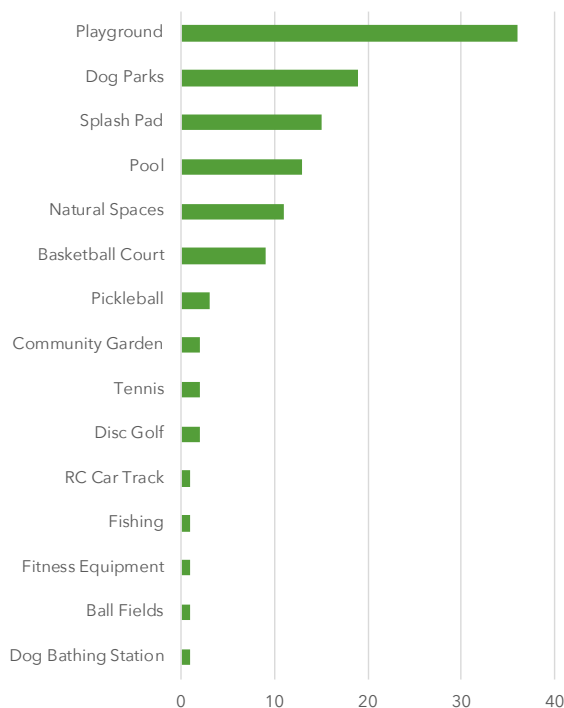
The survey was promoted by signs in the parks, media spots, and social media posts, and was available from June 1 to August 15. It received over 500 total responses and scored 48 of 55 parks.

Data displayed here shows overall feedback received through this survey. Feedback on individual parks is included in each park’s park score (page 108)

Key **concerns** in park experience comments:



Most-desired **park experiences**:



COMMUNITY ENGAGEMENT

Community Workshops

Workshops were held in all service areas of Bellevue and included an additional youth focused workshop. In total, 5 workshops took place. Participants were asked to describe the opening day of their ideal park and note the type of experiences that people may have.

The groups completed a design exercise: brainstorming needs and desires for park uses, determining which values would drive the design decisions, then enacting those values in the design of a fictional park similar to Swanson Park.

The groups designed their ideal park by selecting amenities and placing them within the park. Each amenity's associated "cost" was based on real world value, making each decision representative of the types of decisions the City must make when designing a park.

5

Workshops

67

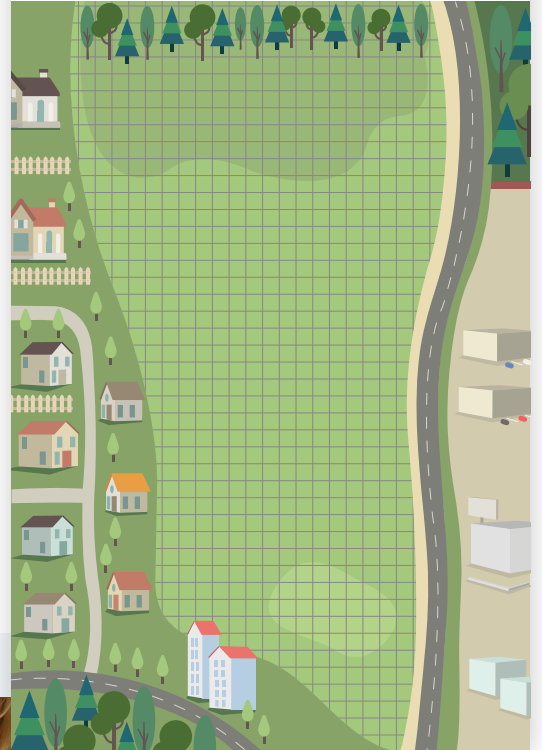
Total Participants

18

"Ideal Parks" Designed

New Park Design

Table _____ Location _____ Park Name _____



COMMUNITY ENGAGEMENT

Community Workshop Outcomes

Data collected during the workshops included comments on interactive boards, park experience cards, where participants could list the activities they visit their favorite parks for, group brainstorming data from the "Ideal Park" exercise, and the park maps themselves.

Park maps were cross-referenced against focused conversation results and selected values to get a full picture of how values were put into action.

Goals and strategies in the action plan support partnerships and programming that was visioned during the workshops.

Zone recommendations, communication, park amenities in this plan have been ground truthed through the public workshop process.

Evaluation of Map Data

By cross-referencing map designs with data collected in the focused conversation, patterns between values, park layouts, and amenities were uncovered.

Evaluation of the maps created during the workshops show that the public prefers parks that meet the following objectives:

Accessible Locations

- + Accessible from the neighborhood and the zone
- + Connected to adjacent neighborhood via trail/path
- + Connected to zone via trails, multiple entrances
- + Bike amenities on site
- + Highly visible with frequent wayfinding

Accessible Design

- + Playground equipment
- + Playground surfaces
- + Internal trails and paths connecting amenities
- + Lighting

Safety

- + Multiple entrances/exits
- + Lighting
- + Internal trail and paths

Workshop Values

The top three values participants selected to guide their park designs were:

- 1 ACCESSIBILITY
- 2 TAKING CARE OF OUR COMMUNITY & ENVIRONMENT
- 3 PURPOSE

Additionally, participants selected:

- 4 RANGE OF USES + CHOICES
- 5 SAFETY
- 6 RECREATION + PLAY

Uses

Active

- + Skate parks
- + Performance space
- + Playground
- + Ball fields
- + Exercise equipment

Passive

- + Ponds
- + Gathering spaces
- + Nature observation
- + Walking trails

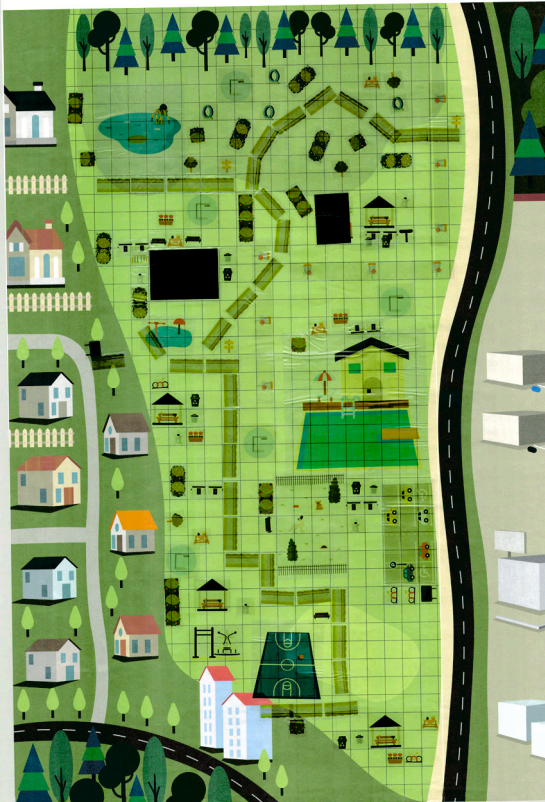
COMMUNITY ENGAGEMENT

Community Workshop Outcomes – Map Evaluations

Maps of the ideal park exercise helped the plan develop new park experiences based on what participants created in their park.

New Park Design

Table _____ Location S.W. Park Name *Hike Park*



PARK EXPERIENCE

Participants strategically placed waste receptacles, seating, and shelters near intersections, entrances, and along trails for user comfort.

Art was frequently used in tandem with natural and passive-use areas.

Amenities which produced noise were frequently positioned away from the neighborhood or against the high point of the park to absorb sound.

Restrooms were frequently utilized.

VISIBILITY + SAFETY

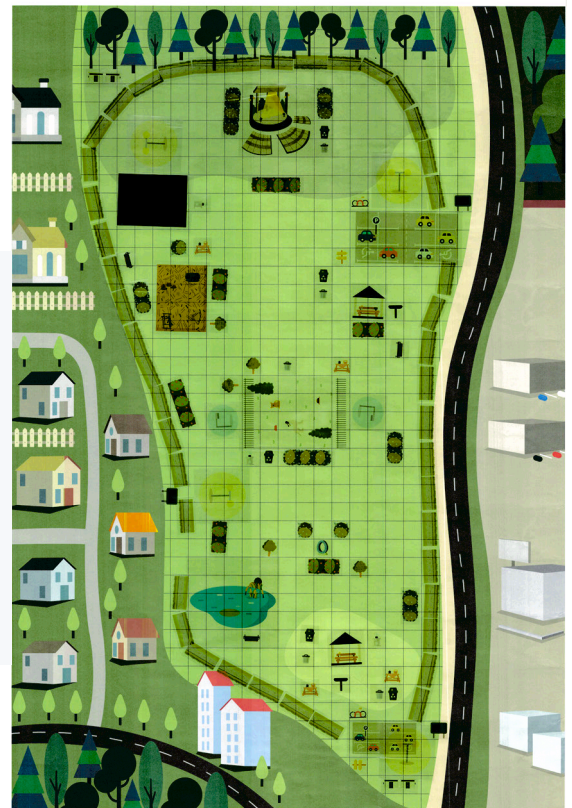
Park visibility from the street and neighborhood was a priority in order to maintain sight lines and provide a sense of safety while using the park.

Participants strategically placed wayfinding throughout the park at key intersections, entrances and points of pause.

New Park Design

Table 4 Location SW Park Name *Serenity*

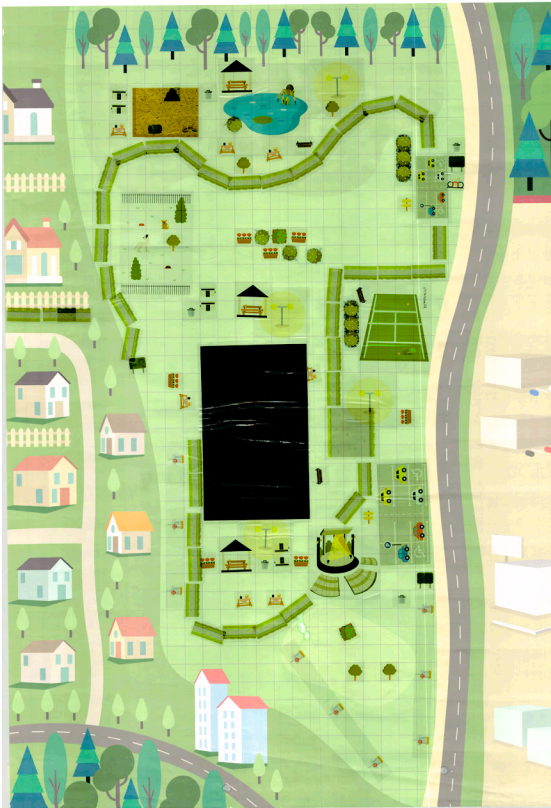
501 BUS SUPPORT CENTER



COMMUNITY ENGAGEMENT

New Park Design

Table 3 Location SW Park Name Boyd



ACCESS + MOBILITY

The type of equipment and surfaces used provided equal access to making use of amenities for anyone with limited ability or mobility.

Parking was often paired with highly active uses - for instance, sports fields and amphitheaters.

Bicycle amenities were frequently paired with trails, entrances, and parking.

USES

A consistent, wide range of user experiences that considered age, ability, and how a visitor arrived at the park appeared in park maps.

Natural play amenities were popularly chosen in addition to adventure play amenities.

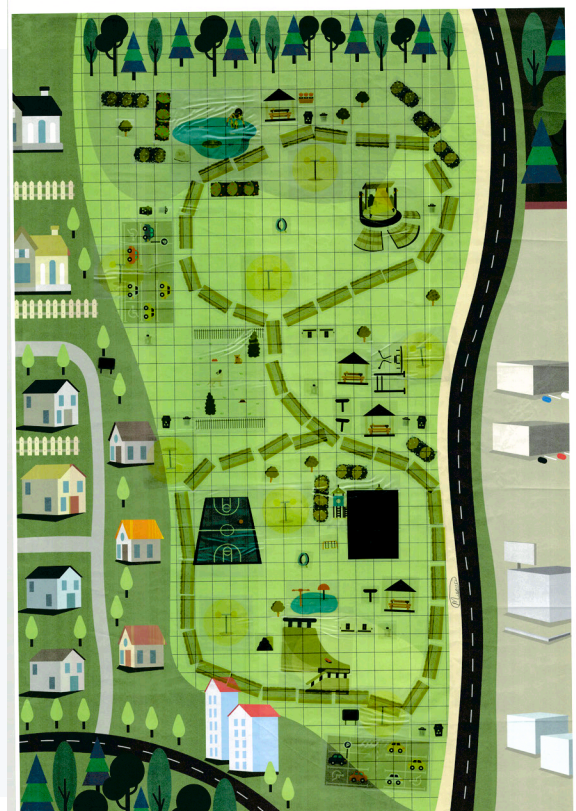
Water was a prominent feature, whether a pond, splash pad, or pool.

Opening Day visioning lists included a mix of active uses, like play and events, with groups adamant that quiet and tranquil natural experiences be included. Participants used words like "sounds of rushing/bubbling water" "birds chirping" and "leaves in the wind" to describe their ideal experiences.

New Park Design

Table 3 Location SW Park Name Boyd

Developed by



COMMUNITY ENGAGEMENT

SUSTAINABILITY

Participants implemented recycling receptacles alongside traditional waste receptacles.

They consistently chose to place water access at the low point of the park to conserve water.

Parks were designed with a small percentage of impervious surfaces.

Lighting throughout the park utilized solar power over traditional lighting.

Native plantings and trees were frequently used for landscaping over traditional planting beds.

Additional trees beyond what was provided in the participant packets were consistently requested by participants to increase shade access and natural spaces for park users.



TRAILS

Participants designed trails that entered into the park and paths that help a user navigate all segments of the park they are visiting.

Loop trails were a popular design.

COMMUNITY ENGAGEMENT

Pop-up Engagement Opportunities

To increase the accessibility of the public outreach, the consultant offered “Open Office Hours” during the day at a location near where the workshop would take place. These events offered opportunities for residents to engage with the consultant.

Throughout the month of June, park planning consultants rented a booth at the Bellevue Farmers Market to engage the community and raise awareness of opportunities for the public to provide feedback.



Presentations

The consultant team provided presentations to partner organizations to increase awareness of the planning process. Presentations were provided to the Bellevue Chamber of Commerce, Citizen Complete Streets Advisory Committee, Bellevue Garden Club, and the Kiwanis Club.

Focus Groups

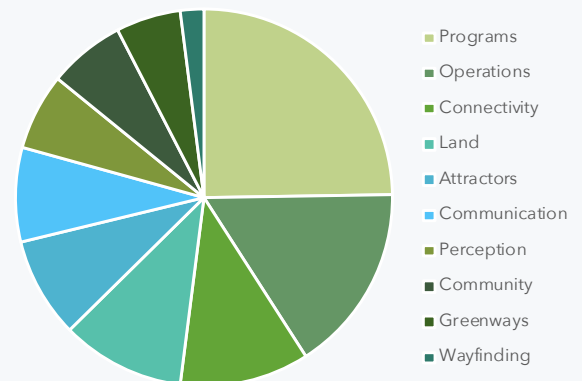
Four focus groups were held, convening local and regional stakeholders from the Real Estate, Recreation, Development & Engineering, and Economic Development sectors.

Attendees participated in a SWOT analysis and focused conversations about the parks and parks system, and helped identify potential new areas for park land and new experiences.

Key Takeaways

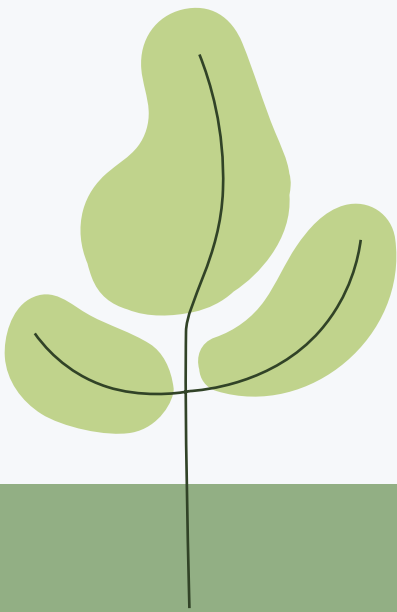
- + Bellevue’s natural topography, natural areas, and greenways are a unique benefit to potential programming and park design
- + Bellevue’s identity can and should be tied to the parks system and outdoor recreation activities
- + The economic benefit of the parks system cannot be understated
- + 36th Street and Capehart Road is a key growth area and intersection for the parks system

Top Themes from Focus Groups



Open House

The Parks Open House was held at the Beardmore Event Center. The open house gave residents a chance to look at the top values of the parks plan, key strategies and actions, give feedback on new park experience and potential partners for implementation. Attendees provided responses to two potential new park concepts: the Daniell’s Farm Recreational Lake and Park Trail System.



OUR PARKS

IN THIS SECTION:

- PARK CLASSIFICATIONS
- SYSTEM + ZONES
- BENCHMARKING

PARK CLASSIFICATIONS

Identifying the park types present in Bellevue helps to analyze each park's level of service to the community and plan for improvements that best fit the park's characteristics and the community's need. Look for the park classification badges in the Park Profile section and Park Design section to identify which parks should receive which types of improvements. These classifications are based on NRPA definitions; staff and consultant analysis; and community engagement.

REGIONAL PARKS

Regional parks are large, multi-use parks that serve several communities within a particular region. They are 150 acres or larger in size and serve those areas within a one-hour drive.

The regional park provides both active and passive recreation opportunities, with a wide selection of facilities for all age groups. They may also include areas of nature preservation for activities such as sightseeing, nature study area, wildlife habitat, and conservation.



National Park Standards

These classifications are based on definitions provided by the National Recreation and Park Association (NRPA), the leading not-for-profit organization dedicated to building strong, vibrant and resilient communities through the power of parks and recreation.

NRPA's network of more than 60,000 park and recreation professionals and advocates represents public spaces in urban communities, rural settings and everything in between. NRPA champions and supports the field of parks and recreation through professional development, advocacy, grants and programs, research, publications and more.

COMMUNITY PARKS

Community Parks are intended to be accessible to multiple neighborhoods and should focus on meeting community-based recreational needs, as well as preserving unique landscapes and open spaces. Community Parks are generally larger in scale than neighborhood parks, but smaller than regional parks and are designed for residents living within a three-mile radius.

Community Parks generally range from 20 to 100 acres depending on the City. Community Parks serve a larger area - radius of one to three miles and contain more, larger, and more varied recreation amenities than a Neighborhood Park.



NEIGHBORHOOD PARKS

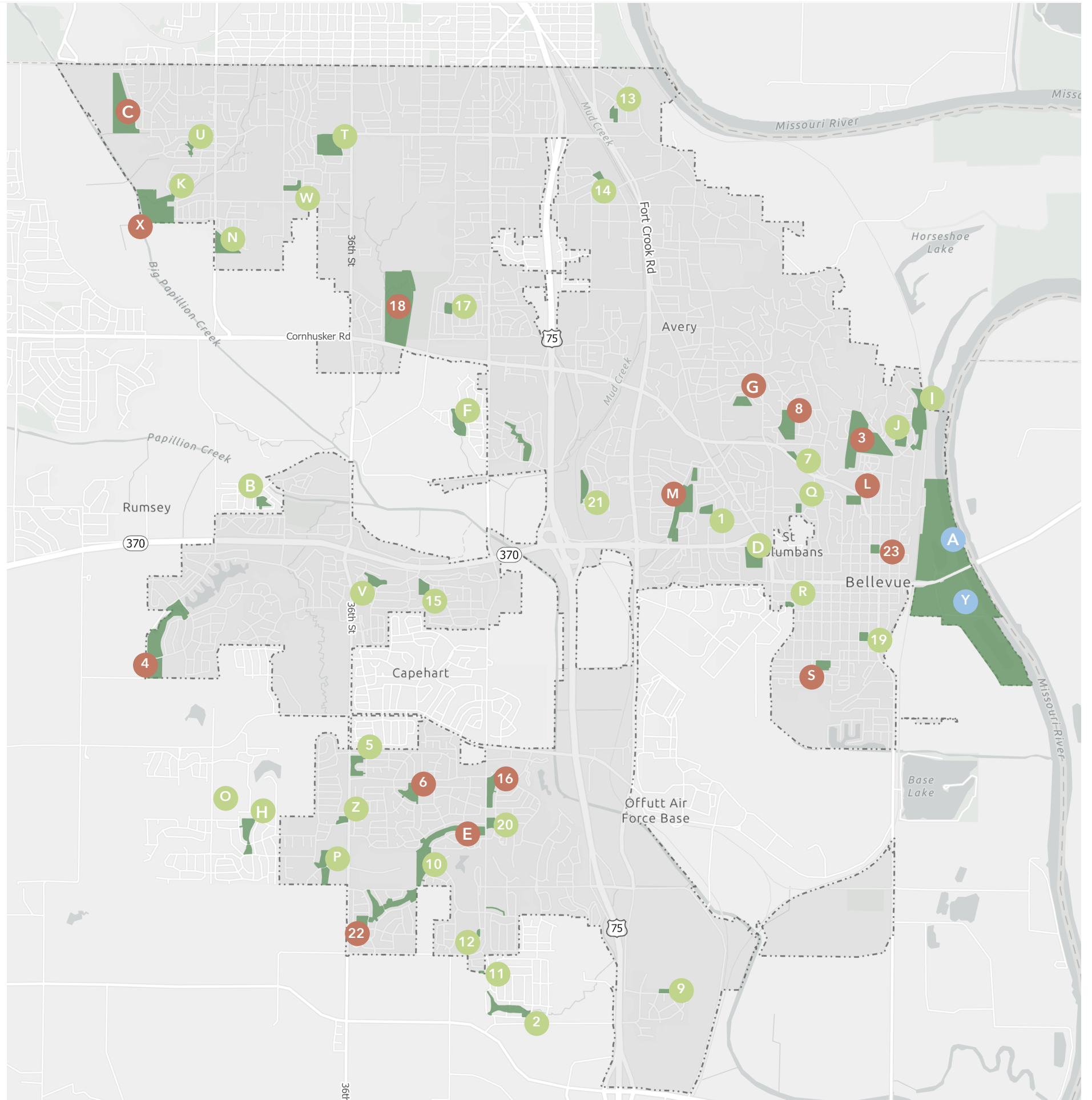
Often the centerpiece of a neighborhood, these parks should fit seamlessly into the fabric of the community. Neighborhood Parks contribute to a distinct neighborhood identity, reflecting the needs of the residents that live immediately around them - the parks' primary users. A Neighborhood Park is typically three to 10 acres; however, some Neighborhood Parks are determined by use and facilities offered and not by size alone. The service radius is typically one-half mile or six blocks.



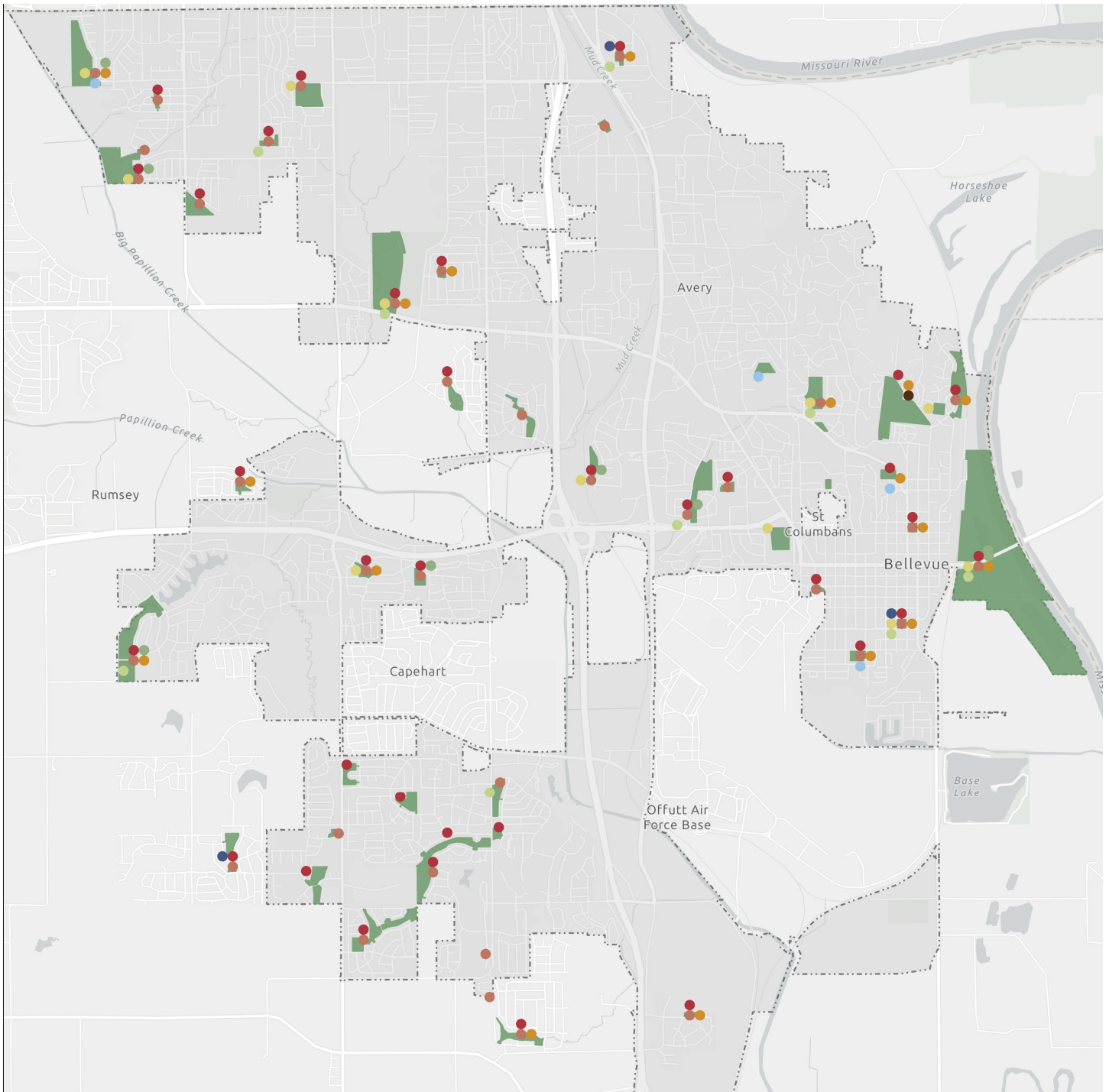
PARKS TODAY

KEY

- A American Heroes
 - B Ashford Hollow
 - C Aspen/Sun Valley
 - D Baldwin Field
 - E Blackhawk
 - F Brook
 - G Cascio
 - H Clearwater Falls
 - I College Heights
 - J College Heights - North Field
 - K Copper Creek
 - L Dowding
 - M Everett
 - N Faulkland Heights
 - O Falcon Pointe
 - P Fox Ridge
 - Q Freeman
 - R Gemini
 - S Gilbert
 - T Gilder
 - U Glenmorrie
 - V Golden Hills
 - W Goldenrod
 - X Hastings Banner
 - Y Haworth
 - Z Heartland Hills
 - 1 Heber
 - 2 Hyda Hills
 - 3 Jewell
 - 4 Lakewood Villages
 - 5 Leewood Oaks II
 - 6 Lookingglass II
 - 7 Mason
 - 8 McCann
 - 9 Normandy Hills
 - 10 Oakhurst
 - 11 Orchard Valley
 - 12 Piper's Glen
 - 13 Sorenson
 - 14 Southgate/Southwoods
 - 15 Southern Oaks
 - 16 Stonecroft
 - 17 Sunrise III & IV
 - 18 Swanson
 - 19 Thompson
 - 20 Tregaron
 - 21 Twin Ridge
 - 22 Two Springs
 - 23 Washington
 - 24 Willow Springs
-
- Neighborhood Parks
 - Community Parks
 - Regional Parks



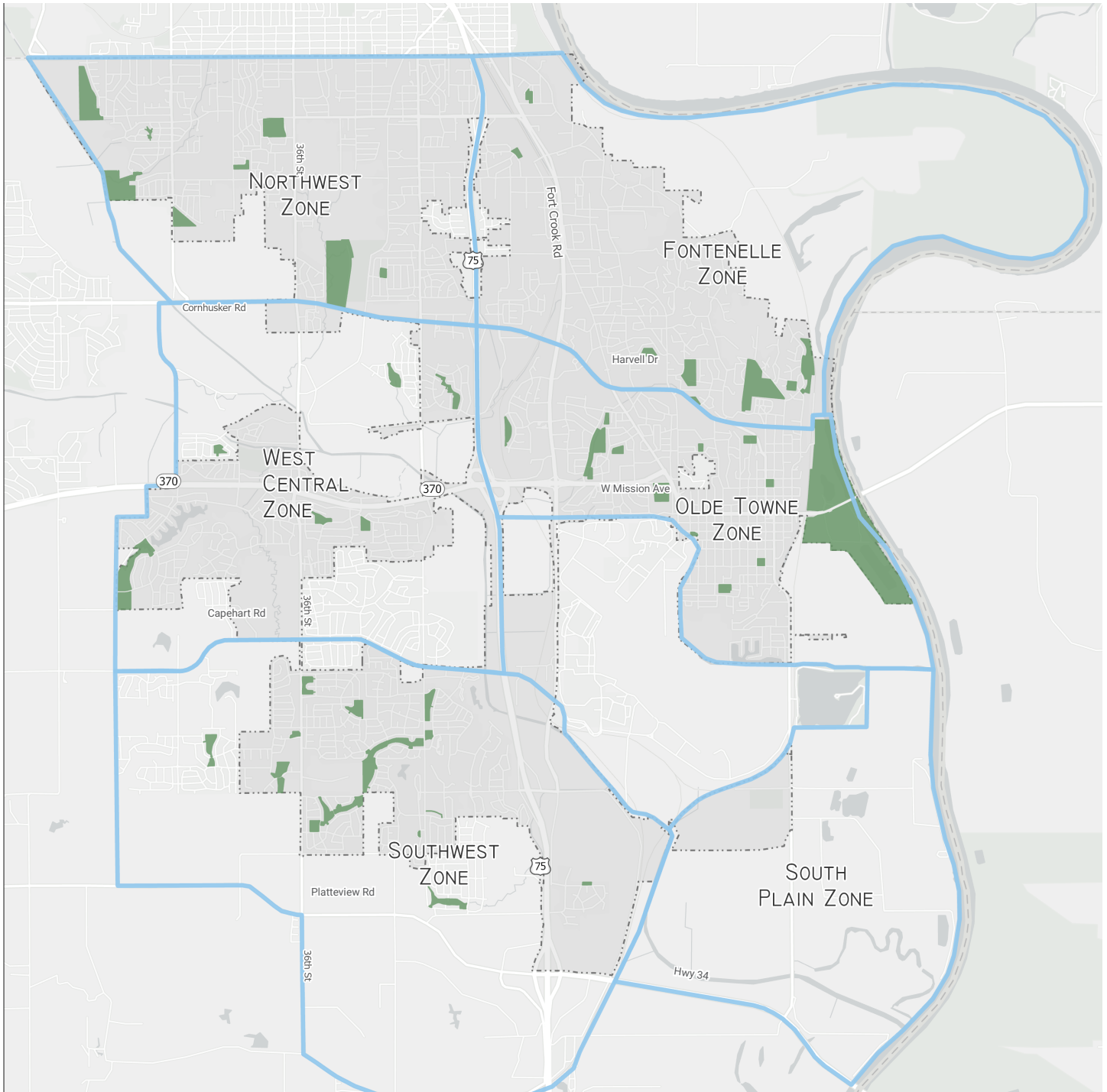
AMENITY ACCESS TODAY



MAP KEY

- | | | | |
|----------------|------------|-------------------------|-----------------------|
| Playgrounds | Ballfield | Pools | Park Land |
| Basketball | Tennis | Dog Parks | Bellevue ETJ Boundary |
| Athletic Field | Pickleball | Shelters & Picnic Areas | |

PARKS BY ZONE



ZONE BOUNDARIES

Zones were determined by major infrastructure barriers present in Bellevue, which limit pedestrian and bicycle access. Because vehicle access is largely unlimited throughout Bellevue, access zones - in which a person can reasonably reach park land on foot or by bicycle - exist in the spaces between roadway corridors.

Additional zone boundaries are created by the AICUZ and Offutt Air Force Base, as well as floodplain and drainage corridors, which limit development types and expected growth patterns. The West Central Zone, Southwest Zone, and South Plain Zone are most impacted by these additional constraints.

PARKS BY ZONE

NORTHWEST ZONE



- 9** Playgrounds
- 6** Trails
- 11** Sport Courts & Fields
- 1** Frisbee Golf
- 1** Pools
- 1** Splash Pads
- 0** Dog Parks
- 10** Shelters + Picnic Areas

FONTENELLE ZONE



- 5** Playgrounds
- 2** Trails
- 9** Sport Courts & Fields
- 0** Frisbee Golf
- 1** Pools
- 0** Splash Pads
- 1** Dog Parks
- 4** Shelters + Picnic Areas

WEST CENTRAL ZONE



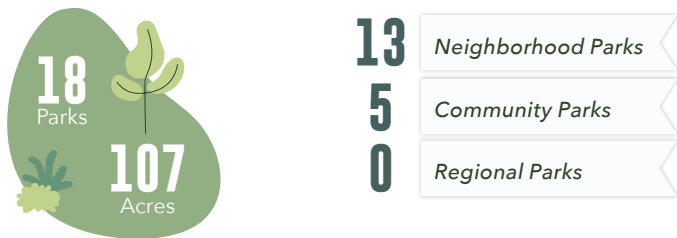
- 6** Playgrounds
- 6** Trails
- 7** Sport Courts & Fields
- 0** Frisbee Golf
- 0** Pools
- 0** Splash Pads
- 0** Dog Parks
- 7** Shelters + Picnic Areas

OLDE TOWNE ZONE



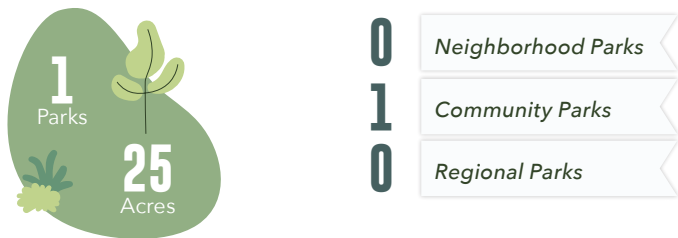
- 9** Playgrounds
- 5** Trails
- 18** Sport Courts & Fields
- 0** Frisbee Golf
- 2** Pools
- 1** Splash Pads
- 0** Dog Parks
- 16** Shelters + Picnic Areas

SOUTHWEST ZONE



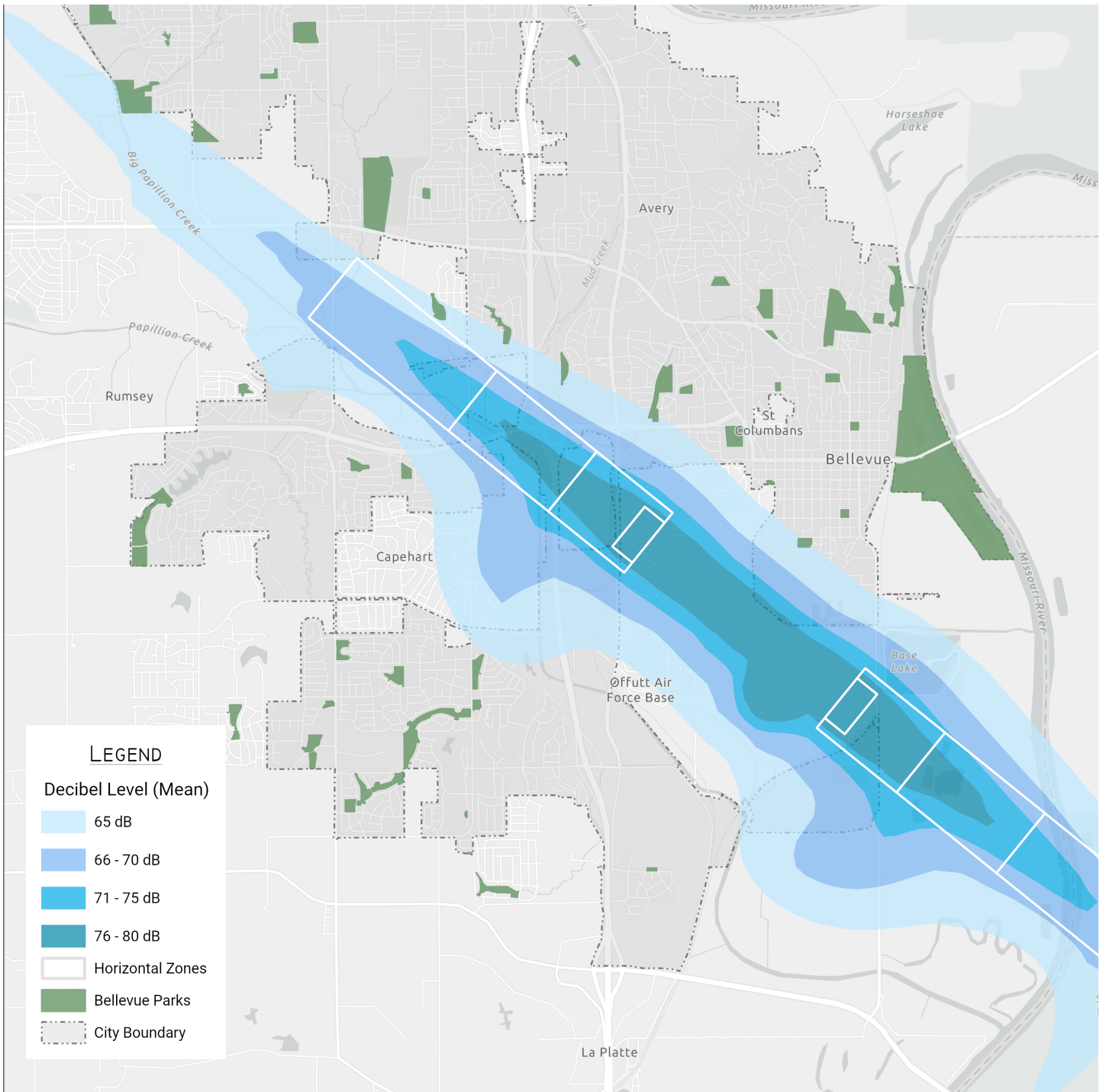
- 8** Playgrounds
- 7** Trails
- 4** Sport Courts & Fields
- 0** Frisbee Golf
- 0** Pools
- 1** Splash Pads
- 0** Dog Parks
- 12** Shelters + Picnic Areas

SOUTH PLAIN ZONE



- 0** Playgrounds
- 1** Trails
- 0** Sport Courts & Fields
- 0** Frisbee Golf
- 0** Pools
- 0** Splash Pads
- 0** Dog Parks
- 0** Shelters + Picnic Areas

EXISTING SYSTEM

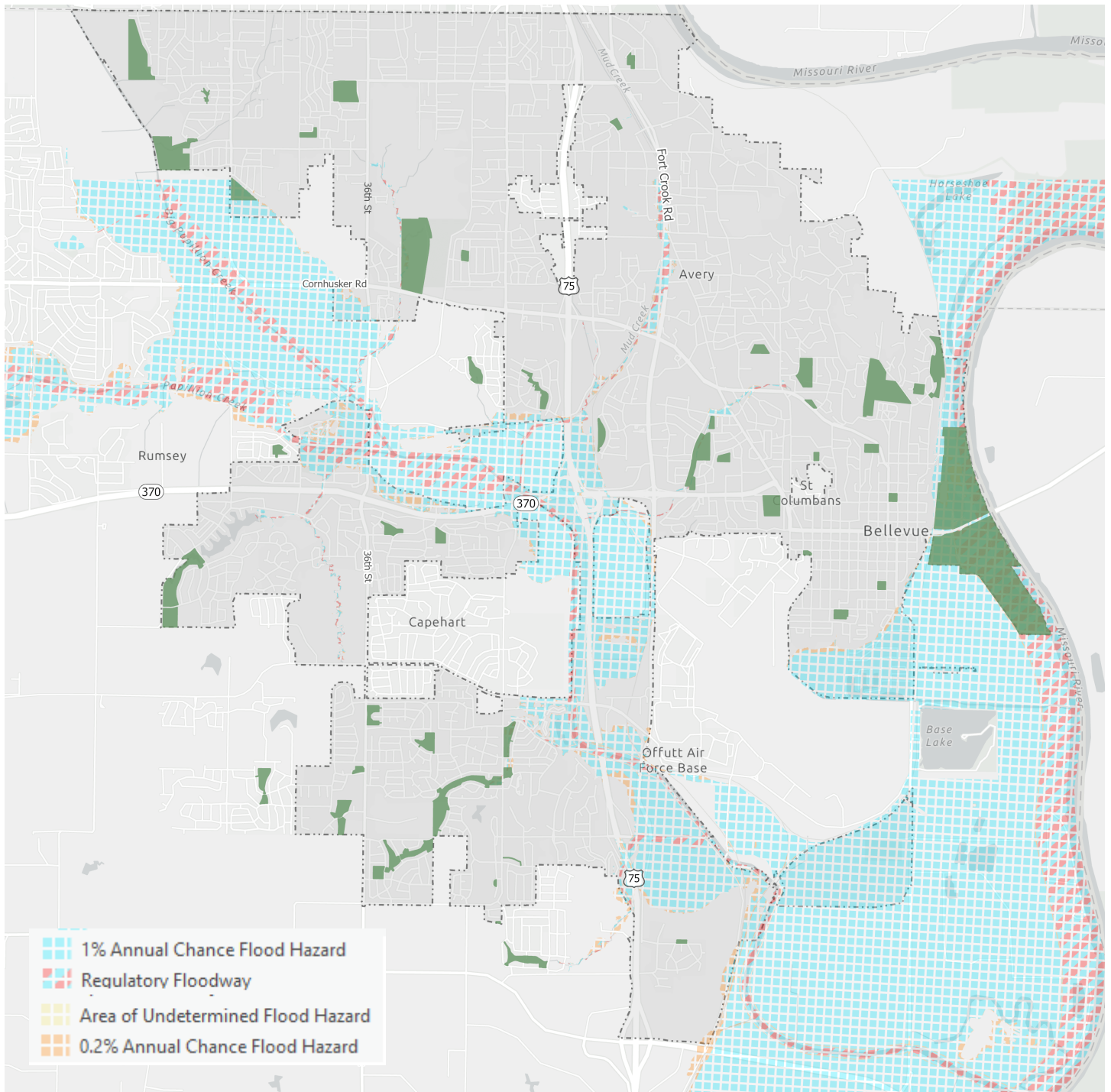


AICUZ + OFFUTT AIR FORCE BASE

Offutt Air Force Base is an integral part of Bellevue. Covering 260 acres and employing 10,000 military and civilian staff, its presence impacts transportation circulation, development, and community makeup. In addition, the AICUZ (Air Installation Compatible Use Zone) bisects Bellevue with undevelopable land, on which residence, business, and gathering are not permitted for the safety of civilians.

Utilizing the AICUZ zone with amenity choices that are accepted under the AICUZ agreement will be key in the creation of a uniform and accessible greenway and park system.

