



# Cornhusker Bank Business Series

April 30, 2026



# UTILITIES

POWER | TRANSPORTATION | WATER | WASTEWATER



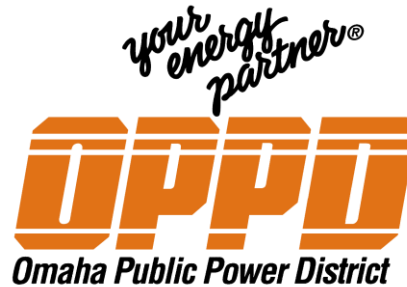
# UTILITIES

POWER | TRANSPORTATION | WATER | WASTEWATER



**Nebraska Public Power District**

*Always there when you need us*



**Lincoln Electric System**

**NPPD:**

Princeton Road Station  
694 MW  
(Construction Cost \$1 Billion)  
(Completion 2032/2033)

**OPPD:**

Standing Bear Expansion – 150 MW  
Turtle Creek Station – 450 MW  
New Generation Facility

**LES:**

In 2022 had power resources  
to supply demand thru 2040;  
Contracted w/ Data Center in  
2023; Upgrade to facilities



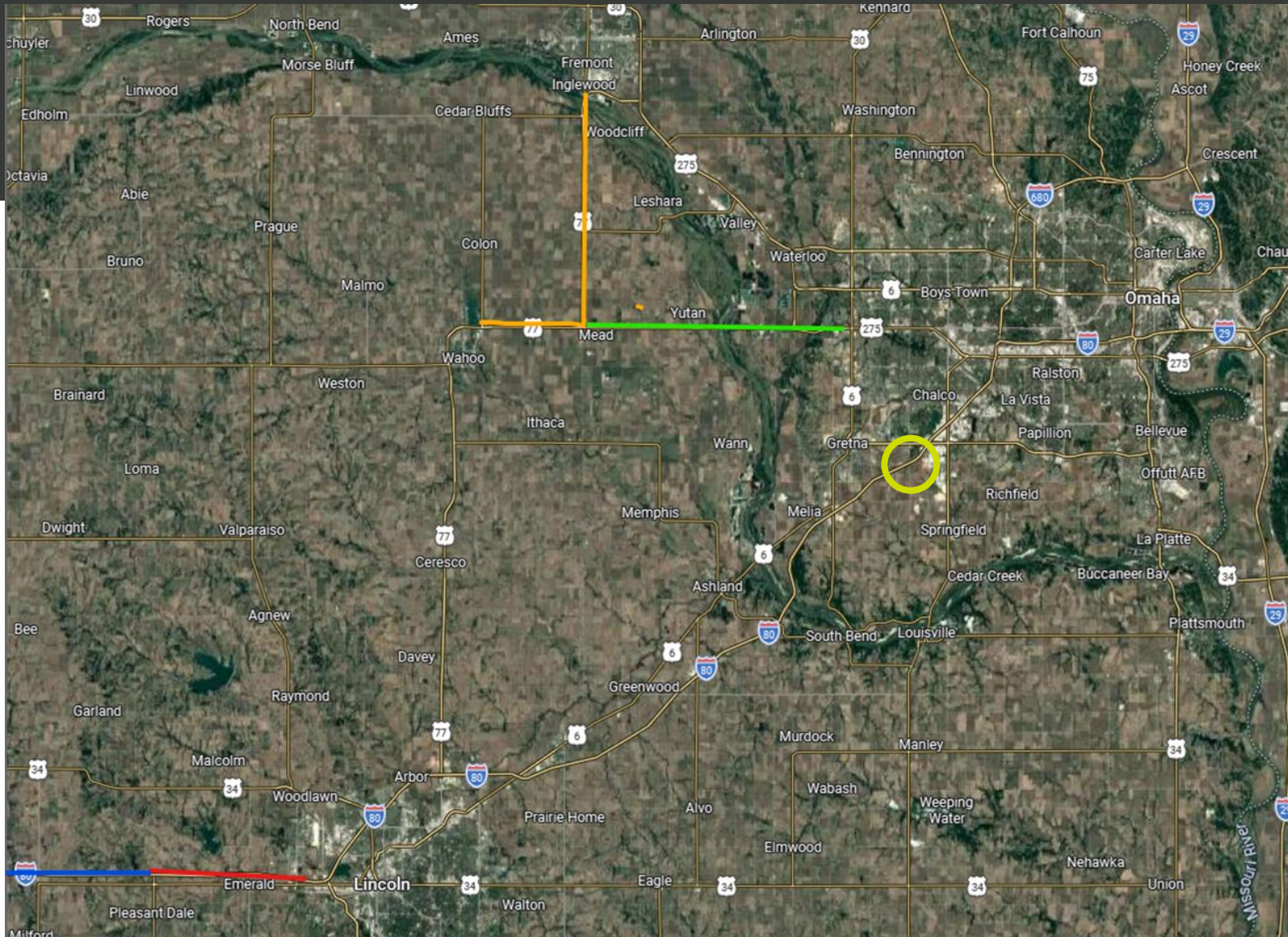
# RENEWABLE ENERGY'S ROLE

- Provide a green solution
- Cost Structure:  
Wind and Sun operating cost lower, but less reliable
- Help with Reliability:  
Battery Storage
- What about Nuclear?



# UTILITIES

POWER | **TRANSPORTATION** | WATER | WASTEWATER



# Active Projects

**WEST I-80**  
NW 56th – Pleasant Dale

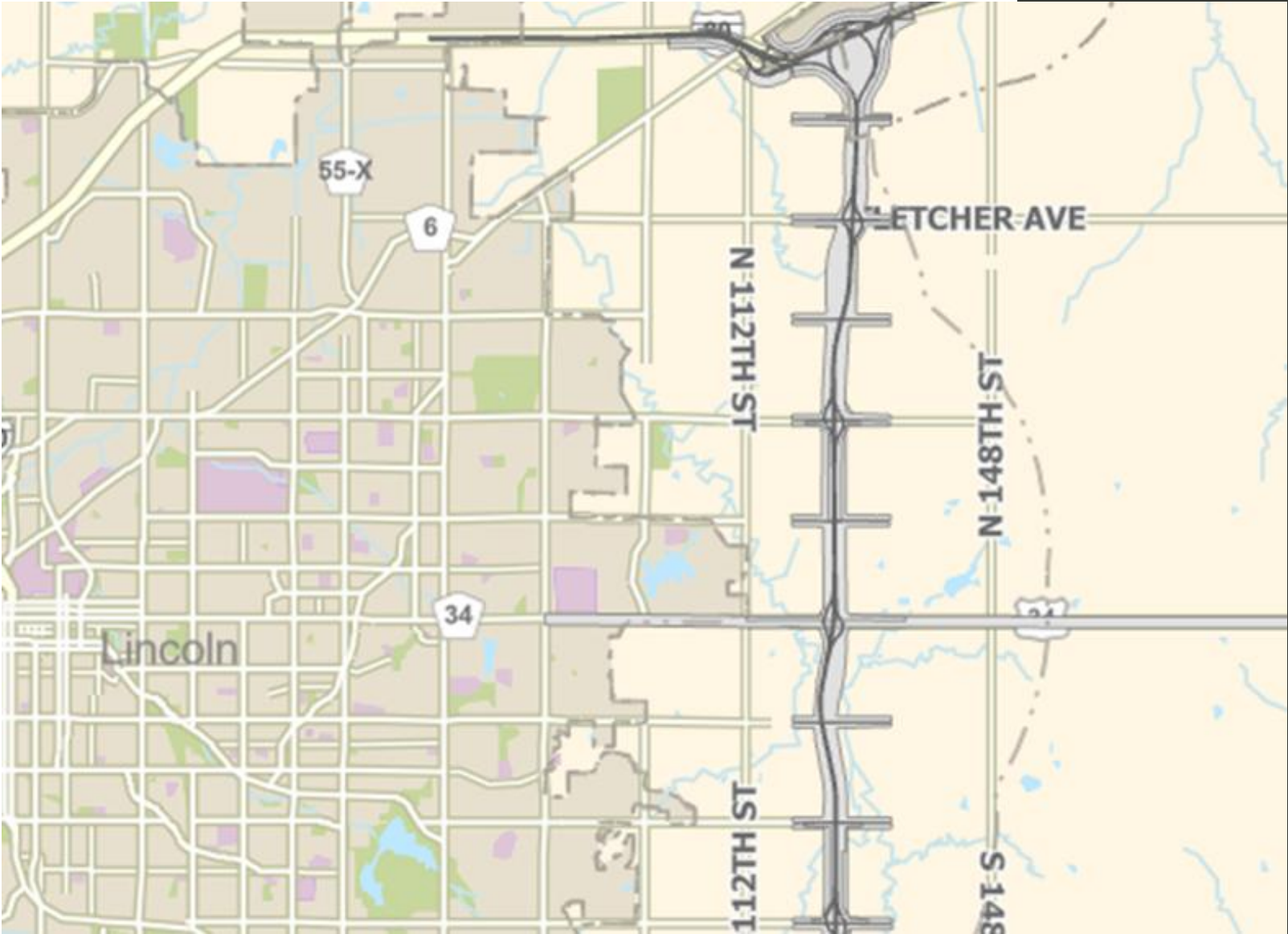
**WEST I-80**  
Pleasant Dale – Seward Exit

