

Nebraska Innovation Zone Commission
Alexander Garvin Vision of Opportunities Session
9:00AM, March 11, 2006
River View Lodge – Mahoney State Park, Ashland, NE.

Commissioner Attending: Mary Ann Borgeson, Dean Busing, Marsha Babcock, Jim Grotrian – alternate for JoAnn McDowell, Dave Nielsen, Bob Workman, Pete Kotsiopolous, Brenda Gunn, Tim Gay, Ken Svoboda, Kathy McKillip – NIZC Executive Director

Members Excused: Steve Oltmans, Chuck Sigerson, Jeff Quist, Ron Melbye, Inez Boyd & Jeff Weak.

Department of Economic Development (NEDED) Staff: Richard Baier, Stu Miller, Gary Hamer.

Visitors: Neoma Wilcox, Paul Erickson, Tim Gilligan, Jack Stannard, Cory Scott, Mark Stursma, Doug Bisson, Karin Kotschwar, Scott Berryman, Norma Nelsen, Steve Miller, Mary Reager, Tim Stuart, Leslie Peterson, Sue Brauckmuller, Jerry Maxwell, Brad Stauffer, Shirley Niemeyer, Delia Kruse, David Kotok, Janice Rulage, Jim Rulage, Jonnie Finn and Guest, Marty Schukert. Note - some names unable to decipher penmanship.

Chair Ken Svoboda welcomed everyone and called the meeting to order at 9:10AM. Svoboda asked the commissioners and DED staff to introduce themselves.

Chair Ken Svoboda introduced and welcomed Alexander (Alex) Garvin. At this time, Alex Garvin proceeded with his presentation and assessment of the I-80 corridor for the Commission and public members attending. Per Garvin's request, the public was invited and encouraged to participate throughout the entire session.

General Notes Regarding Alex Garvin's Presentation

The Commission has most promising opportunity along the corridor and is charged with a great task to present a recommendation within the assigned time frame, however, it can be done.

The presentation regarding Hwy 6 and area communities consisted of these bullet points:

- + Potential history of the area should be expanded for Tourism
- + The beauty of Hwy 6 – consider creating a parkway between Gretna and Waverly
- + Platte River Valley – potential historic significance and historic depth
- + There is economic power in even the smallest communities
- + Regional market ability for promoting – bicycle friendly communities, trains, landscapes – grain elevators, walking tours, guide books,
- + Focus on the potential market of “day trip” travelers.

Incentive: The area needs to develop and create incentives for participation and development within the communities. For developers request that creek beds and wooded areas be saved to provide instant character for new developments of any kind. Planned developments should be focused and clustered together – not scattered out with lack less design and consideration. What are the right incentives – zoning and financial are strong areas that need attention.

Consider what San Antonio has developed with a water run off problem – and they incorporated this adaptive need and re-use into the famous River walk area – with strong economic development results.

Could Mahoney Park be expanded? Protect the Platter River Basin and surrounding hills.

The Commission has the task ahead of creating a framework that ties everything together, obviously with a strong public realm component. The Commission should do an opportunity analysis – not a needs analysis – ask communities to consider their role and relationship with the corridor and the potential development of creating a new identity or niche for themselves, such as the recreational community, the warehousing sector, the education triangle or research park. Communities will need to develop an identity that creates as much opportunity as the corridor itself will develop.

Three Main Ribbons of transportation that are key elements:

1. I-80 at 75 mph – this is used to only get from point A to point B very quickly.
2. Hwy 6 and similar parallel highways – at 60 mph – requires those to appreciate and enjoy the experience – parkways between communities connecting them all together at one.
3. Creation and continuation of bike/walking trails.

Conclusion is to actively consider a public realm component and assist communities with defining opportunities and potential.

Meeting/Session adjourned at 2:45 PM.

Respectfully Submitted,

Kathy McKillip,
Executive Director
Nebraska Innovation Zone Commission