EXISTING SYSTEM



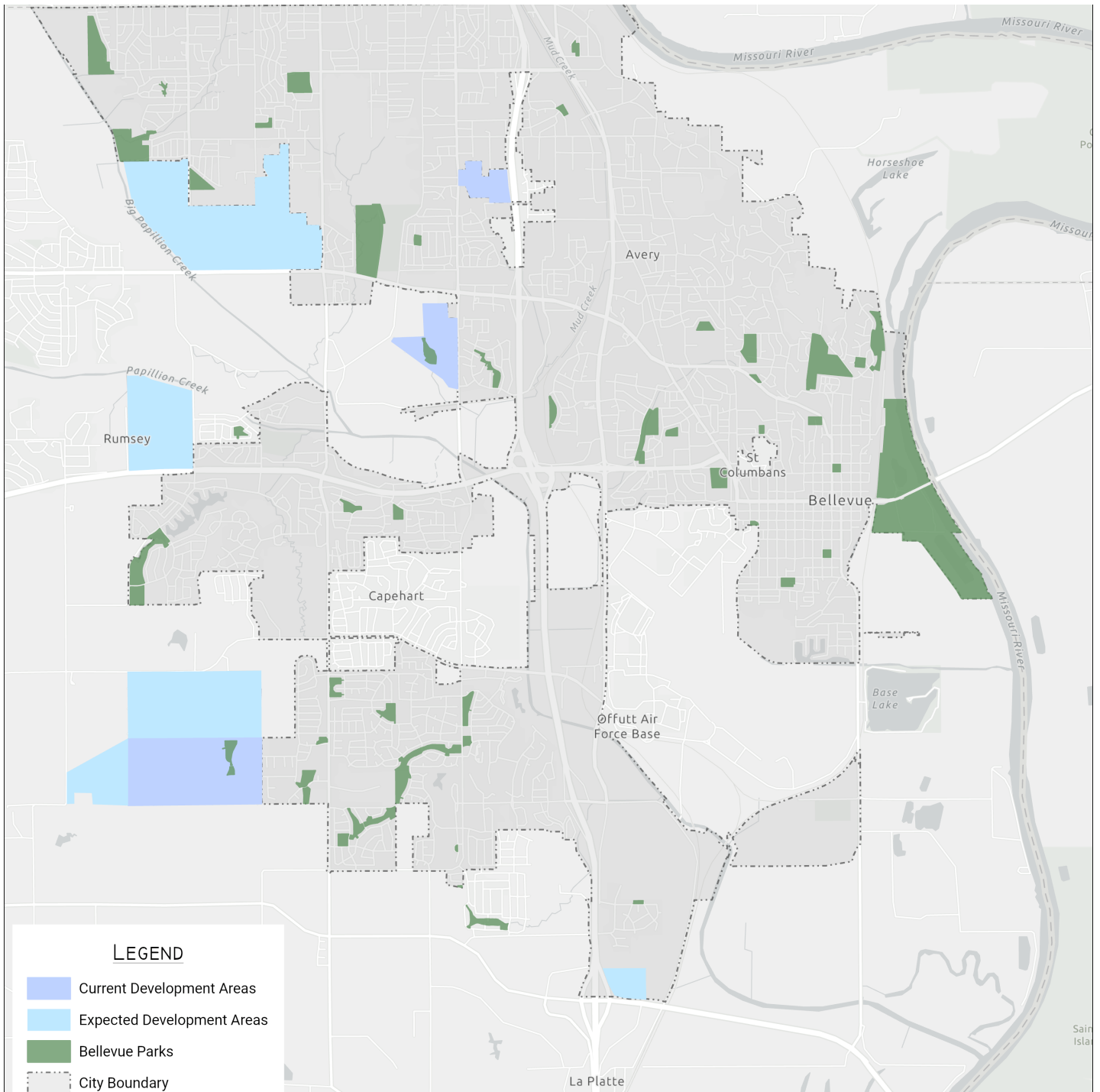
FLOODPLAIN + DRAINAGEWAYS

Located in the Missouri River floodplain, Bellevue's growth is constrained by flooding. Much of southeast Bellevue is located in flood zones with a 1%-2% Annual Chance Flood Hazard. In addition, steep topography creates drainageways which branch out throughout much of northwest Bellevue into the AICUZ zone.

Flood-resistant design will be paramount to trails and parks located in the floodplain.

Utilizing drainageways for natural recreation amenities and augmenting the natural areas in existing park drainageways is one way to leverage this naturally occurring resource into a unique and meaningful feature.

EXISTING SYSTEM

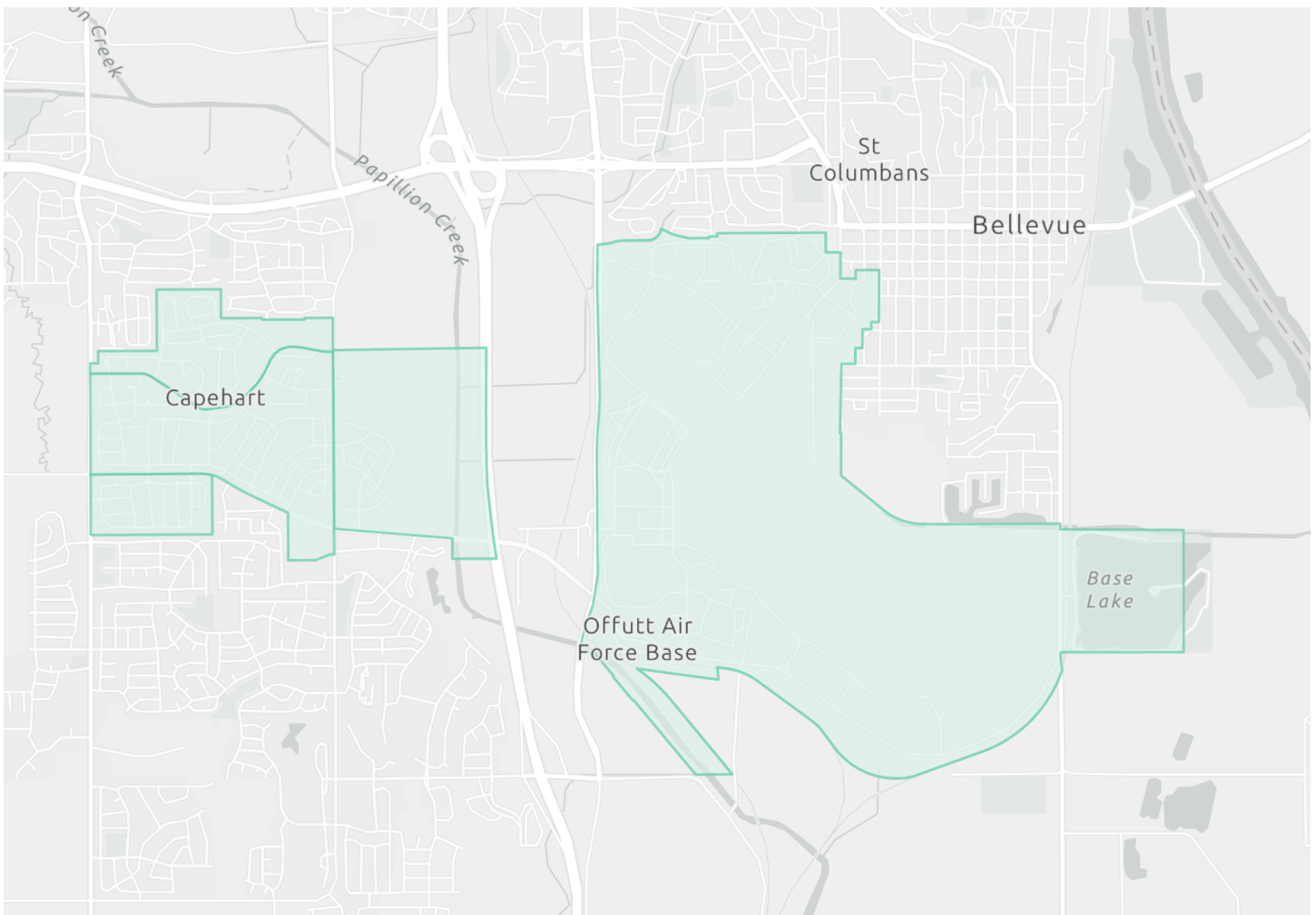


GROWTH + DEVELOPMENT

Bellevue’s population has grown rapidly over the past several years due to SID (sanitary improvement district) annexations. However, the expected future growth rate from annexation is projected to decrease as single-family residential development slows to the pace of infrastructure improvements in Southwest Bellevue.

The area of downtown Bellevue undergoing a re-branding to become the Frontier District is expected to spur increased commercial and mixed-use development toward Bellevue’s downtown. Increased density will impact park usership in these areas and further the need for an accessible and walkable parks and trails network.

EXISTING SYSTEM



OFFUTT + BASE HOUSING ACCESS

Offutt Air Force Base offers military members and their families access to parks and recreation facilities located on Federal land.

In addition to the Base Lake, the Rising View base housing includes trails, open green spaces, and play amenities, as well as sports fields.

BENCHMARKING

Sources of Benchmarking Data

Benchmarking data was developed by Ballard*King & Associates, a recreation consulting firm specializing in recreation and sports feasibility studies, parks and/or recreation master plans, operational audits and assessments for recreation, sports and wellness facilities, and management solutions for parks and recreation departments or organizations.

Demographic information was accessed from Environmental Systems Research Institute (ESRI) who utilizes 2010 Census data and their demographers for 2021-2026 projections. At the time of this report, 2020 Census data had been collected but not yet released. In addition to demographics, ESRI also provides data on housings, recreation, and entertainment spending and adult participation in activities.

This report also uses information produced by the National Sporting Goods Association (NSGA) to overlay onto the demographic profile to determine potential participation in activities.

Primary Service Area

Demographic data is relevant to the Primary Service Area - Bellevue, NE. Primary Service Areas are defined as the distance people will travel on a regular basis (a minimum of once a week) to utilize recreation facilities. Use by individuals outside of this area will be much more limited and will focus more on special activities or events.

Service areas can expand or contract based upon a facility's proximity to major thoroughfares. Other factors impacting the use as it relates to driving distance are the presence of alternative service providers in the service area. Alternative service providers can influence participation, membership, daily admissions and the associated penetration rates for programs and services.

BELLEVUE

65,650

Population (2020)

21,000

Households

2.56

Average Size Household

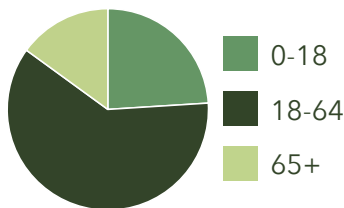
\$78,887

Median Household Income

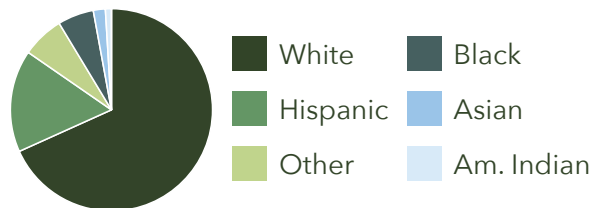
1.01%

2021-2026 Population Annual Growth Rate

Population by Age:

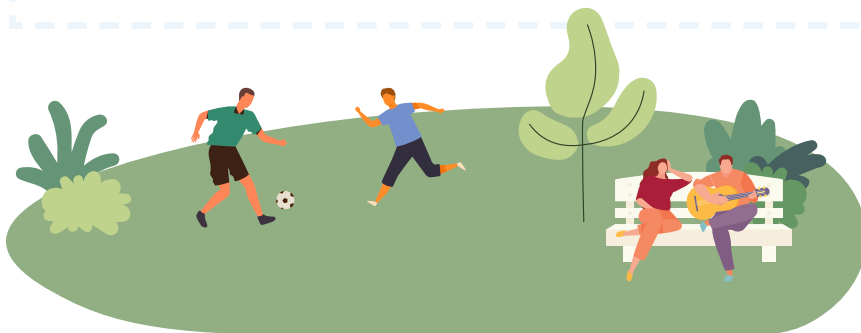


Population by Race:



71% Of residents live within a 10 min. walk of a

720 Total park acres



\$2,100,000

2023 Parks & Recreation budget

9 2022 FTEs

40 2022 PTEs

BENCHMARKING

STATE + NATIONAL COMPARISONS



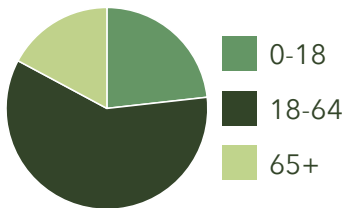
2.47

Average Size Household

\$68,890

Median Household Income

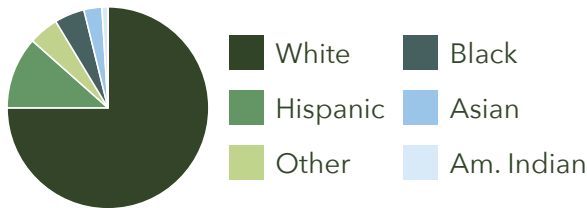
Population by Age:



.55%

2021-2026 Population Annual Growth Rate

Population by Race:



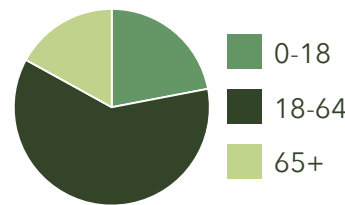
2.55

Average Size Household

\$72,414

Median Household Income

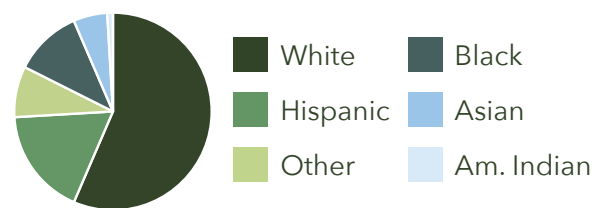
Population by Age:



.57%

2021-2026 Population Annual Growth Rate

Population by Race:



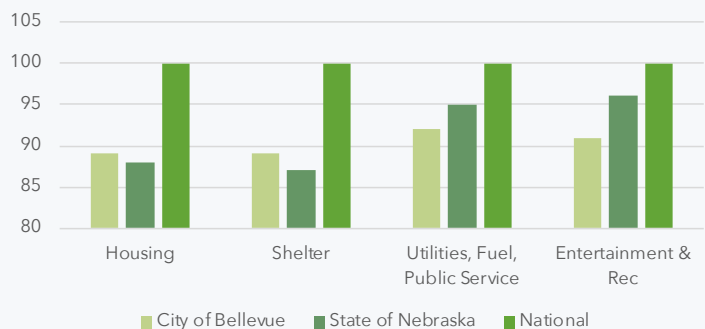
66% of residents live within a 10 min. walk of a park

9.9 avg. park acres per 1,000 people



HOUSEHOLD SPENDING

It is somewhat uncommon to see a median household income that is greater than the national number, while less is being spent on housing. It also points to the fact that compared to a National level of the dollars available, the money being spent in the City of Bellevue is less.



BENCHMARKING

Market Assessment Summary

To determine the likely usership of parks and recreation programs and amenities, an assessment of Bellevue’s demographic makeup for key indicators was performed.

Population

The City of Bellevue has a significant population that will support parks and recreation facilities.

Median Age

The median age is lower than the state and national levels. This points to the presence of families with younger children, who are significant users of indoor and outdoor parks and recreation facilities. The adjacency of the Air Force base can also have a similar impact on median age.

Median Household Income

Bellevue’s median household income is greater than the state and the national numbers. It is unique to have a median household income that is greater than those figures, but still have a lower rate of spending on housing and recreation.

There is a great deal of consistency with the median household income, household budget expenditures and recreation spending potential. Specific to recreation and entertainment spending, it must be noted that these dollars are already being spent.

Race & Ethnicity

Within the City of Bellevue there is a significant (17.7%) Hispanic population. The National Sporting Goods Association (NSGA) does track participation of Hispanic population and it can impact rates of participation.

TAPESTRY SEGMENTS

Tapestry segmentation represents the 4th generation of market segmentation systems that began 30 years ago. This system classifies U.S. neighborhoods into 65 unique market segments.

Neighborhoods are sorted by more than 60 attributes including income, employment, home value, housing types, education, household composition, age, and other key determinates of consumer behavior.

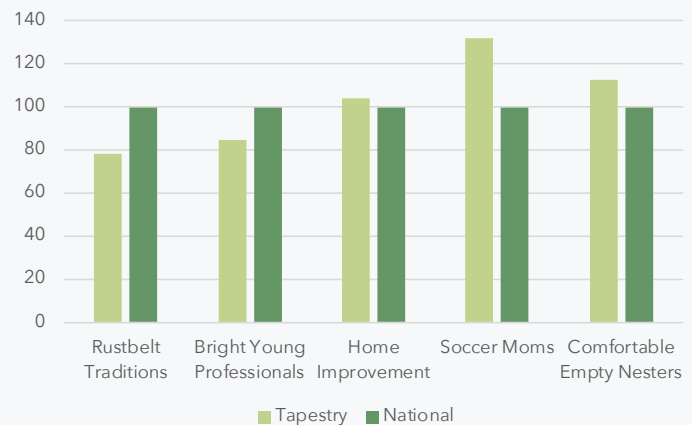
The top 5 Tapestry segments in the Primary Service Area account for 65.4% of the Town’s population. In 4 of the 5 top segments the rate of participation in entertainment and recreation is greater than the national number.

The market potential index for adult participation points to a moderately active and engaged community.

Bellevue’s top five tapestry segments are:

- + Rustbelt Traditions
- + Bright Young Professionals
- + Home Improvement
- + Soccer Moms
- + Comfortable Empty Nesters

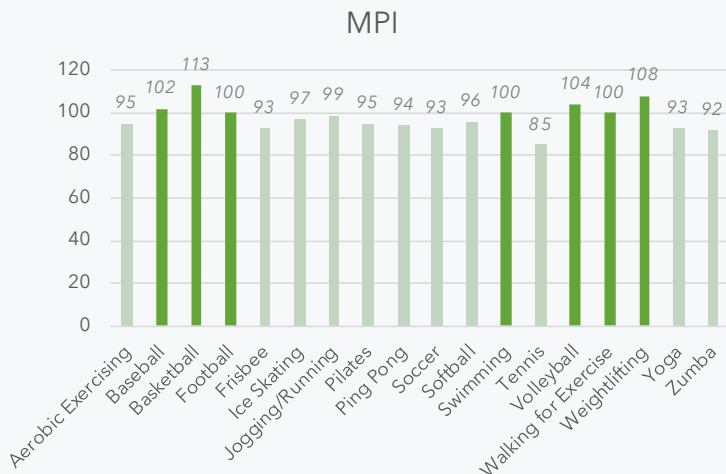
Primary Service Area Tapestry Segment Entertainment Spending



BENCHMARKING

MARKET POTENTIAL INDEX FOR ADULT PARTICIPATION

The following information illustrates participation rates for adults in outdoor activities. Of the 18 activities identified, 7 have a rate of participation higher than that of the national number (100) - Baseball, Basketball, Football, Swimming, Volleyball, Walking for Exercise, and Weightlifting. This points to a moderately active community.

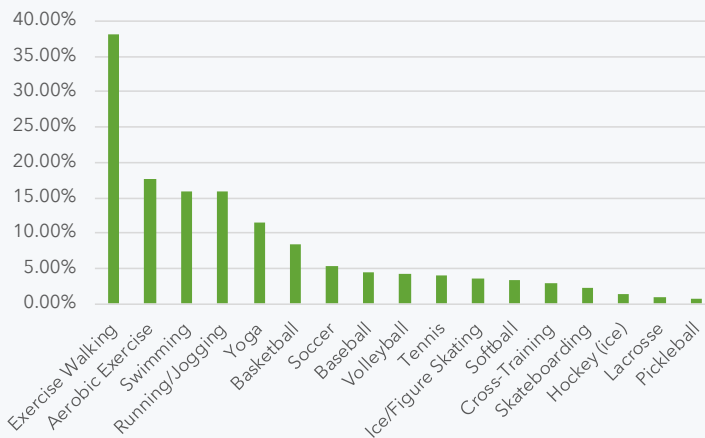


PARTICIPATION

On an annual basis, the National Sporting Goods Association (NSGA) conducts an in-depth study and survey of how Americans spend their leisure time. The information contained in this report utilizes the NSGA's most recent survey, collected in 2019 and issued in June of 2020.

Participation percentage is determined by combining and averaging the national average and participation percentages of the service area based on age distribution, median income, region, and National

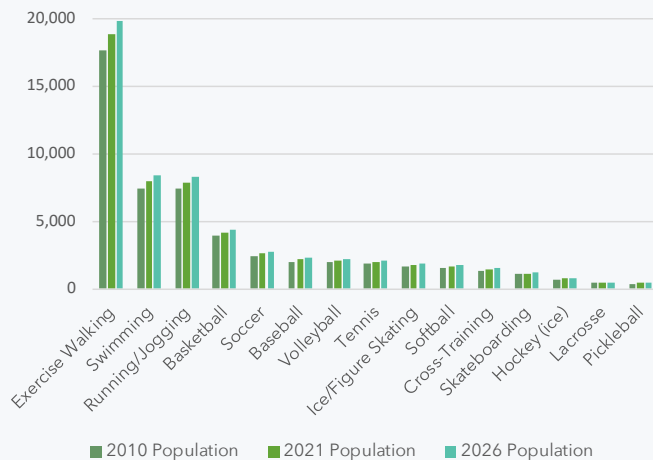
Unique Participation Percentage



ANTICIPATED PARTICIPATION NUMBER

Utilizing the average percentage from above plus the 2010 census information and census estimates for 2021 and 2026 (over age 7) the following comparisons are available.

Expected Participation - Outdoor Activities



BENCHMARKING

NRPA Park System Resources

The National Parks and Recreation Association collects data regarding park system resources and efficacy. The below information is based on the 2022 NRPA Agency Performance Review.

STAFFING

A typical Parks and Recreation Agency includes at least 41 full-time equivalents (FTEs), with a mix of full-time and part-time staff members.

Staff size expands rapidly as the agency's service area expands: agencies serving a population of 20,000 or fewer have a median of 10 FTEs on staff, while agencies serving areas with a population of 50,000-99,999 have a median 60.2 FTEs. Areas with populations of 250,000 or more have a median 289.7 FTE staff.

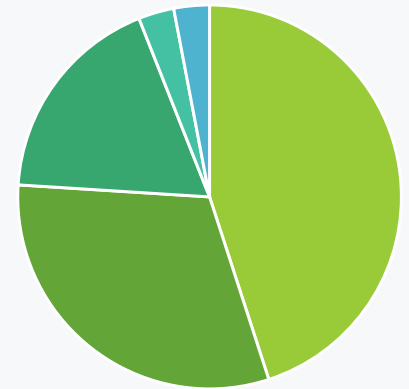
Additional staff size correlations

- + Number of parks maintained: systems with <10 parks = median 12.9 FTEs; >50 = median 221.2 FTEs
- + Operating expenditures: <\$500k = median 3.7 FTEs; >\$10 million = median 201 FTEs
- + Population served: <500 / sq. mile = 17.5 FTEs; >2,500 / sq. mile = 79.1 FTEs

RESOURCE ALLOCATION

Operations and maintenance are the primary work responsibility for park and recreation professionals. But there are other areas where staff devote their energies. On average, an agency's full-time staff dedicate their time to the following general activities:

- Operations / Maintenance: 45%
- Programming: 31%
- Administration: 18%
- Capital Development: 3%
- Other: 3%



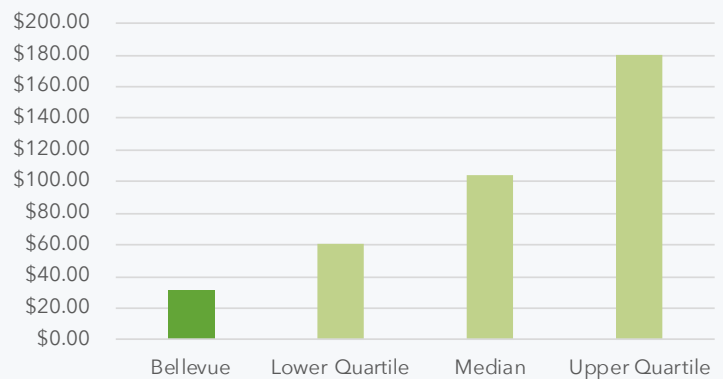
BUDGET

The typical park and recreation agency has annual operating expenses of \$81.19 per capita. The City of Bellevue spends \$30.89 per capita.

Budget Expenditure Categories

- + Personnel: 54%, includes salaries, wages, and benefits for personnel and contracted individuals
- + Operations: 38%, funds agency operations, including operational support for force-accounted employees
- + Capital funds: 5%, repays operating budget, enterprise funds, transfers, and capital debt service.
- + Other: 3%

Budget per Capita for Agencies Serving Populations 50,000-99,999



BENCHMARKING

Budget (continued)

Funding sources for park and recreation operations vary greatly by agency, but support from the local jurisdiction general fund tax base is common.

The second-largest source of revenue for most agencies is earned/generated revenues, accounting for an average of 24 percent of operating expenditures.

Many agencies have access to special, dedicated taxes that cover a part of their budgets, while others obtain much of their funding from tax levies dedicated to park and recreation purposes approved by citizen referenda.

The typical park and recreation agency generates \$1 million in non-tax revenues on an annual basis, although this amount can vary greatly based on agency size, services and facilities offered by the agency and the mandate from agency leadership and policymakers.

GENERAL FUND SUPPORT

On average, park and recreation agencies derive **three-fifths** of their operating expenditures from general fund tax support, although the percentage of funding from general fund tax support tends to be lower at agencies with larger operating budgets.

OPERATING BUDGETS

Agencies with annual operating budgets under \$500,000 typically derive \$47,038 in non-tax revenues, while those with annual budgets greater than \$10 million generate a median of nearly \$6 million from non-tax revenue sources. The typical park and recreation agency generates \$20.93 in revenue annually for each resident in the jurisdiction it serves.

DENSITY

Agencies in less densely populated areas generate less revenue than areas with greater population density. Agencies in jurisdictions with fewer than 500 people/sq. mile realize a median \$7.92 in annual revenue per capita compared to a median of \$26.68 for agencies serving a jurisdiction with more than 2,500 people per square mile.

POPULATION SIZE

Small- & medium-sized agencies generate more revenue on a per capita basis than large ones. Agencies serving jurisdictions with less than 20,000 people generate \$27.00 in per capita revenue per resident – nearly matching agencies serving populations between 50,000 and 99,999, with a median of \$25.34 in annual per capita revenue.

In comparison, agencies serving populations over 250,000 generate \$7.41 per capita in revenue, with the amount declining to \$6.04 in jurisdictions of greater than half a million residents.

All municipal agencies search for alternative funding sources to meet the demands placed on them for capital improvements/facilities, programs, services, maintenance and operations. The City of Bellevue is certainly no exception, thus the need to identify as many sources as possible.

BENCHMARKING

PEER CITY

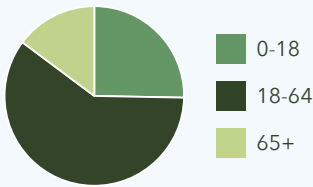
Shawnee, KS

67,975 Population (2020)

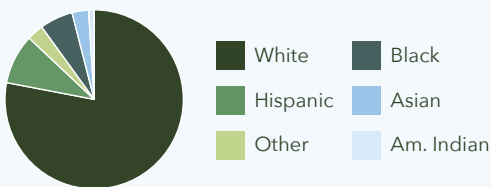
26,009 Households
.44% 2021-2026 Pop. Annual Growth Rate

2.6 Avg. Household Size
\$98,242 Median Household Income

Population by Age:



Population by Race/Ethnicity:

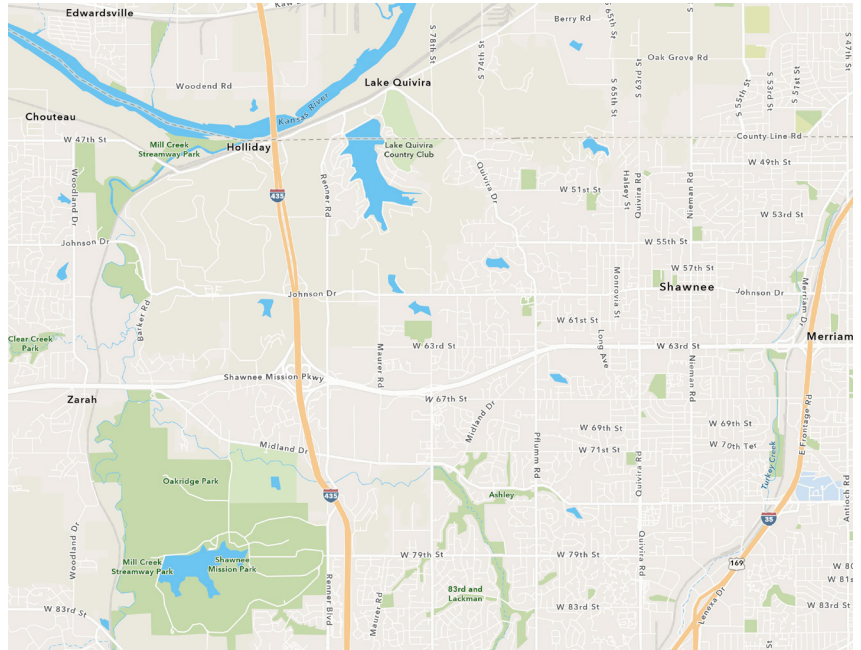


55.7% Of residents live within a 10 min. walk of a park
1,010 Total park acres

\$9,629,775

2023 Parks & Recreation budget

22 2022 FTEs
28 2022 PTEs



System Overview

Shawnee, Kansas is a city in Johnson County, Kansas - part of the greater Kansas City Metropolitan Area. Similar to Bellevue, Shawnee’s relationship to a larger urban area, large natural park area, riverfront access, and divisive highway and interstate barriers impact park access and investment across the city.

Major attractions include role bolle, skate parks, and Pioneer Crossing Park. Shawnee employs a full time Adaptive Recreation Coordinator to provide special programming and accommodations in parks.

Success Areas

- + Easy-to-use web page with amenity and program listings, registrations & sign-ups, sponsorship information, etc.
- + Transparent park progress updates, frequent park master planning, and improved visibility of parks from collector and arterial streets

MASTER PLAN

In 2020, the City of Shawnee updated their Parks Master Plan for their 39 parks, aquatic facilities, recreation programs, and civic centers.



BENCHMARKING

PEER CITY

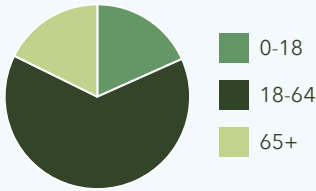
Lynchburg, VA

79,337 Population (2020)

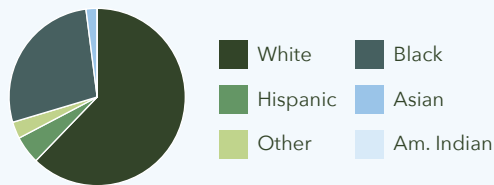
30,487 Households **.18%** 2021-2026 Pop. Annual Growth Rate

2.25 Avg. Household Size **\$57,056** Median Household Income

Population by Age:



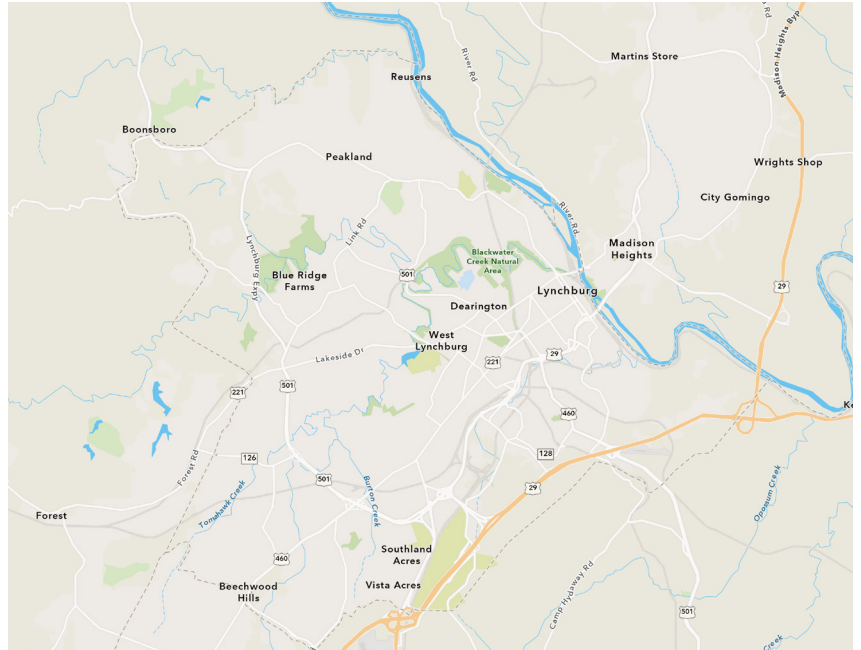
Population by Race/Ethnicity:



34.9% of residents live within a 10 min. walk of a park **927** total park acres

\$4,522,881 2023 Parks & Recreation budget

37 2022 FTEs **27.76** 2022 PTEs



System Overview

East of the Blue Ridge Mountains, Lynchburg, Virginia is home to a diverse population of residents. Situated on the James River and divided into distinct areas by the highway system, its 850 acres of 17 parks are a mix of small neighborhood parks to large regional parks. With Virginia’s 51 military bases and 1,514 military personnel per 100,000 people, the culture of service and patriotism is similar to Bellevue.

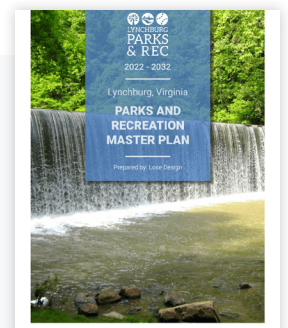
Lynchburg’s parks are connected through 40 miles of unique urban trail systems. Their parks feature skate parks, athletic fields and hiking trails, as well as wildlife and plant observation. Many parks offer community event space. Specialty staff include a Senior Activities Coordinator and Landscape Architects.

Success Areas

- + Dynamic and informative dedicated website
- + Interactive My City Services GIS tool to find public resources, including parks, markets, and trails, near an address

MASTER PLAN

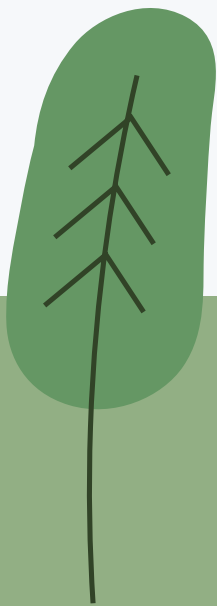
The City of Lynchburg updated their Parks Master Plan in 2022, supporting their 34 parks of varying sizes, signature amenities, and levels of service.



OUR FUTURE

IN THIS SECTION:

- CREATING OUR FUTURE - HOW COMMUNITY VISION FUELS ACTIONS
- GOALS, STRATEGIES, + ACTIONS
- ROLES + RESPONSIBILITIES
- PARTNERSHIPS
- COMMUNICATIONS + WAYFINDING
- CONNECTIVITY
- PARK DECOMMISSIONING
- NEW PARK ACCESS
- PARK MAINTENANCE STANDARDS
- PARK DESIGN STANDARDS
- NEW PARK AMENITIES + EXPERIENCES
- ZONE RECOMMENDATIONS



CREATING OUR FUTURE

Where do the strategies and recommendations in this plan come from? From the first meeting of the Working Group to the final acceptance of the plan, the community's input into the direction of the parks system has been the foundation and filter for recommendations.

PLAN GOALS pg. 11

PLAN PURPOSE pg. 16

COMMUNITY VALUES pg. 24

STRATEGIES pg. 57

For the system to have a recognizable feeling of cohesion, coordination, thoughtfulness, and momentum, each recommendation supports a comprehensive approach to a successful parks and recreation system.

Goals, Strategies, and Actions drive all recommendations.



RECOMMENDATION LENSES pg. 61

Recommendations are linked to Action Steps via Lenses. System Lenses organize operations, communications, and land use at the System level, where actions have wide-reaching impacts and affect the cohesion of the system. **Park Lenses** organize recommendations for communications, operations, and land use decisions at the park level.

SYSTEM LENSES

- ROLES + PARTNERSHIPS
- COMMUNICATION + WAYFINDING
- CONNECTIVITY
- EQUITY
- MAINTENANCE + DESIGN

PARK + ZONE LENSES

- PARK LAYOUT PLANNING
- SUSTAINABILITY
- AMENITIES
- ACCESS + MOBILITY

SYSTEM-WIDE STRATEGIES

While each strategy has its own focus, all strategies and action steps fulfill **two overarching goals**:

- 1** Create a park + open space system that is responsive to the needs and values of Bellevue residents
- 2** Provide park land, recreation facilities, and programs to meet the needs and desires of Bellevue residents

STRATEGY 1

Community Education + Engagement

Fostering the relationship between parks and people, this strategy improves awareness, understanding, and engagement in park activities by Bellevue residents. It creates open lines of communication between residents and the City Parks staff, and provides central resources for learning about and improving the parks long-term.

ACTION STEP 1.1

Create a recognizable Park System Identity and brand, supported by a Parks Communication and Wayfinding program to assist in the recognition and navigation of park facilities and programming by residents and visitors.

- + Engage a branding professional to develop a system-wide brand strategy and guidelines for wayfinding and materials
- + Using brand strategy and guidelines, engage a signage and wayfinding professional to produce updated park signage, maps, and kiosks
- + Contract with a web developer to create an updated Parks and Recreation website and perform ongoing updates, including a park maintenance request form
- + Engage a GIS professional and/or coordinate with Sarpy County GIS to create an interactive parks and recreation tool to be hosted on Bellevue.net.
- + Hire a full-time Parks and Recreation Communications Specialist or Manager to oversee day-to-day parks communications and messaging, web page and tools, and materials
- + Create a formal Parks Partnership program through which communications are distributed

ACTION STEP 1.2

Include residents and stakeholders in ongoing park planning and design.

- + Establish a Park Planning Committee at the onset of each Park Design and Master Plan. Committee members should include homeowners, renters, city staff, public health organizations and parks board members
- + Engage community-based organizations, existing community advisory councils, or establish a new council representative of the community's diversity to inform infrastructure, programming and other services provided in a park
- + Develop partnerships and support community-based organizations to activate the park, trail, or greenway through programming and other activities (community engagement, public awareness, and access enhancement activities
- + Conduct community-centered design sessions to plan park or trail improvements
- + Utilize multiple methods of engagement with community such as focus groups, community events, design charettes
- + Engage community members of all ages and backgrounds – especially community members who have historically faced barriers and limited access to parks, trails, greenways, and physical activity opportunities – about new or improved park, trail, and greenway infrastructure, program & park services needs/preferences, and preferred means of connection with community members during public engagement approaches

SYSTEM-WIDE STRATEGIES

ACTION STEP 1.3

Create a formal Parks Partnership program.

- + Develop formal agreements, guidelines, roles and responsibilities of partners and the City of Bellevue
- + Build partnerships with organizations that plan, build, or manage trails, greenways or other public spaces
- + Increase partnerships with organizations that serve communities who historically have lacked access to parks due to income level, race, or socio-economic status
- + Build partnership with Sarpy-Cass Public Health Department

ACTION STEP 1.4

Develop programming to meet the needs of the community.

- + Add programming based on community interests (e.g., walking groups, birdwatching, pickleball, physical activity classes, summer, and after-school programming)
- + Promote activities so the public is aware of available opportunities
- + Host a community-wide event like a 5K fun walk/run, promote existing initiatives and campaigns like Beat the Heat, or Swanson Shootout and Mountain Bike Race Series or take part in existing events like Family Health and Fitness Expo
- + Host pop-up demonstrations of street improvements, signage, lighting infrastructure, and other access enhancements that would increase safe park access and usage
- + Ensure staff and volunteers are representative of the target population and programming is inclusive and adaptive

STRATEGY 2

Land Use

Land is a resource for Bellevue's parks system, and using it effectively is vital to the connectedness of the system and the purpose of each individual park. This strategy enables the City of Bellevue to align parkland and green spaces with a vision for a more connected, more beautiful, and more sustainable Parks System.

ACTION STEP 2.1

Encourage development that is compatible with the natural and built environment and protects environmentally sensitive wetlands, streams, woodlands, and critical habitats.

- + Include green infrastructure element to the Comprehensive Plan
- + Link land conservation with other Smart Growth principles such as creating a range of housing opportunities and choices, and strengthen and direct development towards existing communities.

SYSTEM-WIDE STRATEGIES

ACTION STEP 2.2

Enhance the aesthetic qualities of Bellevue by establishing land use development policies and regulations that preserve and enhance the visual qualities of existing and future parks.

- + Establish a Park Design process with roles and responsibilities defined
- + Park designs should consider sustainable priorities, safety, ADA standards, longevity and durability of equipment
- + Seating areas can include park benches, rock and landscaping feature to provide relief and rest areas
- + Plantings should include drought tolerant vegetation and water saving methods to limit excessive water usage
- + Incorporate the neighborhood theme into the park design
- + Implement and enforce design guidelines for parks and trails

ACTION STEP 2.3

Preserve and enhance open space, cultural landscapes, and natural resources.

- + Design and implement zoning tools that preserve open space
- + Add language to zoning codes that allows builders to create a greater number of lots than normally allowed in exchange for dedicating additional open space
- + Cluster development zoning to require that development be placed on smaller portion of parcel

ACTION STEP 2.4

Through the parks system, improve the physical form and appearance of Bellevue

- + Support tree preservation through public-private partnerships with the Tree Board

ACTION STEP 2.5

Provide an open space system that links parks, schools, greenbelts, natural areas, open spaces, and cultural landscapes

- + Promote public transit to the park, trail, or greenway
- + Schedule fields for sports and other permitted programs equitably to ensure that affordable and accessible recreational opportunities are available for all
- + Expand hours of operation, add signage and wayfinding, improve crosswalks
- + Install bike storage and/or e-charging
- + Incorporate land conservation into transportation planning

SYSTEM-WIDE STRATEGIES

STRATEGY 3

Operational Stewardship

The short and long-term success of this plan depends on building systems and relationships to support it. This strategy identifies the relationships, partnerships, policies, and mechanisms for funding and supporting this plan in its implementation.

ACTION STEP 3.1

Develop Funding Mechanisms to supplement the City of Bellevue's resources

- + Expand the use of innovative financing tools to facilitate park improvements
- + Create a Park Foundation to support the financial elements of the park system
- + Create a dedicated budget for the Parks and Recreation Department with its own sources and allocation.

ACTION STEP 3.2

Develop a Capital Improvement Plan to assess fiscal requirements and future funding needs

- + Create dedicated funding source within the Capital Improvement Plan to keep a balanced approach to investments in land, facilities, and programs
- + Evaluate new economic impact from future connected trail systems, development of new parks and amenities, and natural spaces

ACTION STEP 3.3

Develop a governance structure that includes the City Council, Planning Commission, and City departments to facilitate implementation of the Parks Master Plan

- + Create Park Plan & Design Working group when individual Park Plans commence
- + Provide regular updates between Parks Board & Planning Commission on Park Plan progress
- + Coordinate and maintain compliance with existing City plans and documents, including the Comprehensive Plan and Regional Bicycle and Pedestrian Plan

ACTION STEP 3.4

Maintain all Bellevue parks and recreation facilities to a superior and sustainable condition

- + Create a data collection program to understand usage, permits and activities of each park
- + Create a GIS database of park amenities and conditions
- + Conduct an economic impact assessment of the value of parks and recreation to the City of Bellevue

ROLES + RESPONSIBILITIES



Departments within the City of Bellevue maintain ownership and responsibility over various parks and trails-related responsibilities. The below chart suggests how departments might work together to implement the recommendations in this plan.

- + Lead** an initiative, coordinating actions and owning and maintaining forward movement toward a park initiative or goal.
- + Support** an initiative, aligning department functions with the direction of a goal to further the success of the initiative.
- + Amplify** an initiative, using platforms and connections to support an initiative’s success and providing constructive feedback.