**HWY 77**  
Wahoo – Fremont

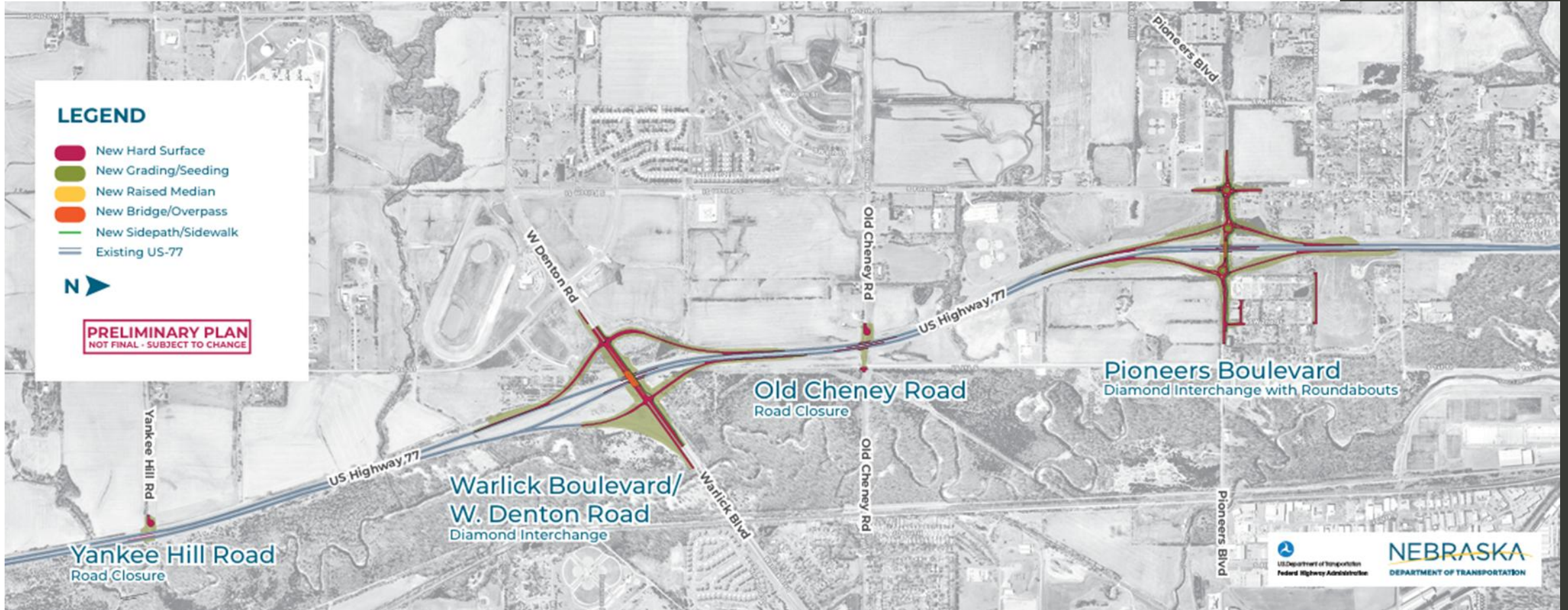
**HWY 92:**  
Mead – Omaha

**New I-80 Interchange:**  
192nd & I-80

# EAST BELTWAY PROTECTION CORRIDOR



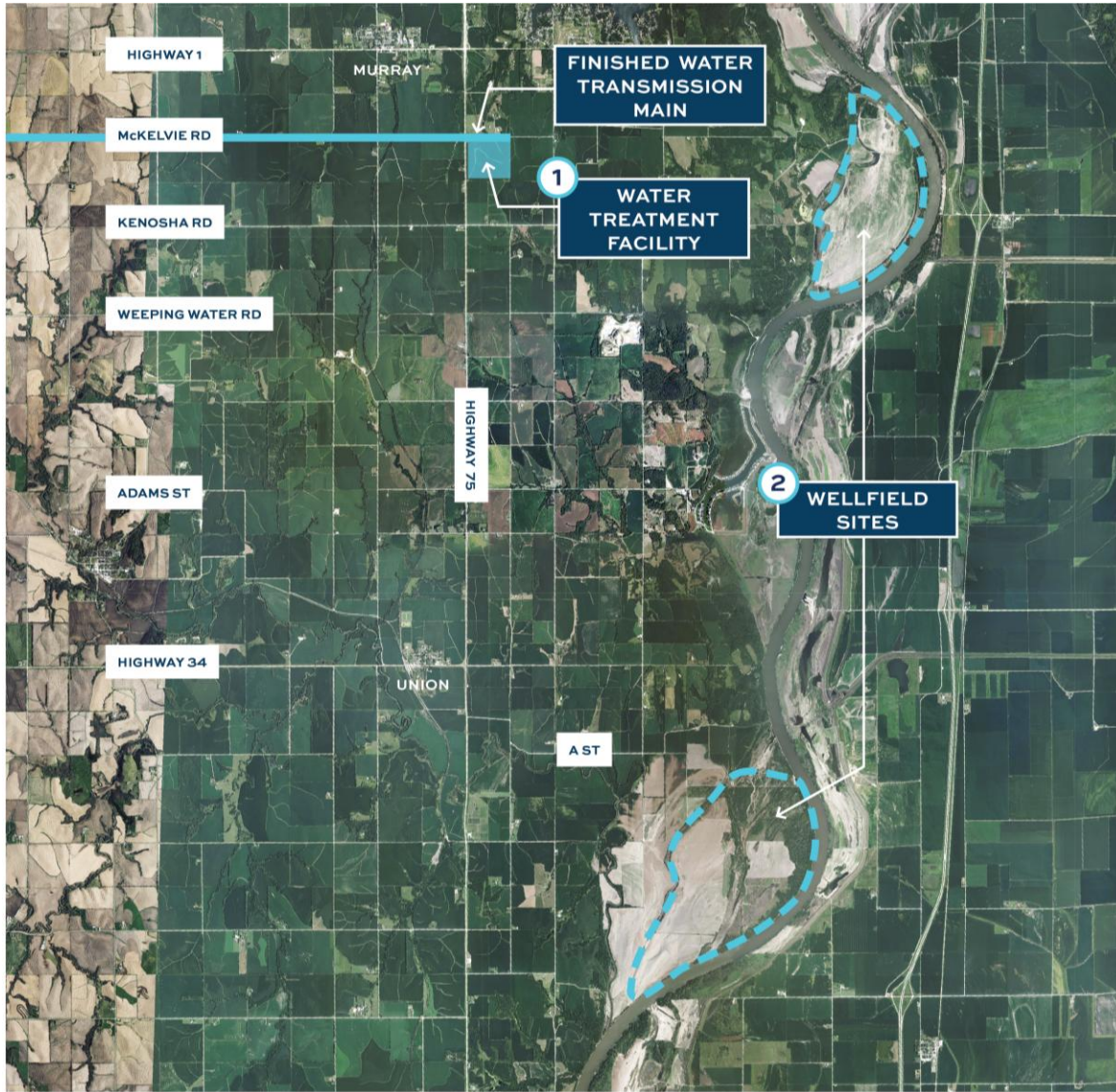
# “WEST” BELTWAY INTERSECTION CHANGES



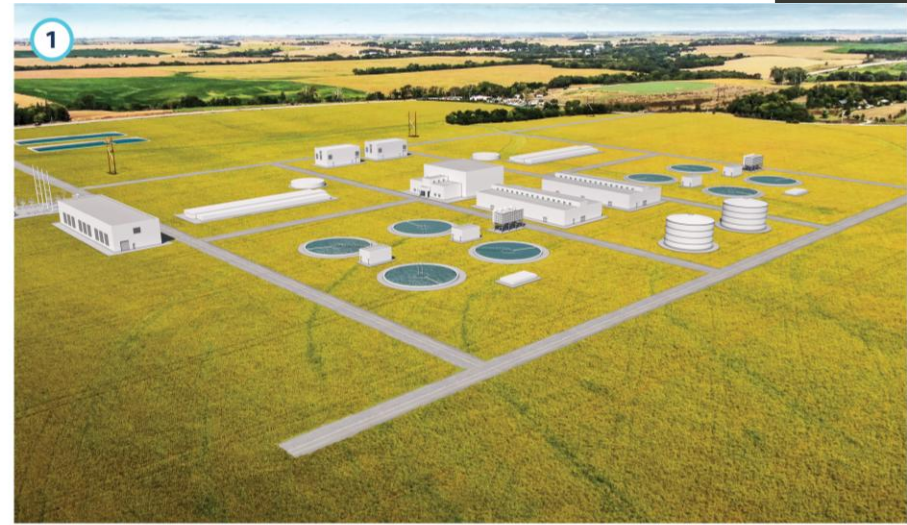
A construction site featuring large blue pipes being installed. Yellow machinery, including a crane with 'MAXIM' branding, is visible. The ground is muddy and uneven.

# UTILITIES

POWER | TRANSPORTATION | **WATER** | WASTEWATER



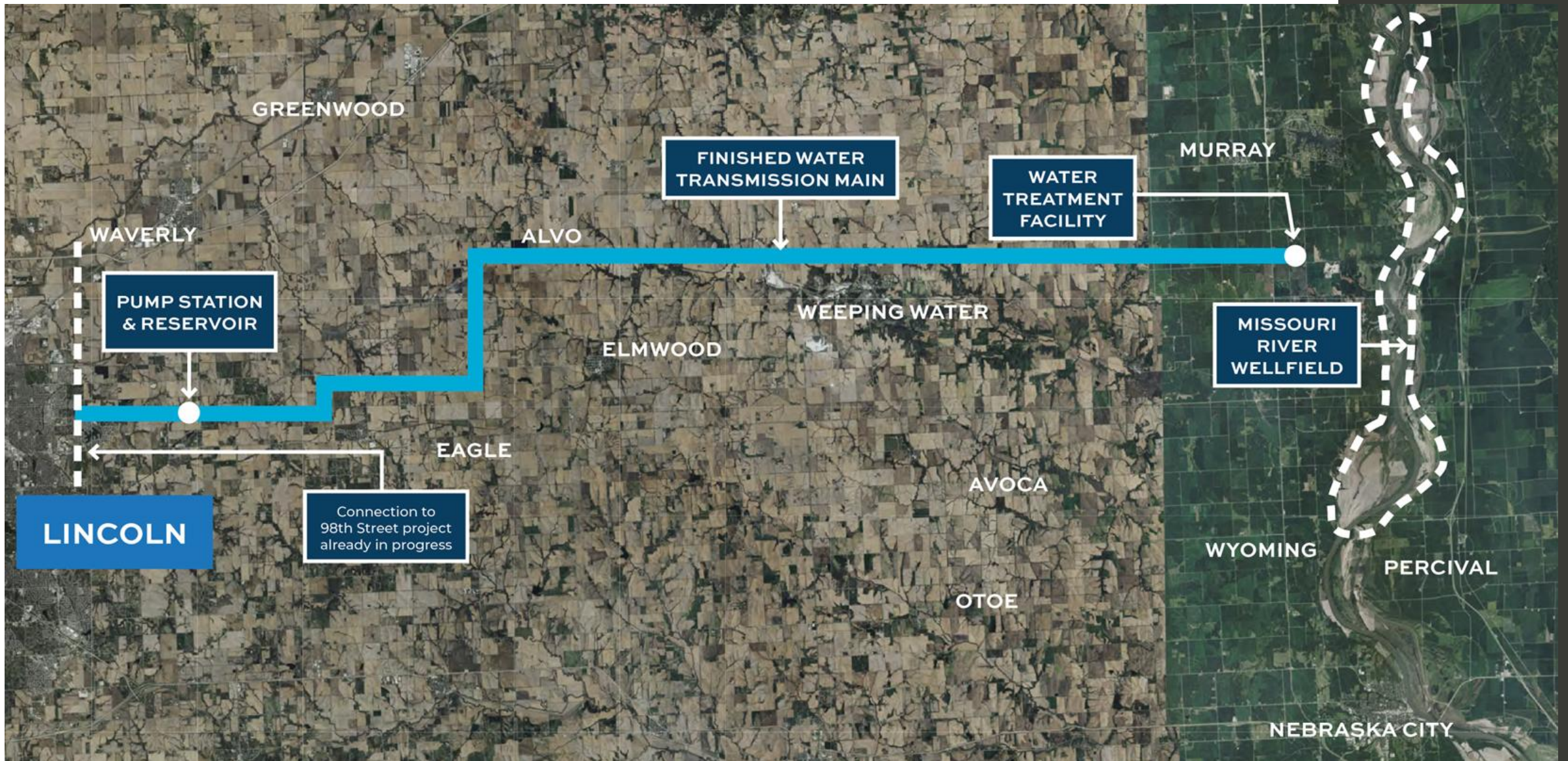
Water treatment facility site and potential wellfield locations near the Missouri River