ROLE / RESPONSIBILITY	DEPARTMENTS / ENTITIES
Providing and managing park facilities and equipment	<ul style="list-style-type: none"> + Parks and Recreation + Public Works
Maintaining park grounds, mowing, snow removal, and landscaping	<ul style="list-style-type: none"> + Parks and Recreation + Public Works
Ensuring safety and security in parks	<ul style="list-style-type: none"> + City of Bellevue + Bellevue Police Department + Home-Owners Associations + Public Works + Parks and Recreation
Planning and organizing park events and activities; coordinating with community partners	<ul style="list-style-type: none"> + Parks and Recreation + Planning
Providing trash and waste removal services	<ul style="list-style-type: none"> + Parks and Recreation
Ensuring park accessibility for all, utilizing ADA design recommendations and maintaining compliance	<ul style="list-style-type: none"> + Public Works + Planning
Implementing and enforcing design guidelines for park design in new development	<ul style="list-style-type: none"> + Planning + Public Works
Implementing and enforcing trail connectivity requirements for new development	<ul style="list-style-type: none"> + Planning
Preserving, enhance and protecting natural resources and wildlife; coordinating with community partners	<ul style="list-style-type: none"> + Planning
Implementing park rules and regulations	<ul style="list-style-type: none"> + Parks and Recreation + Public Works
Funding park maintenance and improvement projects; coordinating and soliciting funding partnerships from community and philanthropic organizations	<ul style="list-style-type: none"> + City of Bellevue + Nebraska State Parks and Recreation + Grow Sarpy County
Collaborating with community organizations for park initiatives	<ul style="list-style-type: none"> + City of Bellevue Communications + Planning + Parks and Recreation
Distribution of communications regarding parks and recreation amenities, facilities, and programming	<ul style="list-style-type: none"> + Parks and Recreation

PARTNERSHIPS



Partnerships between the City of Bellevue and community organizations, public agencies, and institutions are powerful tools to enact the actions outlined in this plan. Partnerships with individuals, organizations, local businesses and other agencies help connect local enthusiasm and resources with opportunities to make an impact.

Overall, partnerships create community ownership of the parks through shared investment, helping everyone see their role in the stewardship of a successful and resilient park system.

Partnerships Recommendations

- + Form partnerships with local businesses to provide funding for park upkeep and maintenance.
- + Develop public-private partnerships with local universities to provide programming and activities for park users.
- + Work with local community groups to create volunteer opportunities to help maintain and beautify the parks.
- + Partner with nonprofit organizations to provide educational programming and activities.
- + Collaborate with local city agencies to ensure proper park safety measures are in place.
- + Establish relationships with local restaurants and food vendors to provide healthy and affordable food options within the parks.
- + Develop public-private partnerships with local arts organizations to provide cultural programming and activities.
- + Partner with local health organizations to provide fitness classes, sports leagues, and other physical activities within the parks.
- + Reach out to local foundations and sponsors to provide financial support for park projects

Current / Potential Community Partners

- + THOR (Trails Have Our Respect) *Currently a partner at Swanson Park and Jewell Park*
- + Bellevue Parks Board
- + Bellevue Tree Board
- + Sarpy-Cass County Health Department
- + Non-profit Association of the Midlands
- + The Wellbeing Partners
- + Bellevue Chamber of Commerce
- + Bellevue Community Foundation
- + Greater Omaha YMCA
- + Fontenelle Forest
- + Sierra Club
- + Bike Walk Nebraska
- + Papio-Missouri Natural Resource District
- + Bellevue University
- + Bellevue Public Schools
- + Omaha Public Schools
- + Papillion-La Vista Public Schools
- + Local faith communities
- + Grow Sarpy County
- + Green Bellevue

COMMUNICATIONS + WAYFINDING



From signage and wayfinding to online services to adequate resources to manage communications, these recommendations will allow Bellevue to not only communicate with residents, but differentiate itself with a unique and memorable visual identity.

Wayfinding, Signage, and Inventory Recommendations

Complete a phased overhaul of Parks and Recreation communications, wayfinding, and branding.

- + Phase I: Update current platforms (website, GIS, social media platforms, print materials) with correct and updated park information (names, locations, amenities)
- + Phase II: Hire a consultant to complete updated assets for use by the Parks and Recreation System (signage, print materials, artwork & logos, fonts & typefaces, website/digital materials)
- + Phase III: Hire a consultant to create an updated web presence for the Parks & Recreation department, as well as an interactive Parks and Recreation application/online resource

Website + Park Services Tool

An updated and dedicated Parks and Recreation website or web page on Bellevue.net is required to effectively communicate park amenities and manage reservations, registrations, and events.

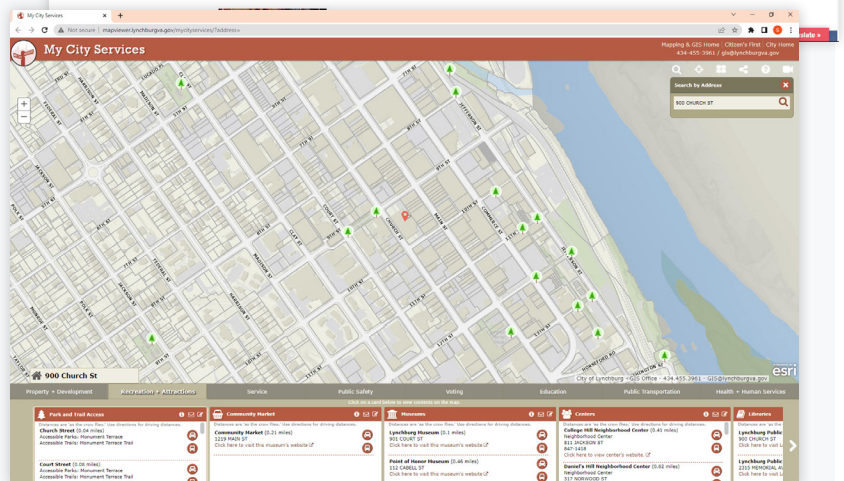
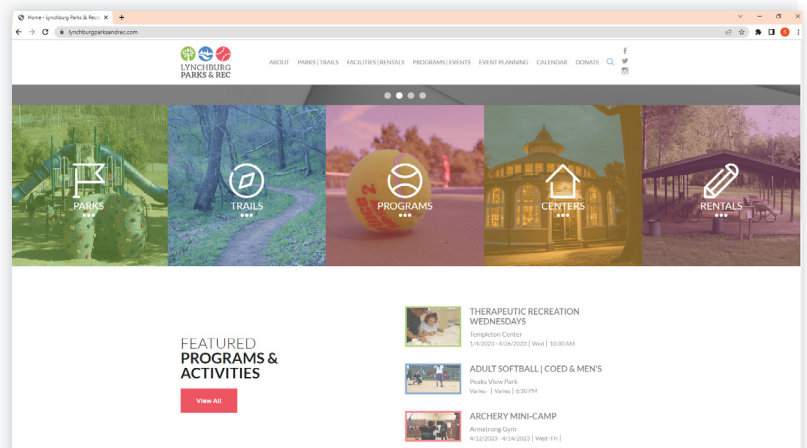
PEER CITY: LYNCHBURG, VA PARKS WEBSITE & CITY SERVICES GIS TOOL

The website is well-developed, with clear menus, pages, working links, and engaging colors and images. The identity of the parks department is clear through the consistent branding.

There are multiple opportunities throughout the site to contact the parks department, rent facilities, get information on upcoming events and programs, and learn more about each park and upcoming plans.

The ArcGIS CityServices tool indicates not only zoning, allowable uses, and information about a parcel, but indicates the closest parks and recreation opportunities to an entered address.

This tool has many applications beyond helping Bellevue residents find the closest parks and trails with the amenities they are looking for, and would be a useful tool across Public Works and Planning functions.



COMMUNICATIONS + WAYFINDING

Updates to the design of park wayfinding should occur as a system-wide activity, not on a park-by-park basis, and should be consistent with updates to the Park System's online presence. The addition of signage to a park when signage already exists may be completed for individual parks.

Entrance Signs (Primary and Secondary)

Entrance signs should be large and prominently located at the entrance to the park where they can be seen from roadways, sidewalks, and trails. If a park entrance is somewhat secluded, the sign should be placed in clear view outside the entrance and direct the user in the direction of the park entrance. Main entrance signs can indicate the types of amenities offered at the park using symbology.



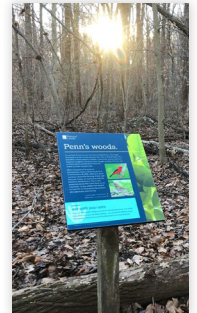
In-Park Wayfinding, Trail Wayfinding

In larger parks, linear parks, heavily wooded parks, and on trails, wayfinding indicating the distance of trails, directions of entrances and exits, and the locations of amenities help users find their way. This wayfinding is especially recommended for Park Corridors. Simple signposts and trail markers are also recommended.



Educational and Historical Signage

A key part of Bellevue's unique park identity is its natural areas and historic significance. Signage that expands on the experience for users by helping them engage with the environment or learn is an enriching part of the overall park experience. Signage for these uses should have a recognizably unique look yet be standardized across parks and cohesive with other park signage.



Kiosks

Offering users the ability to pick up brochures and maps, dog waste bags, and other consumables, as well as providing a place to display changing information about programs and events, kiosks create a centralized location for park information. They are best used in centralized areas like common entrances or plazas.



Interactive Experiential Signage

From traceable topographic or waterway maps to QR codes to signs that change as the user manipulates them, interactive signs add to the magic of the park experience for users of all ages and abilities. They can be placed along a significant route as an educational experience, at the start of a trail, or added to a kiosk for a particular park.



COMMUNICATIONS + WAYFINDING

Communicating successfully with the public about city parks is essential to building a feeling of trust and ownership in the future of the parks system. The following guidelines relate to communications with the public regarding park activities. **Refer to Action Step 1.2 (page 105)** for guidance on how to engage the community during park improvement projects.

Develop standard messages regarding common park activities, like closure for maintenance, safe park behaviors, upcoming changes to park access, new programs, and other activities. Messages should be clear, direct, respectful, and foster a feeling of trust and positivity between the public and the City.

Distribute these messages to appropriate community partners and City departments to use in their communications and share with their audiences when needed.

Complete public engagement activities when undertaking major park improvements and master planning. These activities can include surveys, open houses, design workshops, public forums, among others. Contract with a consultant when needed or for significant park changes.

Provide information in a variety of formats and languages that ensure all residents of Bellevue are able to learn about parks and any changes which may affect them. These formats can include print materials, updates to the Parks and Recreation web page, videos posted on the Parks and Recreation website, social media posts, direct mail to affected households.

Work with local media professionals to ensure messages about the Parks System are in the news when necessary, distributing press releases for noteworthy park improvements and programs. Develop messaging ahead of time and distribute it to the relevant internal parties when possible so responses to press requests are clear, accurate, and consistent.

TIMING PARK COMMUNICATIONS

- + When **informing** the public about a change to a park is the goal, ensure communications are distributed that any planned programs or uses can be rescheduled or moved to another location, when possible.

Two weeks prior to a change, send out communications via all channels and communicate with any individuals or organizations who have scheduled events, volunteer work, or use of facilities to reschedule or relocate reservations.

- + When the public's **input** on a change to a park is desired, communications about parks should be distributed with enough time to give the public a chance to provide their input. These communications should be part of a wider communications strategy.

Communicate the timeline of the project, the dates and timing of all the opportunities available to provide input, and how input will be used ahead of requesting input. When possible, contract with a qualified consultant to develop a strategy, schedule, and implementation plan for communications.

EQUITY



It's essential for park access and park investment to be distributed equitably across the city so every resident has opportunity to enjoy the parks. To this point, recommendations surrounding park decommissioning, new park access areas, new park experiences, connectivity, and improvements to park design and amenities are made with equity in mind.

Each park's recommendations, found in How We Get There (starting on page 104) were evaluated through park-level "lenses", based on public input and national standards for park design: planning, sustainability, design, and access & mobility. Additionally, park amenity access has been mapped to show areas where amenities are in overabundance or lacking.

Equitable Park Access - System

Equity in the park system ensures that regardless of location, race, age, ability, family unit, or other identifying factors, people are able to access and enjoy park amenities that are of a consistent quality and level of service as represented by the system as a whole.

- + Prioritize trail, bicycle, transit, and pedestrian improvements that increase access in "gray areas" (reference Connectivity Map, page 67.)
- + In conjunction with Ft. Crook Rd. Master Plan, implement pocket parks at transit stops and wherever streetscape improvements occur.
- + In conjunction with redevelopment in Olde Towne, implement pocket parks and green spaces.
- + In conjunction with infrastructure or roadway improvement or widening (especially in Northwest, West Central, and Southwest Bellevue) implement biking and walking trails.
- + Complete necessary traffic safety improvements to crossings and speed reduction to improve on-street biking and walking safety - especially in the Fontenelle, West Central, and Southwest Zones.

Equitable Park Access - Parks

- + Implement highly requested amenities in all six zones (Park Improvement recommendations take this into account.)

On rare occasions, user activity and behavior has inhibited overall park access and experience for other users. It is recommended that to reduce vandalism and improve park safety:

- + Create partnership with Bellevue Police to implement Crime Prevention through Environmental Design (CPTED) principles.

SYSTEM CONNECTIVITY



An overall connectivity strategy connects parks, schools, and other public destinations with walkable and bikeable infrastructure improvements.

Bellevue's trail system is a critical part of park access, safety, and experience.

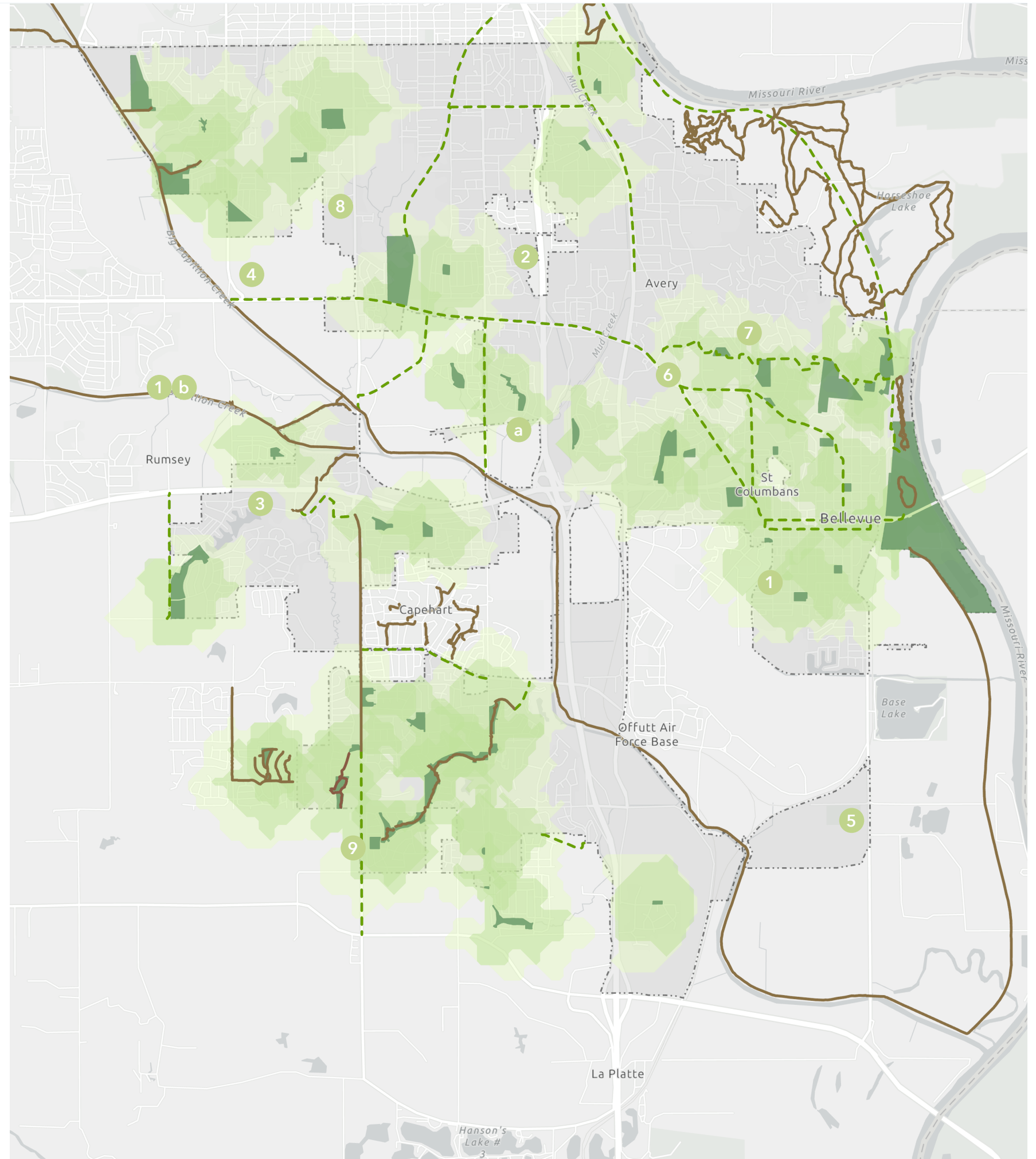
With many trails efforts already underway, connecting existing high-use trail corridors will not only help more residents and regional visitors visit Bellevue's parks, but they will have wide-reaching benefits: reduction in air pollution, reduction in overreliance on automobiles for transportation, and more equitable access to services.

PRIORITY TRAIL CORRIDORS

- 1 East-to-West Trail on Cornhusker Rd.
 - a Phase I: Ft. Crook Rd. to Bridge
 - b Phase II: West Papio Trail to Ft. Crook Rd.
- 2 Ft. Crook Rd. Corridor
- 3 Marv Holubar connections North and East
- 4 Northwest trail connection from Swanson Park, along Cornhusker Rd., to Faulkand Heights Park, Hastings Banner, etc.
- 5 Linear parks on Bellevue Loop Trail
- 6 Fontenelle Hills on-street facility connecting College Heights, Jewell, McCann, and Cascio
- 7 Northbound Trail from American Heroes to South Omaha
- 8 Northeast Trail from Swanson Park to South Omaha
- 9 Connection from Two Springs Park to Hyda Hills Park

MAP KEY

- | | | |
|----------------|-----------------------|-----------------|
| Park Land | Bellevue ETJ Boundary | Future Trails |
| 10-Minute Walk | 15-Minute Walk | Existing Trails |



PARK DECOMMISSIONING

Park Decommissioning

Part of a sustainable future for the parks system is a decision to graduate parks which are not serving the community at a high level to new use for the community.

Criteria for identifying parks to decommission included redundant service areas, poor visibility, poor land usage, low community use, and a higher than average level of investment required to bring the park up to an acceptable level of service.

PARK NAME	ZONE	ACRES	JUSTIFICATION OF DECOMMISSION
College Heights – North Field	Fontenelle	2.8	Overlap of park services with other nearby parks.
Freeman Park	Olde Towne	1.4	Lack of use, widespread knowledge, and purpose. Large amount of investment required to bring up to minimum standard.
Gilder Park	Northwest	5.3	Redundancy with amenities provided at Gilder Elementary.
Goldenrod Park	Northwest	3.8	Future use as a City facility; unclear park boundaries or location beyond immediate neighborhood. Recently updated amenities can be relocated to another park.
Heber Park	Olde Towne	2.9	Poor visibility, lack of purpose, redundancy with services provided by Everett Park.
Leewood Oaks II Park	Southwest	5.3	Poor visibility, lack of use beyond immediate neighborhood, inaccessibility, lack of purpose.
Mason Park	Fontenelle	1.4	Poor land use, unsuitable topography. Large amount of investment required to bring up to minimum standard.
Southern Oaks Park	West Central	4.2	Poor land use, unsuitable topography. Unsafe visibility and inaccessible entrances. Low community use.

Future Uses for Decommissioned Parks

There are a variety of potential future uses for decommissioned park land, including the following:

- + Transfer of land for Public use; for instance, creation of additional City facilities or relocation of existing facilities
- + Sale for development (if zoning and law allows); funds acquired to fund park improvements elsewhere in zone
- + Sale or gift of land to adjacent property owners
- + MOU with business entity or community organization for management of land; for instance, a community garden or nature area
- + Gift to Public entity; for instance, the Bellevue Public School System



NEW PARK ACCESS

Park Corridor Development

Bellevue’s topography, greenways, and existing trails make Park Corridors, or parks situated along a trail, a perfect strategy for developing memorable and accessible park experiences. As Bellevue grows, balancing park land and resources will require the strategic implementation of trails or parks, depending on which is needed, in new residential and multi-use developments.

On the following pages, the top Park Corridors to develop in new areas of growth are outlined with recommendations for either additional park land or trail access listed.

MINI-MAP KEY

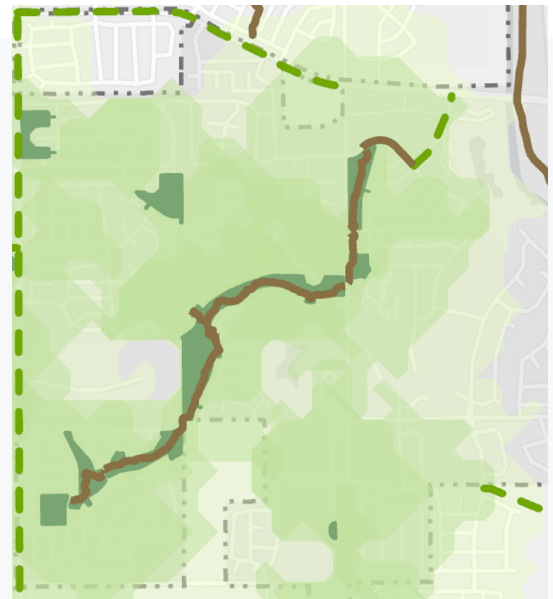
-  Park Land
-  Bellevue ETJ Boundary
-  Future Trails
-  10-Minute Walk
-  15-Minute Walk
-  Existing Trails

DANIELL TRAIL CORRIDOR

Already a well-used and successful park corridor, this park corridor will benefit from the improvement of its southernmost park, Two Springs, implementation of cohesive park amenities and color schemes, and the implementation of park amenities along the trail.

Additional wayfinding along the trail indicating which parks and amenities can be found in which direction, and how far away they are from the user, should be implemented.

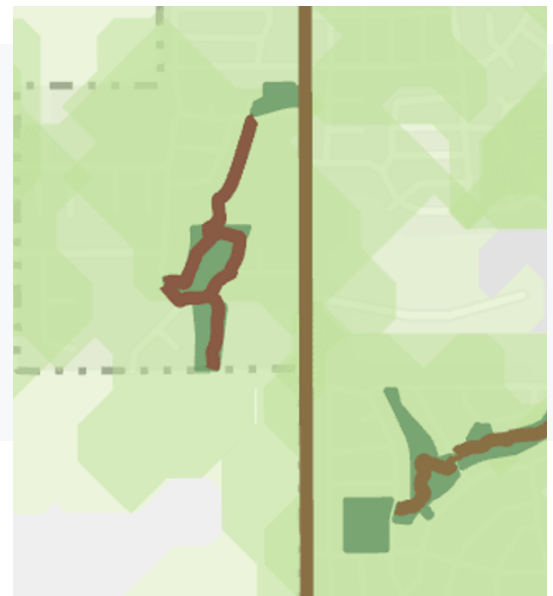
In the future, Daniell Trail should be connected to the 36th Street Trail to the South from Two Springs Park and the Papio Trail to the North from Stonecroft Park.



36TH STREET TRAIL CORRIDOR

With newly completed trail along 36th Street, parks in this corridor will benefit from improved wayfinding and programming along this corridor.

Installation of directional wayfinding, bicycle amenities, and improved park visibility along the 36th St. Corridor will improve pedestrian and bicycle use and access for these parks.



NEW PARK ACCESS

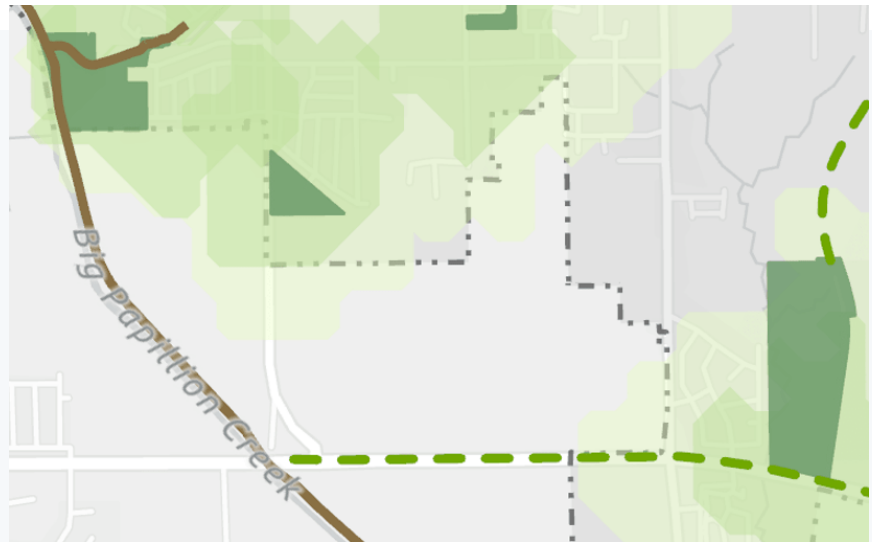
SWANSON-PAPIO LINK CORRIDOR

The Papio Creek Trail section through northwest Bellevue carries many cyclists throughout the region.

Connecting these riders to a mountain bike experience at Swanson Park is vital to continue making Swanson Park a regional destination.

Utilizing the OPPD right of way to the north of Swanson Park can connect to S. 36th street and the improved trail section along the 36th street corridor.

Future development west of S. 36th should maintain right of way for the trail to be extended west to Faulkland Heights Park. Crossing 48th street from Faulkland Heights to Hastings Banner park will bring riders directly to the Papio Creek Trail.



NORTH CENTRAL LINK CORRIDOR

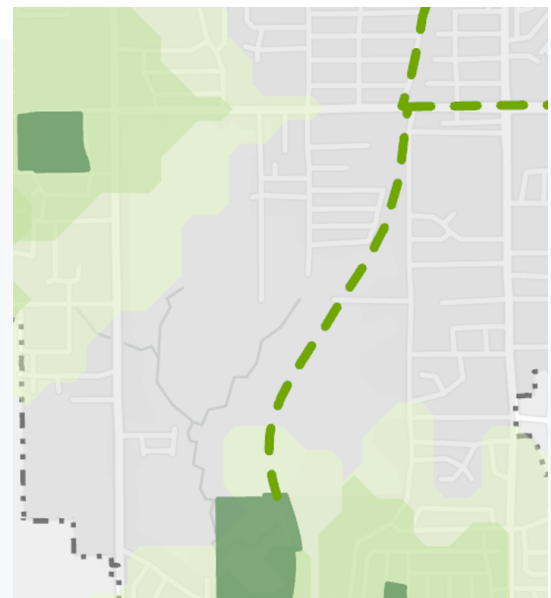
The North Central Trail Link Corridor would connect Swanson Park to Brown Park in South Omaha. Swanson Park is a major bike attraction in the region with mountain biking trails.

Utilizing the utility line corridor north of Swanson Park close to Sherwood Drive, the trail would then turn north and east to Sarpy Avenue.

Sarpy Avenue continues northeast through the West Central and Fontenelle zone of Bellevue, eventually connected via Polk Street to Gilmore Avenue.

Gilmore Avenue is a low volume neighborhood street that runs underneath Highway 75 into South Omaha.

The trail continues along Gilmore Avenue to W Street which gets users to Marrs Middle School and the recently redeveloped Brown Park in the City of Omaha.



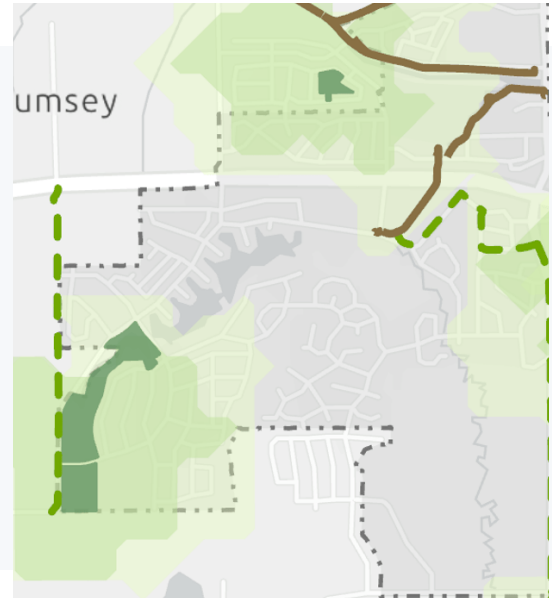
NEW PARK ACCESS

MARV HOLUBAR TRAIL CORRIDOR

Providing much-needed access across Hwy 370, the Marv Holubar Trail connects the Southwest Zone to the West Central Zone.

A continuation of this trail southwest to the Lakewood Villages trail network on Maas Rd. would justify additional trail access south of Lakewood Villages, and eliminate the need for additional neighborhood-style parks south of Lakewood Villages Park.

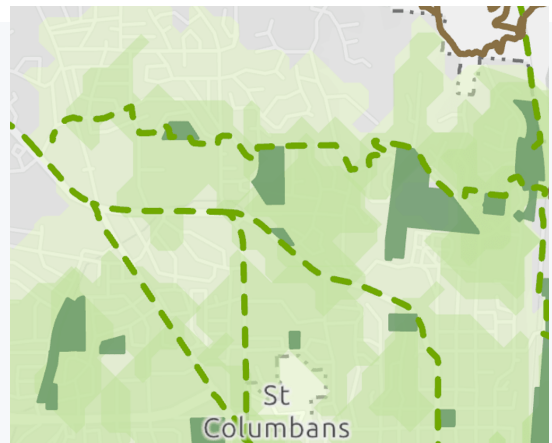
A trail spur extending east from Marv Holubar would extend this Park Corridor to Golden Hills Park.



JEWELL PARK CORRIDOR

Jewell Park mountain biking trails act as a node along the Jewell Park Trail corridor. American Heroes Park is a regional destination and OPPD right of way north of American Heroes Park can be developed into primitive biking trail towards South Main Street near College Heights Park.

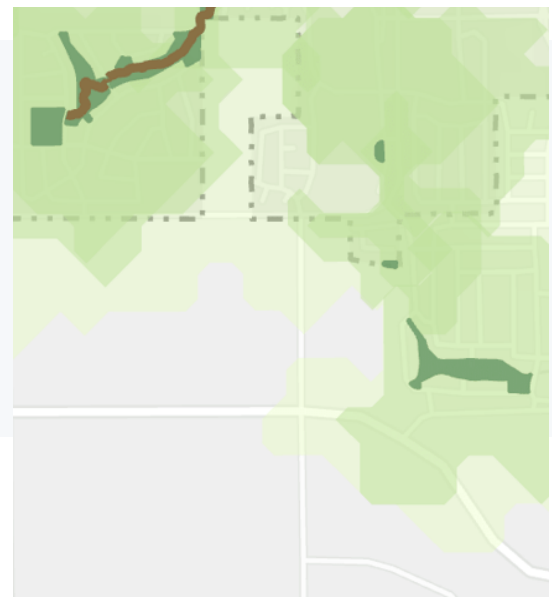
Traveling along Main Street to connect to Jewell Park trails. The west end of Jewell Park can bring riders to Bellevue Boulevard, then south to Jewell Road which will connect the rider to the Harvell Drive bike corridor.



HYDA HILLS LINK CORRIDOR

Platteview Road is a priority corridor for Sarpy County based on the study conducted by MAPA in 2016. Development will continue to occur along Platteview Road with the new sewer being installed.

Neighborhoods west and north of Hyda Hills should maintain connections to link Hyda Hills Park to Two Springs Park.



NEW PARK ACCESS

Land Acquisition

The following policy for land acquisition should be considered by the Department to help the City acquire park land in redevelopment scenarios. Increased densities in areas of the City are highlighted in planning documents such as the Fort Crook redevelopment plan. Park land will need to increase to meet the needs of an increased, denser neighborhood.

A policy should be developed that allows the Department to acquire land based on a set criterion versus because an opportunity came along:

- ✦ The proposed land supports an unmet need in the community and is located in an under-served area of the community for that classification of park.
- ✦ The land is identified as park land in city studies, planning documents, or area plans.
- ✦ The land is adjacent to an existing park or trail and will provide greater access for the community to enjoy the resource.
- ✦ The land supports a recreation facility needed in the community such as nature center, regional playground facility, and/ or a sports complex which is an unmet need.
- ✦ The land supports a connectivity route for an existing or future trail extension.
- ✦ The land is adjacent to a school where the value can be maximized by the School District and the Parks Department for needed programs.
- ✦ The land supports and protects environmentally sensitive and/ or natural resource areas in the City and needs to be protected.
- ✦ The land is donated, and it meets one of these top seven criteria



PARK MAINTENANCE STANDARDS



In general, park maintenance should be prioritized based on an activity's impact for the user. At all levels, the user's safety is paramount. Beyond ensuring the safety of users, maintenance activities vary in priority. The goal of all maintenance activities should be to ensure the park has a high level of service.

It is recommended the Parks and Recreation Department regularly conduct an audit of park facilities to measure their level of wear, age, and needed landscaping due to erosion, foot traffic, scorching, storm damage, and other wear-and-tear. A GIS-based tool with existing park amenity measurements is provided as part of this planning document and can be updated in real-time by staff.

MAINTENANCE REQUEST FORM

A web-based form through which park users can submit park maintenance requests is one low-cost tool that can be used to collect and document park maintenance activities. A QR code and link to the form can be added to park signage and posted in recreation facilities, and paper versions of the form can be available at City offices for submission.

Request and response data can be documented and analyzed to report on maintenance completed and inform any needed investment in additional staff or resources during budget creation.

All Levels: Turf, Landscaping, and Open Spaces Maintenance Standards

HIGH TRAFFIC

High profile areas where the entire area is visible to foot traffic such as entrances to community centers, signature facilities, and areas where funding accommodates a higher level of maintenance.

Suggested maintenance activities include:

Mowing 2x/week

95% turf coverage at the start of season with 5% weeds & no bare areas

Edging 1x/week

Tree pruning cycle 1x annually

Litter pickup 2x/week

MODERATE TRAFFIC

Moderate to heavy use areas typical of most parks.

Suggested maintenance activities include:

Mowing and edging 1x/week

88% turf coverage at the start of the season with 8% weeds and 4% bare area

Tree pruning cycle every seven years

Litter pickup 1x/week

LOW TRAFFIC

Typical low-usage areas in parks or when funding is limited.

Suggested maintenance activities include:

Mowing and edging every 10 days

80% turf coverage at the start of season with 20% weeds

Edging once per week or every 2 weeks in off-season

Tree pruning cycle every 10 years

Litter pickup every other week

PARK MAINTENANCE STANDARDS



The maintenance standards below should be used and updated to serve the Parks and Recreation Department in identifying and addressing park maintenance and investment needs.

Each level of maintenance contains its own actions and the actions included in the level before it: parks identified for Level 2 maintenance should also receive Level 1. A park which has not received enough maintenance that the items in Level 2 have not been addressed should not receive Level 3 maintenance until items in the lower levels have been addressed.

During all stages of maintenance, maintenance activities which leave a portion of the park or an amenity inaccessible or unusable to users should be communicated to the public via the City's website and clearly posted signage, with indication of when the maintenance will be completed and when the park or amenity will be available.

LEVEL 1 MAINTENANCE

- | | | |
|---|---|---|
| <ul style="list-style-type: none"> + Safety concerns + Objects in fall zone of equipment + Hazards from wildlife, insects, and weeds | <ul style="list-style-type: none"> + Unsafe and/or inaccessible walkways + Downed branches and trees + Erosion and degradation | <ul style="list-style-type: none"> of turf, surfaces + Repair or remove and replace broken, aged, or deteriorating equipment, facilities, and amenities |
|---|---|---|

LEVEL 2 MAINTENANCE

- | | | |
|---|--|---|
| <ul style="list-style-type: none"> + Comfort concerns + Irrigation of turf + Painting + Replacement of outdated equipment | <ul style="list-style-type: none"> + Additional seating, waste receptacles, shade + Maintaining and irrigating plantings throughout growing season | <ul style="list-style-type: none"> + Replacement of dead trees + ADA compliance of any new surfaces |
|---|--|---|

LEVEL 3 MAINTENANCE

- | | | |
|--|---|--|
| <ul style="list-style-type: none"> + Aesthetic concerns + Additional and/or improved signage and wayfinding + Addition of water stations, | <ul style="list-style-type: none"> restroom facilities + Installation of art/visual elements + Design of new plantings | <ul style="list-style-type: none"> + Improved seating, shade, waste receptacles + Addition of new/improved amenities |
|--|---|--|

PARK DESIGN RECOMMENDATIONS



NEIGHBORHOOD PARK DESIGN STANDARDS

Acres: .5 - 17 **Visit Duration:** <60 min. **Service Area:** .5 mile (15-min. walk)

Siting Preference: Local or collector street. Where possible, near a school or community center. Links to other parks via trails and sidewalks encouraged.

Amenities: One signature programmed amenity. No restrooms unless required by amenity type. Loop trails when possible. Benches, small shelters, shade, water access suggested.

Landscape Design: Minimum 15% park area as native plantings + natural areas, 20-35% typical. Conversion of grass surface to native plantings or low-maintenance turf in passive use areas required.

Land Usage:  80% active 20% passive

Programming: Dependent on signature amenity.

Wayfinding: Entrance, directional, amenity-specific. Focus on connection to nearby parks, trails.

Maintenance: Provide highest level of maintenance with available funds. Seek a Level 2 maintenance goal. Complete public engagement to customize amenities and uses to service area.

Parking: Include widened on-street parking adjacent to park. Where necessary, provide 5-10 in-park spaces, including handicap spaces, with the goal of maximizing usable park area. Traffic-calming devices strongly encouraged.

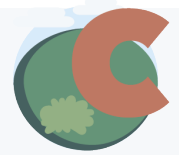
Lighting: Security or amenity only. Dual system with 50% of lights off at set times and 50% on through the night is ideal.

Safety: Meet Crime Prevention Through Environmental Design (CPTED) standards.

Internet: City-provided wireless fiber Internet at parks with structures/shelters/high traffic.

Stormwater: Single-use stormwater facilities (ponds, infiltration basins) no more than 10% of active park area. Multi-functional Green Infrastructure (GI) encouraged; collaborate with Engineering to integrate GI into parks.

PARK DESIGN RECOMMENDATIONS



COMMUNITY PARK DESIGN STANDARDS

Acres: 20 - 60 **Visit Duration:** 1-2 hrs. **Service Area:** 1-3 miles

Siting Preference: Two collector streets minimum, preferably arterial street with natural or artificial barrier. Minimal residences abutting site. Preferred streets on 4 sides or 3 sides with school or municipal use abutting. Trail and transit linkage encouraged.


Amenities: Four signature programmed amenities at minimum; at least one revenue-generating facility. Public restrooms. Sports fields & complexes, loop trails typical.

Landscape Design: Minimum 30% park area as native plantings + natural areas unless a sports facility is present. Enhanced landscaping at park entrances and focal points preferred.

Parking: Include widened on-street parking adjacent to park. Traffic-calming devices strongly encouraged. Parking should occupy no more than 10% of land for special use, 5% for typical.

Lighting: Amenity-based, including sport field lights. Dual system with 50% of lights off at set times and 50% on through the night is ideal.

Safety: Meet Crime Prevention Through Environmental Design (CPTED) standards.

Land Usage:  65% active 35% passive

Programming: Minimum four essential program services typical (day camp, sports, aquatics, etc.)

Wayfinding: Entrance; directional; amenity-specific; connections to trails, parks, schools; partnerships. Kiosks in high-traffic/use areas.

Maintenance: Provide highest level of maintenance with available funds. Seek a Level 2 maintenance goal. Complete public engagement to customize to service area. Consistent & appealing color scheme ideal.

Internet: City-provided wireless fiber internet at parks with structures/shelters/high traffic.

Stormwater: Single-use stormwater facilities (ponds, infiltration basins) no more than 10% of active park area. Multi-functional Green Infrastructure (GI) encouraged; collaborate with Engineering to integrate GI into parks.

PARK DESIGN RECOMMENDATIONS



REGIONAL PARK DESIGN STANDARDS

Acres: 60+ **Visit Duration:** 2-5 hrs. **Service Area:** 5-25 miles

Siting Preference: On major arterial road or access from highway or interstate system. Encourage trail linkage to other parks and transit route stops.

Amenities: 6 signature amenities at minimum. Natural areas for passive use balanced with active programming areas. Natural area-based activities like fishing, hiking ideal, as well as wide range of activity types available in park. At least one revenue-generating facility ideal.

Landscape Design: Appropriate design to enhance the park theme/use/experience. Enhanced landscaping at park entrances and key areas throughout park. Natural areas desired at 60% min. unless a special use sports facility.

Land Usage:  40% active 60% passive

Programming: Minimum 4 essential program services typical.

Wayfinding: Directional; amenity-specific; connections to trails, parks, schools; partnerships. Kiosks in high-traffic/use areas.

Maintenance: Provide highest level of maintenance with available funds. Seek a Level 2 maintenance goal. Complete public engagement to customize to service area. Consistent & appealing color scheme ideal.

Parking: Occupies no more than 10 percent of the park for special use facilities or 5% for traditional community parks. Design should include widened on-street parking area adjacent to park. Goal is to maximize usable park space.

Lighting: Amenity lighting includes sport field light. Dual system with 50% of lights off at set times and 50% on through the night is ideal.

Safety: Meet Crime Prevention Through Environmental Design (CPTED) standards.

Internet: City-provided wireless fiber internet at parks with structures/shelters/high traffic.

Stormwater: Single-use stormwater facilities (ponds, infiltration basins) no more than 10% of active park area. Multi-functional Green Infrastructure (GI) encouraged; collaborate with Engineering to integrate GI into parks.

AMENITY RECOMMENDATIONS

All Amenities

Neighborhood, Community, and Regional parks all need a mix of passive use and active use to serve the community well. Based on input from the public, steering committee, working group, and focus groups, the following amenities are recommended to be implemented in existing and new parks.

The top requested amenities and recommendations for the specific parks in which they should be located are listed in the following pages. Additionally, three new park concepts have been developed to fill access and amenity gaps. Regardless, all amenities listed here have been identified as aligned with the desires of the community and the cohesion of the system.

Amenities have been listed by Passive and Active Use to align with design criteria for each park type as listed in pages 76 - 78.

PASSIVE USE / UNPROGRAMMED

Passive Use spaces are flexible enough . They are relatively unprogrammed and can be used for a variety of purposes, including rest, exercise, and gathering.

- + Public Art
- + Sculpture Garden
- + Movie Night
- + Food Vendors / Food Truck Rally
- + Running/Walking
- + Yoga
- + Kite Flying
- + Reading
- + Fishing
- + Water Overlook
- + Sunset-watching Hill
- + Stargazing
- + Farmers' Markets
- + Nature Areas
- + Tables & Chairs for Board & Card Games
- + Hammock Posts
- + Cross-Country Skiing & Snowshoeing
- + RC Airplanes



AMENITY RECOMMENDATIONS

ACTIVE USE / PROGRAMMED

Active Use Spaces are programmed for a specific use or uses. They typically have dedicated amenities for one or two purposes, often highly active activities.