Rendering of a potential layout of the water treatment facility site near the Missouri River



Horizontal collector well similar to what would be constructed near the Missouri River





# UTILITIES

POWER | TRANSPORTATION | WATER | **WASTEWATER**

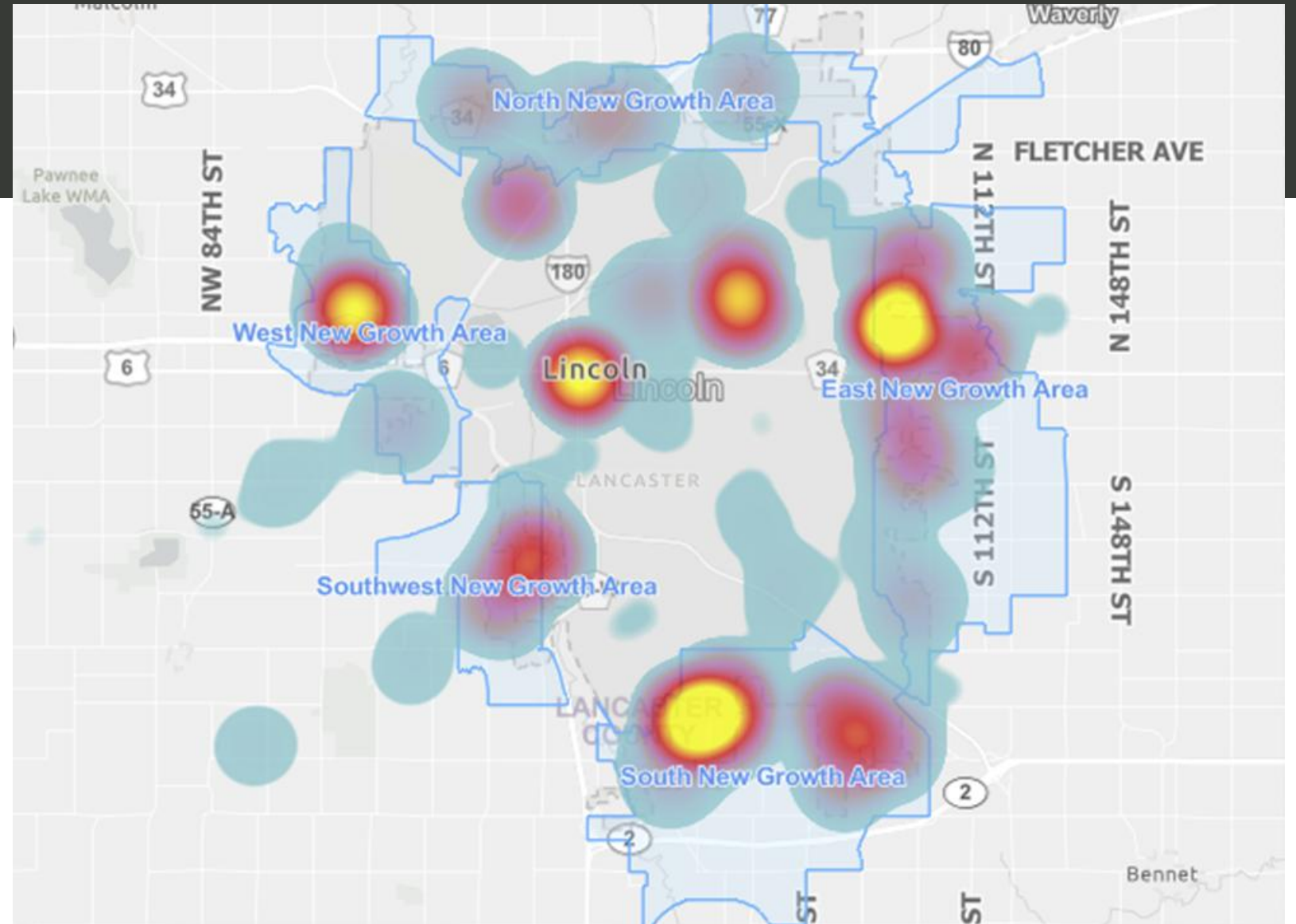




# BUSINESS ACTIVITIES IN LINCOLN

# 2025 Building Activity

- 2,029 new residential units
- Multidirectional
- 24 % infill
- 58% multifamily
- See “Residential Land Inventory Report” on Planning Dept. website



# 3 YEAR BUILDING ACTIVITY

- 1,985 annual new residential units
- 58% multi family
- 24% single family detached
- 18% single family attached/duplex
- Approx. 31% infill
- 1,975 units per year is the 10 year average

## Citywide Housing Demand

Demand for new dwellings can be determined by looking at building permits. The total number of permitted residential units in 2025 was nearly identical to 2023 and 2024.

Compared to 2024, in 2023 there was an increase in single family detached and multi-family units, with a corresponding decrease in single family attached/duplex units.

**5-Year Total Units:** 11,499 units, most since 1960 (the earliest data available).

**2016-2025 (10 yr)**

**1,975 units/yr**  
**19,746 total**

SF: 31.4%  
SF Attached/DP: 15.7%  
MF: 52.9%

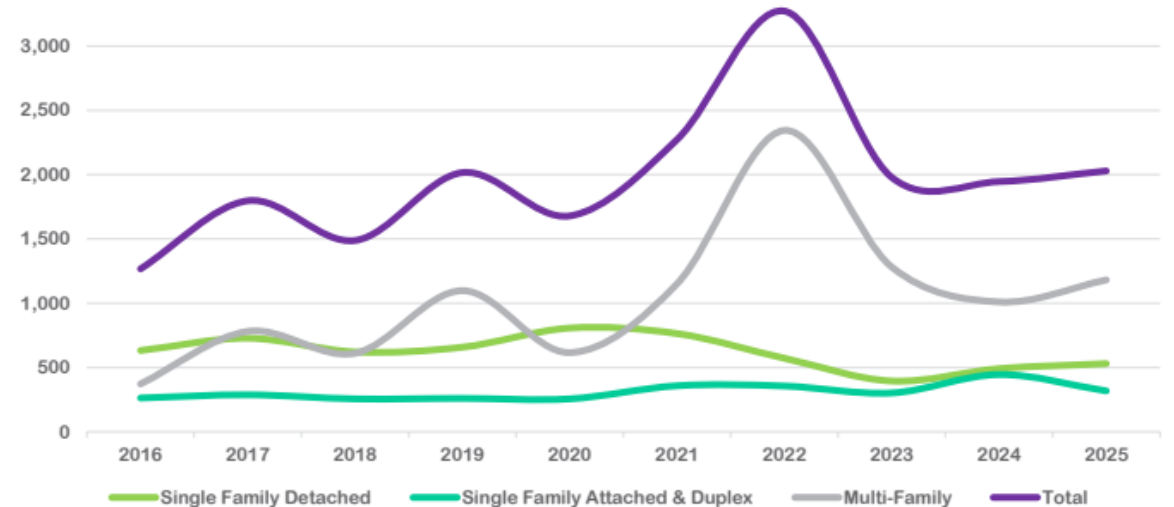
**2023-2025 (3 yr)**

**1,985 units/yr**  
**5,954 total**

SF: 23.8%  
SF Attached/DP: 17.9%  
MF: 58.3%

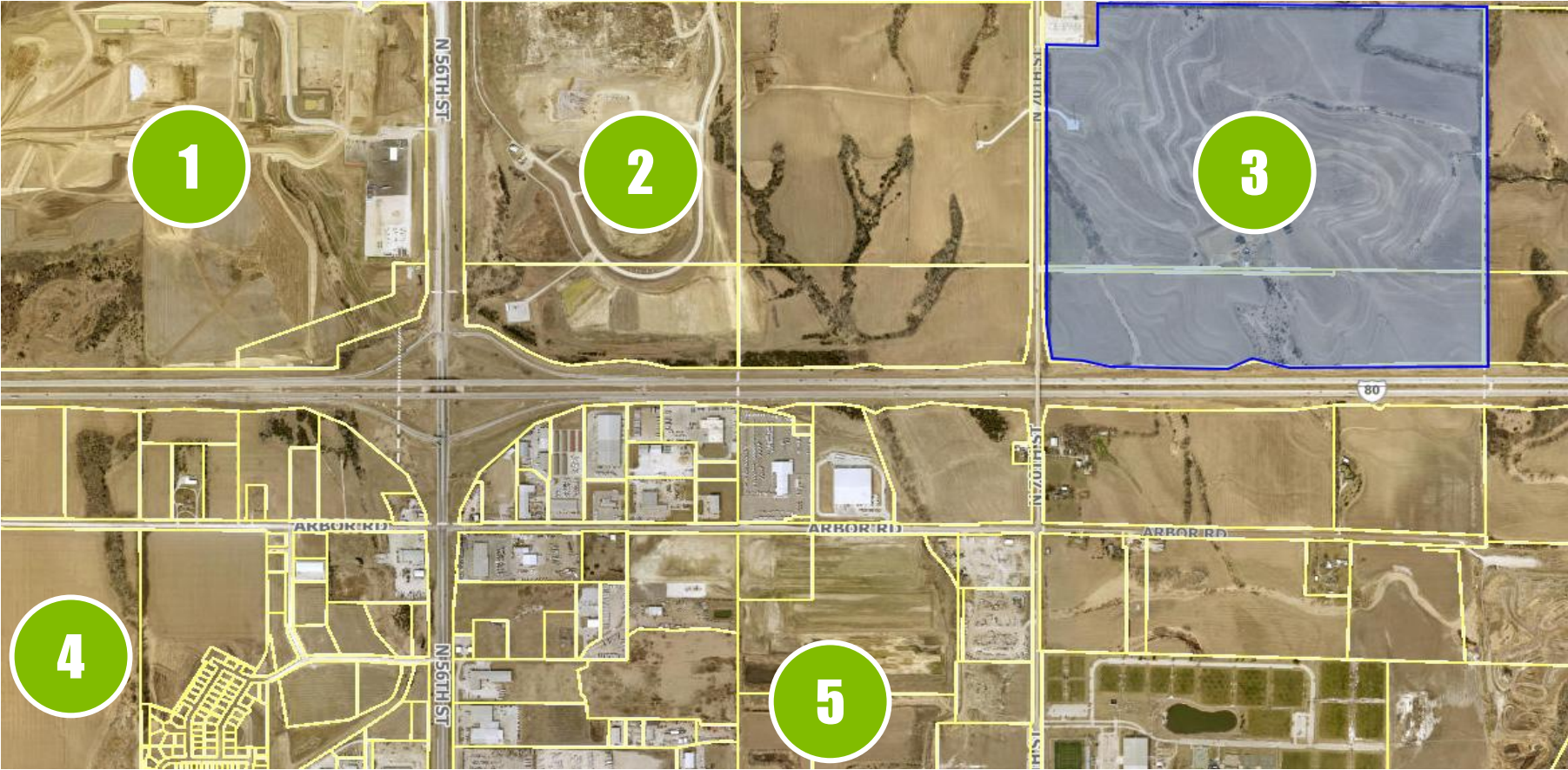
### Citywide Building Permits Issued for Dwelling Units