- + Dog Park
- + Disc Golf
- + Skate Park
- + Exercise Equipment
- + Splash Pads
- + Community Garden & Orchard
- + Pools
- + Zip Lines
- + Baseball / Softball Fields
- + Football / Soccer Fields
- + Basketball Courts
- + Tennis Courts
- + Pickleball Courts
- + Volleyball Courts
- + Rock Climbing Walls
- + Ice Skating
- + Cooking Stations
- + Amphitheater
- + Playgrounds
- + Natural Play



SIGNATURE AMENITIES

SAND VOLLEYBALL

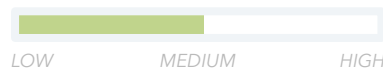
Sand volleyball is a team sport played on a sand court divided by a net. The objective of the game is to send the ball over the net and to ground it on the opponent's side of the court.

Courts are typically 52.5 feet long and 26.2 feet wide surrounded by clear space of 10 feet on all sides. Sand volleyball is fun for all ages and abilities.

Currently, there is a lack of public, free, all ages volleyball opportunities within the metro area.



LEVEL OF NEED



APPROXIMATE COST

\$40,000 - \$120,000

RECOMMENDED PARKS

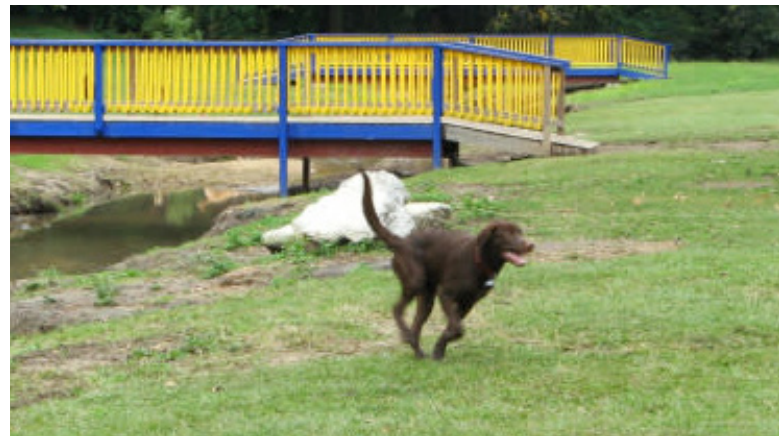
- + Haworth Park

DOG PARKS

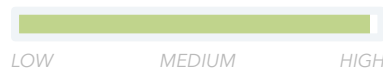
These features are social hubs for dog owners and provide a destination for walks. Off-leash areas are great neighborhood gathering places.

Experience shows that off-leash areas build strong neighborhoods and communities. Crime has decreased in many cities near the off-leash areas and people who normally would not talk to each other will start conversations when a dog is there to break the ice.

Facilities such as dog waste stations, water stations, and shade should be provided at all dog park facilities and at popular dog walking areas throughout the City.



LEVEL OF NEED



APPROXIMATE COST

\$25,000

RECOMMENDED PARKS

- + Jewell Park
- + Gilbert Park
- + Golden Hills Park
- + Two Springs Park

SIGNATURE AMENITIES

SPLASH PADS

Splash pads have become a popular recreation amenity in parks. They are not meant to replace pools, but they do provide an aquatic experience at a reasonable cost. Splash pads typically do not have standing water, so a lifeguard is not needed and requires less supervision.

Maintenance and cost of water can be an issue for systems that use city water but do not recirculate. Re-circulating systems are typically more expensive at the outset and require additional maintenance to ensure filters are changed out and safe water is provided. Other components that are important with splash pads are access to restrooms and shaded seating areas for supervising visitors.



LEVEL OF NEED



APPROXIMATE COST

\$150,000

RECOMMENDED PARKS

- + Sorenson Park
- + Lakewood Villages Park

NATURAL AREAS

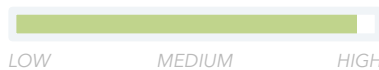
Increased daily access to nature and natural areas was a theme during public engagement, and a variety of solutions were provided and analyzed.

Overall, investing in beautifying and improving access points to existing streams, bodies of water, wooded areas, nature trails, and native grasslands can be done effectively in existing parks to imbue each zone with a sense of natural wonder, peace, and educational value. Several parks already lend themselves well to this treatment.

Landscaping drainageways and unused areas in Bellevue’s urban parks to make them safe and inviting for visitors to experience is one way to bring a sense of nature and adventure to more urban locations.



LEVEL OF NEED



APPROXIMATE COST

\$50,000

RECOMMENDED PARKS

- + Everett Park
- + Gilbert Park
- + Fox Ridge Park
- + Swanson Park
- + Twin Ridge Park
- + Heartland Hills Park
- + Jewell Park

SIGNATURE AMENITIES

PICKLEBALL

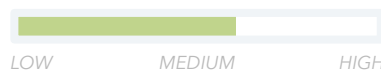
Pickleball is a fast-growing sport throughout the United States. A racket sport, it combines elements of badminton, tennis, and table tennis. Two or four players use solid paddles made of wood or composite materials to hit a perforated polymer ball over a net.

Numerous leagues and tournaments have developed throughout the region due to the social and age-inclusive nature of the sport. While significant growth has taken place in higher age demographics, pickleball is spreading among all age ranges.

Because the courts are relatively small (44' x 20' typical) courts can be integrated into older, underused tennis courts. Multiple pickleball courts can be re-stripped into the same footprint as one tennis court.



LEVEL OF NEED



APPROXIMATE COST

\$150,000

RECOMMENDED PARKS

- + Everett Park
- + Clearwater Falls Park

BIKE PLAYGROUND

Bike playgrounds and skills areas with emphasis on balance maneuvers, bike skills development, and progression in riding capabilities appeal to a wide market including youth and beginners, as well as more advanced riders.

Typically dirt surfaced, pump tracks can include hardened surfaces such as asphalt. Skills areas with jumps and ramps that appeal to more advanced riders are typically smaller scale, not centralized, and found throughout a trail system or at trailheads and ride centers. They can also be fit into the fabric of an existing park and function as standalone facilities that could accommodate bikes, scooters, skateboards, or other wheeled vehicles.



LEVEL OF NEED



APPROXIMATE COST

**\$100,000-
\$250,000**

RECOMMENDED PARKS

- + Dowding Park
- + Swanson Park (in Natural Surface Trails Study)

SIGNATURE AMENITIES

SKATE PARK

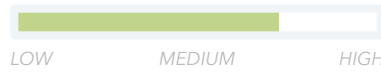
Skate parks are an important part of a modern park system. The same facility can host recreational and meetups for skateboarders, rollerbladers and rollerskaters, scooter riders, and BMX cyclists.

While skate parks were once considered “alternative” to traditional athletics, they have become a well-used, popular, and mainstream park facility.

Skateparks have been found to reduce illicit behavior, enhance the safety of skate sports, reduce damage to private property, provide physical and mental health benefits, and provide a positive economic impact on the local community.



LEVEL OF NEED



APPROXIMATE COST

\$500,000

RECOMMENDED PARKS

- + Aspen/Sun Valley Park

NATURAL PLAY

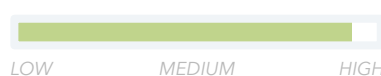
Natural Play elements have the potential to be a defining feature of Bellevue’s park system. In line with the identity of a natural haven for outdoor adventure, these types of play areas were popular with both children and adults who participated in this plan’s engagement phase.

Natural play areas are less programmed than traditional play sets, featuring natural materials and allowing for imaginative play. They often feature nature motifs, like woodland animals, and are manufactured in colors that complement the surrounding natural environment.

These amenities are highly recommended for parks with existing natural areas in need of playground upgrades.



LEVEL OF NEED



APPROXIMATE COST

\$350,000

RECOMMENDED PARKS

- + Aspen/Sun Valley Park
- + Fox Ridge Park
- + Gilbert Park
- + Heartland Hills Park
- + Oakhurst Park
- + Twin Ridge Park

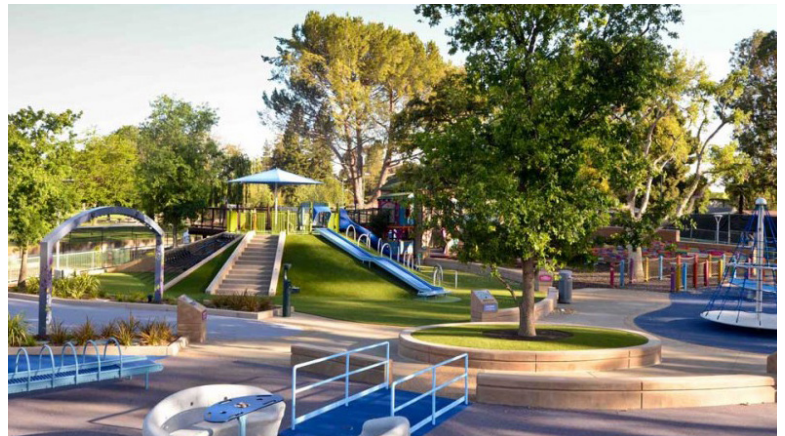
SIGNATURE AMENITIES

INCLUSIVE PLAYGROUNDS

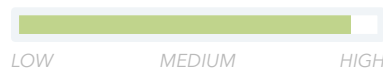
Inclusive playgrounds are designed to provide universal access and sensory-rich environments that enable children to develop physically, socially and emotionally.

Inclusive playgrounds should be located at parks that have existing services such as restrooms, close proximity parking, and are located on arterial streets that are easy to navigate. Playground users are often accompanied by a caretaker who may not be familiar with the area, so easy access is important.

Accessible and safe surfacing is important for inclusive playgrounds, and shade structures should be included in the design to provide comfort for playground users and parents or caretakers.



LEVEL OF NEED



APPROXIMATE COST

\$25,000 - \$500,000

RECOMMENDED PARKS

- + Whenever play equipment is removed/replaced

BOULDERING/CLIMBING STRUCTURE

Bouldering is a form of rock climbing where the climber does not need ropes because the walls are not as tall as typical rock-climbing walls. The routes across the climbing structure vary for difficulty.

The boulders are custom-designed and artificial, which cater to all ages and abilities.

Climbing offers health benefits such as improved cardiovascular health and muscle density.



LEVEL OF NEED



APPROXIMATE COST

\$50,000 - \$400,000

RECOMMENDED PARKS

- + Two Springs Park & Daniell Trail Corridor
- + Jewell Park

SIGNATURE AMENITIES

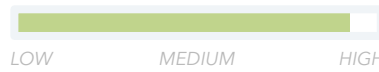
FUTSOL

A futsal court/mini-pitch is a small, customized, hard court surface that is ideal for providing organized and pick up soccer games. Mini-pitches often become a central gathering space and creates a more active community. They typically require around 6000 square feet and can be placed on open, flat concrete or asphalt surfaces.

A mini-pitch system has fencing, goals, benches, lockable storage and LED lighting.



LEVEL OF NEED



RECOMMENDED PARKS

+ Aspen/Sun Valley

APPROXIMATE COST

\$100,000-
\$150,000

+ Sorensen Park



NEW PARK EXPERIENCES

AQUATIC CENTER

Locally, Bellevue residents are underserved when it comes to water access, but are still highly involved and interested in recreational and competitive swimming opportunities.

With an average of 1.24 square feet of water per capita, Bellevue has less than the average amount of water available per capita compared to cities of similar size and demographic breakdown (1.37 square feet per capita, less high and low.)

The current market landscape offers limited opportunities for people to enjoy the water. Locals are under-served, while people from across the region have very few choices and must travel large distances. This gap is an opportunity to provide a new, hybrid aquatic facility that expands access to water for Bellevue residents and the region.

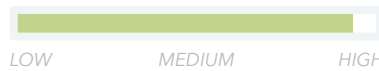
The aquatic center could include an indoor waterpark, a 50-meter recreational swim and competition pool.



ZONE

SOUTHWEST

LEVEL OF NEED



APPROXIMATE COST

\$72 - 83 MILLION



POPULATION TRENDS AND KEY INDICATORS

Bellevue, NE

54,421 Population 21,000 Households 2.59 Avg Size Household 36.7 Median Age \$69,442 Median Household Income \$183,573 Median Home Value 146.00 2021-2026 Population: Annual Growth Rate (Esri) (Index)



16%
2021 Participated in Swimming Last 12 Mo (%)



8
2021 Water Sports Equipment (Avg)



123
2021 Fees for Recreational Lessons (Avg)



1,240
2021 Total (SIC01-99) Businesses



17,004
2021 Total (SIC01-99) Employees



2,068,349
2021 Total (SIC01-99) Sales (\$000)



91
2021 Entertainment/Recreation (Index)



90
2026 Entertainment/Recreation (Index)



91
2021 Membership Fees for Social/Recreation/Health Clubs (Index)



14,256
2021 Owner Occupied Housing Units (Esri)



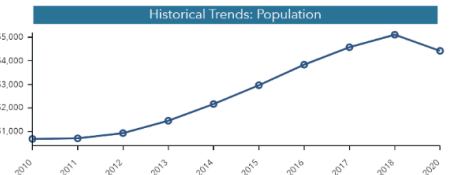
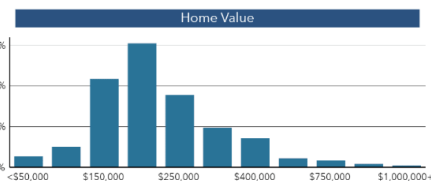
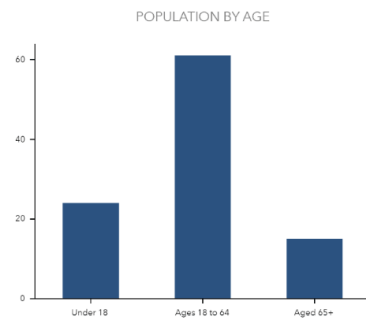
32%
2021 Renter Occupied Housing Units (Esri) (%)



15,220
2026 Owner Occupied Housing Units (Esri)



31%
2026 Renter Occupied Housing Units (Esri) (%)



NEW PARK EXPERIENCES

KEYSTONE GREENWAY

On the existing Bellevue Loop trail that connects Haworth Park to the Keystone Trailhead at Ft. Crook Rd., a collection of trail-adjacent, linear parks is recommended.

These small parks should include elements like picnic areas, bicycle fix-it stations, shade areas, prairie plantings with educational signage, historical markers (where appropriate), and other amenities that make riding the Bellevue Loop Trail a destination and memorable experience for regional riders. Upgrades to the trail should include trail resurfacing, wayfinding and mileage markers, and any necessary safety and accessibility updates. Future connection to Hyda Hills park and to the new Aquatic Center should be considered.



ZONE

SOUTH PLAIN

LEVEL OF NEED

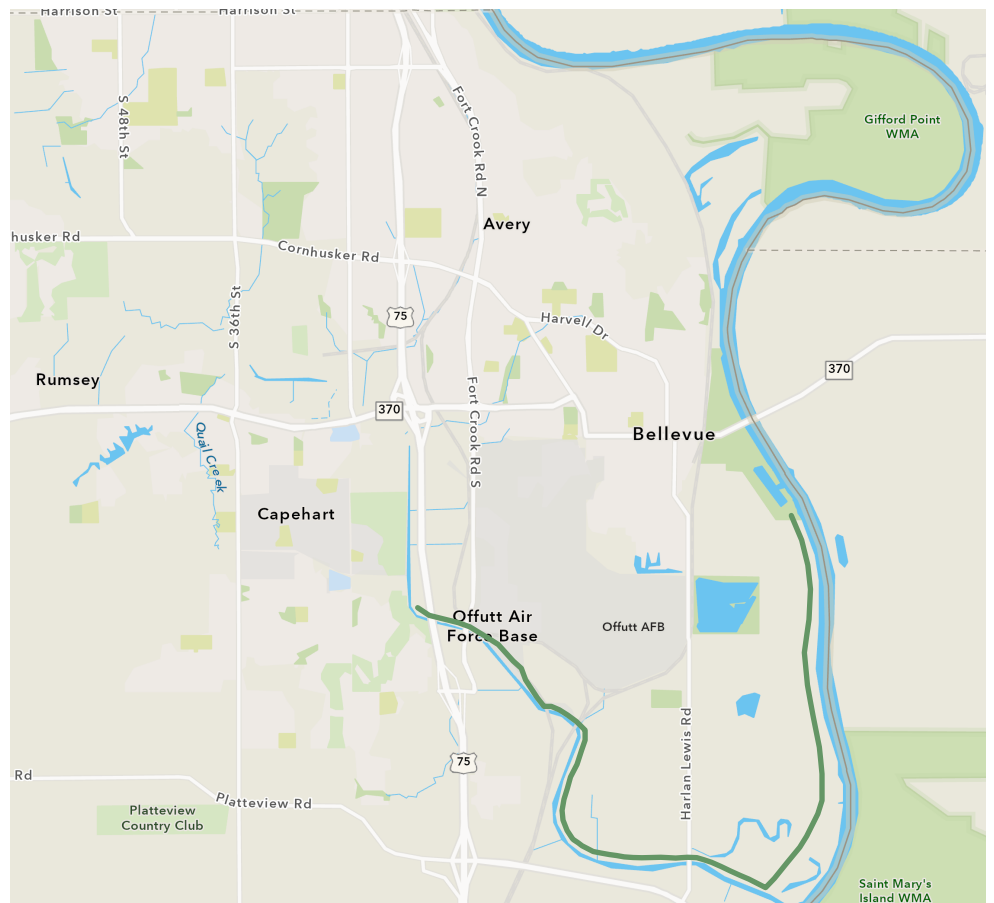


APPROXIMATE COST

\$1 MILLION

LOCATION

— Keystone Greenway



NEW PARK EXPERIENCES

DANIELL'S FARM RECREATION AREA

Daniell's Farm Recreation Area is a new, Regional-destination park concept intended to improve access to water and large natural areas in western Bellevue. At the Northwest corner of 36th Street & Capehart Road on ground already controlled by the City, the site was identified many times during community engagement as a prime location for a new park experience, and the concept as an unmet park need.

This conceptual design provides recreational trails, open areas, a dog park, event space, tennis and pickleball, multi-use sports fields, play equipment, fishing, and no-wake water sports opportunities, like kayaking and paddle boarding. The varied topography on the site allows for multiple uses. Future connections to the upcoming residential development along 36th street should be considered, as

LEVEL OF NEED	APPROXIMATE COST	ZONE
	\$5 - 8 MILLION	WEST CENTRAL



KEY

- A** Lake
- B** Trail
- C** Dog Park
- D** Parking
- E** Open Lawn
- F** Playground
- G** Recreational Field
- H** Pickleball Courts
- I** Baseball/Softball Fields

ZONE RECOMMENDATIONS

How to use the Zone Recommendations

Zone Recommendations show how park-level improvements work together with System-Level improvements to improve parks in the four key Park Lens areas: Planning, Design, Sustainability, and Access and Mobility. Use these pages to see how park-level improvements work together to ensure improvements are equitably distributed across the City and communicate with partners about how the initiatives in this plan are integrated.

Page 1: Overview, Demographics, + Zone Recommendations

Page 1 shows an overview of the Zone boundaries, a brief description of the general focus of improvements to this zone, and an overview of the current demographic breakdown of the zone.

Additionally, recommendations that contribute to the Park Lenses are listed here. If associated with a specific park, these recommendations can also be found on the Park Profile Page and the Implementation Plan in the How We Get There section.

Fontenelle Zone Recommendations

OVERVIEW
In the Fontenelle Zone, filling in key park access gaps to include difficult-to-reach terrain, winding boulevards, and the Ft. Crook Rd. corridor. Strategic actions will help overcome these challenges to improve park experiences for users in this zone and beyond.

ZONE DEMOGRAPHICS

Population (2020)	12,058	Median Household Income	\$82,813
Households	4,864	Avg. Size Household	2.59
Projected Population Growth Rate	0.84%		

Population by Age:

- 0-18
- 18-64
- 65+

Population by Race:

- White
- Black
- Hispanic
- Asian
- Other
- Am. Indian

PLANNING

- Complete a park plan for Jewell Park.
- Ensure Hawk Ridge Park is connected via trail or sidewalk to transit or nearby parks.

DESIGN

- Add Boulder/Climbing structure to Jewell Park (page ___)
- Improve Jewell Park dog park to upgraded facility (page ___)
- Add splash pad to Sorenson Park (page ___)
- Add bike playground/gump track to McCann Park (page ___)
- When playground amenities are replaced or new amenities are added, implement inclusive playgrounds (page ___)

SUSTAINABILITY

- At Jewell Park, partner with mountain bike organization to mitigate trail erosion and promote trails.
- At Jewell Park, implement and augment natural areas, like forests, natural grasslands, and native trails (page ___)

ACCESS & MOBILITY

- Complete sidewalk, on-street bicycle lane, and crossing improvements connecting community destinations, parks, transit stops, and other public facilities.
- Improve cracked, damaged, aged, or uneven surfaces in parking, walkways, sidewalk, and trail amenities.

Page 2: Future Zone Map + Park Recommendations by Type

Page 2 shows how the zone will look with recommendations enacted, and where park-specific improvements are occurring, and what type of improvements are occurring. This map communicates how park improvements are equitably distributed across the city.

ZONE RECOMMENDATIONS

MAP KEY

- Park Lens
- 10 Minute Walk
- 15 Minute Walk
- Bellevue ETJ Boundary
- Future Trails
- Existing Trails

MAINTENANCE	AMENITIES	PLAN/FUND/BUILD
1 Cecio Pool - Level II	1 Jewell Park - Mitigate erosion/drainage and improved amenities (reference Park Profile, page ___)	1 Jewell Park - Complete Park Master Plan
2 College Heights - Level I	2 Sorenson Park - Add splash pad	2 Mason Park
3 Jewell Park - Level III	3 New Hawk Ridge Park - Reassess amenity distribution to determine updates or additions.	3 College Heights North Field
4 McCann Park - Level III		
5 Sorenson Park - Level II		
6 Sorenson Park - Level II		
7 Sorenson Park - Level II		
8 New Hawk Ridge Park - Ensure park design aligns with system goals.		

MAINTENANCE

Which parks require maintenance, and to what level (page 74)?

AMENITIES

Where should new amenities be placed (pages 79 - 89)?

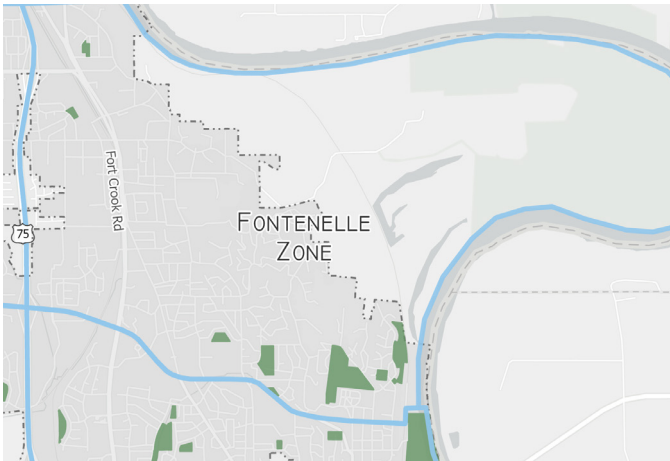
PLAN/FUND/BUILD

Which parks are part of the Plan/Fund/Build process (page 106-107)? Where will new parks go?

DECOMMISSION

Which parks can serve the community better in a different way (page 69)?

FONTENELLE ZONE RECOMMENDATIONS



OVERVIEW

In the Fontenelle Zone, filling in key park access gaps is made difficult by dramatic terrain, winding boulevards, and the Ft. Crook Rd. Corridor. Strategic actions will help overcome these challenges to improve park experiences for users in this zone and beyond.

ZONE DEMOGRAPHICS

12,058

Population (2020)

\$82,613

Median Household Income

4,654

Households

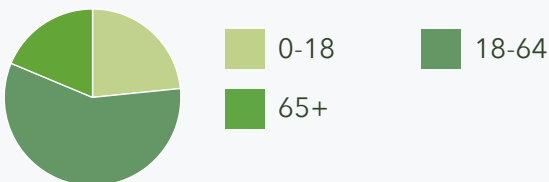
2.59

Avg. Size Household

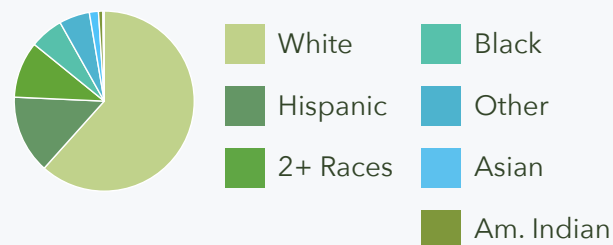
.64%

Projected Population Growth Rate

Population by Age:



Population by Race:



PLANNING

- + Complete a park plan for Jewell Park.
- + Ensure Hawk Ridge Park is connected via trail or sidewalk to transit or nearby parks.

DESIGN

- + Add Bouldering/Climbing structure to Jewell Park (page 85.)
- + Improve Jewell Park dog park to upgraded facility (page 81.)
- + Add splash pad to Sorenson Park (page 82.)
- + Add bike playground/pump track to McCann Park (page 83.)
- + When playground amenities are replaced or new amenities are added, implement inclusive playgrounds (page 85.)

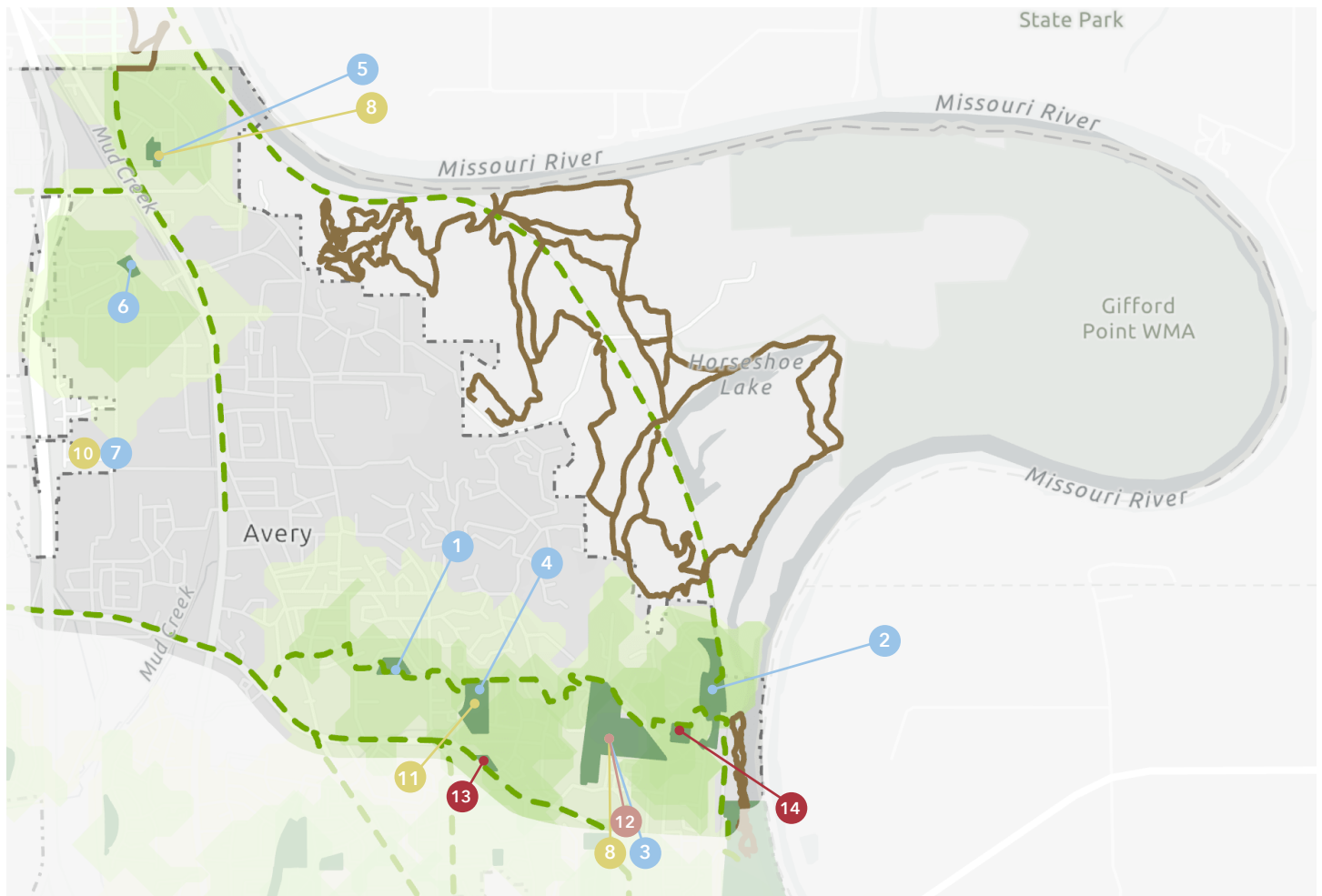
SUSTAINABILITY

- + At Jewell Park, partner with mountain bike organization to mitigate trail erosion and promote trails.
- + At Jewell Park, implement and augment natural areas, like forests, natural grasslands, and nature trails (page 82.)

ACCESS & MOBILITY

- + Complete sidewalk, on-street bicycle lane, and crossing improvements connecting community destinations, parks, transit stops, and other public facilities.
- + Improve cracked, damaged, aged, or uneven surfaces in parking, walkway, sidewalk, and trail amenities.

ZONE RECOMMENDATIONS

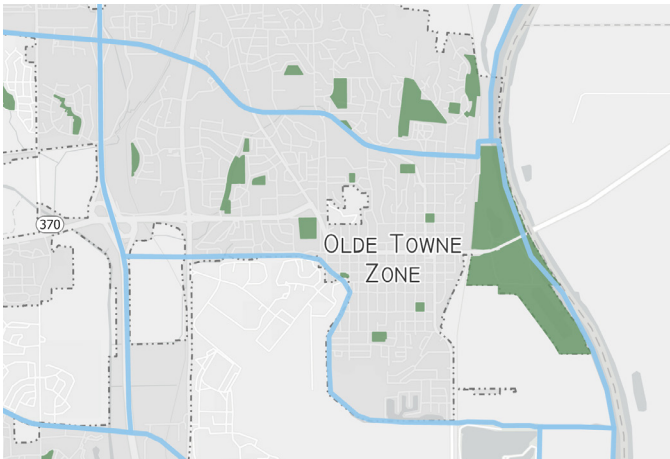


MAP KEY

- Park Land
- Bellevue ETJ Boundary
- Future Trails
- 10-Minute Walk
- 15-Minute Walk
- Existing Trails

MAINTENANCE	AMENITIES	PLAN/FUND/BUILD
<ul style="list-style-type: none"> 1 Cascio Pool – Level II 2 College Heights – Level II 3 Jewell Park – Level III 4 McCann Park – Level III 5 Sorenson Park – Level II 6 Southgate Park – Level II 7 New: Hawk Ridge Park – Ensure park design aligns with system goals. 	<ul style="list-style-type: none"> 8 Jewell Park – Mitigate erosion/drainage; add improved amenities 9 Sorenson Park – Add splash pad. 10 New: Hawk Ridge Park – Review in-zone amenity distribution to determine updates or additions. 11 McCann Park – add bike playground. 	<ul style="list-style-type: none"> 12 Jewell Park <div style="background-color: #e0e0e0; padding: 5px; margin-top: 10px;"> <h3>DECOMMISSION</h3> <ul style="list-style-type: none"> 13 Mason Park 14 College Heights North Field </div>

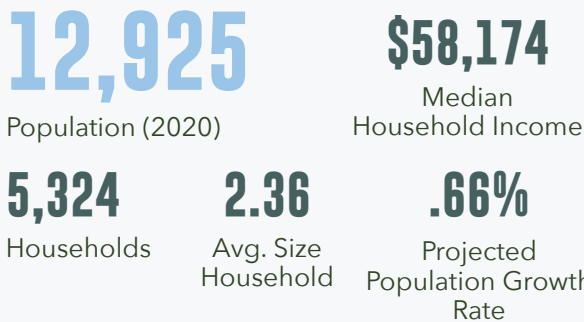
OLDE TOWNE ZONE RECOMMENDATIONS



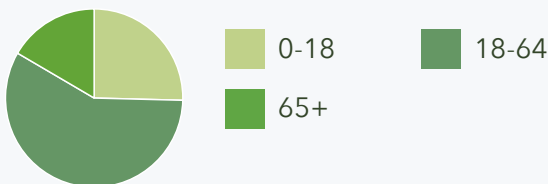
OVERVIEW

Olde Towne’s new developments, streetscapes, and historic parks make it an existing park land destination. Strengthening Bellevue’s image in Olde Towne will augment the park system’s service area and strengthen community ties at well-loved gathering places for art, food, sports, and more.

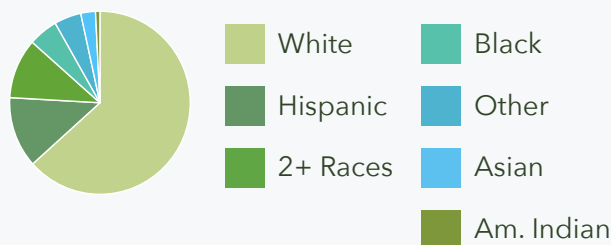
ZONE DEMOGRAPHICS



Population by Age:



Population by Race:



PLANNING

- + Plan and implement East to West trail connection (page 67.)
- + In conjunction with Streetscape Planning improvements, create and/or improve bicycle and pedestrian facilities to connect parks south of 23rd St. to parks north of 23rd. St, consistent with Complete Streets design ordinance.

DESIGN

- + When playground amenities are replaced or new amenities are added, implement inclusive playgrounds (page 85.)

SUSTAINABILITY

- + Augment existing drainageways in Gilbert Park and Everett Park with natural and native landscaping that beautifies the waterway while discouraging users from entering it.

ACCESS & MOBILITY

- + Complete sidewalk, on-street bicycle lane, and crossing improvements connecting community destinations, parks, transit stops, and other public facilities.
- + Improve cracked, damaged, aged, or uneven surfaces in parking, walkway, sidewalk, and trail amenities.
- + Improve on-street park signage for Twin Ridge Park.

ZONE RECOMMENDATIONS



MAP KEY

- Park Land
- Bellevue ETJ Boundary
- Future Trails
- 10-Minute Walk
- 15-Minute Walk
- Existing Trails

MAINTENANCE

- 1 Level I - American Heroes, Gilbert
- 2 Level II - Gemini, Thompson, Twin Ridge, Baldwin
- 3 Level III - Dowding, Everett, Washington

AMENITIES

- 4 American Heroes - Adventure Play
- 5 Baldwin Field - Concessions, Bleachers

- 6 Dowding - Pump Track
- 7 Everett - Pickleball, Full-Court Basketball
- 8 Gilbert - Dog Park, Natural Play
- 9 Haworth - Bike Fix-It Station, Sand Volleyball
- 10 Thompson - Portable Restrooms
- 11 Twin Ridge - Native Grassland
- 12 Washington - Amphitheater

PLAN/FUND/BUILD

- 13 American Heroes
- 14 Everett
- 15 Gemini
- 16 Washington

DECOMMISSION

- 17 Freeman
- 18 Heber

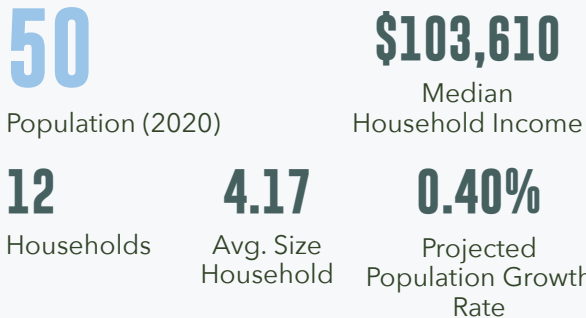
SOUTH PLAIN ZONE RECOMMENDATIONS



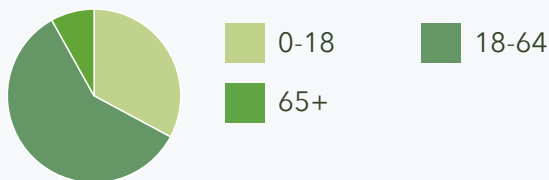
OVERVIEW

While no park acres in South Plain are managed by the City of Bellevue (though there are green spaces and sports facilities available) the major asset to the City is the Bellevue Loop Trail through the floodplain.

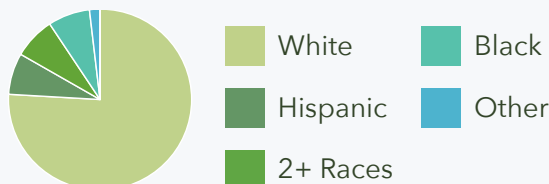
ZONE DEMOGRAPHICS



Population by Age:



Population by Race:



PLANNING

- + Complete Park Plan for linear greenway along Bellevue Loop Trail (see page 88.)
- + As Highway 34/Highway 75 intersection and Platteview Road corridor develops, study, plan, and construct additional trail facilities to connect Bellevue Loop Trail to parks in Normandy Hills and Hyda Hills.

DESIGN

- + Implement bicycle fix-it station at intersection with Highway 75 (where trail converts to Keystone Trail.)

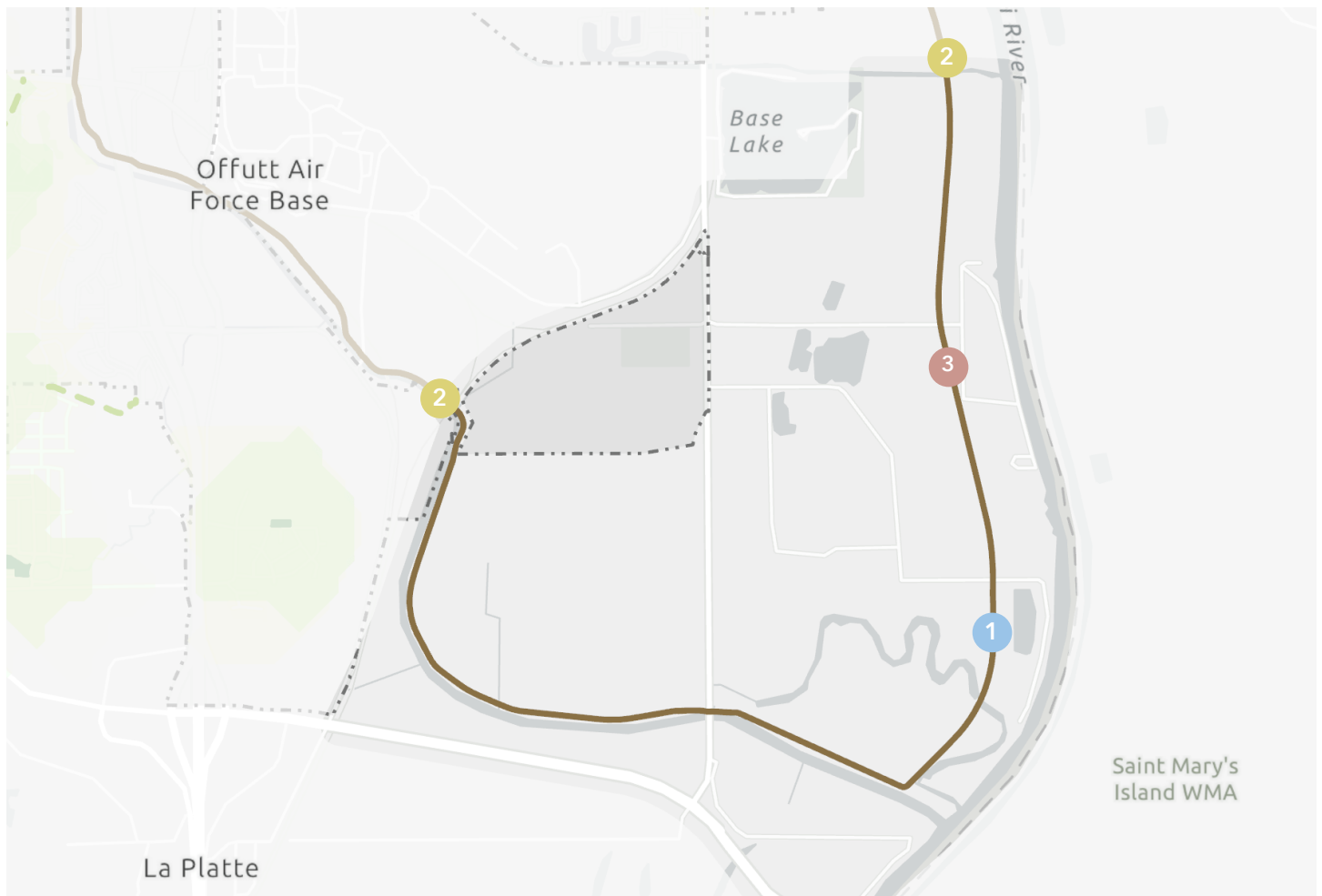
SUSTAINABILITY

- + In greenway design, utilize native and flood-resistant vegetation.







ACCESS & MOBILITY

- + Improve biking and walking surface to concrete or asphalt.

ZONE RECOMMENDATIONS



MAP KEY

- | | | |
|--|---|---|
|  Park Land |  Bellevue ETJ Boundary |  Future Trails |
|  10-Minute Walk |  15-Minute Walk |  Existing Trails |

MAINTENANCE

- 1** Trail Surfaces

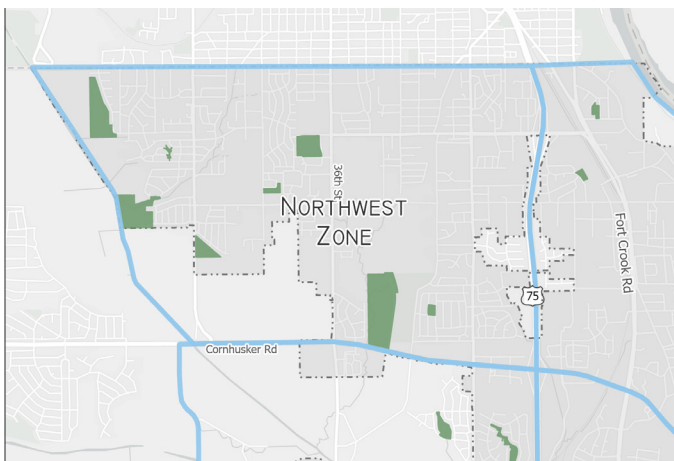
AMENITIES

- 2** Bicycle Fix-It Station at Trailhead, Shelters, Seating

PLAN/FUND/BUILD

- 3** Keystone Greenway - Linear Parks on Bellevue Loop Trail

NORTHWEST ZONE RECOMMENDATIONS



OVERVIEW

Bordered to the east by Highway 75, parks in the Northwest Zone vary in size but are largely disconnected. Connecting parks through strategic trail and new park development will be key to ensuring everyone has equitable access to high quality park amenities and services.

ZONE DEMOGRAPHICS

16,458

Population (2020)

\$69,194

Median Household Income

5,987

Households

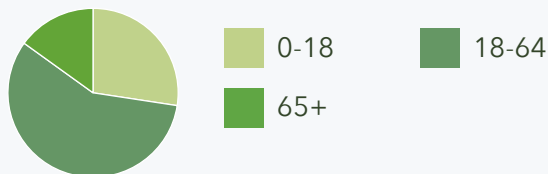
2.75

Avg. Size Household

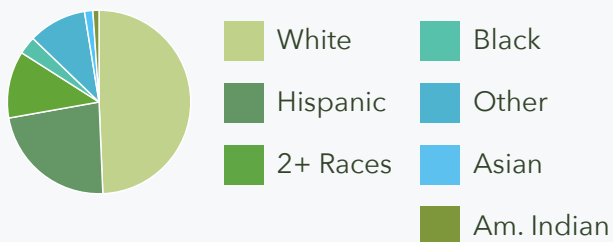
.55%

Projected Population Growth Rate

Population by Age:



Population by Race:



PLANNING

- + Along with East-West trail plans for Cornhusker Rd. corridor (as proposed in Reconnecting Communities Grant Application), complete trail from West Papio Trail to Swanson Park.
- + Study, plan, and construct trail connection in partnership with the City of Omaha from Swanson Park north along former railroad corridor and Gilmore Rd. to Brown Park in South Omaha.
- + Plan and implement trail connection from Swanson Park along power line corridor west to 36th Street, following 36th Street south.