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Single Family Detached	632	728	621	658	807	764	572	395	491	530
Single Family Attached & Duplex	263	288	256	260	256	358	356	302	445	318
Multi-Family	372	781	611	1,038	616	1,151	2,344	1,282	1,010	1,181
<b>Total</b>	<b>1,267</b>	<b>1,797</b>	<b>1,488</b>	<b>1,956</b>	<b>1,679</b>	<b>2,273</b>	<b>3,272</b>	<b>1,979</b>	<b>1,946</b>	<b>2,029</b>



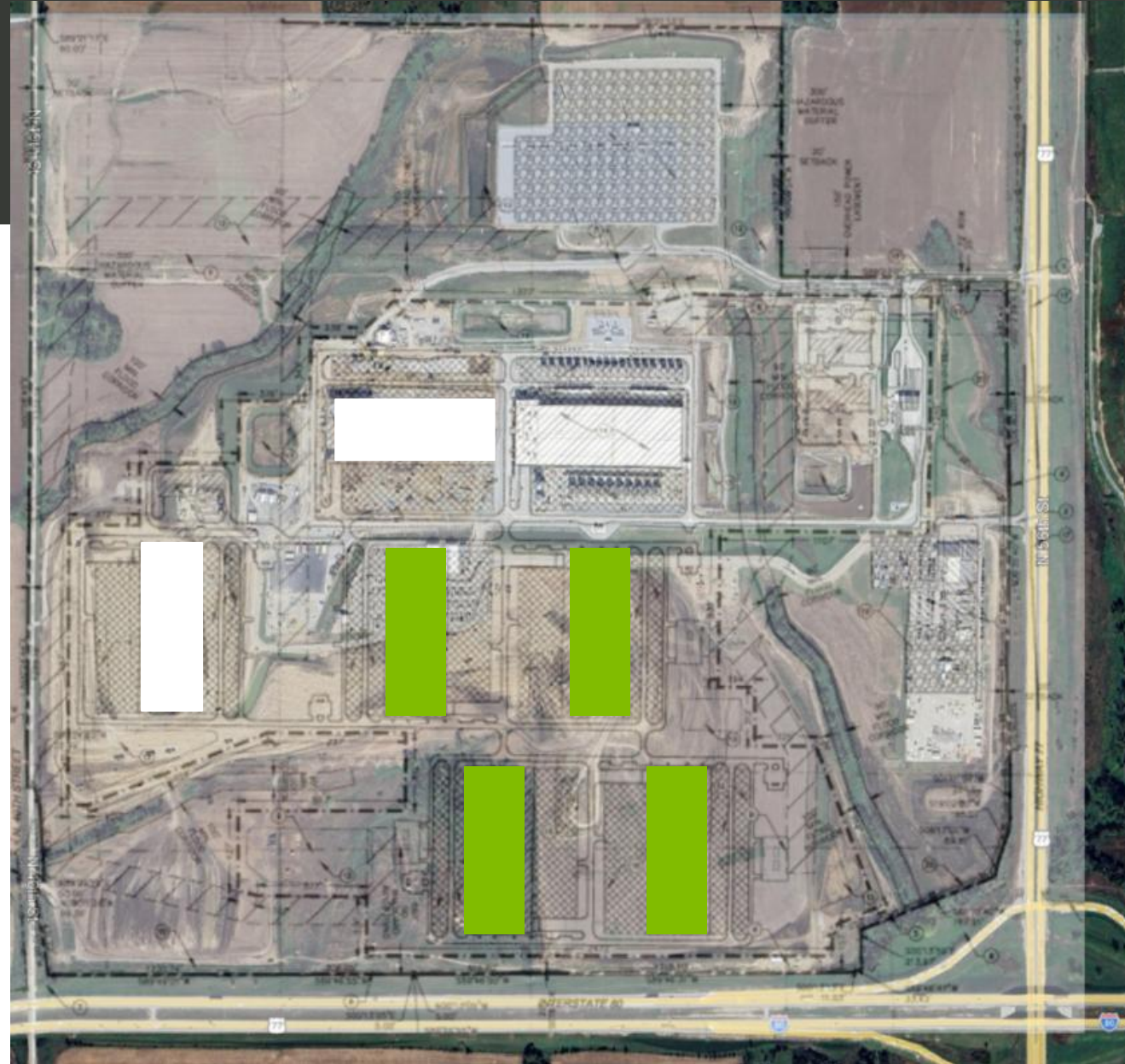
# N. 56TH - N. 70TH AND ARBOR ROAD

- 1 Google Data Center
- 2 City Landfill
- 3 Prison Site
- 4 Salt Bank  
H-4 zoning
- 5 Lincoln Logistics  
Potential Lots



# GOOGLE DATA CENTER

- Approved for approximately 2,000,000 square feet of space in 7 buildings
- New LES substation and
- 24-inch water main part of project