DESIGN

- + Improve lighting and visibility into parks, especially Faulkland Heights, Hastings Banner, and Swanson Park.
- + Empower neighborhood ownership of park programming, creating formal park partnerships with neighborhood associations and community organizations.



SUSTAINABILITY

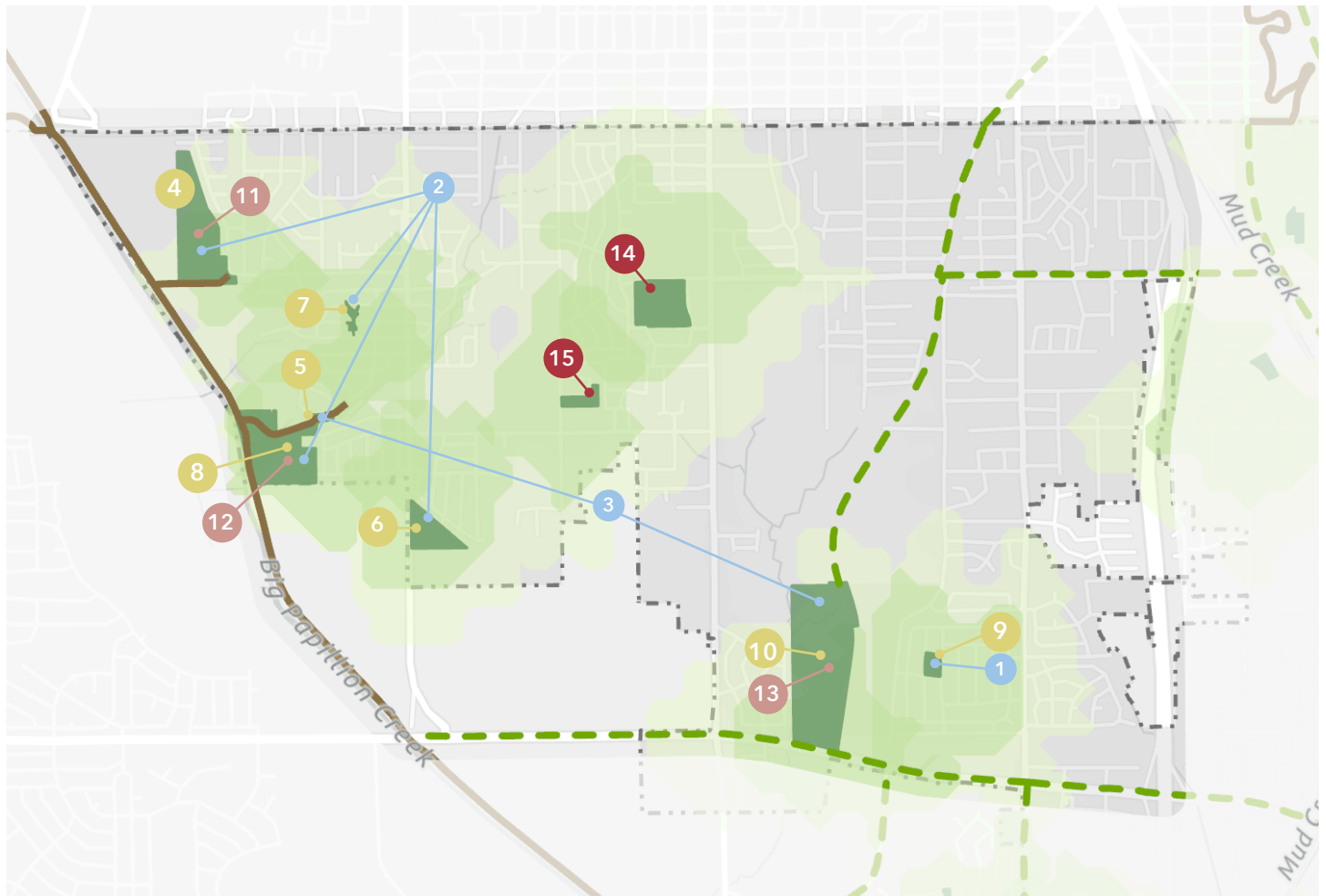
- + Partner with trail organization to mitigate erosion in Swanson Park.
- + Implement tall grass prairie on east side of Swanson Park (on former landfill site.)









ACCESS & MOBILITY

- + Require trail connectivity in new developments north of Cornhusker Rd. between 36th Street and 48th Street connecting parks on the W. Papio Trail to Swanson Park & Cornhusker Rd.
- + Improve park signage at Faulkland Park to indicate vehicle access.
- + Improve park signage at all three Glenmorrie Park entrances.

ZONE RECOMMENDATIONS



MAP KEY

- | | | |
|--|---|---|
|  Park Land |  Bellevue ETJ Boundary |  Future Trails |
|  10-Minute Walk |  15-Minute Walk |  Existing Trails |

MAINTENANCE

- 1** Level I - Sunrise III & IV
- 2** Level II - Aspen/Sun Valley, Faulkland Heights, Glenmorrie, Hastings Banner
- 3** Level III - Copper Creek, Swanson

AMENITIES

- 4** Aspen/Sun Valley - Skate Park, Disc Golf, Natural Play, Picnic Areas & Shelters

- 5** Copper Creek - Playground
- 6** Faulkland Heights - Games
- 7** Glenmorrie - Loop Trail
- 8** Hastings Banner - Ballfields, Seating & Shade
- 9** Sunrise III & IV - seating, water station
- 10** Swanson - Native Grassland, Shelters

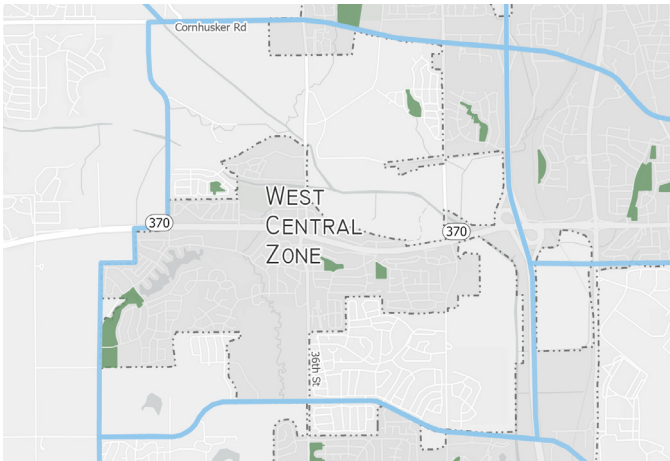
PLAN/FUND/BUILD

- 11** Aspen/Sun Valley
- 12** Hastings Banner
- 13** Swanson

DECOMMISSION

- 14** Gilder
- 15** Goldenrod

WEST CENTRAL ZONE RECOMMENDATIONS



OVERVIEW

Containing Offutt Air Force Base housing and located between two major east-to-west thoroughfares, the West Central Zone has potential for growth. It also has great potential to connect more Bellevue residents to vibrant, new park experiences.

ZONE DEMOGRAPHICS

15,564

Population (2020)

\$87,277

Median Household Income

5,966

Households

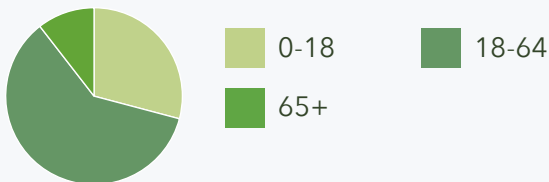
2.59

Avg. Size Household

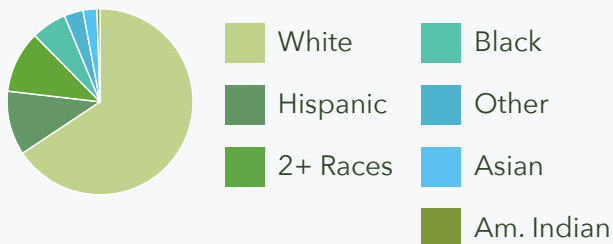
.83%

Projected Population Growth Rate

Population by Age:



Population by Race:



PLANNING

- + Complete Park Plan for Lakewood Villages Park as a community destination park to be part of a trail corridor stretching from the Marv Holubar Trail to Clearwater Falls Park.
- + Plan & Implement Daniell’s Farm Recreation Area



DESIGN

- + Add dog park amenity to Golden Hills Park



SUSTAINABILITY

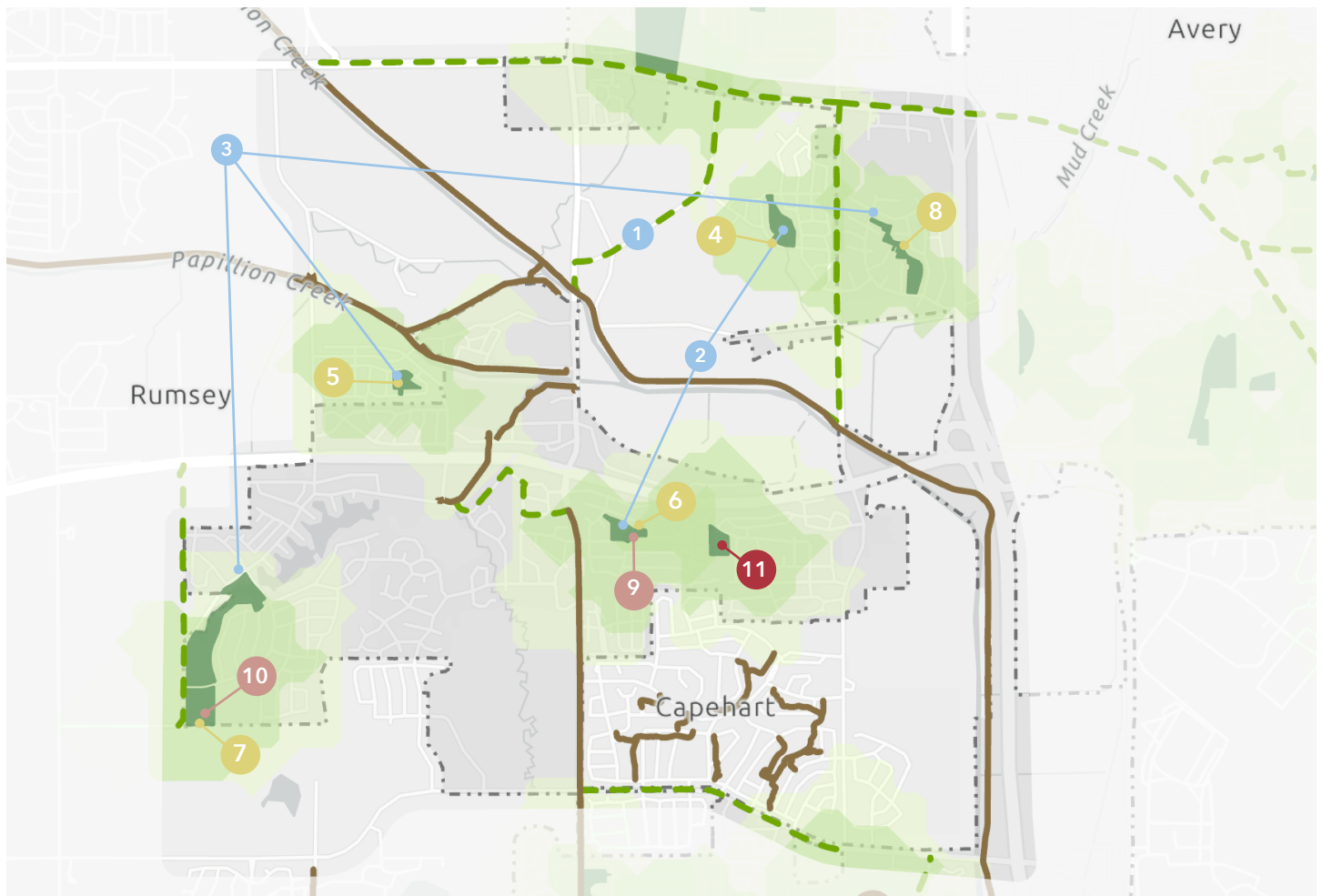
- + Implement green infrastructure strategies at Golden Hills Park
- + Design rain garden at Golden Hills Park



ACCESS & MOBILITY

- + Study, plan, and complete 8-10 Ft. trail connector to complete bicycle access from Twin Creek Trailhead South to 36th Street Marv Holubar Trail termination.
- + Increase park and trail access from east to west from 25th to 36th south of Cornhusker
- + Ensure connection south of Lakewood Villages to new development
- + Connect Clearwater Falls to Lakewood to Golden Hills - Papio Trail at “The Culvers”, coordinating with Lakewood Villages HOA to find a route acceptable to all.
- + Add signage for pedestrian access to Willow Spring Park throughout the subdivision

ZONE RECOMMENDATIONS

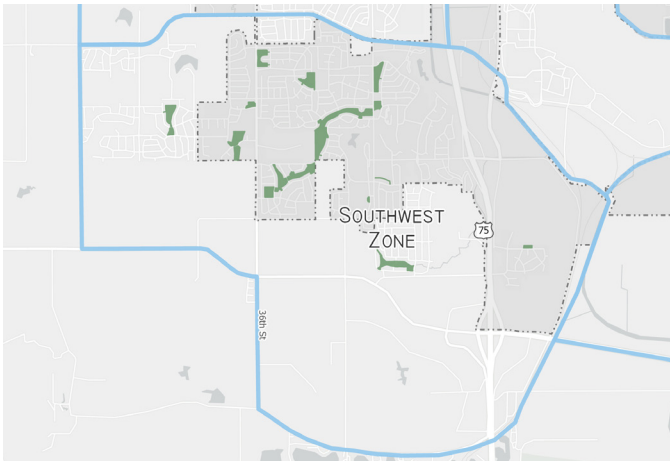


MAP KEY

- Park Land
- Bellevue ETJ Boundary
- Future Trails
- 10-Minute Walk
- 15-Minute Walk
- Existing Trails

MAINTENANCE	AMENITIES	PLAN/FUND/BUILD
<ul style="list-style-type: none"> 1 Level I - Sidewalk & trail surfaces (all) 2 Level II - Brook, Golden Hills 3 Level III - Ashford Hollow, Lakewood Villages, Willow Springs 	<ul style="list-style-type: none"> 4 Ashford Hollow - Swings 5 Brook - Adventure Play, Water Overlook/Fishing Area 6 Golden Hills - Expanded Shelter & Grills, Dog Park, Full-Court Basketball 7 Lakewood Villages - Splash Pad 8 Willow Springs - Seating 	<ul style="list-style-type: none"> 9 Golden Hills 10 Lakewood Villages <div style="background-color: #e0e0e0; padding: 5px; margin-top: 10px;"> <p style="margin: 0;">DECOMMISSION</p> <ul style="list-style-type: none"> 11 Southern Oaks </div>

SOUTHWEST ZONE RECOMMENDATIONS



OVERVIEW

The Southwest Zone contains mainly small neighborhood parks in subdivisions. Its growth, population, and organization mean trail-oriented park development and the creation of unique experiences will help Southwest Bellevue stand out from neighboring areas and park amenities.

ZONE DEMOGRAPHICS

17,617 Population (2020)

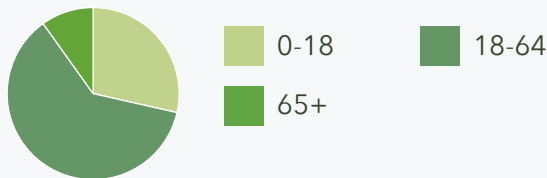
\$101,858 Median Household Income

6,314 Households

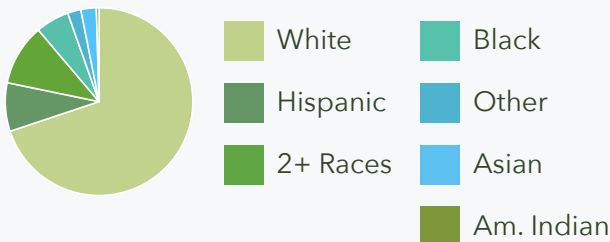
2.79 Avg. Size Household

0.51% Projected Population Growth Rate

Population by Age:



Population by Race:



PLANNING

- + Study, plan, and complete trail connections from Hyda Hills Park to Two Springs Park and the Daniell Trail connection.
- + Complete Park Layout Plan for Two Springs park as an adventure and natural play destination.
- + Merge Oakhurst Park & Blackhawk Park; Tregaron & Stonecroft to clarify wayfinding for users and streamline maintenance efforts

DESIGN

- + Design highly visible entrance and exits to increase park safety
- + Design passive recreation areas that extend from Blackhawk Park to Two Springs

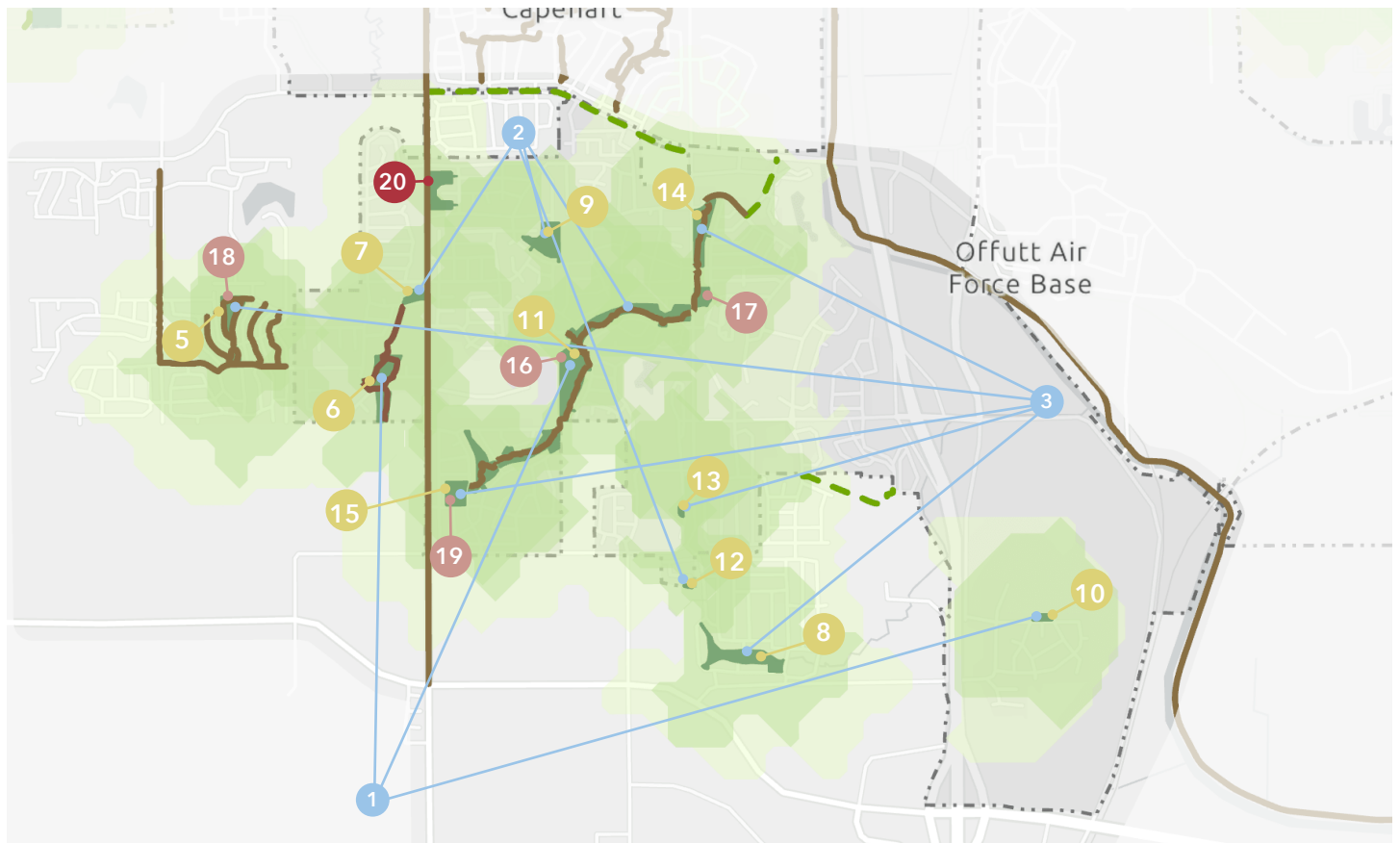
SUSTAINABILITY

- + Increase tree canopy to improve air quality and cool down parks

ACCESS & MOBILITY

- + Continue to expand on the 36th north and south trail implementation. 8 foot trail to connect the southwest zone neighborhoods and parks
- + Use Stonecroft Park as model for inclusive play design for parks throughout southwest Bellevue
- + Create wayfinding guide for Daniell Trail

ZONE RECOMMENDATIONS



MAP KEY

- Park Land
- Bellevue ETJ Boundary
- Future Trails
- 10-Minute Walk
- 15-Minute Walk
- Existing Trails

MAINTENANCE

- 1 Level I - Fox Ridge, Normandy Hills, Oakhurst
- 2 Level II - Blackhawk, Heartland Hills, Lookingglass II, Orchard Valley
- 3 Level III - Clearwater Falls, Hyda Hills, Piper's Glen, Stonecroft, Two Springs

AMENITIES

- 4 Blackhawk - Dog Waste & Water Stations
- 5 Clearwater Falls - Grills, Exercise Equipment

- 6 Fox Ridge - Native Grassland, Shade, Accessible Play
- 7 Heartland Hills - Natural Play, Water Station
- 8 Hyda Hills - Upgrade Soccer, Shelter
- 9 Lookingglass II - Shade & Gathering Spaces
- 10 Normandy Hills - Seating
- 11 Oakhurst - Natural Play
- 12 Orchard Valley - Shade & Seating
- 13 Piper's Glen - Bike Fix-It

- 14 Stonecroft - Restrooms
- 15 Two Springs - Dog Park, Climbing & Adventure Play

PLAN/FUND/BUILD

- 16 Oakhurst - Merge w/ Blackhawk
- 17 Tregaron - Merge w/ Stonecroft
- 18 Clearwater Falls - Implement Plan
- 19 Two Springs

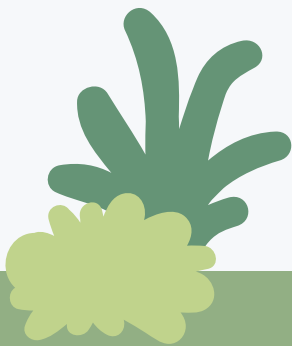
DECOMMISSION

- 20 Leewood Oaks II

HOW WE GET THERE HOW WE GET THERE
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HOW WE GET THERE



IN THIS SECTION:

- PLAN / FUND / BUILD PROCESS
- PARK PROFILE PAGES
- BUDGET
- FUNDING SOURCES
- IMPLEMENTATION PLAN

PLAN, FUND, BUILD

In public input for this master plan, the public indicated a desire for a “Signature Park” in each zone, providing a unique and memorable park experience that cannot be repeated elsewhere in the Bellevue Parks System – giving residents a feeling of ownership and pride in their zone’s Signature Park while providing opportunity for residents across the city to travel and gather together outside of their daily sphere.

This method – Plan/Fund/Build – allows the City to systematically make significant and equitable improvements on a cyclical basis, providing support for funds-raising through planning and preliminary design.

PLAN

In the Plan phase, the City conducts outreach, designs, and develops a site plan or layout for comprehensive park improvements at an identified park. This phase sets the stage for improvements, communicates upcoming updates to the community, and provides the City and partner organizations with the documentation necessary to pursue outside funding via grants and philanthropy. This phase can last from 8 – 18 months.

Cost – \$25-\$100K

FUND

In the Fund phase, the City and partner organizations allocate the portion of the Parks and Recreation budget toward the project, in addition to soliciting funds from local partners and grants to fund the implementation of the park plan. This phase can last from 12 – 18 months.

Cost – Varies

BUILD

In the Build phase, the City implements or contracts with a consultant to construct planned park improvements, communicating with the public frequently about the current status of the project and the expected schedule for completion. Impacted residents should be provided information on how their park needs can be met within a reasonable distance during construction. This phase can last from 8 – 18 months depending on the scale of improvements.

Cost – \$15-500K

Recommended Schedule - Signature Parks

The schedule for the Plan/Fund/Build cycle is based on input from the community regarding the parks with the most opportunity for improvement, the scale of improvements needed, and a desire for equity in improvements made across the city.

WHAT IS A PARK LAYOUT PLAN?

There’s a difference between this document - a Parks Master Plan - and planning an individual park.

Planning a park design overhaul comprehensively improves a single park, engaging qualified design professionals to create a holistic, unified and unique park experience. It is focused on implementing an improved experience at an individual park.

PLAN, FUND, BUILD

Recommended Schedule - Signature Parks (continued)

Park Layout Plans go beyond improving the existing level of service, instead creating a completely new and sweeping change to the layout, landscape, amenities, and programming. Park areas eligible for this level of improvement are regional parks and large community parks for which improvements would cause the park to move to the regional status, and Park Corridors, or strings of parks located along trails which translate as one continuous park experience. Park Hubs, or Community Parks which draw wide use, may also have Park Layout Plans.

SIGNATURE PARKS	<i>PLAN</i>	<i>FUND</i>	<i>BUILD</i>
American Heroes Park	(Already Planned)	2023-2024	2025-2026
Jewell Park	2029-2030	2031-2032	2033-2034
Swanson Park	2023-2024	2025-2026	2026-2027
Daniell Trail Corridor (Stonecroft to Two Springs)	2027-2028	2029-2030	2031-2032
Daniell's Farm Recreation Area	2025-2026	2027-2028	2029-2030
Bellevue Loop / "Keystone Greenway" Linear Parks	2031-2032	2033-2034	2035-2036
Bellevue Aquatic Center	(Already Planned)	2023-2024	2025-2026
COMMUNITY PARKS	<i>PLAN</i>	<i>FUND</i>	<i>BUILD</i>
Everett	2025-2026	2027-2028	2029-2030
Gemini	2027-2028	2029-2030	2031-2032
Washington	2031-2032	2033-2034	2035-2036
Aspen/SunValley	2029-2030	2031-2032	2033-2034
Hastings Banner	2033-2034	2025-2026	2027-2028
Golden Hills	2025-2026	2027-2028	2029-2030
Lakewood Villages	2037-2038	2029-2030	2031-2032
Two Springs	2035-2036	2027-2028	2029-2030

PARK PROFILES

How to use the Park Profiles.

A dedicated page for each of Bellevue’s existing parks, these pages showcase the current state of each park and its level of service to users.

Quick Actions on each page are tied to zone-level improvements (found in How We Get There) and to advancing each park toward its classification’s design standards (found in Our Future.)

At a baseline level, the Park Profile pages allow for a common understanding of A.) which land owned and maintained by the City can officially be considered a park and B.) a standard for its size, boundaries, and defining characteristics. This information should be used to update current parks directories and information.

The Park Utilization Score is a composite measurement of the park’s overall impact on the community, measuring the current function and form of its amenities; ratings from members of the public gathered during the Park Experience Survey; its current connectivity to continuous sidewalks, trails, safe crossings, and in-park surfaces; and its overall visibility to users through signage, wayfinding, and communications.

Identity & Purpose

Does the park have a strong and unique identity? Are the uses clear?

Amenities & Design

What is the quality of existing amenities? How did the public rate park experiences? What range of amenity types are available? How does the park measure against design standards?

Connectivity & Accessibility

Is the park connected to other parks and public spaces? Is there adequate parking? Are surfaces in good condition?

Visibility

Is the park’s purpose well-communicated? Are there clear sight lines into the park?

WHAT EACH PAGE INCLUDES

Each park profile page includes:

- + A current map of the park
- + A brief description, acreage, and zone
- + A badge indicating the park’s classification
- + A list of amenities
- + Photos of the park grounds
- + The park’s Utilization Score

Our Parks 57

PARK PROFILE

AMERICAN HEROES PARK

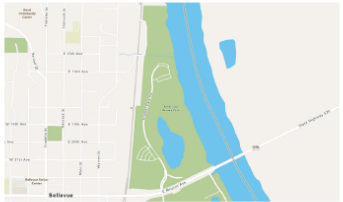
American Heroes Park is a large riverfront park with a completed master plan, featuring a lake and dock for fishing, a loop trail, parking, and multi-use sports fields.

Zone: Old Towne **Class:** R

Acreage: 115

Amenities:

- + Trail
- + Open Space
- + Pond
- + Dock
- + Multi-use sports fields




Recommendations:

- + Add sand volleyball facilities to American Heroes Park.
- + Complete public engagement to determine interest in adventure play course.
- + Implement American Heroes Park Master Plan (reference page 14.)


PARK UTILIZATION SCORE

Identity & Purpose:
American Heroes Park’s strong and recognized identity can be solidified through implementing the park’s Master Plan.

Amenities & Design:
Amenities are in good condition, with a wide range of use types. The park was rated highly by the public, with few serious complaints.

Connectivity & Accessibility:
There is adequate parking for vehicle access. Improved walking and biking access can be achieved through the completion of trails.

Visibility:
The park is frequently mentioned in City communications. It is widely recognized and highly visible. Wayfinding is adequate but should be improved (reference design standards, page ___).



7.8

POOR FAIR GOOD

6.7 7.8 8.9

PARK PROFILE

AMERICAN HEROES PARK

American Heroes Park is a large riverfront park with a completed master plan, featuring a lake and dock for fishing, a loop trail, parking, and multi-use sports fields.

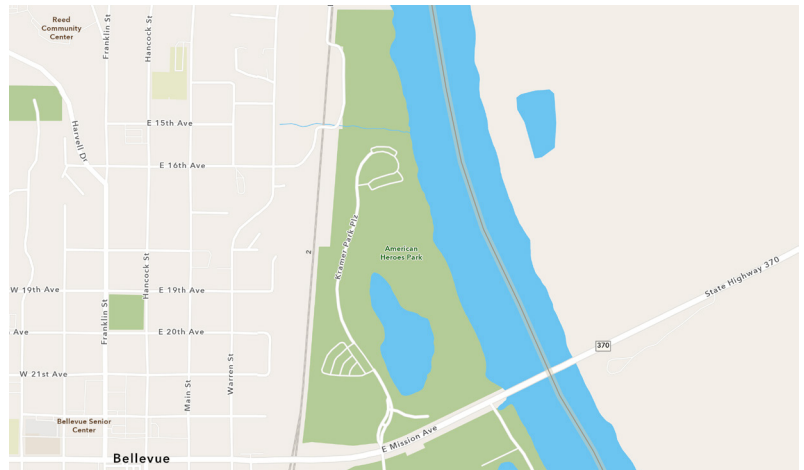
Zone: Olde Towne **Class:**



Acres: 115

Amenities:

- + Trail
- + Dock
- + Open Space
- + Multi-use sports fields
- + Pond



Recommendations:

- + Complete Level I + Level II Maintenance to existing amenities, especially restroom and trash receptacles.
- + Add flood-resistant native plantings and trees.
- + Add sand volleyball and adventure play facilities to American Heroes Park.
- + Add shade, including structures & trees.
- + Implement American Heroes Park Master Plan.

PARK UTILIZATION SCORE

Identity & Purpose:

American Heroes Park's strong and recognized identity can be solidified through implementing the park's Master Plan.

Amenities & Design:

Amenities are in good condition, with a wide range of use types. The park was rated highly by the public, with few serious complaints.

Connectivity & Accessibility:

There is adequate parking for vehicle access. Improved walking and biking access can be achieved through the completion of trails.

Visibility:

The park is frequently mentioned in City communications. It is widely recognized and highly visible. Wayfinding is adequate but should be improved (reference design standards, page __.)




PARK PROFILE

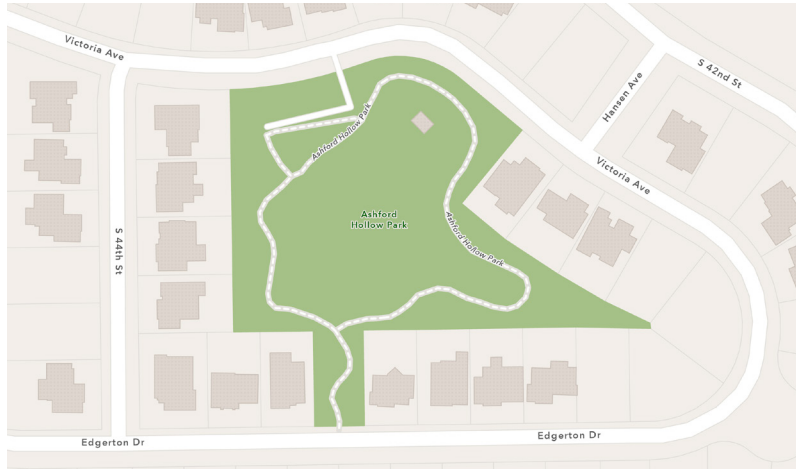
ASHFORD HOLLOW PARK

Ashford Hollow is a small park with a playground, half-court basketball, loop trail, and parking behind houses in a Southwest Bellevue subdivision.

Zone: West Central

Acres: 3.1

Class: 



Amenities:

- + Playground
- + Walking Trail
- + Basketball Court
- + Shelter



Recommendations:

- + Complete Level III Maintenance items.
- + Add swings to playground.

PARK UTILIZATION SCORE

Identity & Purpose:

The purpose of Ashford Hollow is easily identifiable from Victoria Ave and Edgerton Dr with fairly unrestricted views. Park design integrates into the neighborhood.

Amenities & Design:

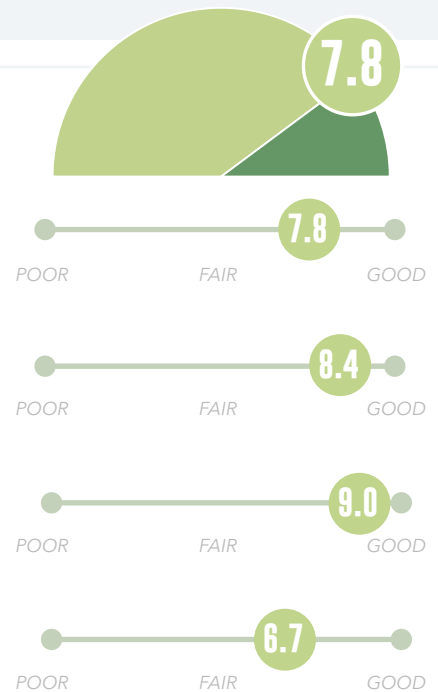
Amenities are in good condition and meets ADA requirements. Shelter, basketball and playground meets needs of community.

Connectivity & Accessibility:

Internal trail path provides access throughout the park and is connected t the Papio Trail.

Visibility:

Purpose of the park is expressed clearly. Sight lines provide a sense of safety with highly visible entrances.



PARK PROFILE

ASPEN/SUN VALLEY PARK

Aspen/Sun Valley is a large community park in Northwest Bellevue, With updates to amenities and connectivity, Aspen/Sun Valley could become a regional park.

Zone: Northwest

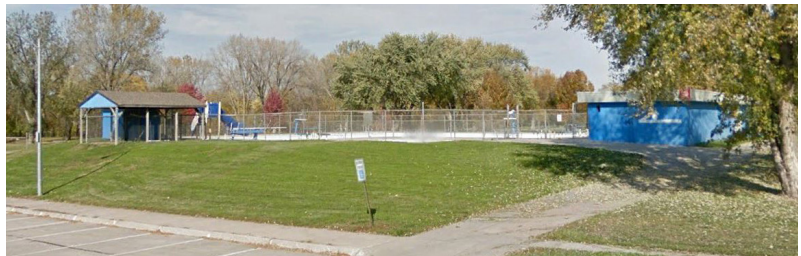
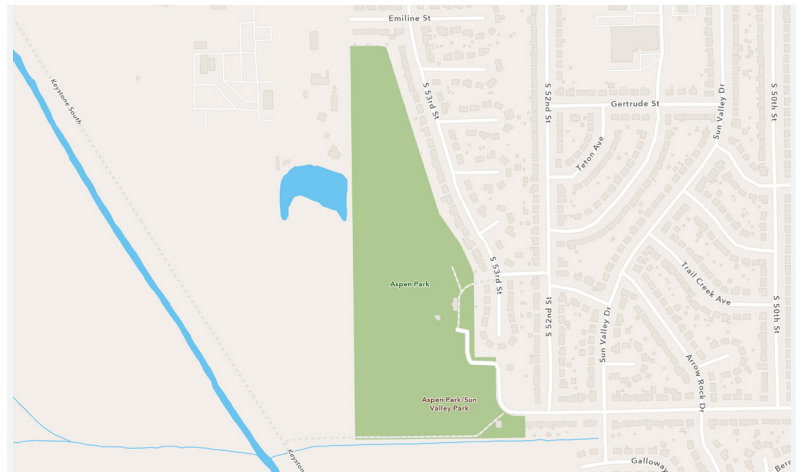
Class:



Acres: 30.7

Amenities:

- + Playground
- + Picnic Area
- + Trail
- + Soccer Field
- + Ballfields
- + Pool (closed)
- + Concessions
- + Restrooms
- + Sand Volleyball



Recommendations:

- + Complete Level I + Level II Maintenance.
- + Review parking and traffic circulation for efficiency and safety, improve wayfinding and crossings.
- + Implement CPTED standards.
- + Renovate existing pool into skate park.
- + Update Disc Golf amenity with new signage, equipment.
- + Remove + replace existing play structure with accessible, natural play structure.
- + Add picnic areas + shelters, dog waste receptacles
- + Complete Park Layout Plan

PARK UTILIZATION SCORE

Identity & Purpose:

Park purpose is unclear and dependent upon how user approaches park.

Amenities & Design:

Some amenities in need of repair (pool, play structure.) Mix of amenities not in line with expressed need through community engagement.

Connectivity & Accessibility:

Park is connected to the Papiro Trail but lacks access to the east with only one main entrance.

Visibility:


The north and western perimeter is treelined and restricts view from adjacent neighbors. Park entrances are unclear.



PARK PROFILE

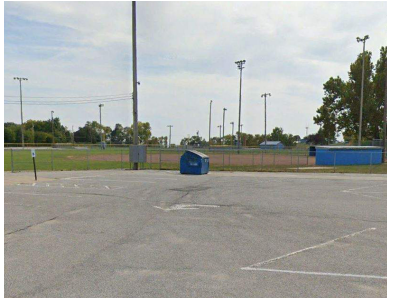
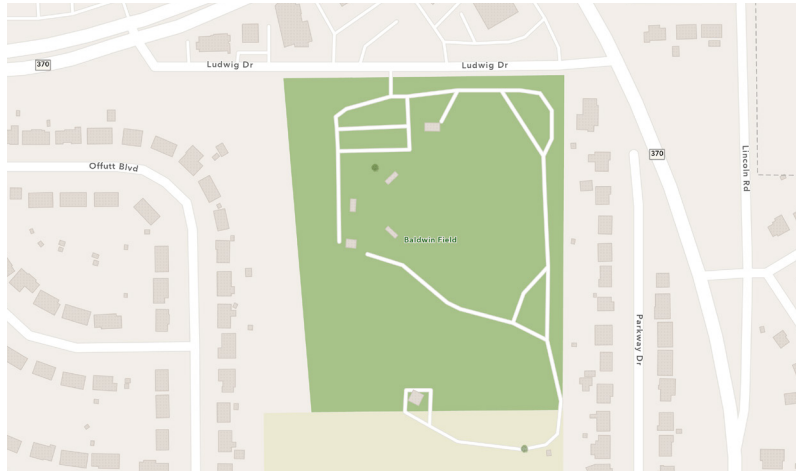
BALDWIN FIELD

With three dirt-infield ball fields, Baldwin Field can support multiple games and tournaments, and is part of the fabric of the youth sports recreation program.

Zone: Olde Towne **Class:** 

Acres: 11.1

- Amenities:**
- + Ballfields



- Recommendations:**
- + Improve surfaces for safety and accessibility.
 - + Complete updates to concessions, bleachers.

PARK UTILIZATION SCORE

Identity & Purpose:
 With ballfields visible from Ludwig Drive and Belleaire Elementary, park purpose is clear.

Amenities & Design:
 Park equipment is in good to excellent condtion. Mix of amenities canbe improved to provide additional uses while ball sports not in session.

Connectivity & Accessibility:
 Safety Officer Report shows paths need improved for ADA access. Condition of equipment throughout the park rates "good" to "excellent".

Visibility:
 The purpose of the park is clear to all users. Througout the park users are seen. Park is engaged regularly for ball sports.



PARK PROFILE

BLACKHAWK PARK

Maintained through a partnership with the Blackhawk HOA, Blackhawk park features a winding trail under dense tree canopy, a stream, benches, tables, and shelters.

Zone: Southwest

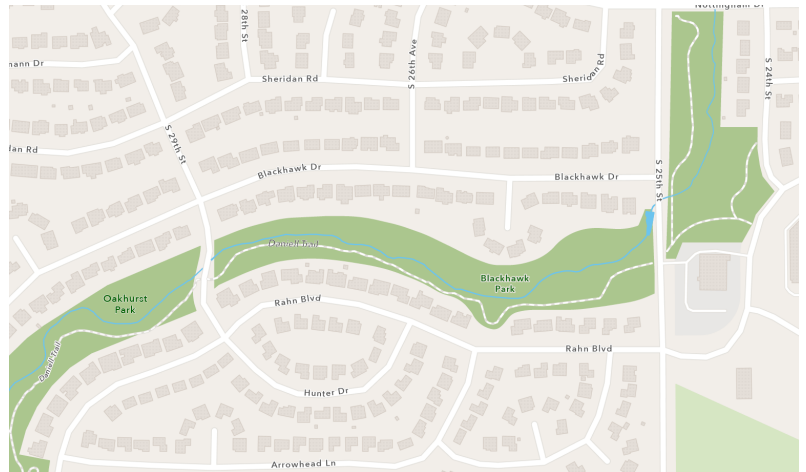
Class:



Acres: 23.7

Amenities:

- + Trail
- + Shelter
- + Stream
- + Bridge
- + Wooded Area



Recommendations:

- + Complete Level II Maintenance on creek, eliminating stagnant water.
- + Improve wayfinding and safe crossings.
- + Add dog waste receptacles and water stations.
- + Merge with Oakhurst Park under Blackhawk HOA agreement.

PARK UTILIZATION SCORE

Identity & Purpose:

Park design fits the needs of the adjacent neighborhood. Blackhawk Park shelters and gathering spaces serve stated desires.

Amenities & Design:

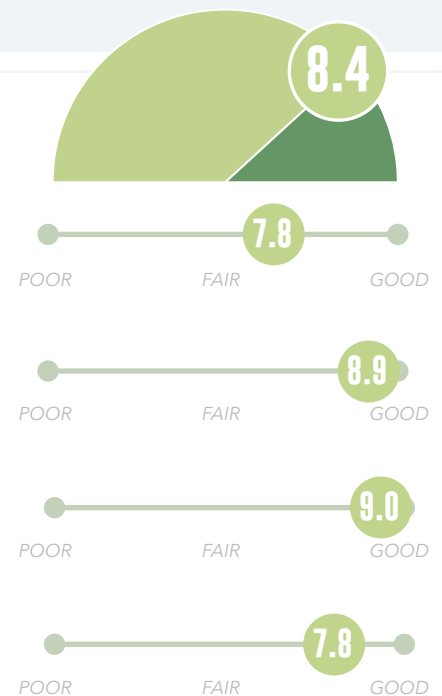
Safety Officer Report shows no concerns. Park engagement is strong with active HOA. Park equipment assessment shows minor repairs needed. Overall in excellent condition.