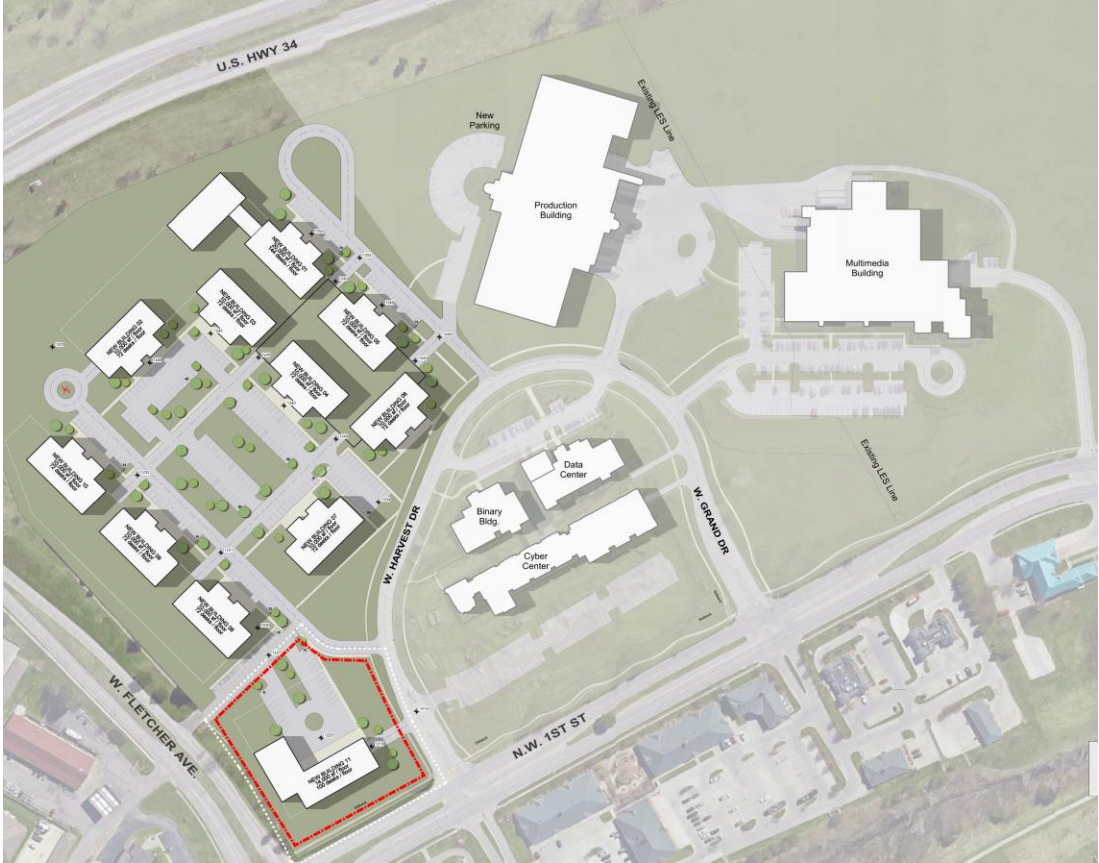


# SANDHILLS GLOBAL EXPANSION

## Existing

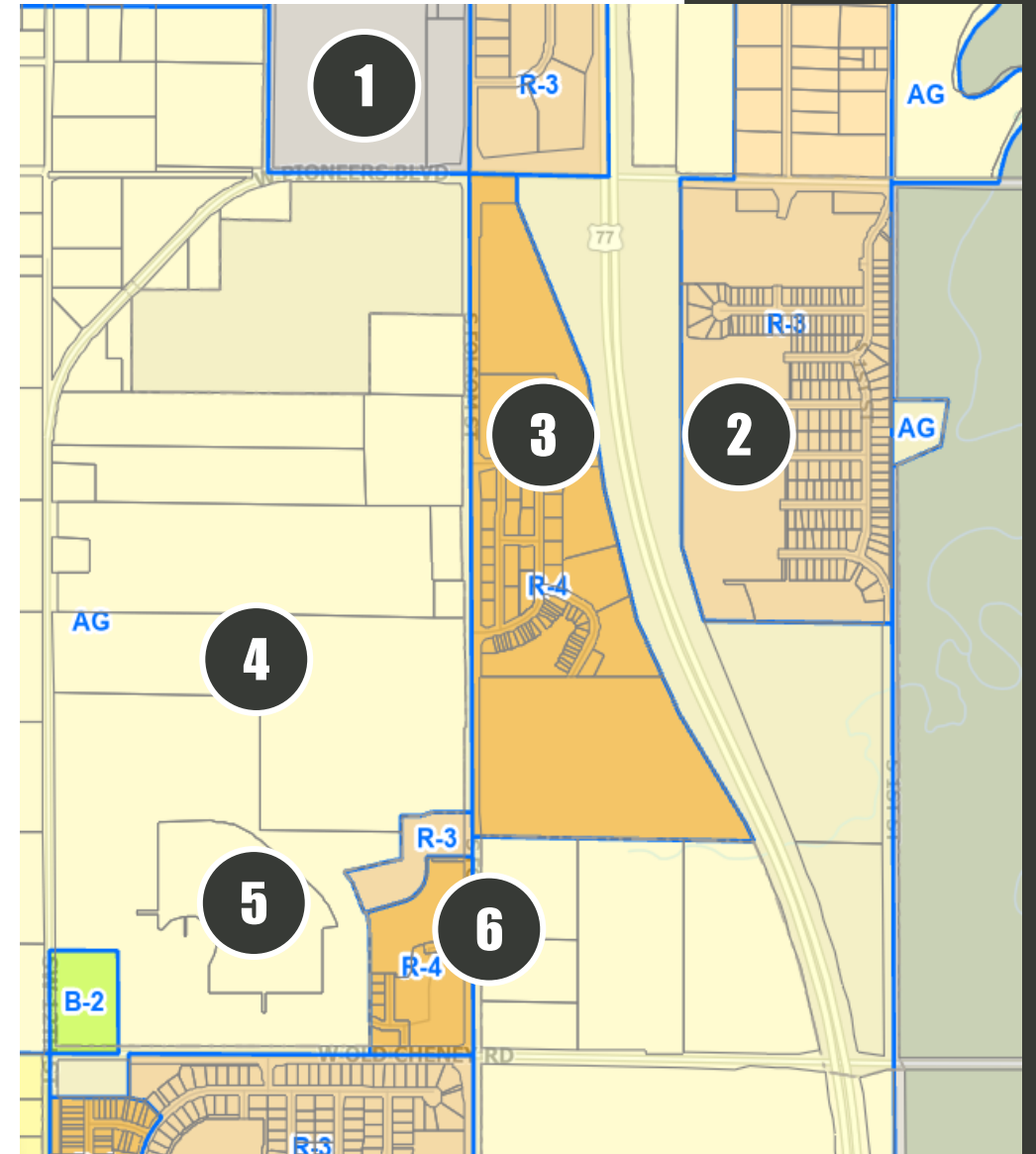


## Proposed



# SOUTHWEST LINCOLN

- 1** New LPS Student Support Program
  - 6th –12th Grade New 50,000 SF bldg.
- 2** Wilderness Crossing PUD
  - 575 units + 30,000 SF comm.
- 3** Foxtail Meadows PUD
  - 650 units + 15,000 SF comm.
- 4** SW Village Heights
- 5** Future LPS Elementary School site
- 6** Emerald View (Housing Authority)



# SOUTHWEST

## Conversion of Hwy 77 & W Denton to Interchange

### 1 The Grove Apartments

- Over 380 units

### 2 Southwest Village future commercial uses

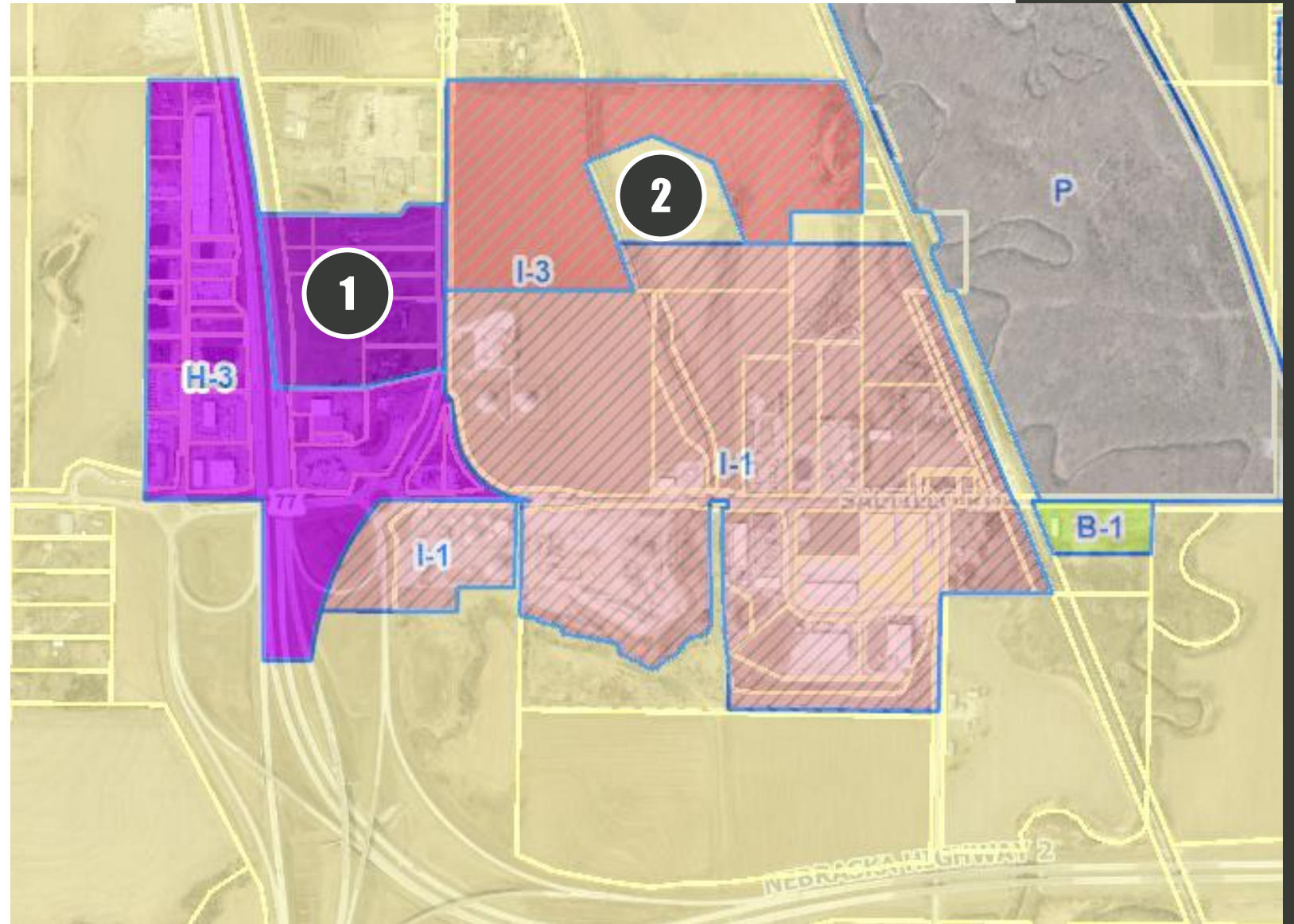
### 3 Expansion of War Horse Casino

### 4 1st Street improvements



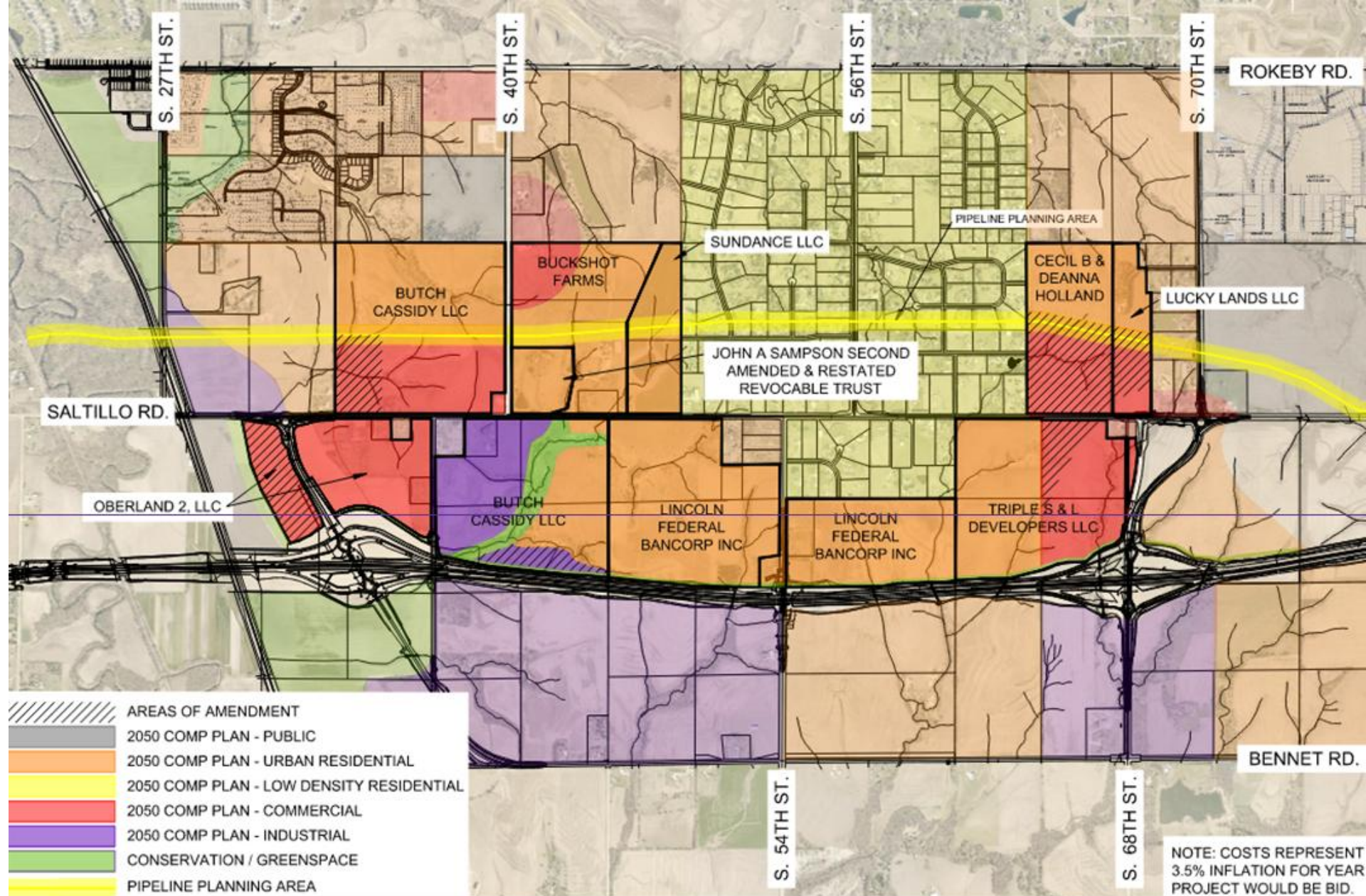
# 14<sup>TH</sup> & SALTILLO SOUTH BELTWAY

- 1 Saltillo Express Business Park, 167,000 SF
- 2 Jamaica North Business Park, 50 acres



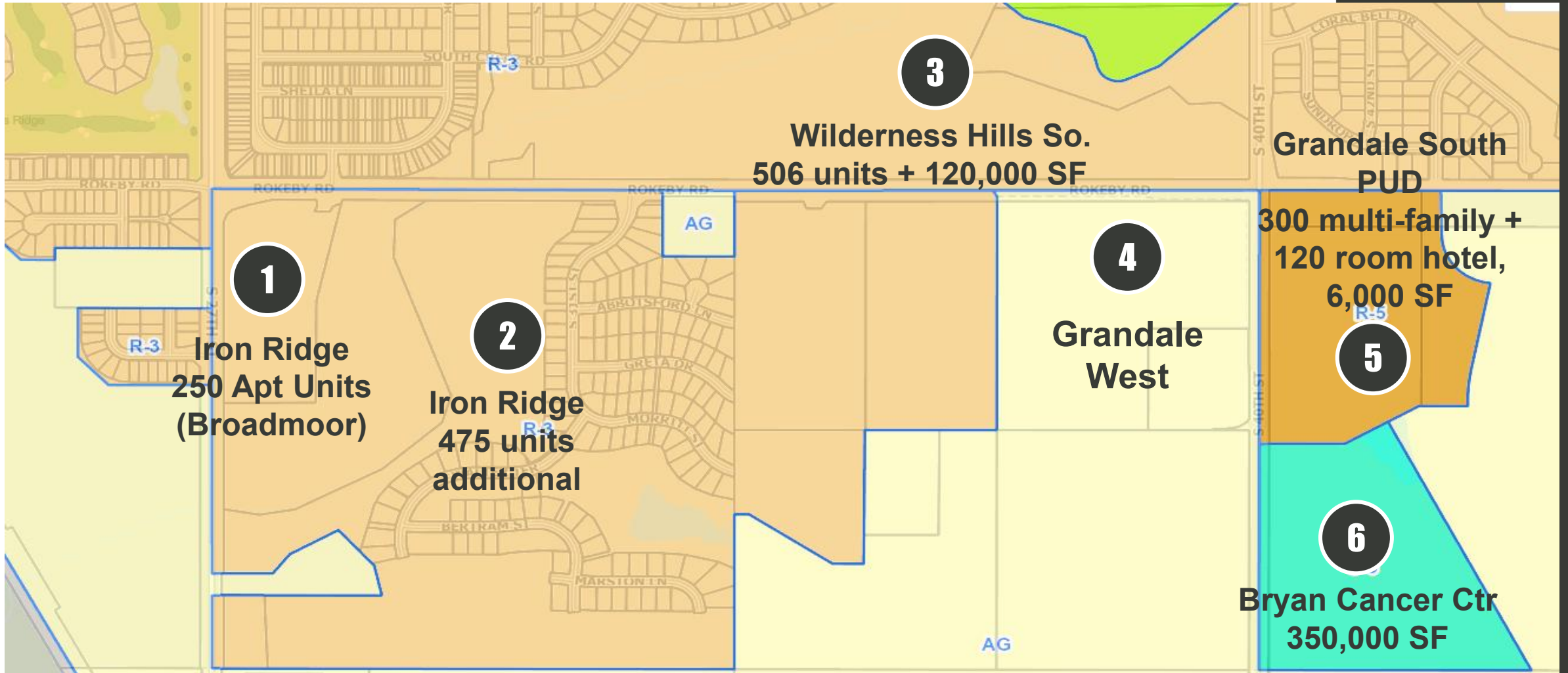
# SOUTH BELTWAY COALITION

- Multiple property owners working together to address water, sanitary sewer and arterial street improvements
- Comprehensive Plan Amendment 1st Step -- April –May 2026
- Tie into Saltillo Road improvements



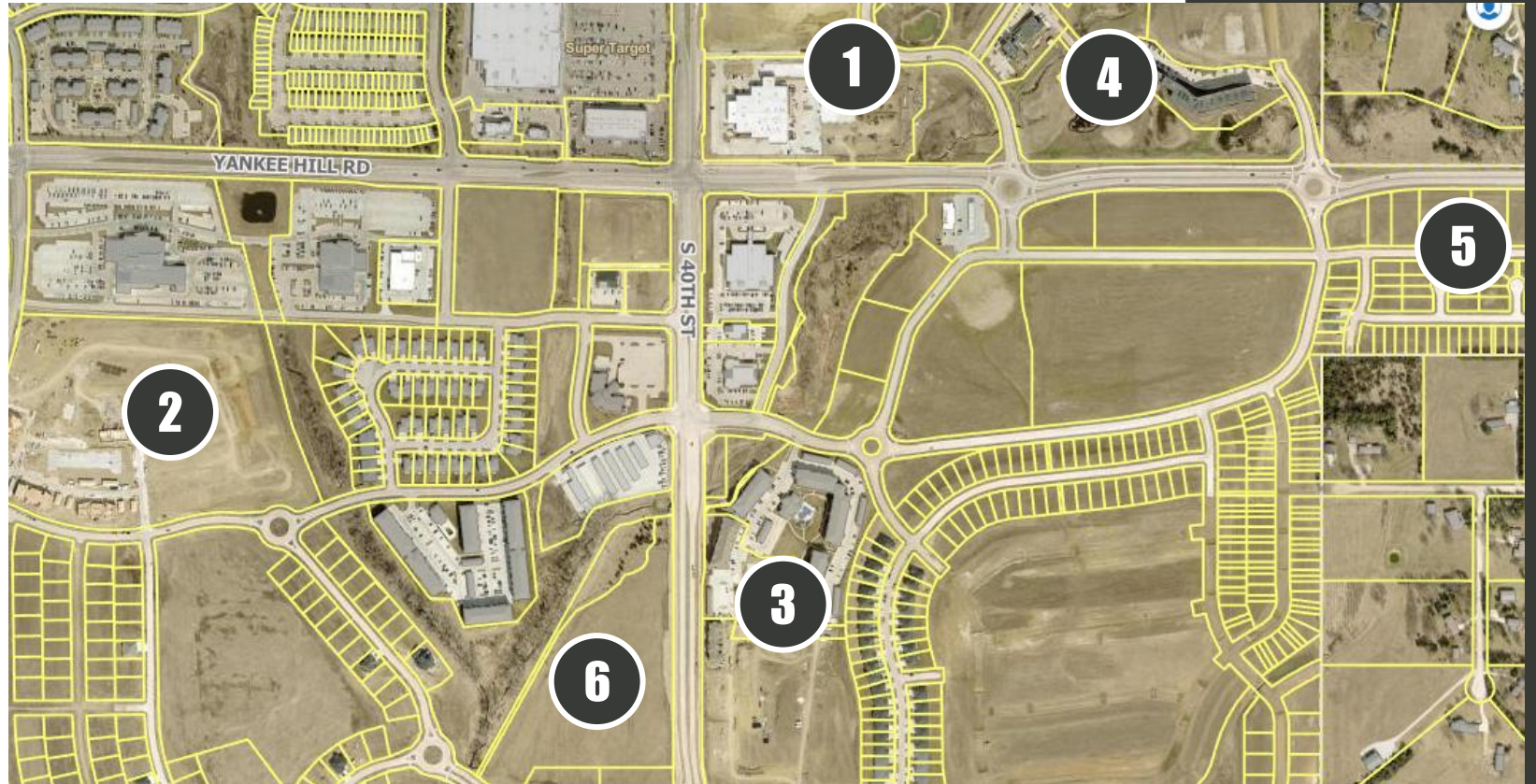
NOTE: COSTS REPRESENT 3.5% INFLATION FOR YEAR PROJECT WOULD BE BID.

# S 27TH – 40TH ALONG ROKEBY ROAD



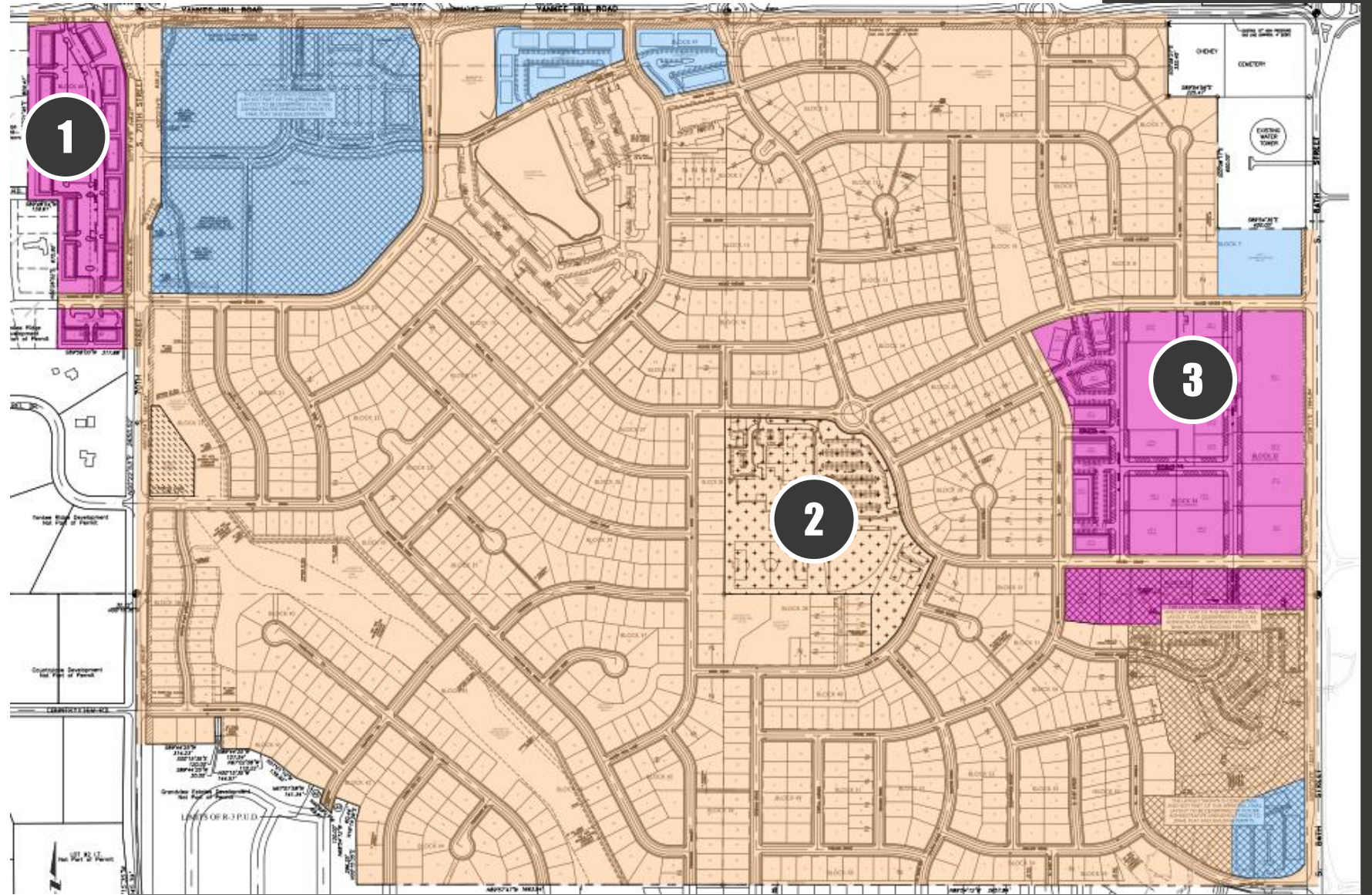
# S 33RD TO 52ND & YANKEE HILL ROAD

- 1 40th & Yankee Hill 148,000 SF Comm. + 220 units of residential
- 2 Wilderness Creek 480 Apt. Units
- 3 Wilderness Heights 500 units (Aristos) + 460 units + 214,000 commercial
- 4 Chateau 860 Apartments
- 5 Tower Heights 60 units + 66,000 SF
- 6 Wilderness Commons Apt.