Connectivity & Accessibility:

Park provides connectivity from Two Springs to Daniell Trail and Papio Creek Trail.

Visibility:

Blackhawk has several access points and clear signage at each entry point. Bend throughout park is gradual to provide sight lines that create sense of safety and purpose.




PARK PROFILE

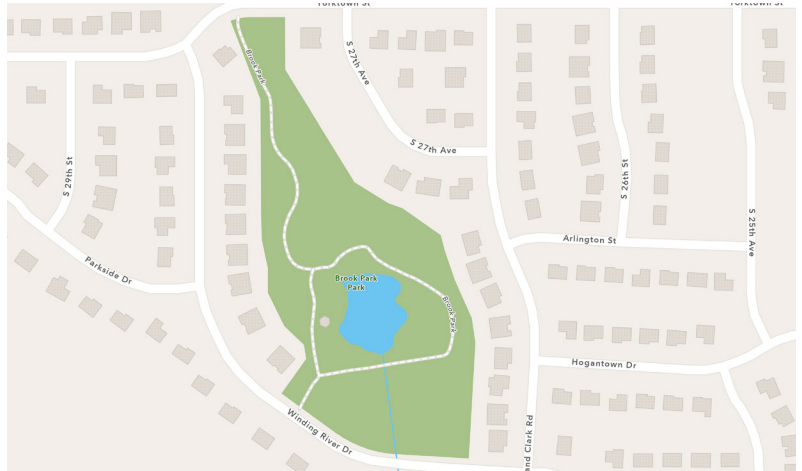
BROOK PARK

A small park with a playground, shelter, loop trail, and stream-fed pond in a West Central Bellevue subdivision.

Zone: West Central

Acres: 6.8

Class: 



Amenities:

- + Playground
- + Shelter
- + Trail
- + Pond



Recommendations:

- + Complete maintenance to sidewalks and trails for safety. Complete Level II maintenance on all amenities.
- + Add play amenities designed for a wider range of ages.
- + Improve opportunities for users at pond; create fishing area or water overlook.
- + Implement planting plan commissioned by SID.

PARK UTILIZATION SCORE

Identity & Purpose:

Brook Park purpose and use fits with public survey data. The park provides a unique experience to the West Central zone.

Amenities & Design:

Park design is unique with pond, gazebo and new playground equipment. Existing conditions assessment shows park equipment in excellent condition.

Connectivity & Accessibility:

Park paths are in excellent condition. With low volume residential streets and connected sidewalk network, park serves all adjacent neighborhoods.

Visibility:

Park visibility is low due to extended trail path from Yorktown and Winding River Dr.



PARK PROFILE

CASCIO POOL

Featuring a pool, trail connections, and parking, Cascio is one of Bellevue’s few water experience opportunities.

Zone: Fontenelle

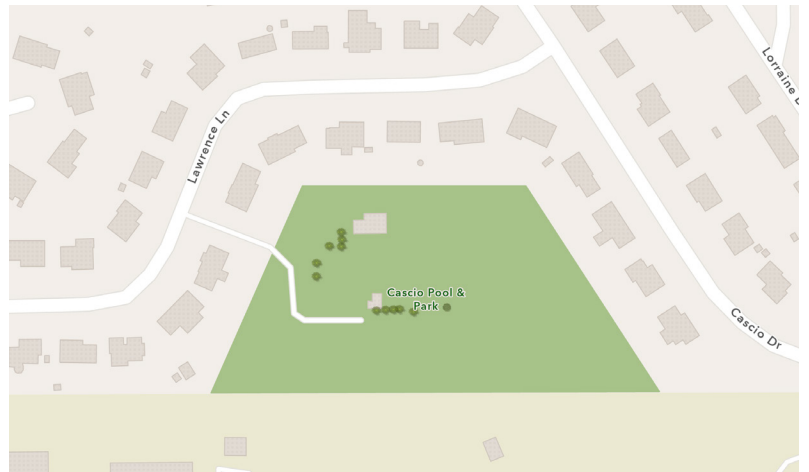
Class:



Acres: 4

Amenities:

- + Pool
- + Concessions
- + Restrooms



Recommendations:

- + Complete Level II Maintenance on poolhouse & pool amenities.
- + Improve signage and wayfinding.
- + Add parking.

PARK UTILIZATION SCORE

Identity & Purpose:

Cascio Pool’s purpose is clearly communicated. Water access continues to be a priority, which Cascio provides.

Amenities & Design:

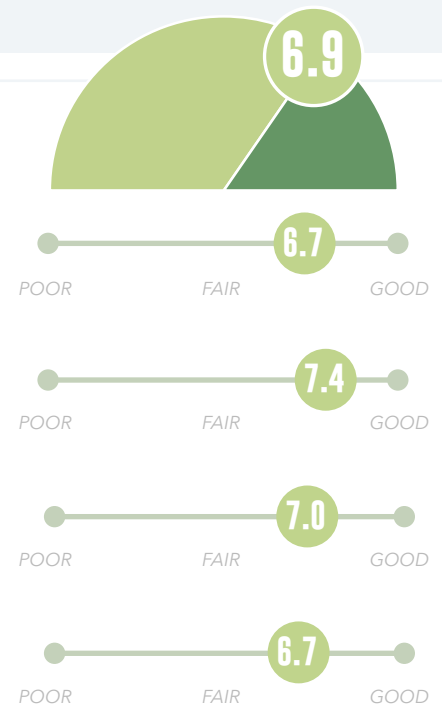
Cascio Pool offers vital and unique experiences for residents of Fontenelle zone and eastern Bellevue.

Connectivity & Accessibility:

Parking is adequate and in good condition. Trail paths allow for access from adjacent schools and neighborhood.

Visibility:


Some lighting is out which limits visibility and safety. Pool entrances provide a distinct experience.



PARK PROFILE

CLEARWATER FALLS PARK

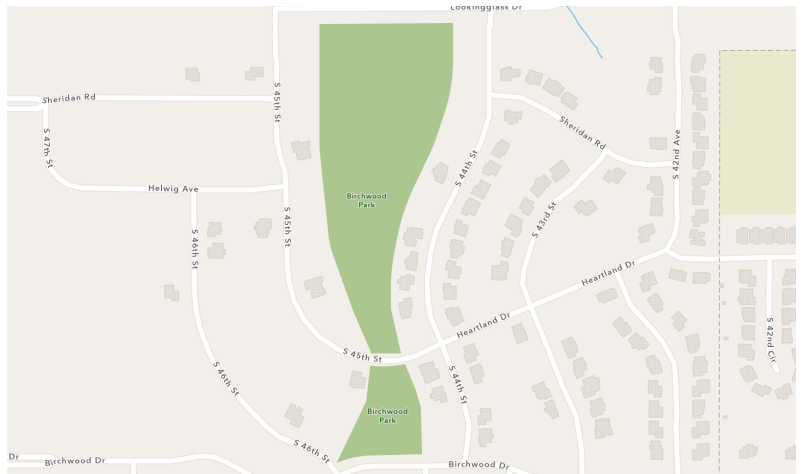
A small park with a playground, shelter, and loop trail in a Southwest Bellevue subdivision.

Zone: Southwest **Class:** 

Acres: 7.7

Amenities:

- + Playground
- + Shelter
- + Walking Path



Recommendations:

- + Maintain amenities to a Level III Standard.
- + Improve signage and crossings.
- + Add food preparation stations and grills to existing shelter area.
- + Add exercise equipment along trails.
- + Implement Clearwater Falls Park Plan, including addition of pickleball courts.

PARK UTILIZATION SCORE

Identity & Purpose:

The design of park meets current and future needs of residents. The park purpose is easily identifiable.

Amenities & Design:

Existing conditions assessment shows amenities and playgrounds to be in good to excellent condition. Upcoming approved park improvements are consistent with park plan recommendations for the Southwest Zone.

Connectivity & Accessibility:

Clearwater Falls current and planned trail connections extend to future development to the north and southwest & Two Springs Park.

Visibility:

Park is easily discoverable. With flat topography, sight lines and entrances are clear.



PARK PROFILE

COLLEGE HEIGHTS N. FIELD

College Heights North Field has the potential to better serve the Fontanelle Zone with a change in use.

Zone: Fontanelle

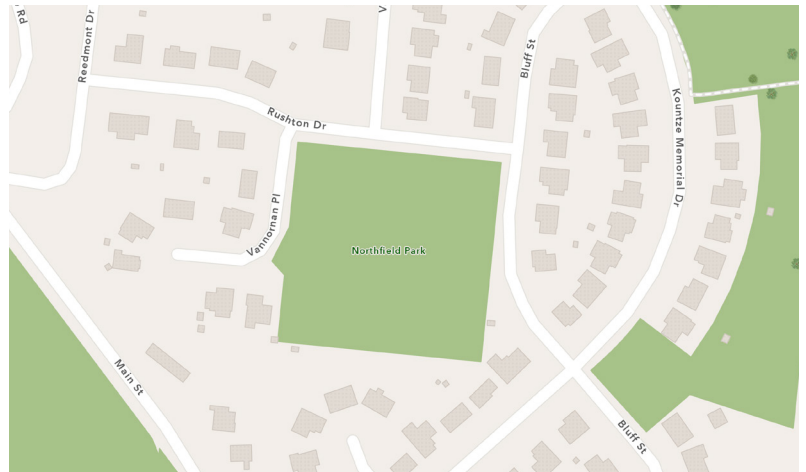
Class:



Acres: 2.8

Amenities:

- + Ballfield



Recommendations:

- + Decommission and re-zone to single-family residential for development.

PARK UTILIZATION SCORE

Identity & Purpose:

Park has one purpose, ball fields. This purpose can be relocated to the future Haworth Park softball/baseball complex

Amenities & Design:

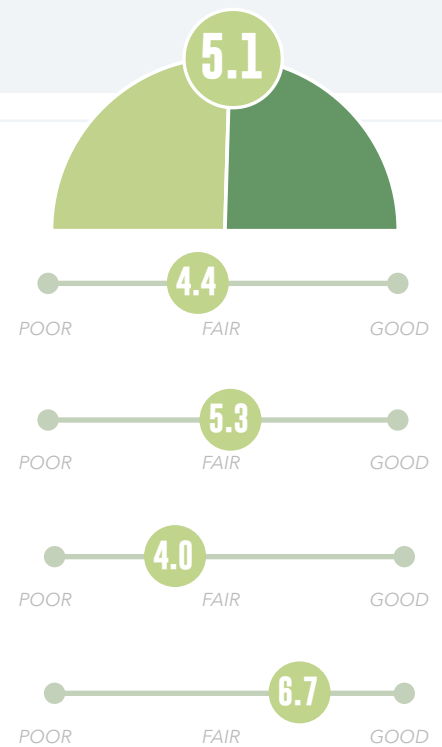
Backstop and bleachers in good condition, which can be repurposed.

Connectivity & Accessibility:

North Field is located within one block of College Heights Park. Its connectivity and accessibility is redundant to College Heights Park.

Visibility:

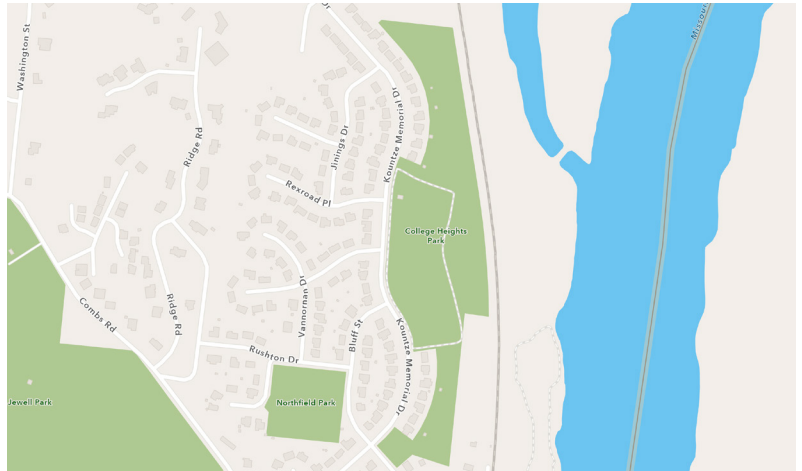
Park is visible only to surrounding neighbors. Size of 5 acres would provide space for 15-20 single family homes




PARK PROFILE

COLLEGE HEIGHTS PARK

Located between a residential street and a railroad line, College Heights’ few amenities (a playground, shelter, half-court basketball, and a loop trail), large amount of unused and unimproved space, low connectivity, proximity to similar parks, and small service radius make it one of Bellevue’s largest Neighborhood parks.



Zone: Fontenelle **Class:** 

Acres: 17

- Amenities:**
- + Playground
 - + Shelter
 - + Open Space
 - + Basketball



- Recommendations:**
- + Complete Level II maintenance to all amenities and surfaces to bring park up to standard.
 - + Add post-and-deck play structure.
 - + Add pathways connecting park amenities.
 - + Add improved signage.

PARK UTILIZATION SCORE

Identity & Purpose:
Park has large percentage of open space that can be reprogrammed to align with survey results.

Amenities & Design:
Playground structure and climbing apparatus is in poor condition. Mix of amenities does not meet current needs of neighborhood.

Connectivity & Accessibility:
It serves the neighborhood it abuts but improper signage off Harvell Drive makes it hard to find for other residents of Bellevue.

Visibility:
Residential housing to the west of College Heights face the park, making for a sense of security. Regular traffic on Mary Mallory Dr.



5.9



7.8



4.2



4.0



7.8

PARK PROFILE

COPPER CREEK PARK

With playground structures, sidewalks, and trails and a border of dense tree canopy, Copper Creek Park is a small subdivision park that is well-connected to the regional trail system and sidewalk access.

Zone: Northwest

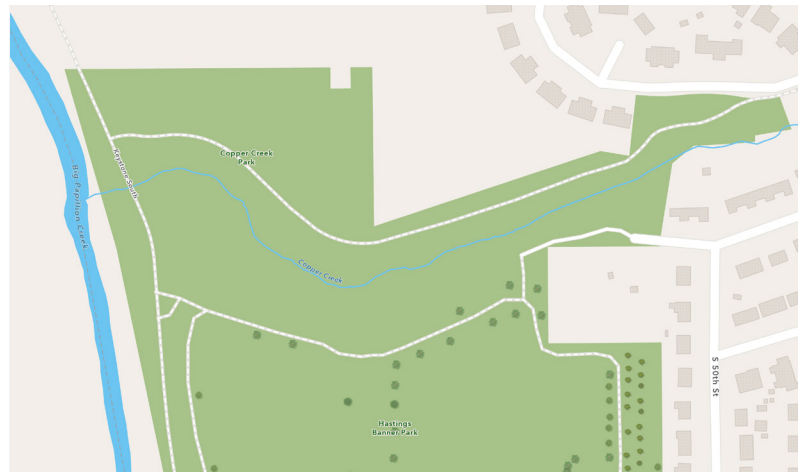
Class:



Acres: 2

Amenities:

- + Playground
- + Walking Path



Recommendations:

- + Complete Level II maintenance, specifically to broken play equipment, weeds, and surfaces. Maintain surfaces to standard.
- + Complete Level III Maintenance to play structures and other park structures, specifically paint.
- + Add play amenities designed for a wider range of ages.
- + Improve signage.
- + Add water station.

PARK UTILIZATION SCORE

Identity & Purpose:

This small neighborhood park is well designed and clearly defined in its purpose.

Amenities & Design:

Trail and paths are ADA compliant. Surfaces are in fair condition. Playground structure paint is fading. Amenity mix serves children but not all ages.

Connectivity & Accessibility:

Integrates with sidewalk network. Keystone Trail connects into the park. Copper Creek prevents direct access to Hastings Banner Park.

Visibility:


Highly visible to traffic on Copper Creek Road. Adjacent housing looks onto the park. Regular trail traffic facilitates engagement to provide safety for all users.



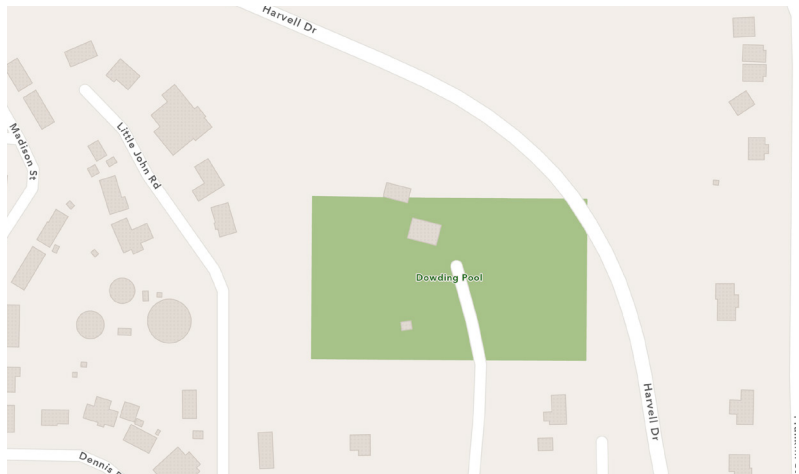
PARK PROFILE

DOWDING POOL

One of Bellevue’s few water access opportunities, Dowding Pool features a pool, shelter, playground, and parking.

Zone: Olde Towne **Class:** 

Acres: 3.8



- Amenities:**
- + Pool
 - + Concessions
 - + Restrooms
 - + Shelter
 - + Playground



- Recommendations:**
- + Complete Level III Maintenance to structures, shelters, benches, and play amenities.
 - + Add a bike playground/pump track.
 - + Add shade structures.
 - + Improve signage so entrances and exits are clear from the street and sidewalks.


PARK UTILIZATION SCORE

Identity & Purpose:
Dowding Pool purpose and use type is clear. Water access continues to be a priority, which Dowding provides.

Amenities & Design:
Dowding Pool gives Olde Towne residents essential access to an aquatic experience. Childrens pool with zero depth entry gives all ages opportunity to use pool. Non pool amenities are in poor to fair condition.

Connectivity & Accessibility:
Dowding Pool has few connections to other public spaces. One way in and out limits is accessibility.

Visibility:
Dowding is visible from S. Harvell Drive but access is restricted from most of the neighborhood.



7.1

6.7

6.8

7.0

7.8

PARK PROFILE

EVERETT PARK

Situated around a drainage channel in Olde Towne Bellevue, Everett Park features a wide range of amenities and is well connected via sidewalks and a linear trail that runs the length of the park.

Zone: Olde Towne

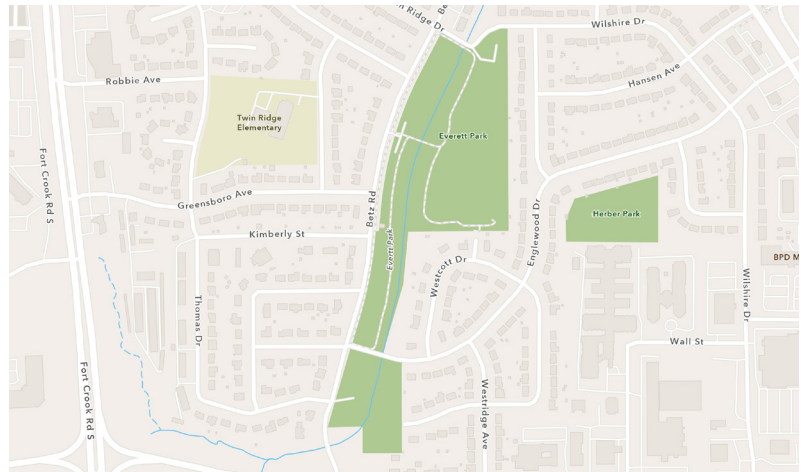
Class:



Acres: 17.1

Amenities:

- + Splash Pad
- + Tennis Courts
- + Playground
- + Walking Path
- + Shelter
- + Soccer Fields
- + Ballfields
- + Restrooms



Recommendations:

- + Complete Level III Maintenance to picnic tables. Complete Level II&I maintenance to trash receptacles, shelters, weeds, sidewalks, and surfaces. Improve wood chip play surfaces to more accessible surfacing.
- + Augment drainage channel with natural landscaping and native plantings.
- + Add pickleball, basketball, shade structures, water stations
- + Complete Park Layout Plan.

PARK UTILIZATION SCORE

Identity & Purpose:

Park identity is easily understood. Its layout provides a unique experience with passive and active use mix.

Amenities & Design:

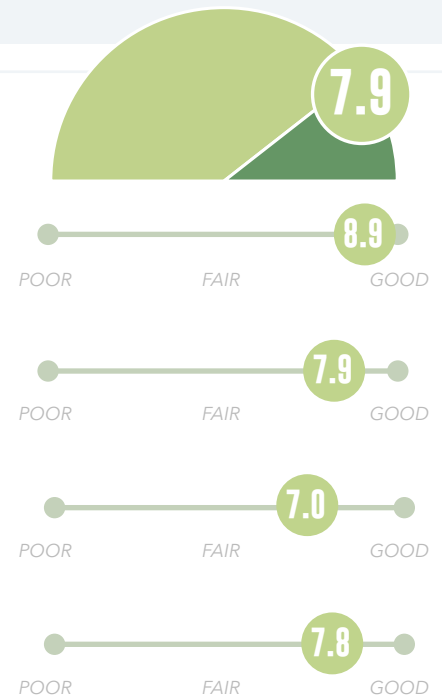
Linear design with amenity types for all ages and uses is consistent with its classification. Safety report and conditions assessment rate high.

Connectivity & Accessibility:

Park is connected to neighborhood through trails, sidewalk network and transit. Park is near Bellevue University Handicap parking supports all users.

Visibility:


Everett is visible from Harlan Drive, Betz Road and adjacent neighbors. Sight lines are adequate throughout the park.



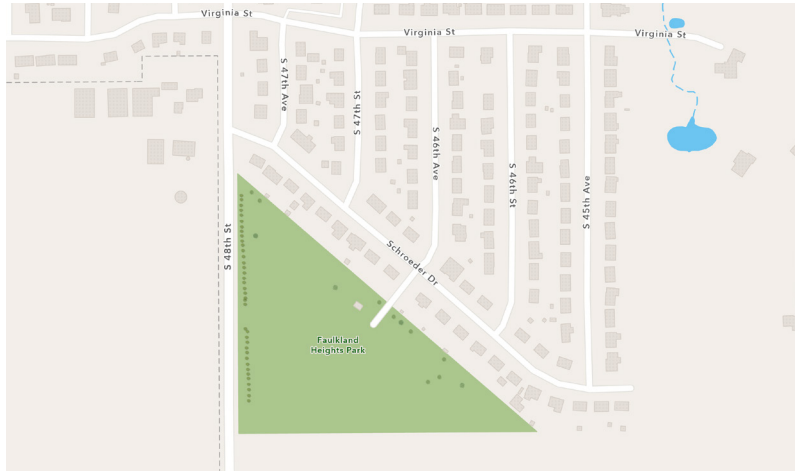
PARK PROFILE

FAULKLAND HEIGHTS PARK

With a large grove of Eastern Cottonwood trees, Faulkland Park also features a loop trail, shelter, playground, and parking.

Zone: Northwest **Class:** 

Acres: 9.5



- Amenities:**
- + Playground
 - + Shelter
 - + Walking Trail
 - + Wooded Area



- Recommendations:**
- + Complete Level I maintenance on park surfaces for safety and access. Replace or complete Level II maintenance on shelter. Eliminate yellow jacket infestation at playground. Improve lighting and visibility throughout the park.
 - + Add a new park shelter and food preparation amenities (grills, water, etc.)
 - + Install gathering-oriented games, like horseshoes, bocce ball, etc. near gathering space.
 - + Improve park signage.

PARK UTILIZATION SCORE

Identity & Purpose:
Mature trees and walking trails give the park a unique purpose for northwest Bellevue.

Amenities & Design:
Updated play equipment and shelter gives neighborhood access to amenities that are community priorities. Park experience surveys show that park is regularly used by all ages.

Connectivity & Accessibility:
Faulkland is connected to adjacent neighborhood to the northeast. South 48th Street is a difficult crossing with speed of traffic.

Visibility:
Park signage is visible off South 48th without directional instruction to access the park. Park is closed off to surrounding neighbors and lacks lighting.



6.1

6.7

6.3

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5.6


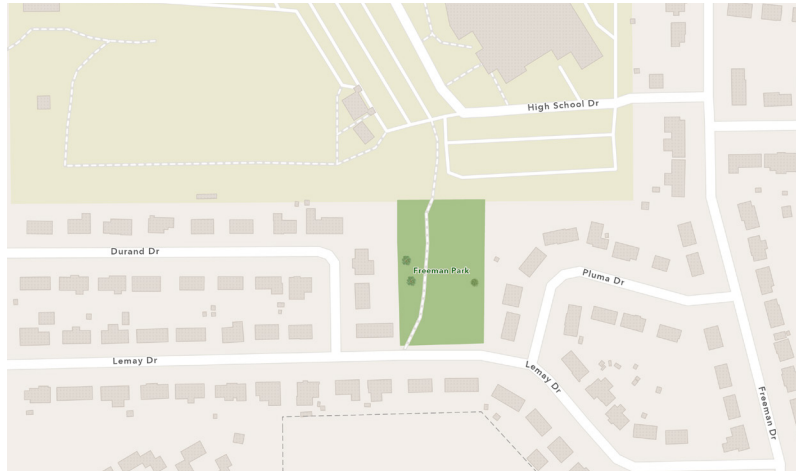
POOR FAIR GOOD

PARK PROFILE

FREEMAN PARK

A trail connection from Bellevue East to a neighborhood, Freeman Park includes no other amenities than a small section of trail.

Zone: Olde Towne **Acres:** 1.7 **Class:**

- Amenities:**
- + Walking Trail



Recommendations:

- + Decommission Freeman Park for the school's use.

PARK UTILIZATION SCORE

Identity & Purpose:

This open field with walking path does not have an identify to the public as a park. It is better served as potential green space for Bellevue East.

Amenities & Design:

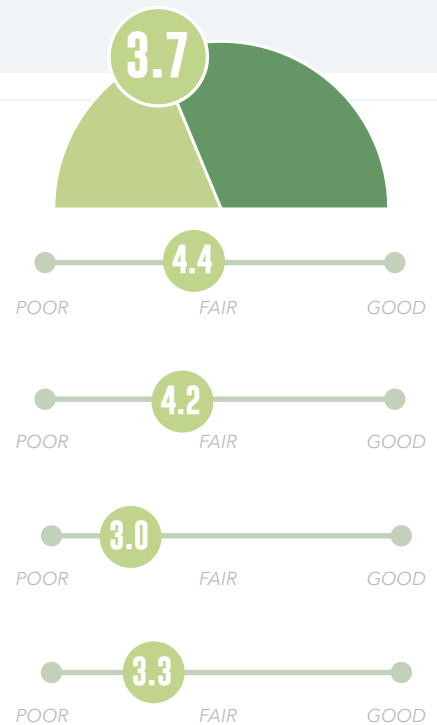
Park lacks amenities. Park bench is in good condition.

Connectivity & Accessibility:

Park/open space sole purpose is to provide access to Bellevue East. Land ownership should be transferred to Bellevue Public Schools

Visibility:

Without signage or amenities, this park is not visibile.



PARK PROFILE

GEMINI PARK

With a playground, shelter, and historical features, Gemini Park is woven into Bellevue’s community fabric.

Zone: Olde Towne

Acres: 3

Class:



Amenities:

- + Playground
- + Picnic Area
- + Historical Center



Recommendations:

- + Complete Level II maintenance on gravel surfaces, replacing for more accessible surface, and on trash cans, shelters, picnic tables, and other park amenities.

- + Identify community partner aligned with the spirit of the park to inhabit existing historical society building.
- + Complete Park Layout Plan.

PARK UTILIZATION SCORE

Identity & Purpose:

Sarpy County Museum will move out in 3-5 years. Gemini Park still has a sense of purpose to provide educational opportunities for residents of Bellevue.

Amenities & Design:

Play equipment is dated but in good condition. Climbing structure is unique to the city.

Connectivity & Accessibility:

Easily accessible to neighborhood. Sidewalk improvements are recommended throughout the perimeter of park.

Visibility:

Park views are obscured by mature trees and large structures throughout the park. Park is not easily identified by travelling vehicles.




PARK PROFILE

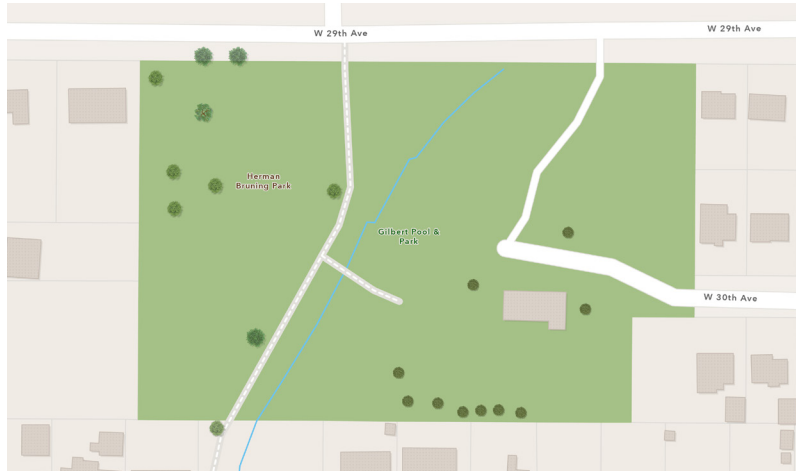
GILBERT PARK

Situated on a drainage channel in Olde Towne, Gilbert Park features a variety of play-based amenities and water access.

Zone: Olde Towne

Acres: 4

Class: 



Amenities:

- + Playground
- + Basketball
- + Picnic Area
- + Pool
- + Concessions
- + Restrooms



Recommendations:

- + Complete Level I maintenance to remove noxious weeds. Complete Level II maintenance to surfaces, replacing for more accessible surface material.
- + Augment drainage channel with natural landscaping and native plantings.
- + Add natural play equipment when existing play equipment is replaced.
- + Add a dog park to Gilbert Park.

PARK UTILIZATION SCORE

Identity & Purpose:

Gilbert Park design complements adjacent pool. Park identity is unique for Bellevue with its creek and bridge.

Amenities & Design:

Play structure is in good condition. Paths need updated to be ADA compliant according to Safety Report.

Connectivity & Accessibility:

Park is well connected to the neighborhood. Paths and trails need to be removed and replaced.

Visibility:

Park has entrances in multiple directions and surrounded by single family residential. Sight lines are slightly obscured due to topography.



PARK PROFILE

GILDER PARK

Gilder Park’s disconnected and underutilized layout, proximity to other parks and public spaces, and small service area make it a prime candidate for alternate use.

Zone: Northwest

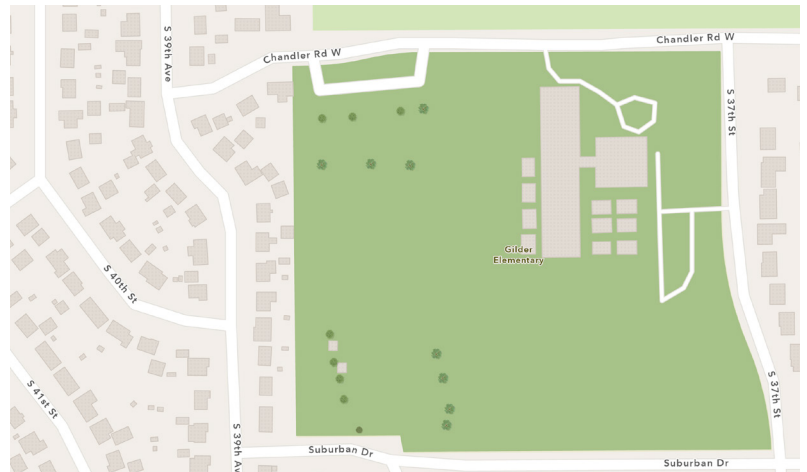
Class:



Acres: 5.3

Amenities:

- + Ballfields
- + Playground
- + Shelter



Recommendations:

- + Decommission Gilder Park for the school’s use.

PARK UTILIZATION SCORE

Identity & Purpose:

Purpose and identity of park is redundant with its proximity to Gilder Elementary and their playground.

Amenities & Design:

Amenities are in good condition. Updated within last 10 years. Design of park would serve nearby residents and students at Gilder.

Connectivity & Accessibility:

Park maintains good connectivity to the adjacent neighbors, which trails or backyards that directly connect to park. Surrounding neighborhoods lack sidewalks. Safe Routes to School Planning is recommended.

Visibility:


Park has high visibility with regular activity at school, but lacks signage and to public appears to be connected to Gilder Elementary.



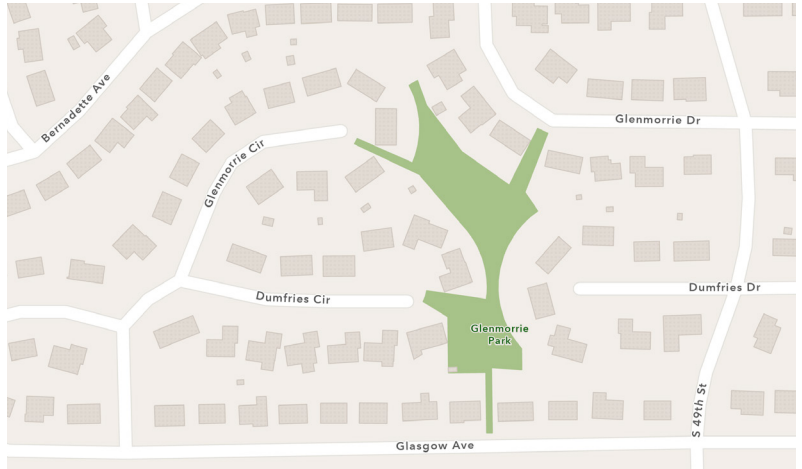
PARK PROFILE

GLENMORRIE PARK

Nestled in between houses in a Northwest Bellevue subdivision, Glenmorrie features play structures and shelters, but lacks any trails, sidewalks, or parking, despite a trail into the park.

Zone: Northwest **Class:** 

Acres: 1



Amenities:

- + Playground
- + Picnic Area



Recommendations:

- + Complete Level II maintenance on park surfaces for safety and access. Add improved lighting and visibility into park
- + Add in-park loop trail/sidewalks to connect amenities to access points.
- + Add improved signage.
- + Add paths connecting play areas.

PARK UTILIZATION SCORE

Identity & Purpose:

Park purpose and identity is clear for surrounding neighbors. The park purpose does not serve neighborhoods beyond the block.

Amenities & Design:

Condition of amenities are good. Surfaces need to be updated for accessibility needs.

Connectivity & Accessibility:

Park is not connected beyond the residences it backs up into. Lack of paved paths make navigating unclear.

Visibility:

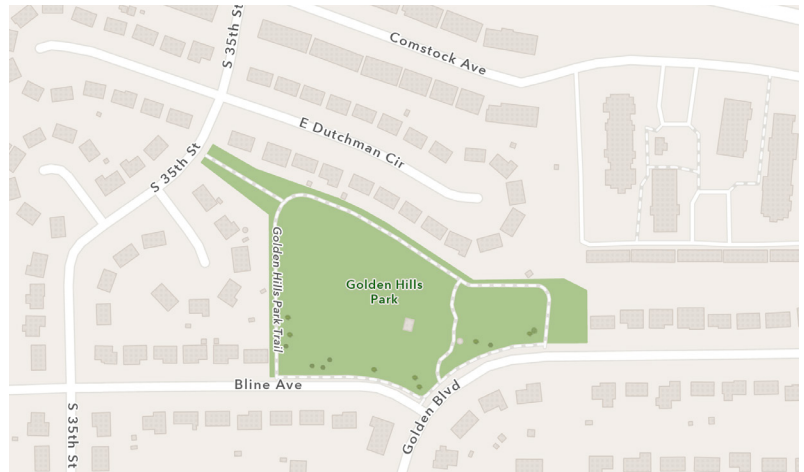
Park has several entry points within the development but not visible from the street. Entrances are easy to miss as a user must walk between single family homes to access the park.



PARK PROFILE

GOLDEN HILLS PARK

Located south of Cornhusker Rd. in a mixed-use development, Golden Hills Park features a loop trail, playground, half-court basketball, picnic areas, and a shelter. Its improved grass open space has potential for additional amenities.



Zone: West Central

Acres: 4.7
Class:



Amenities:

- + Basketball
- + Playground
- + Picnic Area
- + Shelter



Recommendations:

- + Complete Level II maintenance to amenities and surfaces. Add improved lighting and signage for safety and access. Improve waste receptacles.
- + Add a dog park.
- + Implement green infrastructure strategies, including a rain garden.
- + Upgrade existing shelter, benches, and grills.
- + Expand basketball court to a full size court.
- + Complete Park Layout Plan.

PARK UTILIZATION SCORE

Identity & Purpose:

Park uses are easily identified from the street and throughout the park. Golden Hills large green space gives users opportunity to determine their own use if desired.

Amenities & Design:

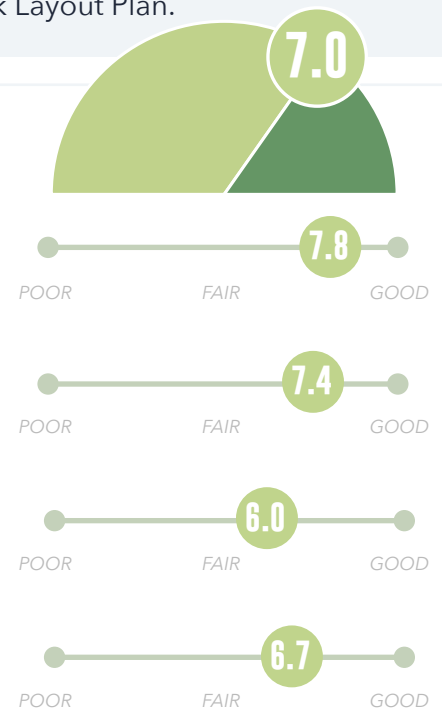
Amenities at Golden Hills are mixed and meet the priorities from park plan. Equipment is in good condition and is not in need of repair.

Connectivity & Accessibility:

Park access can be increased through wayfinding off of 36th street. Neighborhood sidewalk network is consistent leading to the park.

Visibility:


Large open space makes users feel sense throughout the park. Park lacks clear main entrance.



PARK PROFILE

GOLDENROD PARK

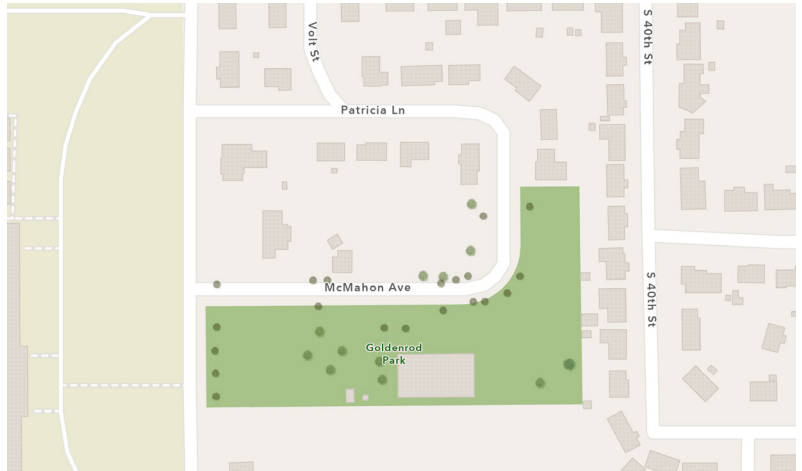
Spread out across three distinct areas surrounding the City of Bellevue Park Office, Goldenrod Park's boundaries and amenities are unclear and disconnected.

Zone: Northwest **Class:** 

Acres: 3.8

Amenities:

- + Playground
- + Tennis Courts
- + Picnic Area



Recommendations:

- + Decommission Goldenrod Park for alternate City use.

PARK UTILIZATION SCORE

Identity & Purpose:

Park is disjointed and bisected by Patricia Lane. Frequent heavy machinery due to Bellevue Park Maintenance garage makes park purpose unclear.

Amenities & Design:

Play structures are in fair to poor condition. Design of park layout is not cohesive with a mixture of uses that are not complementary.

Connectivity & Accessibility:

Park lacks visibility. Signage off of S. 42nd street does not provide directional wayfinding.

Visibility:

Park is not visible to traffic on S. 42nd Street. A small group of adjacent home owners can view the park.



PARK PROFILE

HASTINGS BANNER PARK

Featuring a variety of play opportunities, a loop trail, shelter, and ball fields, Hastings Banner Park is accessible directly from the Big Papio trail.

Zone: Northwest

Class:



Acres: 22

Amenities:

- + Ballfields
- + Walking Trail
- + Playground
- + Splash Pad
- + Picnic Area
- + Soccer Field
- + Shelter
- + Restrooms



Recommendations:

- + Improve lighting and wayfinding for safety and access.
- + Add baseball/softball fields.
- + Add seating and shade structures.
- + In coordination with memorial tree plantings, improve lighting and ensure visibility in planting design.
- + Complete Park Layout Plan. Implement tree planting plan.

PARK UTILIZATION SCORE

Identity & Purpose:

When approaching Hastings Banner from east, purpose is not clear. Public engagement shows that it can be utilized as a destination park for soccer and baseball/softball.

Amenities & Design:

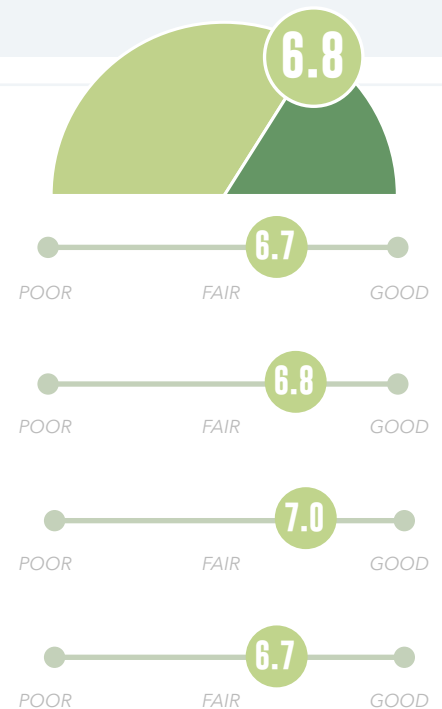
Mix of amenities is low for a park of its classification. Design can be improved to make use of Papio Trail activity.

Connectivity & Accessibility:

Hastings Banner is accessible from the Big Papio Trail and surrounding neighborhood. Internal circulation and parking is a benefit to this park.

Visibility:


Park entrance and shelter off of Virginia Street has low visibility. Increased lighting is recommended.



PARK PROFILE

HAWORTH PARK

On the riverfront, Haworth Park is managed through a partnership with a private campground owner.

Zone: Olde Towne **Class:** 

Acres: 153



- Amenities:**
- + Ballfields
 - + Basketball
 - + Tennis
 - + Soccer
 - + Playgrounds
 - + Picnic Area
 - + Shelters
 - + Walking Trail
 - + Concessions & Restrooms



- Recommendations:**
- + Review and maintain relationship with private ownership of the park to ensure alignment with park system standards.
 - + Install bicycle fix-it station at trailhead for the Bellevue Loop Trail.

PARK UTILIZATION SCORE

Identity & Purpose:
The public private partnership of Haworth gives it a distinct purpose which isn't offered anywhere else in Bellevue. Sporting fields give it a secondary purpose.