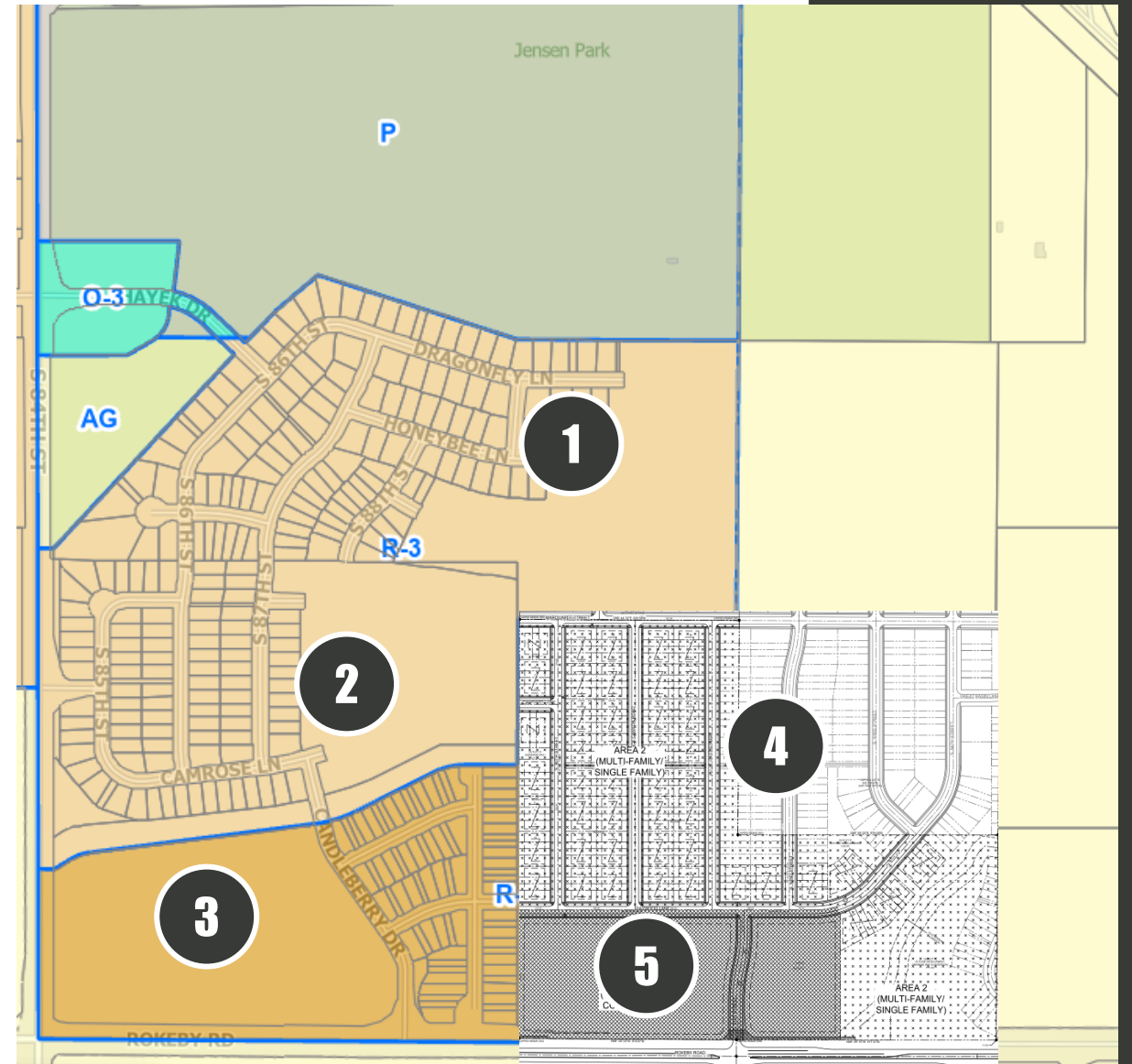
# S 70TH & YANKEE HILL ROAD: Woodlands at Yankee Hill

- 1 New Addition, 161,000 Sq. Ft. Comm.
- 2 St. Michael's Church and school
- 3 East commercial area



# S 70TH AND ROKEBY ROAD

- 1 Jensen Park Estates
- 2 Rokeby Ridge
  - Single family & townhomes
- 3 Future apartments
- 4 1450 Reserve PUD for 455
  - single family & attached units
- 5 Potential 380 Apartment units and/or  
130,000 SF Commercial space



# REDTAIL HEIGHTS: 98TH & PINE LAKE ROAD

- Total of 679 dwelling units proposed
- First use of new pump station policy
- Variety of houses types from small single family attached, to row house and larger single family detached

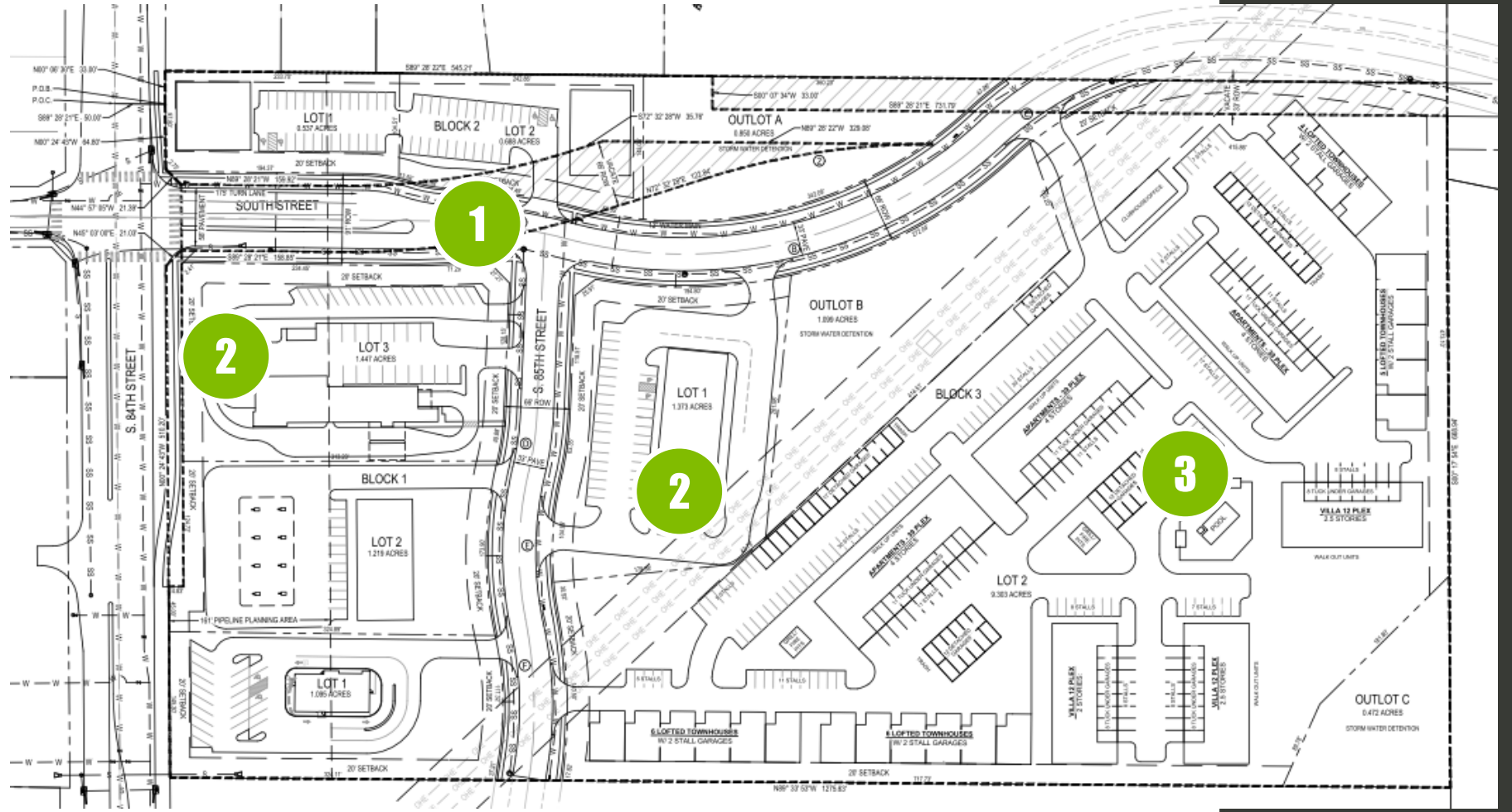
- 1 Proposed 275 apartments
- 2 Potential 60,000 SF of commercial space