Amenities & Design:
Conditions assessment show major amenities to be in good condition. Park survey data indicates park is serving its users adequately.

Connectivity & Accessibility:
Well-connected via Bellevue Loop trail. Access from Bellevue Bridge and American Heroes Park makes it a regional destination.

Visibility:
With city building and staff present, park feels safe throughout. The ball fields and campers bring users to park to remain engaged.



7.2



7.8



7.4



6.0



7.8

PARK PROFILE

HEARTLAND HILLS PARK

With much of the park covered in dense tree canopy surrounding a drainage channel, Heartland Hills Park's features include a small shelter, play structure, and a short path from a parking lot.

Zone: Southwest

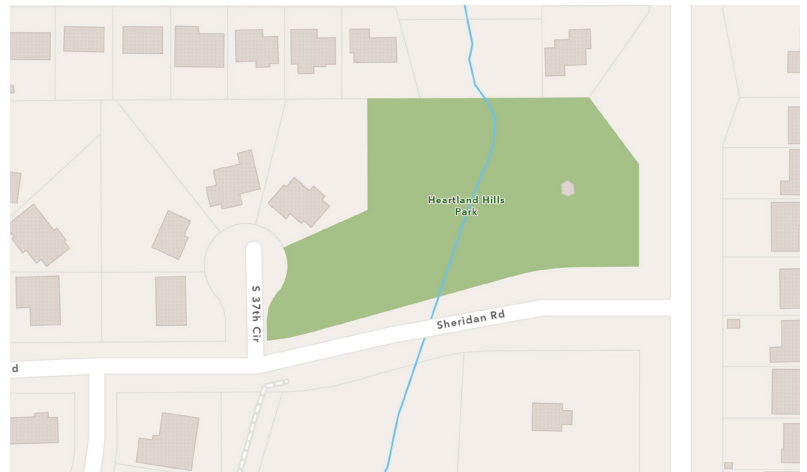
Class:



Acres: 2.16

Amenities:

- + Walking Trail
- + Playground
- + Shelter



Recommendations:

- + Level II maintenance to add improved signage and wayfinding to increase safety and visibility.
- + Add water station.
- + Add natural play/educational signage in wooded area of park.

PARK UTILIZATION SCORE

Identity & Purpose:

Heartland Hills gives a unique woodland experience for Bellevue.

Amenities & Design:

Park equipment is in good to excellent condition. Adding small amenities to attract wider age range is recommended.

Connectivity & Accessibility:

Park is connected with new trail on S. 36th street. Park offers sufficient parking for its size.

Visibility:


Heartland Hills is tucked away and doesn't have visible signage to bring visitors to it. Park lacks multiple entry and exit points.



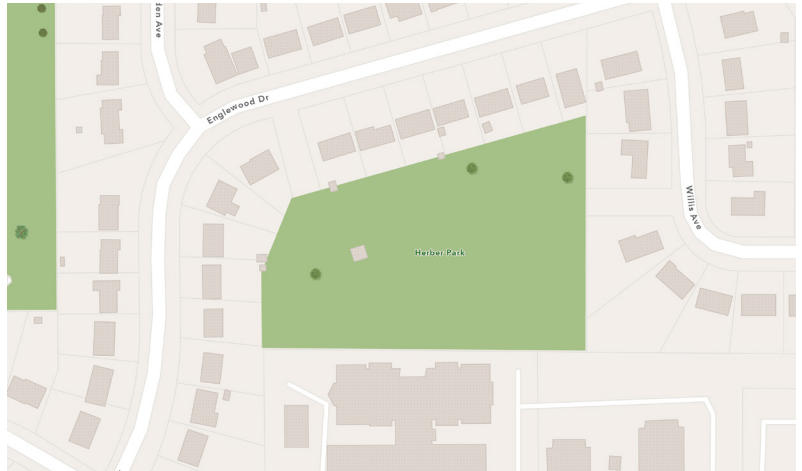
PARK PROFILE

HEBER PARK

With no paths and few amenities, Heber Park's proximity to Everett Park and unbalanced programming make it redundant.

Zone: Olde Towne **Class:** 

Acres: 2.9



Amenities:

- + Playground
- + Picnic Area
- + Shelter



Recommendations:

- + Decommission Heber Park and establish MOU for community garden with local organizations.

PARK UTILIZATION SCORE

Identity & Purpose:

Park has little purpose to the surrounding neighbors. It can be repurposed to Hillcrest for use as a community garden, or a new site to implment plan that is currently for Mason Park.

Amenities & Design:

Park amenities are in fair condition. All park amenities in Heber Park are offered at nearby Everett Park which is 200 feet to the west.

Connectivity & Accessibility:

Park offers one access point which is discrete and not identifiable to surrounding neighbors.

Visibility:

This park is not visible and difficult to locate. Would be better served by adjacent Hillcrest residents.



PARK PROFILE

HYDA HILLS PARK

Located in a drainage outlot, Hyda Hills Park features extensive loop trails, parking, play structures, shelters, and a lake.

Zone: Southwest

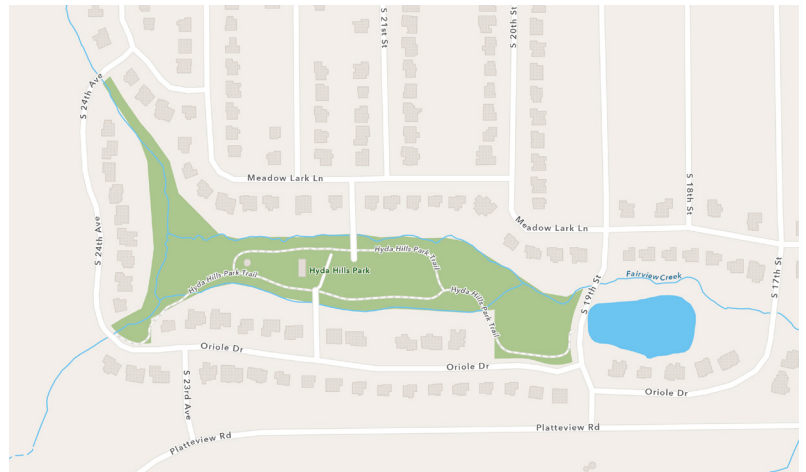
Class:



Acres: 9.3

Amenities:

- + Pond
- + Open Space
- + Walking Trail
- + Playground
- + Shelter



Recommendations:

- + Complete Level III maintenance on surfaces and amenities.
- + Upgrade soccer facilities.
- + Add signage on Meadowlark Lane.
- + Install shelter on east side of park.

PARK UTILIZATION SCORE

Identity & Purpose:

Park design is unique to southwest Bellevue and offers a diverse mix of purposes given its small size.

Amenities & Design:

Mix of amenities exceeds its classification standards. Existing conditions are good.

Connectivity & Accessibility:

Park is easily navigable within itself. With development to the south, connection to new neighborhoods is essential.

Visibility:

Its location fronts two surrounding single family housing developments. It isn't visible without intentionally desiring to visit the park.



PARK PROFILE

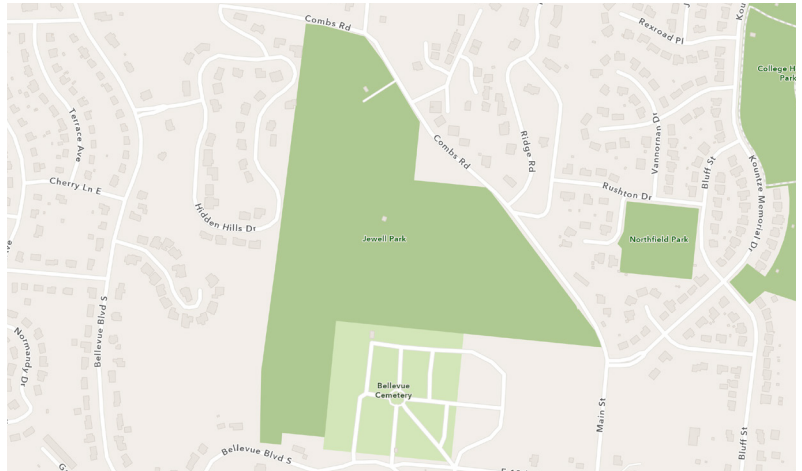
JEWELL PARK

One of Bellevue’s large parks, Jewell Park’s unique topography, tree canopy, and location give it potential to become a Regional Park with strategic updates.

Zone: Fontenelle **Class:** 

Acres: 65

- Amenities:**
- + Basketball
 - + Walking Path
 - + Picnic Area
 - + Dog Park



- Recommendations:**
- + Complete Level II maintenance on surfaces. Improve stormwater management and drainage. Eliminate water pooling at dog park. Improve lighting and visibility for safety and access. Mitigate erosion/drainage.
 - + Partner with mountain biking organization to mitigate trail erosion and promote trails.
 - + Complete Park Layout Plan.
 - + Implement and augment natural areas, like forests, native grasslands, and trails.
 - + Add bouldering/climbing structure.
 - + Add improved dog park facilities to make Jewell Park a destination dog park. Add water & bathing stations, waste receptacles, shade structures.

PARK UTILIZATION SCORE

Identity & Purpose:
Jewell is a unique experience in Bellevue and the region. Its purpose as an adventure park makes it distinct.

Amenities & Design:
Dog park and hiking/biking trails are popular but in poor condition. Basketball hoop is not consistent with rest of park uses.

Connectivity & Accessibility:
Jewell Park is difficult to access from Harvell Drive but does have good access to Olde Towne.

Visibility:
Parking near dog park provides good visibility. Hiking and biking trails are secluded and lack lighting or safety features.

6.5

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PARK PROFILE

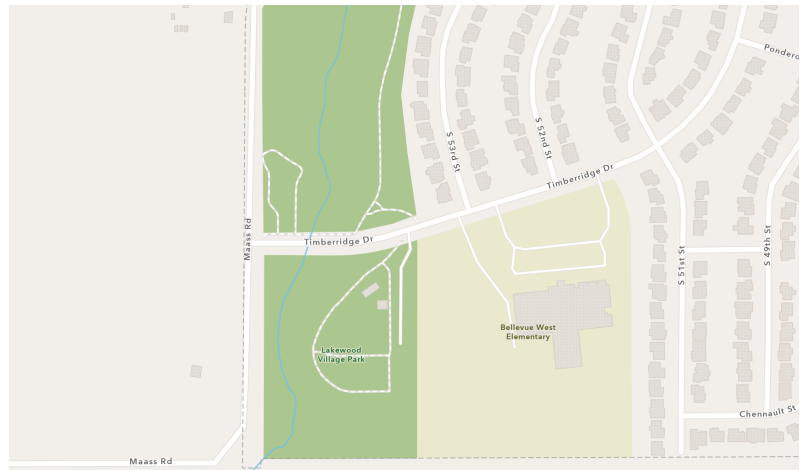
LAKWOOD VILLAGES PARK

At the edge of a subdivision, Lakewood Villages park features a heavy emphasis on play near the south end of the park, while the north end features trails, wooded areas, and shelters for a quieter park experience.

Zone: West Central

Acres: 27

Class:



Amenities:

- + Wooded Area
- + Pond
- + Shelter
- + Restrooms
- + Tennis Courts
- + Basketball
- + Playground



Recommendations:

- + Complete Level III maintenence on play amenities. Add improved in-park wayfinding.
- + Add in-park trail loop/sidewalks to connect amenities to access points.
- + As growth occurs to the south of Lakewood Villages Park, consider adding water amenity (splash pad)
- + Plan Lakewood Villages Park as part of a trail corridor stretching from the Marv Holubar Trail to Clearwater Falls Park.

PARK UTILIZATION SCORE

Identity & Purpose:

Design has been well managed by SID. The park is unique in the West Central zone.

Amenities & Design:

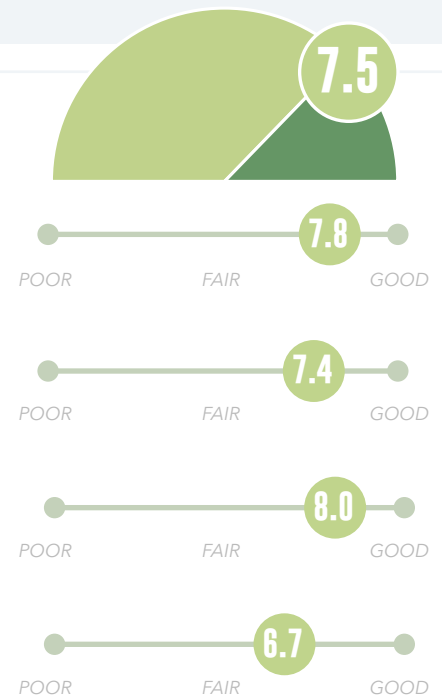
Active and passive uses througout the park give it a diverse set of experiences. Safety report and condition assessmen show no concern. Future improvements should be facilitated with the HOA.

Connectivity & Accessibility:

Park is easily accessible from Maas Road and has new 8 foot trail that connects to surrounding neighborhoods.

Visibility:


Northern portion of park is visible from surrounding housing. South portion is limited due to topography and lack of other uses.



PARK PROFILE

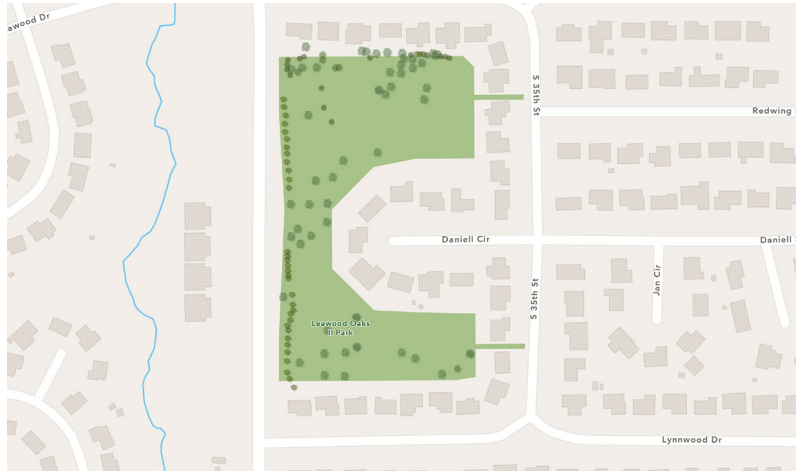
LEAWOOD OAKS II PARK

Accessible only by walking between residential properties, Leawood Oaks II Park is an open green space behind a subdivision cul-de-sac.

Zone: Southwest **Class:** 

Acres: 5.3

Amenities:
+ Open Space



Recommendations:
+ Decommission Leawood Oaks II for sale to adjoining property owners.

PARK UTILIZATION SCORE

Identity & Purpose:

This area lacks purpose. It appears to be a vacant lot.

Amenities & Design:

Leawood Oaks does not provide any amenities.

Connectivity & Accessibility:

Park is inaccessible and looks to be part of adjacent land owners property.

Visibility:

Visibility is obscured from S. 36th Street. No observable signage.



PARK PROFILE

LOOKINGGLASS II PARK

With newly completed amenities including a splashpad and restrooms with parking, Lookingglass II is a successful Community Park in Southwest Bellevue.

Zone: Southwest

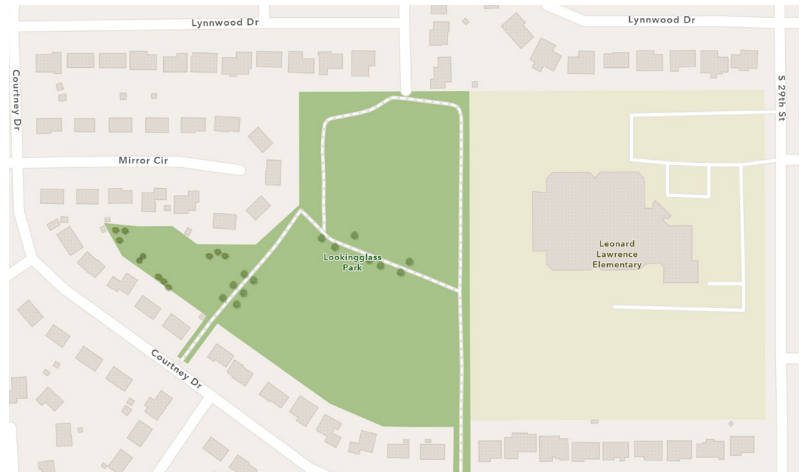
Class:



Acres: 7

Amenities:

- + Splash Pad
- + Walking Path



Recommendations:

- + Complete Level II maintenance to trash receptacles, surfaces.
- + Add shade structures and gathering spaces throughout the south side of park.

PARK UTILIZATION SCORE

Identity & Purpose:

Park has clear sense of purpose and provides water access to most of southwest Bellevue.

Amenities & Design:

Splash pad, trails, and restrooms are in excellent condition and serve the neighborhood needs.

Connectivity & Accessibility:

Splash pad is an attraction beyond the surrounding neighborhood. Trail access in this section of Bellevue connects Lookingglass to Stonecroft.

Visibility:

Surrounded by school and residences provide Lookingglass with visibility at main points of entrance. Low points at southern end of park does obstruct views.



PARK PROFILE

MASON PARK

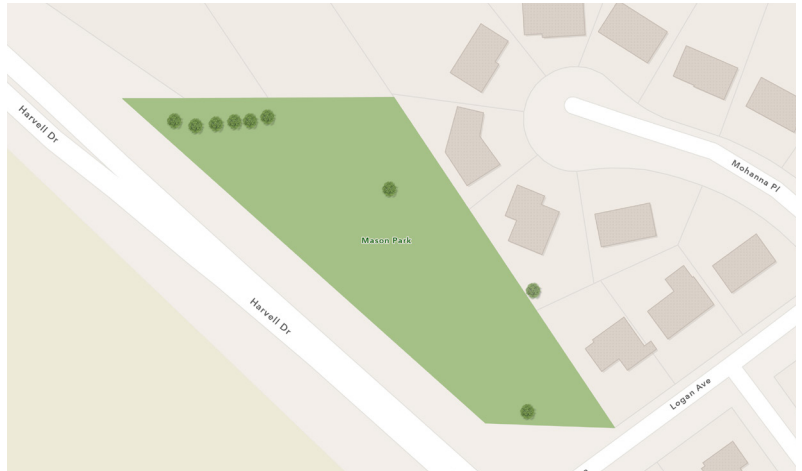
A small piece of open land on a steep incline along a heavily-used roadway, Mason Park has little potential to become a functional Neighborhood Park.

Zone: Fontenelle **Class:** 

Acres: 1.4

Amenities:

- + None



Recommendations:

- + Decommission.

PARK UTILIZATION SCORE

Identity & Purpose:

Mason Park does not serve a purpose to the residents of Bellevue that is consistent with the Parks Master Plan.

Amenities & Design:

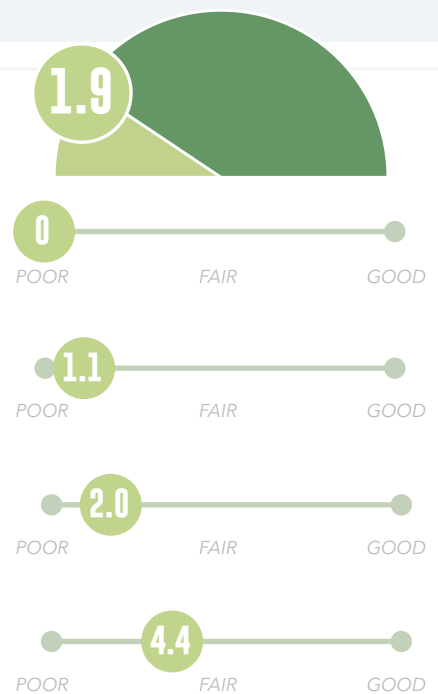
Previous community members have created a plan and design for Mason Park. These designs could be relocated to Heber Park.

Connectivity & Accessibility:

Park is not connected to neighborhood. Its location and slope limit any future enhancements for accessibility.

Visibility:

Mason Park is not visible to traffic off of Harvell Drive. It is easy to miss and appears to be property belonging to adjacent land owners.



PARK PROFILE

MCCANN PARK

With two ball fields, tennis courts, a small play area, and plenty of parking, McCann Park’s purpose as a play experience can be augmented.

Zone: Fontenelle

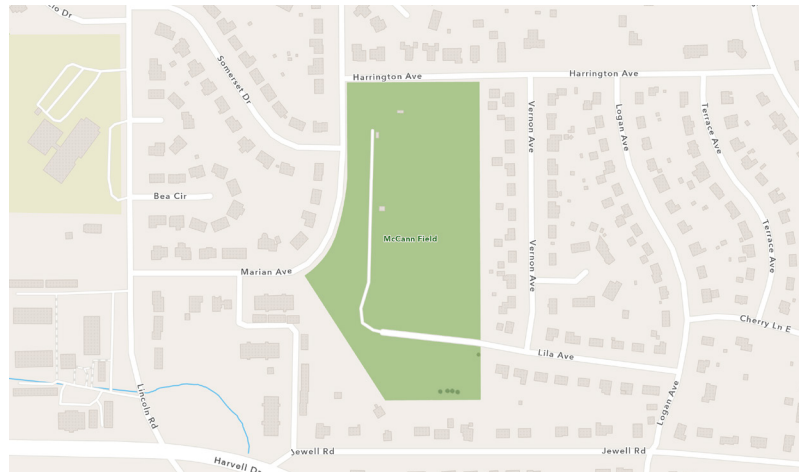
Class:



Acres: 12.3

Amenities:

- + Ballfields
- + Basketball
- + Playground
- + Tennis Courts



Recommendations:

- + Complete Level I + Level II Maintenance to bring amenities, surfaces, and connections up to an acceptable level of service.
- + Improve parking lot and walkway surfaces for safety and aesthetic concerns.
- + Add updated shade structures over ball field seating. Install structures for tickets and concessions.

PARK UTILIZATION SCORE

Identity & Purpose:

McCann Park has several distinct attractions which make it a sustainable park for a variety of purposes.

Amenities & Design:

Range of athletic experiences from programmed to unprogrammed. Park assessment shows surfaces to be in good condition.

Connectivity & Accessibility:

Park access is limited to neighborhood streets. Pavement surfaces uneven throughout Lila Avenue.

Visibility:


Uses can be observed from all portions of park and provides sense of safety. With wide range of athletic experiences, park is regularly engaged.



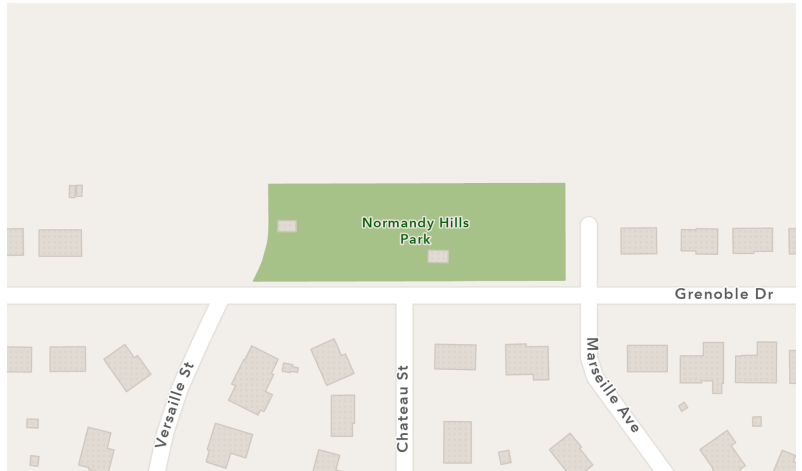
PARK PROFILE

NORMANDY HILLS PARK

Situated in several outlots in a southern Bellevue subdivision, Normandy Hills park’s land has been leveraged into several play experiences.

Zone: Southwest **Class:** 

Acres: 1.1



- Amenities:**
- + Basketball
 - + Playground
 - + Shelter
 - + Tennis Court



- Recommendations:**
- + Complete Level I maintenance to fix damaged/aging play amenities. Improve lighting, pathways, and signage to improve park safety and visibility.
 - + Upgrade inaccessible play and walking surfaces, bicycle storage amenity.
 - + Add benches and tables for seating.

PARK UTILIZATION SCORE

Identity & Purpose:
Normandy Hills has a limited number of uses. The varying age of amenities gives it a lack of cohesion.

Amenities & Design:
Amenities continue to deteriorate and are showing their age. Park design restricts imaginative play and uses.

Connectivity & Accessibility:
Access to park is restricted by Highway 75. Development is not contiguous to the north which limits connectivity.

Visibility:
Park navigation is low to surrounding neighborhood. Lack of diversity of uses limits overall visibility.

6.1

5.6 6.3 7.0 5.6

POOR FAIR GOOD

PARK PROFILE

OAKHURST PARK

Part of a trail-park corridor starting at Stonecroft Park and extending to Two Springs Park, Oakhurst Park includes a mix of play and natural experiences.

Zone: Southwest

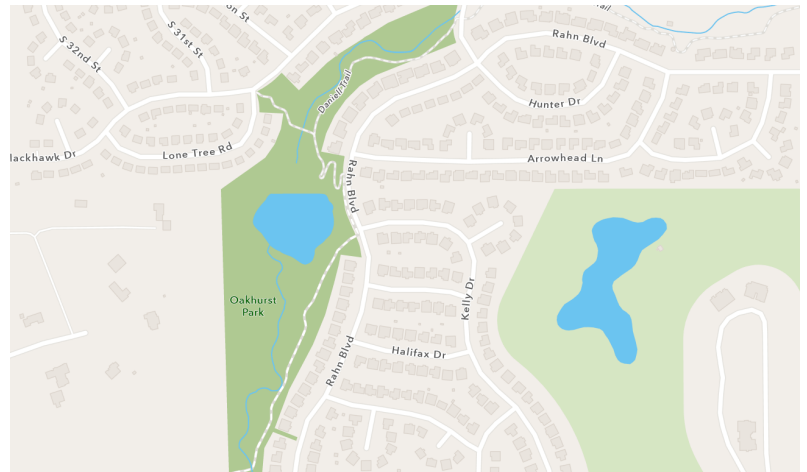
Class:



Acres: 17.9

Amenities:

- + Shelter
- + Playground
- + Lake
- + Walking Trail



Recommendations:

- + Complete Level I maintenance to repair broken play structure.
- + Add upgraded natural play amenities.
- + Partner with Blackhawk HOA to merge Blackhawk Park with Oakhurst Park under existing maintenance agreement.

PARK UTILIZATION SCORE

Identity & Purpose:

Oakhurst identity is strong given its place as a node on the trail corridor. It provides recreation opportunities that complement Blackhawk Park.

Amenities & Design:

Play structures are in good condition and provide stated needs of the community profile. Surfaces can be upgraded to enhance accessibility.

Connectivity & Accessibility:

Well connected via Daniell Trail corridor towards Two Springs. Paths are in good condition with benches for rest along the trip.

Visibility:

Play area is below grade which can lower visibility. Trail to pond is secluded and one can feel lost easily.




PARK PROFILE

ORCHARD VALLEY PARK

A small park with a walking trail behind a southwest Bellevue subdivision, Orchard Valley Park features play amenities.



Zone: Southwest **Class:** 

Acres: 1.3

Amenities:

- + Walking Trail
- + Playground

Recommendations:

- + Add improved signage and wayfinding to increase safety and visibility.
- + Add shade structures and seating.

PARK UTILIZATION SCORE

Identity & Purpose:

Orchard Valley serves a small number of households and has no discernable and clear identity.

Amenities & Design:

Park amenities are in good condition but lacks a mix of experiences that the community desires. Amenities serve 1-2 families at a time.

Connectivity & Accessibility:

Without connecting trail extending from Hyda Hills Park, Orchard Valley remains isolated.

Visibility:

Park visibility is obscured with its location behind a row of single family homes. Points of entry and exit are limited. Park lacks signage



PARK PROFILE

PIPER'S GLEN PARK

A small park nestled in a southwest Bellevue subdivision, Piper's Glen Park focuses on play amenities.

Zone: Southwest

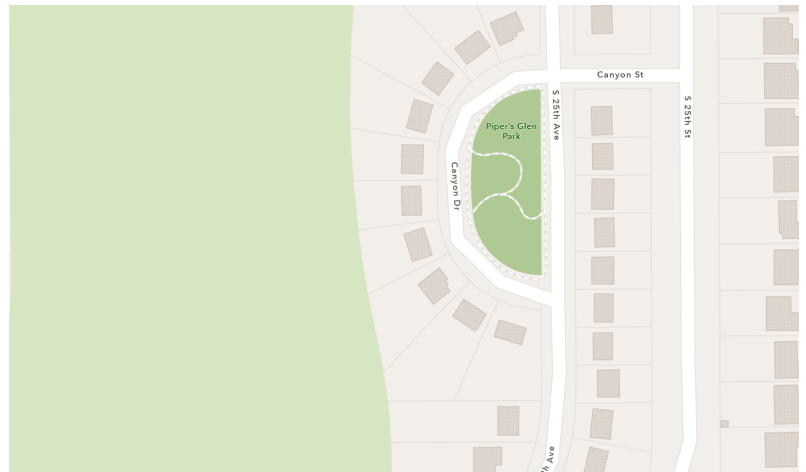
Class:



Acres: 0.5

Amenities:

- + Walking Trail
- + Playground
- + Shelter



Recommendations:

- + Maintain amenities to a Level III Standard.
- + Install bicycle fix-it station.

PARK UTILIZATION SCORE

Identity & Purpose:

The purpose of Pipers Glen is clear to the surrounding neighborhood. Features are easily identified from the street.

Amenities & Design:

Park structures are in good to excellent condition. Surfaces should be upgraded to rubber throughout the park.

Connectivity & Accessibility:

With few access points across S 25th street, park connection is low. Which adjacent uses already prescribed, connectivity likely will remain the same.

Visibility:


The neighborhood around Pipers Glen can provide safety to the park. Flat terrain allows for consistent sight lines. Park signage needs updated.



PARK PROFILE

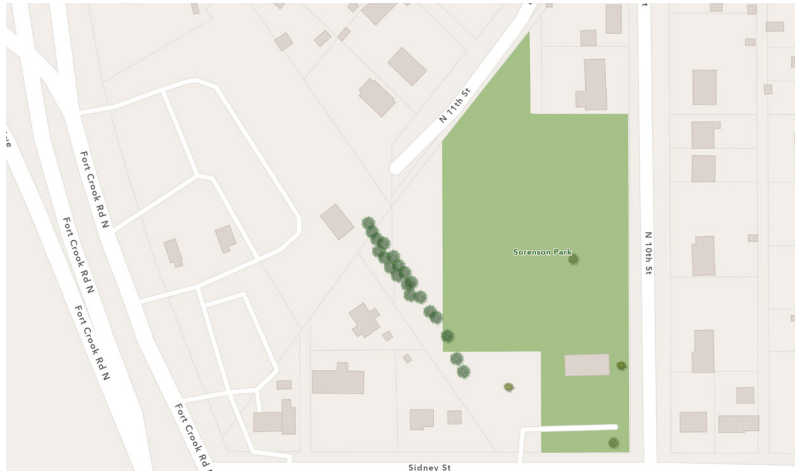
SORENSEN PARK

A beloved neighborhood park at the North end of Bellevue’s City Limits, Sorenson Park centers play and relaxation.

Zone: Fontenelle **Class:** 

Acres: 3.8

- Amenities:**
- + Playground
 - + Tennis Courts
 - + Picnic Area



- Recommendations:**
- + Add improved signage and lighting for increased safety throughout the park. Improve pathways and entrances.
 - + Add splash pad to Sorenson Park.
 - + Update amenities consistent with Ft. Crook Rd. Redevelopment Plan.

PARK UTILIZATION SCORE

Identity & Purpose:
Currently the only purpose of the park is tennis and unprogrammed green space. Park should receive additional resources and work with neighbors to determine future uses.

Amenities & Design:
With updates to tennis court, new amenities are needed to serve this neighborhood. Current mix is below standards.

Connectivity & Accessibility:
Park has strong access along the Fort Crook Road corridor. The Fort Crook Road future transportation plan will increase connectivity.

Visibility:
Park is low due to the varying topography and mature tree throughout the park. With lack of uses, visibility will remain low due to inactivity.

PARK PROFILE

SOUTHERN OAKS PARK

Located on a frontage street near an elementary school without parking, Southern Oaks park's steep topography and tiered design divide usage types.

Zone: West Central

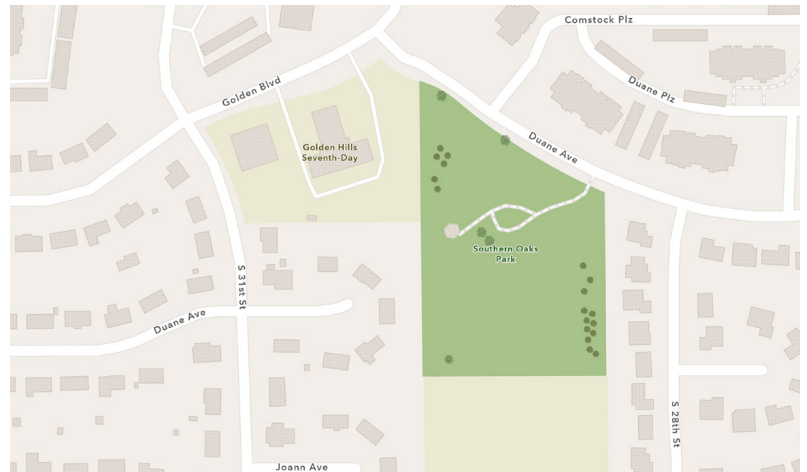
Acres: 4.5

Class:



Amenities:

- + Playground
- + Picnic Area
- + Shelter
- + Soccer



Recommendations:

- + Decommission Southern Oaks Park for school use.

PARK UTILIZATION SCORE

Identity & Purpose:

Southern Oaks purpose is singular and redundant to nearby Golden Hills.

Amenities & Design:

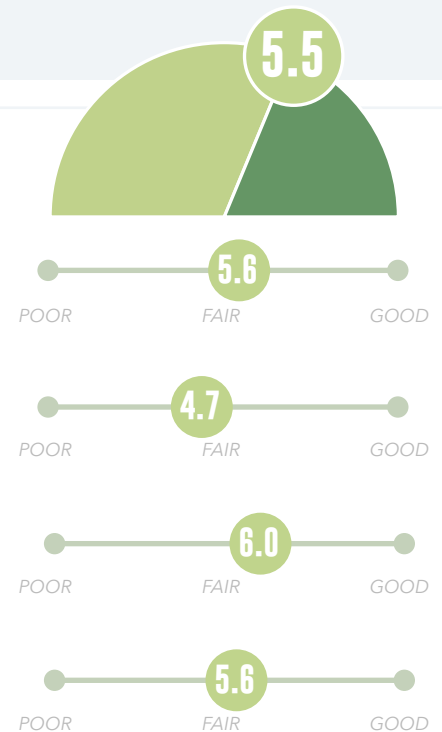
Existing conditions analysis shows that park equipment is in fair to poor condition. Amenities are duplicative of Golden Hills Park, which is located less than a quarter mile to the west and Golden Hills Elementary.

Connectivity & Accessibility:

Park is connected to Golden Hills Elementary and would be better served as equipment for the school.

Visibility:

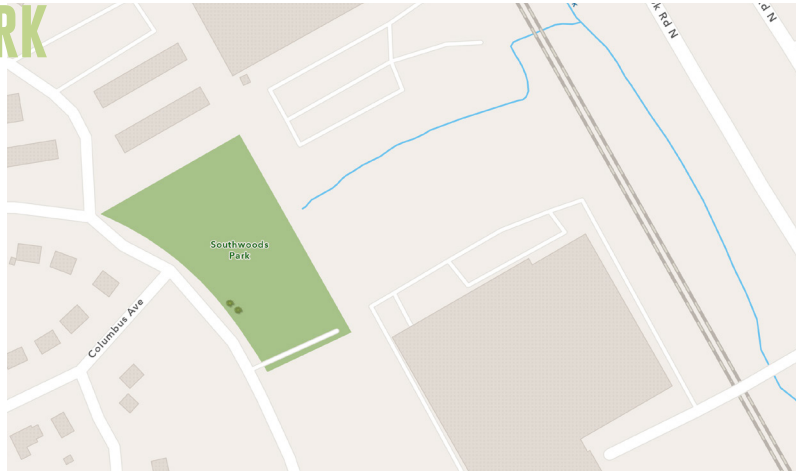
Southern Oaks is not visible unless as a pedestrian on Duane Avenue.



PARK PROFILE

SOUTHGATE/SOUTHWOODS PARK

Near an apartment complex, residential neighborhood, and industrial corridor, Southgate Park serves a wide variety of users in a small space.



Zone: Fontenelle **Class:** 

Acres: 2.1

- Amenities:**
- + Playground



- Recommendations:**
- + Through maintenance and repairs, bring amenities, surfaces, and connections up to an acceptable level of service.
 - + Update playground amenities.
 - + Install signage.

PARK UTILIZATION SCORE

Identity & Purpose:
Park ownership and purpose is not clear from the street. Neighbors may believe it belongs to the apartment complex.

Amenities & Design:
Park equipment is dated and in poor condition. Adequate space to create new experiences for the neighborhood.

Connectivity & Accessibility:
Nebraska Drive is the main road providing access to the park and does not contain sidewalks. Park is located near light industrial uses which brings heavier traffic.

Visibility:
Park is not well known to the community based on engagement results.

Category	Score
Identity & Purpose	4.9
Amenities & Design	3.7
Connectivity & Accessibility	6.0
Visibility	4.4

PARK PROFILE

STONECROFT PARK

With the city's first accessible playground and located on Daniell Trail, Stonecroft park is a favorite destination for play and physical activity.

Zone: Southwest

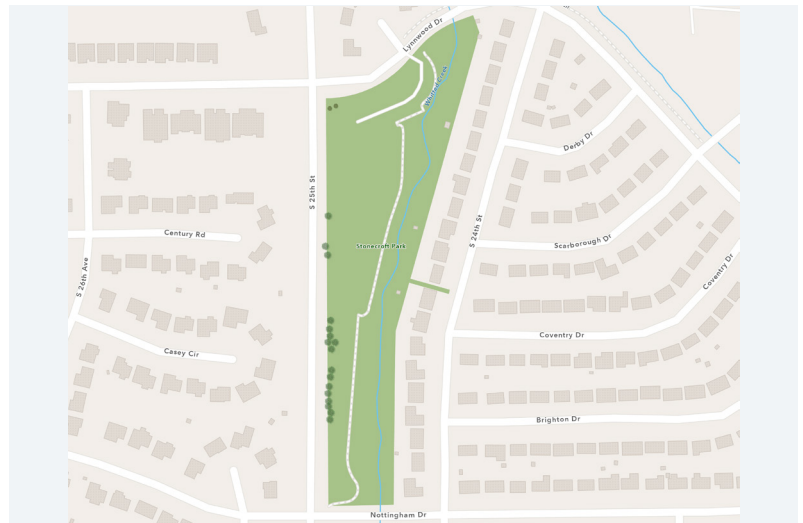
Class:



Acres: 7.2

Amenities:

- + Playground
- + Tennis Courts
- + Walking Path
- + Shelter



Recommendations:

- + Maintain amenities to a Level III Standard.
- + Add restrooms.
- + Add signage indicating directions to access other parks and amenities on Daniell Trail.

PARK UTILIZATION SCORE

Identity & Purpose:

Stonecroft Park is one of the most identifiable in the Bellevue system. Purpose of park fits description of community park and design fills a need for residents.

Amenities & Design:

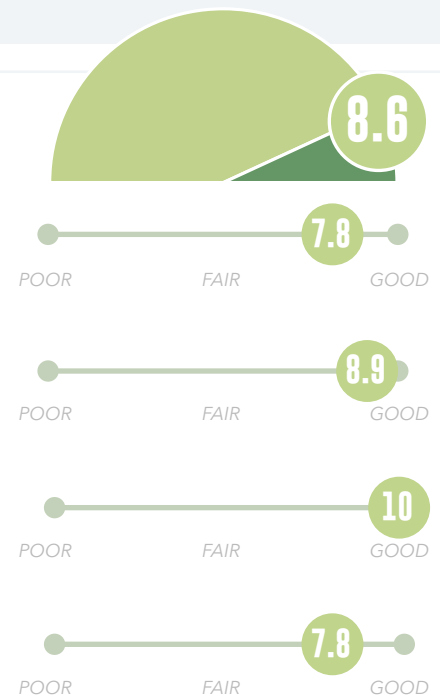
Inclusive design that is adaptive for all users. Park engagement surveys indicate high level of usership. Excellent condition.

Connectivity & Accessibility:

Connected to Daniel Trail and and the Papio Trail. Recent park upgrades give the park inclusive and universal access.

Visibility:


Visibility is good with trail running next to park, and frequent vehicular traffic off of 25th. Range of uses gives park a variety of users which creates social cohesion.



PARK PROFILE

SUNRISE III+IV PARK

A small park centrally located in a Northwest Bellevue subdivision, Sunrise Park provides play experiences to a small group of neighbors.

Zone: Northwest **Class:** 

Acres: 2.1



Amenities:

- + Playground
- + Basketball Court
- + Shelters
- + Exercise Equipment



Recommendations:

- + Complete Level I maintenance on park amenities and surfaces for safety and access. Remove weeds
- + Eliminate bee infestation in play amenity surfacing; replace surfacing for accessible material.
- + Improve lighting and visibility throughout the park.
- + Add seating/benches.
- + Add water station.

PARK UTILIZATION SCORE

Identity & Purpose:
Sunrise design fits into the fabric of the neighborhood. Easily identified as a "center" with strong purpose.

Amenities & Design:
Park amenities are in good condition. Some surface removal and replacing is needed. Good mix of amenities and uses.

Connectivity & Accessibility:
Park is located in an ideal location that gives it access for the entire neighborhood. Sidewalk leading to park is in good condition.

Visibility:
Nice buffer between street and park helps users feel seen but still have space to enjoy the park. Multiple points of entry and elevations which add to visibility.



PARK PROFILE

SWANSON PARK

With extensive open space, dense wooded areas, and a variety of park experiences available, Swanson Park has potential to be a regional attractor.

Zone: Northwest

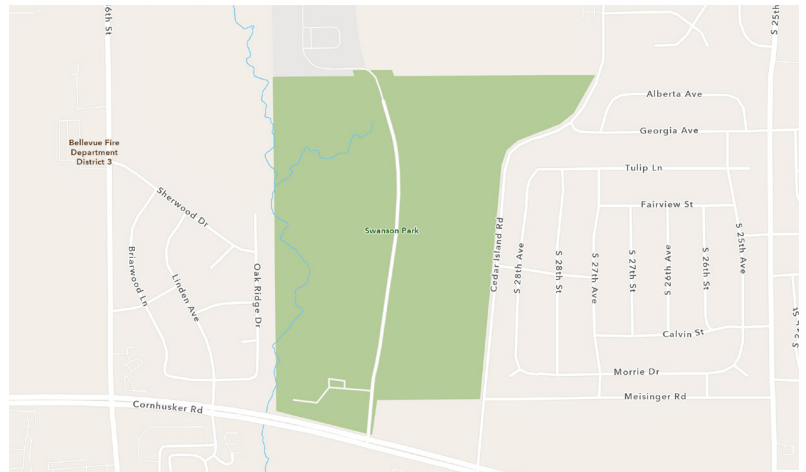
Class:



Acres: 49.7

Amenities:

- + Ballfields
- + Playground
- + Picnic Area
- + Shelter
- + Walking Trail
- + Mountain Biking Trail
- + Frisbee Golf



Recommendations:

- + Level III maintenance, improve lighting and visibility, along with maintenance and repairs of existing amenities. Partner with trail organization to mitigate erosion in Swanson Park.
- + Implement tall grass prairie on former landfill site.
- + Complete Park Layout Plan (reference Natural Surface Trails Study)
- + Study, plan, and construct trail connections.

PARK UTILIZATION SCORE

Identity & Purpose:

Known regionally for hiking, mountain biking trails. Programming at park helps bring in users from across the metro area.

Amenities & Design:

Trails managed and maintained by THOR (Trails Have Our Respect) Play structures are in good condition. Shelter gives picnic and gathering opportunity.

Connectivity & Accessibility:

Difficult to access for bikers and pedestrians. High connectivity for vehicular traffic. Future trails to north will enhance accessibility.

Visibility:


Lower level ball fields feel secluded. Portions of hiking trail and large open areas can make a user feel vulnerable. Heavy tree lined sections near shelter limit visibility.



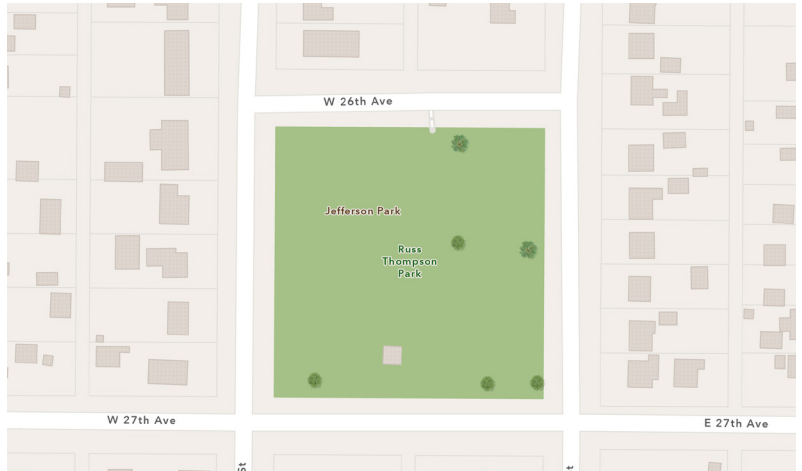
PARK PROFILE

THOMPSON PARK

A traditional city park on one square block, Thompson Park has potential to be a high-functioning, well-connected Community Park.

Zone: Olde Towne **Class:** 

Acres: 2.2



- Amenities:**
- + Basketball
 - + Playground
 - + Tennis Courts
 - + Shelter



Recommendations:

- + Complete maintenance to water station. Complete Level II maintenance to all surfaces for safety and accessibility.
- + Install portable restrooms. Install additional waste receptacles.

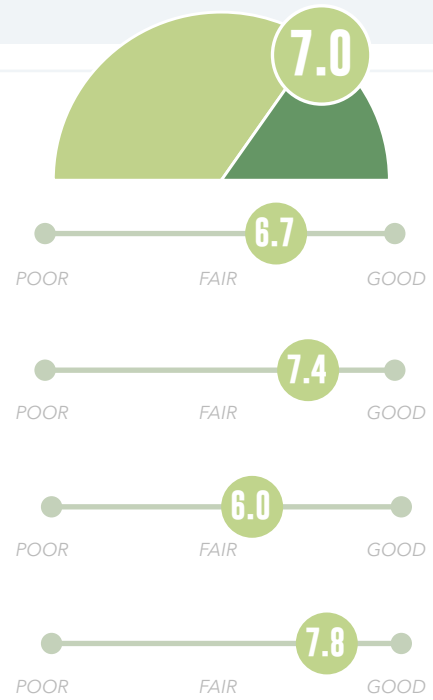
PARK UTILIZATION SCORE

Identity & Purpose:
Well-established as neighborhood park in an established community. Purpose has evolved and newer amenities.

Amenities & Design:
Play structure, paths, and slides are in excellent condition. Even split of open space and active space gives park variety of uses.

Connectivity & Accessibility:
One square block in traditional neighborhood, Thompson Park is connected and easily accessible to Olde Towne. Equipment uses are not universally designed.

Visibility:
Well situated in neighborhood for visibility. Open sight lines with multiple entrances and exits enhance safety.



PARK PROFILE

TREGARON PARK

Part of the Daniell Trail corridor, Tregaron Park connects Stonecroft Park to Blackhawk Park and features recent landscaping updates.

Zone: Southwest

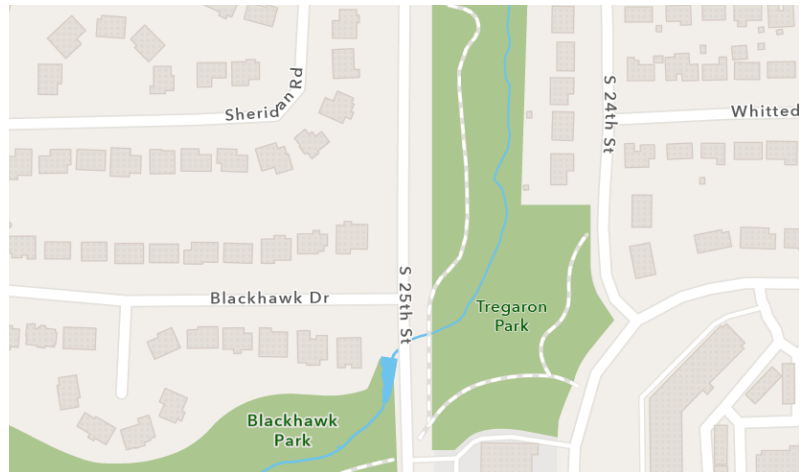
Class:



Acres: 4.2

Amenities:

- + Open Space
- + Shelter
- + Walking Trail



Recommendations:

- + Merge with Stonecroft Park.

PARK UTILIZATION SCORE

Identity & Purpose:

Tregaron is used as a connecting point along the trail. Not easily identifiable as its own distinct park.

Amenities & Design:

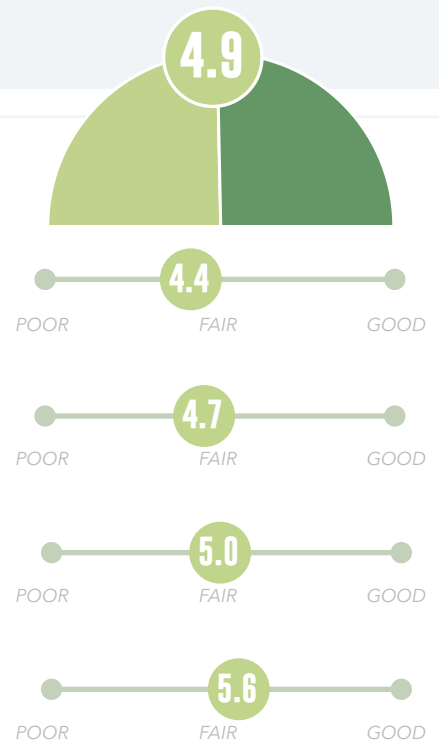
Park lacks amenities for its own purpose other than a resting place along trail.

Connectivity & Accessibility:

As link in Daniel Trail, it is easily accessible to the southwest and the north.

Visibility:


Portions of Tregaron are not easily seen with its access through heavily treed area. With adjacent fire station, park appears to be part of Fire Department property.



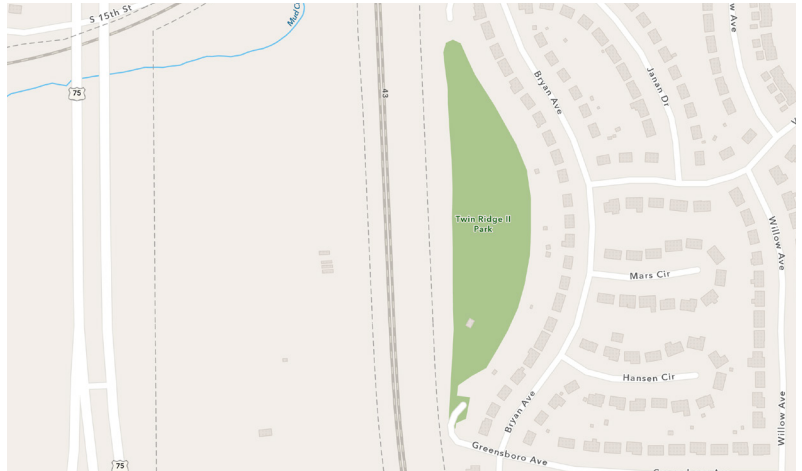
PARK PROFILE

TWIN RIDGE PARK

Bordered on one side by the railroad and Highway 75 and on the other by residential back yards, Twin Ridge Park is easiest to access by the immediate neighborhood.

Zone: Olde Towne **Class:** 

Acres: 8.4



Amenities:

- + Ballfields
- + Soccer
- + Playground
- + Basketball
- + Shelter
- + Trail



Recommendations:

- + Complete Level II maintenance to surfaces. Eliminate pest infestations at ballfield.
- + Add improved lighting and wayfinding for safety and visibility.
- + Implement grassland educational area with signage, native grass plantings, and natural play equipment. Add seating.
- + Improve on-street signage.

PARK UTILIZATION SCORE

Identity & Purpose:
For the surrounding neighborhood, park is known. Its obscure location makes wider use difficult.

Amenities & Design:
Amenities are concentrated to south portion of park and are in good condition. Paths to access amenities need repair.

Connectivity & Accessibility:
At bottom of drainage area, park is not visible unless immediately next to park. Its location between Highway 75 and Fort Crook Road blocks greater access.

Visibility:
Park feels secluded and requires long walks to access main amenities. Parking is limited which restricts usage.

6.2

6.7

6.3

5.0

6.7

PARK PROFILE

TWO SPRINGS PARK

The destination for Daniell Trail users coming from Stonecroft Park, Two Springs Park features a variety of play amenities.

Zone: Southwest

Class:



Acres: 4.3

Amenities:

- + Ballfields
- + Playground
- + Shelter
- + Walking Trail



Recommendations:

- + Maintain amenities to a Level III Standard.
- + Add dog park; add climbing structures and adventure play along Daniell Trail and in park.
- + Add restrooms and water station.
- + Complete Park Layout Plan to complement other parks on the Daniell Trail corridor.

PARK UTILIZATION SCORE

Identity & Purpose:

Concentration of amenities near entrance provide immediate purpose to the park.

Amenities & Design:

Shelters, play equipment and backstop offer variety of experiences. Major structures in good condition. Some repair needed to climbing apparatus and paths.

Connectivity & Accessibility:

Park is connected and accessible to trail and neighborhood. Links to development to south and west will enhance accessibility.

Visibility:


Trail from east into the park gives it additional visibility. Shelter location for gatherings provide park routine engagement and adjoining neighbors enhance security.



PARK PROFILE

WASHINGTON PARK

Bellevue’s traditional downtown park, Washington Park is known for events and amenities that bring people together.

Zone: Olde Towne **Class:** 

Acres: 2.2

Amenities:

- + Basketball
- + Walking Path
- + Playground
- + Shelter
- + Restrooms



Recommendations:

- + Maintain amenities to a Level III Standard.
- + Implement shade structures for gathering spaces. Remove inaccessible play structure on north side of park. Replace with stage/ amphitheater to host music, movie nights, plays, ceremonies.
- + Complete Park Layout Plan in coordination with Frontier District.
- + Establish community partnerships with ENCAP for volunteer park maintenance and programming opportunities.

PARK UTILIZATION SCORE

Identity & Purpose:

Historic and civically important park for Bellevue. Its programming give it a distinct and identifiable purpose.

Amenities & Design:

Newer amenities, updated gazebo and parking are in excellent condition. Park design facilitates community programs and events.

Connectivity & Accessibility:

Park is accesible to Olde Towne, south of Mission, and north on Harvell.

Visibility:

Washington Park gives safe sight lines and visible entrances throughout park. Park structures and historic significance provide enhanced visibility.



PARK PROFILE

WILLOW SPRINGS PARK

A winding park between residential back yards in a west Bellevue subdivision, Willow Springs park offers play and relaxation experiences.

Zone: West Central

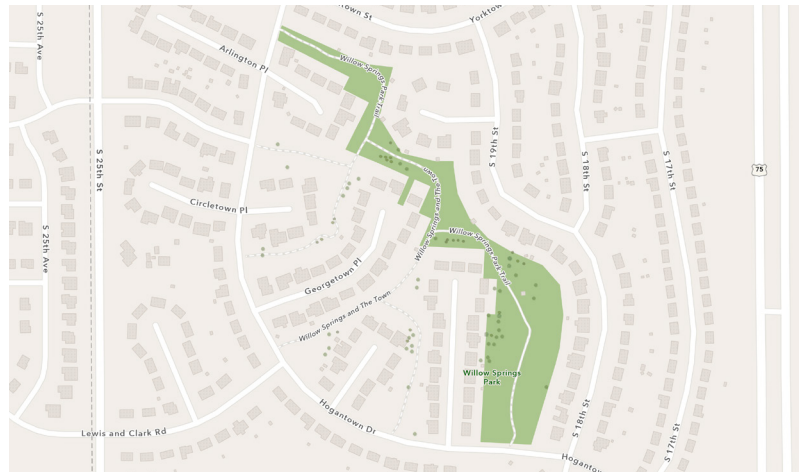
Acres: 14

Class:



Amenities:

- + Playground
- + Walking Trail



Recommendations:

- + Maintain amenities to a Level III Standard.
- + Add signage for pedestrian access to Willow Springs Park throughout the subdivision.
- + Install benches.

PARK UTILIZATION SCORE

Identity & Purpose:

Location and paths make purpose clear. From Hogantown Road it isn't immediately clear how large and linear the park is.

Amenities & Design:

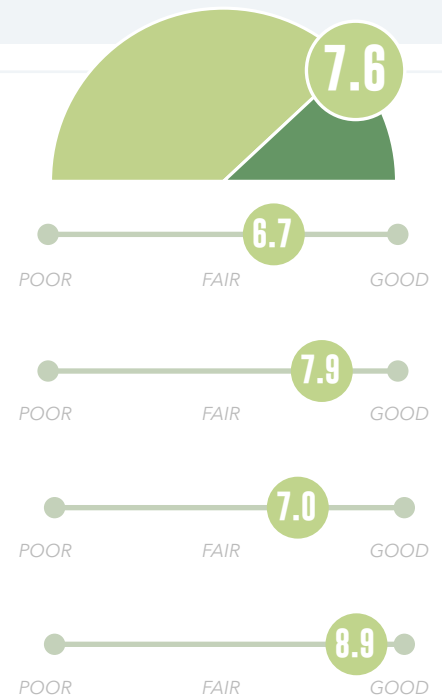
Park structures are in excellent condition. Trail paths have been well maintained. Recommend additional benches throughout trail for rest and nature observation.

Connectivity & Accessibility:

Trails from surrounding neighborhood lead into the park. Access, while not physically restricted east of 75 feels intuitively restricted due to large infrastructure.

Visibility:

Adjacent home owners have easy access and enhance safety for users.



FUNDING SCENARIOS

Throughout the United States, communities and cities are seeing a shift in the park experiences that they need to offer their citizens. Shifting preferences include:

- + Increased investment in park technology, such as smart parks and real-time park usage data tracking
- + Increased demand for nature-based recreation and wellness activities
- + Emphasis on environmental sustainability and eco-friendly park design and management practices
- + Expansion of park amenities and programming, such as outdoor fitness equipment, concert venues, and food truck events
- + Growth of urban agriculture and community gardening programs
- + Integration of parks with adjacent land uses, such as mixed-use developments and transit-oriented developments
- + Focus on park accessibility and inclusion, including universal design features and accessible play areas
- + Focus on water-based recreation and conservation, including riverfront and lakefront parks and waterways
- + Development of parks as community gathering spaces, including public plazas and cultural amenities
- + Expansion of park-to-park connections and greenway networks

As preferences continue to shift and Bellevue continues to grow, strategic funding and budget decisions must be made to support a commitment to a high level of service and beautiful parks. The following scenarios illustrate potential funding and expenditure changes and their assumed impacts.

SCENARIO 1 - TREND

The Trend Scenario focuses on maintaining the current state of parks with incremental improvements.

In this scenario, only the parks that currently exist and have not been decommissioned are funded for general improvements to existing amenities. Periodically, amenities can be upgraded as funding becomes available. One park per year can be preliminarily planned.

Two full-time employees may be added - one preferably a grounds specialist (Arborist or Landscape Architect) and one a Communications and Engagement Specialist.

	% OF EXPENDITURES	AMOUNT
Personnel	40%	800,000
Operations - Total	50%	1,000,000
Maintenance	-	150,000
Trail Improvements	-	100,000
Park Improvements	-	750,000
Communications & Admin	-	0
Other	10%	200,000
TOTAL	100%	2,000,000

FUNDING SCENARIOS

SCENARIO 2 - MODERATE GROWTH (RECOMMENDED)

The Moderate Growth scenario aims to change the perception of Bellevue and its parks, improving on what is currently offered and expanding system offerings. It includes a build-out of Phase 1 of the East-to-West Trail route from the bridge to the W. Papio Trail on Cornhusker Rd. in order to connect parks in the eastern portion of Bellevue.

This scenario enables the implementation of large scale amenity recommendations, including frequently requested adventure play amenities (climbing walls, natural play, etc.) dog parks, skate parks, etc. These new park experiences can be installed in each zone at a schedule of one zone per year for the next 6 years.

The planning and design of existing parks may occur at a more aggressive pace, with one park per zone in the schedule of Plan, Fund, Build programmatic calendar. Additional staff specialists can be brought on, including Landscape Architects, a dedicated Recreation Director, and Communication and Engagement specialists.

	% OF EXPENDITURES	AMOUNT
Personnel	40%	1,000,000
Operations - Total	50%	1,500,000
Maintenance	-	200,000
Trail Improvements	-	125,000
Park Improvements	-	950,000
Communications & Admin	-	
Other	10%	200,000
TOTAL	100%	2,700,000



FUNDING SCENARIOS

SCENARIO 3 – ADVENTUROUS GROWTH

The adventurous scenario creates a new vision for Bellevue parks.

With this plan, Bellevue is on its way to being the most livable city in Nebraska through a full build-out of the trail system connecting parks, neighborhoods, and popular destinations. The implementation of the American Heroes Park Master plan is funded through this scenario, capitalizing on the riverfront as an asset to the community.

In the western portion of Bellevue, Phase I of Daniell’s Farm Recreation Area can begin with planning, preliminary design and engineering. The entire Plan, Fund, Build schedule can begin with completion by 2038.

This scenario enables Bellevue to meet its staff need by adding specialists, dedicated Parks and Recreation department directors, and Communications and Engagement staff.

	<i>% OF EXPENDITURES</i>	<i>AMOUNT</i>
Personnel	40%	1,400,000
Operations - Total	50%	1,750,000
Maintenance	-	280,000
Trail Improvements	-	175,000
Park Improvements	-	1,330,000
Communications & Admin		
Other		200,000
TOTAL	100%	\$3,700,000



FUNDING OPPORTUNITIES

When comparing the level of investment into the parks as compared to peer cities, Bellevue falls in the bottom of the lowest quartile of per capita spending. Additionally, most cities diversify their funding sources between general funds, revenue, park impact fees, and grants. Bellevue will need to diversify its funding if it does not want to increase taxes to fund its parks.

Funding Opportunity Types

Fees and Revenues

- + League and recreation fees
- + Space and event rental fees
- + Lesson fees
- + Concessions revenues

Philanthropy + Gifts

- + Philanthropic foundations and charitable trusts
- + Private funding: through corporate sponsorships, philanthropic foundations, and community fundraising campaigns
- + In-kind contributions: through donations of materials, labor, and other resources from local businesses and community organizations
- + Crowdfunding: through online campaigns and community fundraising efforts to support specific park projects.

Award, Partnership, and Policy-based Financing

- + Sewer Impact Fees/Pioneer Fees: a fee charged to developers for connection to utilities that funds park improvements in that area. Potential for \$20 million across upcoming years from impending development hookups to MUD water line.
- + Park Impact Bonds: innovative funding mechanism that leverages the financial impact of park improvements within an area against investment in the park.
- + Public funding: through government grants, subsidies, and taxes.
- + Public-private partnerships: through partnerships with local businesses, community organizations, and other stakeholders
- + Bond issuances: through the sale of bonds to fund park development and improvement projects.
- + Tax-increment financing: through the capture of increased property tax revenues generated by park-adjacent development.

FUNDING OPPORTUNITIES

FUNDING SOURCE	DESCRIPTION
Nebraska Environmental Trust (NET)	The NET funds conversation, enhancement, and restoration of the natural environments in Nebraska. Their funding is intended to complement activities and programs that are already underway. For the parks, priority areas relate to habitat and surface and ground water.
Nebraska Department of Economic Development (NDED)	The Nebraska DED provides several funding opportunities through direct grants and tax credit programs:
The Community Development Assistance Act (CDAA)	This act enables the DED to distribute a 40% state tax credit for creation of physical facilities, recreational and educational activities. The grant prioritizes efforts aligned with locally-defined objectives.
The Civic and Community Center Financing Fund (CCCFF)	Funding supports the development of civic, community, and recreation centers to Nebraska municipalities and villages.
The Shovel Ready Capital Recovery and Investment Act	This funding assists with capital projects related to arts, culture, or the humanities that may have been delayed due to COVID-19.
The Community Development Block Grant (CDBG)	Eligible programs that align with the goals of the Parks Master Plan include economic development, planning, downtown revitalization, public works, and tourism development. The CDBG funds expand economic opportunities and can be used for planning and construction projects that benefit low- and moderate-income persons, and solve catastrophic health and safety threats.
National Endowment of the Arts	The Our Town Program supports creative placemaking that integrates arts, culture, and design activities into efforts that strengthen communities by advancing local economic, physical, and/or social outcomes.
National Registry of Historic Places	The Save America's Treasures grant program supports significant historic properties that convey our nations rich heritage for future generations. Preservation or conservation work of historic properties will be funded.
USDA	Farmer Market Promotion Program funds projects that develop producer to consumer market to help increase access and availability of locally and regionally produced agricultural products by providing technical assistance, agritourism activities or other direct producer to consumer opportunities.
Nebraska Arts Council	The Creative Aging through the Arts Program hires artists to lead workshops to organizations serving older adults. Arts programming is eligible to provide the sharing of expertise through sequential arts lessons, skill development and fostering social engagement.

FUNDING OPPORTUNITIES

FUNDING SOURCE	DESCRIPTION
Humanities Nebraska	Humanities Nebraska offers grants to support projects related to the humanities. These include history, literature, language, history, and criticism of the arts. Libraries, museums, civic group, and government agencies are eligible to apply.
Nebraska Land and Water Conservation Fund	The Land and Water Conservation Fund (LWCF) is a federal grant program that was established in 1965 through the National Parks Service within the Department of the Interior. The LWCF stateside assistance grant program has provided funding for community outdoor recreation projects across Nebraska for nearly 40 years.
Reconnecting Communities Pilot Program (RCP)	<p>The Bipartisan Infrastructure Law (BIL) established the new Reconnecting Communities Pilot (RCP) discretionary grant program, funded with \$1 billion over the next 5 years.</p> <p>It is the first-ever Federal program dedicated to reconnecting communities that were previously cut off from economic opportunities by transportation infrastructure. Funding supports planning grants and capital construction grants, as well as technical assistance, to restore community connectivity through the removal, retrofit, mitigation, or replacement of eligible transportation infrastructure facilities.</p>



IMPLEMENTATION PLAN

Five-Year Priorities

The following implementation plan includes year-by-year actions to be taken to carry out system-wide and park-by-park improvements and fulfill this plan's goals, strategies, and actions.

Over the next five years, the following actions should be taken to advance the mission of this plan.

YEAR ONE: SYSTEM

<i>FOCUS AREA</i>	<i>ACTION</i>
Communications	<ul style="list-style-type: none"> + Update current platforms with correct and current park information (refer to Phase I of Communications & Wayfinding, page 114.) + Release RFP and engage a branding professional to develop a system-wide strategy and guidelines for wayfinding, etc. (refer to Action Step 1.1, page 105, and Phase II of Communications & Wayfinding, page 114.) + Release RFP and engage professional for development of interactive parks tool (refer to Communications & Wayfinding, page 114.)
Operations	<ul style="list-style-type: none"> + Create a dedicated budget for the Parks & Recreation Department with its own sources and allocations (refer to Action Step 3.1, page 108.) + Hire 1 FTE: Parks and Recreation Communications Specialist/Manager to oversee day-to-day parks communications, messaging, and implementation of brand guidelines.
Sustainability	<ul style="list-style-type: none"> + During update of Comprehensive Plan, include green infrastructure element.
Partnerships	<ul style="list-style-type: none"> + Formally re-establish Parks Board as an oversight body for implementing Park Plan, enacting new by-laws for Parks Board to oversee park design and improvements. + Create a formal Parks Partnership Program to create a network of aligned organizations through which to distribute communications, find volunteers, and complete park improvements (refer to Action Step 1.3, page 106.)
Connectivity	<ul style="list-style-type: none"> + Improve crosswalks through signage and painting (refer to Action Step 2.5, page 107.)

IMPLEMENTATION PLAN

YEAR ONE: PARKS

PARK	MAINTENANCE	AMENITIES	PLAN/FUND/BUILD	COST ESTIMATE
American Heroes Park		+ Add adventure play facilities to American Heroes Park.		\$150,000.00
Clearwater Falls		+ Install pickleball courts		\$150,000.00
Gilbert Park		+ Install dog park-with small and large dog spaces		\$30,000.00
Hastings Banner	+ Improve lighting and wayfinding for safety and access.			\$20,000.00
Jewell Park			+ Complete Park Layout Plan.	\$25,000.00
Lookingglass		+ Install skate park		\$500,000.00
Regional Aquatic Center			+ Fund Aquatic Center Preliminary Engineering	\$85,000.00
Southgate		+ Remove and replace play structure		\$85,000.00
Swanson Park			+ Complete Park Layout Plan.	\$15,000.00
Washington Park		+ Install shade structure		\$15,000.00
			EST. COST	\$1,075,000.00

IMPLEMENTATION PLAN

YEAR TWO: SYSTEM

FOCUS AREA	ACTION
Communications	<ul style="list-style-type: none"> + Release RFP and engage a professional to produce updated park signage, maps, and kiosks based on brand guidelines (refer to Action Step 1.1, page 105, and Communications & Wayfinding, page 114.) + Release RFP and hire web developer to produce new website, including all necessary forms and scheduling tools (refer to Communications & Wayfinding, page 114.)
Operations	<ul style="list-style-type: none"> + Establish a Park Design process with roles and responsibilities defined, including oversight bodies, review periods, and community engagement (refer to Action Step 2.2, page 107.) + Create a philanthropic Park Foundation to support park system financial needs (refer to Action Step 3.1, page 108.) + Create a dedicated funding source within the Capital Improvement Plan (refer to Action Step 3.2, page 108.)
Sustainability	<ul style="list-style-type: none"> + Reactivate Bellevue Tree Board's formal tree-preservation role through partnership with the City of Bellevue (refer to Action Step 2.4, page 107.)
Partnerships	<ul style="list-style-type: none"> + Create formal partnership and process with Bellevue Police Department to undergo Crime Prevention Through Environmental Design (CPTED) training and complete regular review of parks (refer to Equity, page 116.).
Connectivity	<ul style="list-style-type: none"> + Release RFP and hire consultant for Bicycle + Pedestrian Master Plan.

YEAR TWO: PARKS

PARK	MAINTENANCE	AMENITIES	PLAN/FUND/BUILD	COST ESTIMATE
American Heroes Park			<ul style="list-style-type: none"> + Begin Phase I of American Heroes Park Master Plan site work. 	\$750,000.00
Aspen/Sun Valley			<ul style="list-style-type: none"> + Complete Park Layout Plan. 	\$15,000.00

IMPLEMENTATION PLAN

YEAR TWO: PARKS

PARK	MAINTENANCE	AMENITIES	PLAN/FUND/BUILD	COST ESTIMATE
Blackhawk Park	+ Complete Level II Maintenance on creek, eliminating stagnant water. Improve wayfinding and safe crossings.			\$100,000.00
Brook Park	+ Complete maintenance to sidewalks and trails for safety. Complete Level II maintenance on all amenities.			\$100,000.00
College Heights Park	+ Complete Level II maintenance to all amenities and surfaces to bring park up to standard.			\$50,000.00
Daniell's Farm			+ Begin preliminary planning design and engineering	\$100,000.00
Dowding	+ Complete Level III Maintenance to structures, shelters, benches, and play amenities.			\$50,000.00
Everett Park			+ Complete Park Layout Plan.	\$20,000.00
Gilbert Park	+ Complete Level I maintenance to remove noxious weeds. Complete Level II maintenance to surfaces, replacing for more accessible surface material.			\$30,000.00

IMPLEMENTATION PLAN

YEAR TWO: PARKS

PARK	MAINTENANCE	AMENITIES	PLAN/FUND/BUILD	COST ESTIMATE
Golden Hills	+ Complete Level II maintenance to amenities and surfaces. Add improved lighting and signage for safety and access. Improve waste receptacles.			\$25,000.00
Heartland Hills Park	+ Add improved signage and wayfinding to increase safety and visibility.			\$20,000.00
Hyda Hills Park		+ Install shade structure		\$15,000.00
Jewell Park		+ Add bouldering/climbing structure to Jewell Park.		\$150,000.00
Lakewood Villages	+ Complete Level III maintenance on play amenities. Add improved in-park wayfinding.			\$35,000.00
Normandy Hills	+ Complete Level I maintenance to fix damaged/aging play amenities. Improve lighting, pathways, and signage to improve park safety and visibility. Upgrade inaccessible play and walking surfaces.			\$50,000.00
Regional Aquatic Center			+ Begin phase 1 site work	\$150,000.00

IMPLEMENTATION PLAN

PARK	MAINTENANCE	AMENITIES	PLAN/FUND/BUILD	COST ESTIMATE
Sorenson Park	+ Add improved signage and lighting for increased safety throughout the park. Improve pathways and entrances.			\$20,000.00
Southgate		+ Install park signage		\$5,000.00
Swanson Park			+ Fund Planned Improvements	\$200,000.00
Two Springs			+ Complete Park Layout Plan.	\$15,000.00
EST COST:				\$1,900,000.-00

YEAR THREE: SYSTEM

FOCUS AREA	ACTION
Communications	<ul style="list-style-type: none"> + Implement new website, including all necessary forms and scheduling tools, and interactive parks tool. + Implement and install new branded park signage, maps, and kiosks.
Operations	+ Identify 1 new innovative financing tool to facilitate park improvements (refer to Action Step 3.1, page 108.)
Sustainability	
Partnerships	+ Implement video campaign showcasing improved parks through the lens of known community partners to promote park familiarity.
Connectivity	+ Install bike storage and/or e-charging stations at trailheads and popular parks (refer to Action Step 2.5, page 107.)

IMPLEMENTATION PLAN

YEAR THREE: PARKS

PARK	MAINTENANCE	AMENITIES	PLAN/FUND/BUILD	COST ESTIMATE
American Heroes Park			+ Begin Phase II of American Heroes Park Master Plan site work.	\$250,000.00
Ashford Hollow Park	+ Complete Level III Maintenance items			\$100,000.00
Aspen/Sun Valley		+ Improve park signage		\$5,000.00
Aspen/Sun Valley		+ Make updates to disc golf amenity, including updated signage.		\$3,000.00
Brook Park			+ Implement planting plan commissioned by SID.	\$90,000.00
Cascio Pool		+ Improve signage and wayfinding		\$15,000.00
Clearwater Falls		+ Add exercise equipment along trails.		\$65,000.00
College Heights Park		+ Install accessible post and deck play structure		\$150,000.00
Copper Creek	+ Complete Level II maintenance, specifically to broken play equipment, weeds, and surfaces. Maintain surfaces to standard. Complete Level III Maintenance to play structures and other park structures, specifically paint.			\$80,000.00
Daniell's Farm			+ Phase 1 sitework	\$100,000.00

IMPLEMENTATION PLAN

YEAR THREE: PARKS

PARK	MAINTENANCE	AMENITIES	PLAN/FUND/BUILD	COST ESTIMATE
Daniell's Farm Trail Corridor			+ Master Plan	\$15,000.00
Dowding		+ Improve signage so entrances and exits are clear from the street and sidewalks.		\$15,000.00
Faulkland	+ Complete Level I maintenance on park surfaces for safety and access. Eliminate yellow jacket infestation at playground. Improve lighting and visibility throughout the park.			\$50,000.00
Gemini Park			+ Complete Park Layout Plan.	\$15,000.00
Golden Hills			+ Complete Park Layout Plan.	\$15,000.00
Haworth Park		+ Install bicycle fix-it station at trailhead for the Bellevue Loop Trail.		\$5,000.00
Lookingglass	+ Complete Level II maintenance to trash receptacles, surfaces.			\$25,000.00
Normandy Hills		+ Upgrade bicycle storage amenity		
Sorenson Park		+ Install splash pad		
Sunrise		+ Remove and replace play structure		

IMPLEMENTATION PLAN

YEAR THREE: PARKS

PARK	MAINTENANCE	AMENITIES	PLAN/FUND/BUILD	COST ESTIMATE
Swanson Park		+ Add pump/cycle track		\$150,000.00
Two Springs		+ Install dog park		\$25,000.00
Washington Park	+ Maintain amenities to a Level III Standard.			\$25,000.00
EST. COST				\$1,418,000.00

YEAR FOUR: SYSTEM

FOCUS AREA	ACTION
Communications	+ Create a formal process for updates to park amenity GIS database (refer to Action Step 3.4, page 108.) + Develop a policy for land acquisition to support increased density and ongoing growth (refer to Land Acquisition, page 120.)
Operations	+ Digitize ADA Compliance standards and documentation process.
Sustainability	+ Design and implement zoning tools that preserve open space, adding language to zoning codes that dedicate open space (refer to Action Step 2.3, page 107.)
Partnerships	
Connectivity	+ Implement Bicycle + Pedestrian Master Plan.

YEAR FOUR: PARKS

PARK	MAINTENANCE	AMENITIES	PLAN/FUND/BUILD	COST ESTIMATE
American Heroes Park	+ Complete Level I + Level II Maintenance to existing amenities, especially restroom and trash receptacles.			\$250,000.00

IMPLEMENTATION PLAN

YEAR FOUR: PARKS

PARK	MAINTENANCE	AMENITIES	PLAN/FUND/BUILD	COST ESTIMATE
Ashford Hollow Park		+ Add amenities to meet community need		\$25,000.00
Brook Park		+ Add play amenities designed for a wider range of ages. Improve opportunities for users at pond; create fishing area or water overlook.		\$150,000.00
Clearwater Falls	+ Maintain amenities to a Level III Standard.			\$50,000.00
College Heights Park		+ Add and improve park signage		\$1,000,000.00
Daniell's Farm Trail Corridor			+ Fund planned improvements	\$150,000.00
Dowding		+ Install pump/cycle track		\$150,000.00
Everett Park	+ Complete Level III Maintenance to picnic tables. Complete Level II&I maintenance to trash receptacles, shelters, weeds, sidewalks, and surfaces. Improve wood chip play surfaces to more accessible surfacing.			\$45,000.00

IMPLEMENTATION PLAN

YEAR FOUR: PARKS

<i>PARK</i>	<i>MAINTENANCE</i>	<i>AMENITIES</i>	<i>PLAN/FUND/BUILD</i>	<i>COST ESTIMATE</i>
Gemini Park	+ Complete Level II maintenance on gravel surfaces, replacing for more accessible surface, and on trash cans, shelters, picnic tables, and other park amenities.			\$50,000.00
Glenmorrie Park	+ "Complete Level II maintenance on park surfaces for safety and access. Add improved lighting and visibility into park." "			\$25,000.00
Golden Hills		+ Upgrade existing shelter, benches, and grills.	+ Fund planned improvements	\$10,000.00
Haworth Park		+ Remove and replace play structure		\$100,000.00
Heartland Hills Park		+ Install adventure/natural play structures		\$75,000.00
Hyda Hills Park		+ Upgrade soccer fields		\$50,000.00
Jewell Park		+ Add improved dog park facilities, including unique features not found in the area, to make Jewell Park a destination dog park. Add water stations, waste receptacles, shade structures, and bathing stations		\$50,000.00

IMPLEMENTATION PLAN

YEAR FOUR: PARKS

PARK	MAINTENANCE	AMENITIES	PLAN/FUND/BUILD	COST ESTIMATE
McCann Park	+ Complete Level I + Level II Maintenance to bring amenities, surfaces, and connections up to an acceptable level of service.			\$25,000.00
Oakhurst Park	+ Complete Level I maintenance to repair broken play structure.			\$65,000.00
Stonecroft Park		+ Install restrooms		\$150,000.00
Sunrise	+ Complete Level I maintenance on park amenities and surfaces for safety and access. Remove weeds. Eliminate bee infestation in play amenity surfacing; replace surfacing for accessible material. Improve lighting and visibility throughout the park.			\$25,000.00
Twin Ridge Park		+ Improve on-street signage.		\$10,000.00
Two Springs		+ Remove and replace play structure		\$65,000.00
Two Springs	+ Maintain amenities to a Level III Standard.			\$15,000.00

IMPLEMENTATION PLAN

YEAR FOUR: PARKS

<i>PARK</i>	<i>MAINTENANCE</i>	<i>AMENITIES</i>	<i>PLAN/FUND/BUILD</i>	<i>COST ESTIMATE</i>
Washington Park		+ Remove inaccessible play structure on north side of park		\$15,000.00
Willow Springs	+ Maintain amenities to a Level III Standard.			\$15,000.00
EST. COST				\$2,565,000.00

YEAR FIVE: SYSTEM

<i>FOCUS AREA</i>	<i>ACTION</i>
Communications	+ Create a formal process for updates to park amenity GIS database (refer to Action Step 3.4, page 108.) + Develop a policy for land acquisition to support increased density and ongoing growth (refer to Land Acquisition, page 120.)
Operations	+ Digitize ADA Compliance standards and documentation process.
Sustainability	+ Design and implement zoning tools that preserve open space, adding language to zoning codes that dedicate open space (refer to Action Step 2.3, page 107.)
Partnerships	
Connectivity	+ Implement Bicycle + Pedestrian Master Plan.

IMPLEMENTATION PLAN

YEAR FIVE: PARKS

PARK	MAINTENANCE	AMENITIES	PLAN/FUND/BUILD	COST ESTIMATE
Aspen/Sun Valley		+ Convert swimming pool to skate park amenity.		\$100,000.00
Aspen/Sun Valley		+ Renovate existing pool into skate park.		\$75,000.00
Blackhawk Park			+ Merge with Oakhurst Park under Blackhawk HOA agreement.	\$85,000.00
Cascio Pool	+ Complete Level II Maintenance on poolhouse & pool amenities.			\$65,000.00
Copper Creek		+ Add play amenities designed for a wider range of ages.		\$50,000.00
Daniell's Farm			+ NEPA	\$40,000.00
Everett Park		+ Augment drainage channel with natural landscaping and native plantings		\$25,000.00
Faulkland		+ Install gathering-oriented games, like horseshoes, bocce ball, etc. near gathering space.		\$15,000.00
Golden Hills		+ Install dog park		\$25,000.00
Hastings Banner			+ Complete Park Layout Plan.	\$15,000.00
Jewell Park		+ Remove and replace benches		\$10,000.00

IMPLEMENTATION PLAN

YEAR FIVE: PARKS

PARK	MAINTENANCE	AMENITIES	PLAN/FUND/BUILD	COST ESTIMATE
Lakewood Villages		+ Add in-park trail loop/sidewalks to connect amenities to access points.		\$15,000.00
McCann Park		+ Add updated shade structures over ball field seating. Install structures for tickets and concessions.		\$25,000.00
Normandy Hills		+ Remove and replace post and deck structure		\$65,000.00
Oakhurst Park		+ Add upgraded natural play amenities.		\$35,000.00
Sorenson Park		+ Install play structure and climbing apparatus		\$85,000.00
South Plain Greenway			+ Complete Park Layout Plan.	\$20,000.00
Stonecroft Park	+ Add improved signage and lighting for increased safety throughout the park. Improve pathways and entrances.			\$15,000.00
Sunrise		+ Add seating/benches. Add water station.		\$15,000.00
Swanson Park		+ Replace gathering space structures.		\$35,000.00
Thompson Park	+ Complete maintenance to water station. Complete Level II maintenance to all surfaces for safety and accessibility.			\$15,000.00

IMPLEMENTATION PLAN

YEAR FIVE: PARKS

PARK	MAINTENANCE	AMENITIES	PLAN/FUND/BUILD	COST ESTIMATE
Two Springs		+ Install rock climbing structure		\$75,000.00
Washington Park			+ Complete Park Layout Plan.	\$15,000.00
Willow Springs		+ Add signage for pedestrian access to Willow Springs		\$10,000.00
EST. COST				\$38,750.00

YEAR SIX: SYSTEM

FOCUS AREA	ACTION
Communications	
Operations	
Sustainability	+ Conduct an environmental, health, and traffic impact assessment of improvements to parks and trails system (refer to Connectivity, page 117.)
Partnerships	
Connectivity	

YEAR SIX: PARKS

PARK	MAINTENANCE	AMENITIES	PLAN/FUND/BUILD	COST ESTIMATE
Aspen/Sun Valley	+ Complete Level I + Level II Maintenance.			\$115,000.00
Aspen/Sun Valley		+ Remove and replace existing play structure with accessible or nature play structure.	+ Fund Park Layout Plan.	\$75,000.00
Cascio Pool		+ Add 10 parking stalls		\$50,000.00

IMPLEMENTATION PLAN

YEAR SIX: PARKS

PARK	MAINTENANCE	AMENITIES	PLAN/FUND/BUILD	COST ESTIMATE
Clearwater Falls		+ Add food preparation stations and grills to existing shelter area.		\$10,000.00
Everett Park		+ Add pickleball, basketball to Everett Park.		\$125,000.00
Everett Park	+ Remove and replace soccer goals			\$30,000.00
Faulkland	+ Improve signage on 48th street			\$5,000.00
Fox Ridge		+ "Implement natural grassland educational area with signage and natural play amenities Add shade structures Add play structures that are designed for inclusive access for all users "		\$75,000.00
Gemini Park		+ Remove and replace food preparation stations and grills		\$10,000.00
Glenmorrie Park		+ "Add in-park loop trail/sidewalks to connect amenities to access points. Add improved signage. Add paths connecting play areas. "		\$30,000.00
Hastings Banner		+ Add baseball/ softball fields		\$100,000.00

IMPLEMENTATION PLAN

YEAR SIX: PARKS

PARK	MAINTENANCE	AMENITIES	PLAN/FUND/BUILD	COST ESTIMATE
Hyda Hills Park			+ Complete Park Layout Plan.	\$15,000.00
Jewell Park	+ Resurface basketball court			\$15,000.00
Pipers Glen	+ Maintain amenities to a Level III Standard.			\$20,000.00
Swanson Park		+ Install rock climbing structure		\$150,000.00
Thompson Park		+ Install portable restrooms. Install additional waste receptacles.		\$10,000.00
Twin Ridge Park		+ Remove and replace concrete paths		\$15,000.00
Washington Park			+ Fund planned improvements	\$200,000.00
Willow Springs			+ Complete Park Layout Plan.	\$15,000.00
EST. COST				\$1,065,000.00

YEAR SEVEN: PARKS

PARK	MAINTENANCE	AMENITIES	PLAN/ FUND/ BUILD	COST ESTIMATE
Jewell Park	+ Complete Level II maintenance on surfaces. Improve stormwater management and drainage. Eliminate water pooling at dog park. Improve lighting and visibility for safety and access.			\$75,000.00
Swanson Park		+ Implement tall grass prairie on east side of Swanson Park (on former landfill site.)		\$10,000.00
EST. COST				\$85,000.00