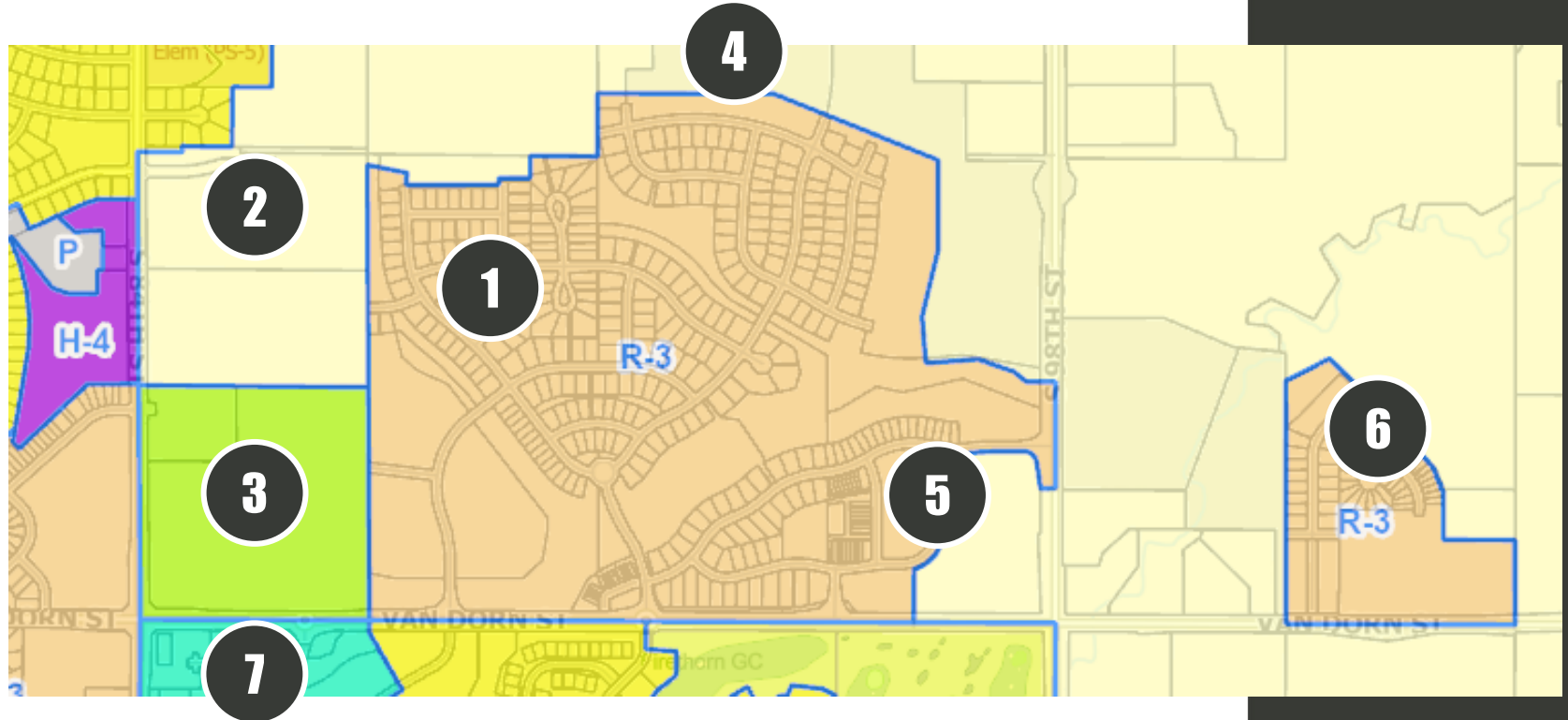
# FIRE TRAIL: 84TH & SOUTH STREET

- 1 Extension of South Street
- 2 Potential commercial (car wash, restaurant, convenience store)
- 3 175 Apartment units at build out



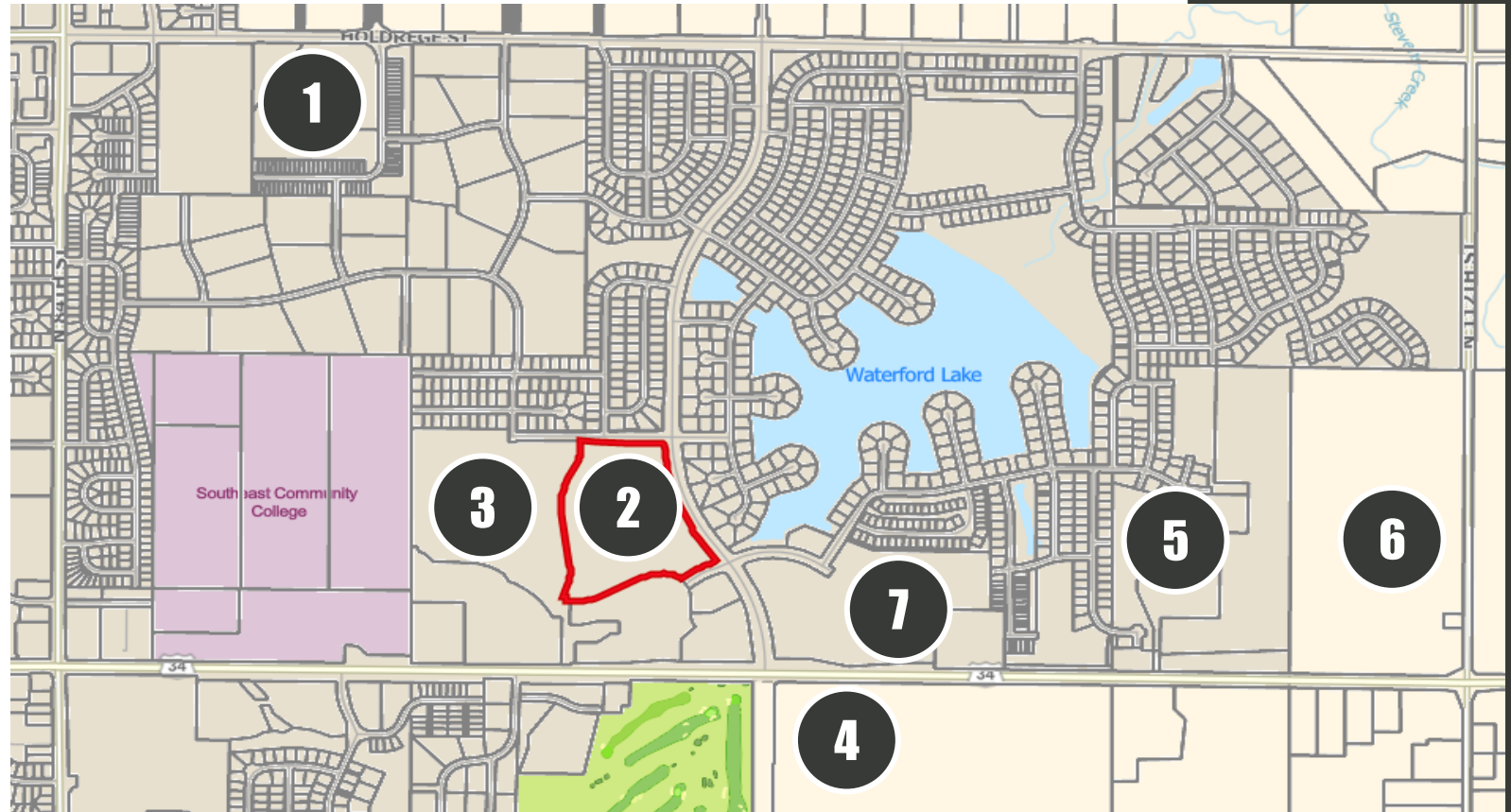
# 84th – 98th & Van Dorn Street

- 1 Wandering Creek 225 single family + 645 apts.
- 2 Fire Trail 175 apts. & >20,000 SF
- 3 Firefox 175,000 SF commercial (no permits yet)
- 4 Future LPS Elemen. School
- 5 Canoyer Garden Center & 40,000 SF Comm.
- 6 Fire Ridge 1st Phase 500+ units at build out
- 7 Firethorn Corporate Center



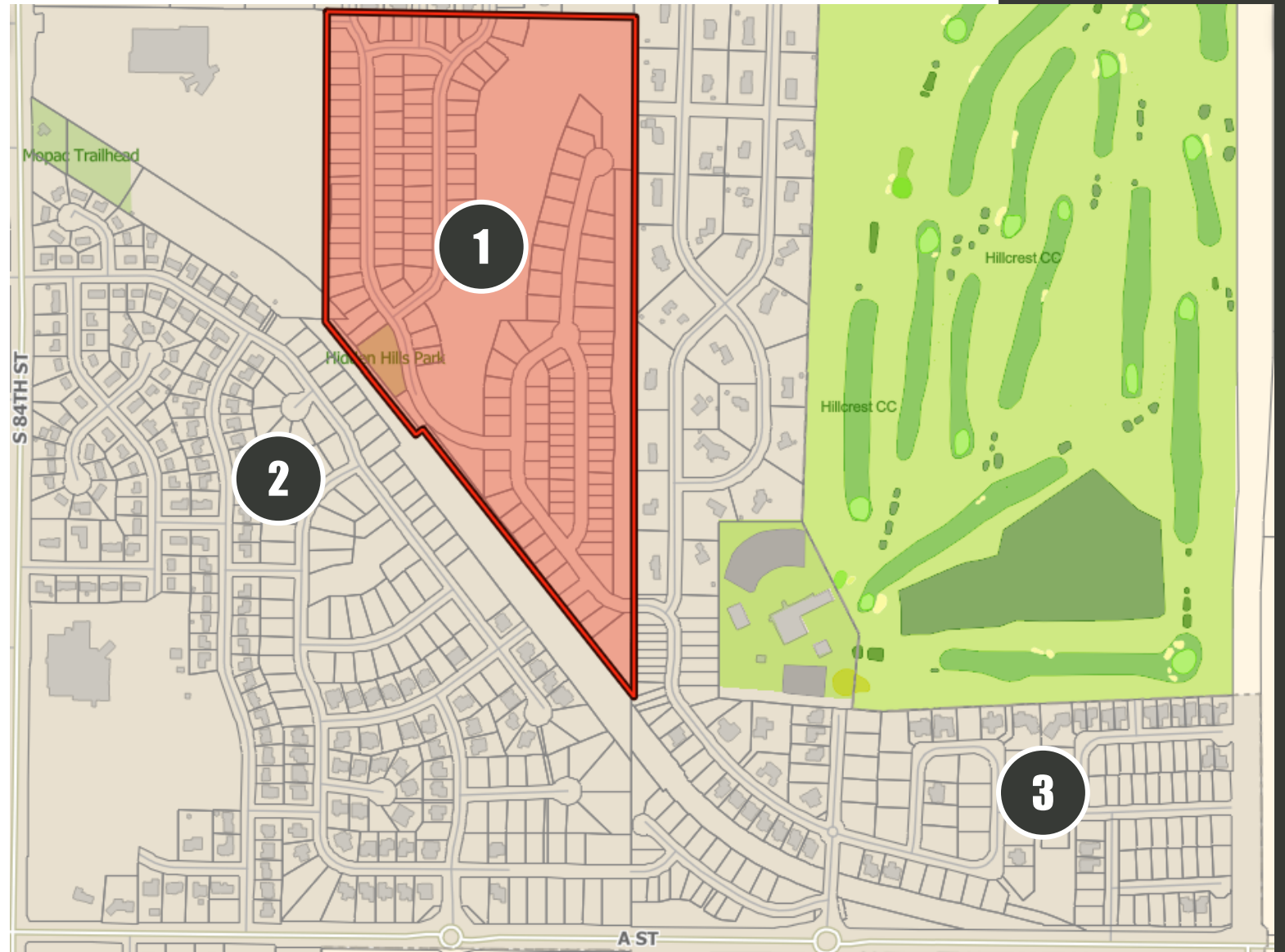
# N 84th to 112th, O Street to Holdrege St

- 1 The 8801 478 Apts
- 2 Aristos 527 Apts 1st phase starting
- 3 Future SCC expansion
- 4 Battle Run golf course
- 5 Dominion at Stevens Creek Townhomes
- 6 East Dominion Estates Commercial & Residential
- 7 Future Waterford Commercial



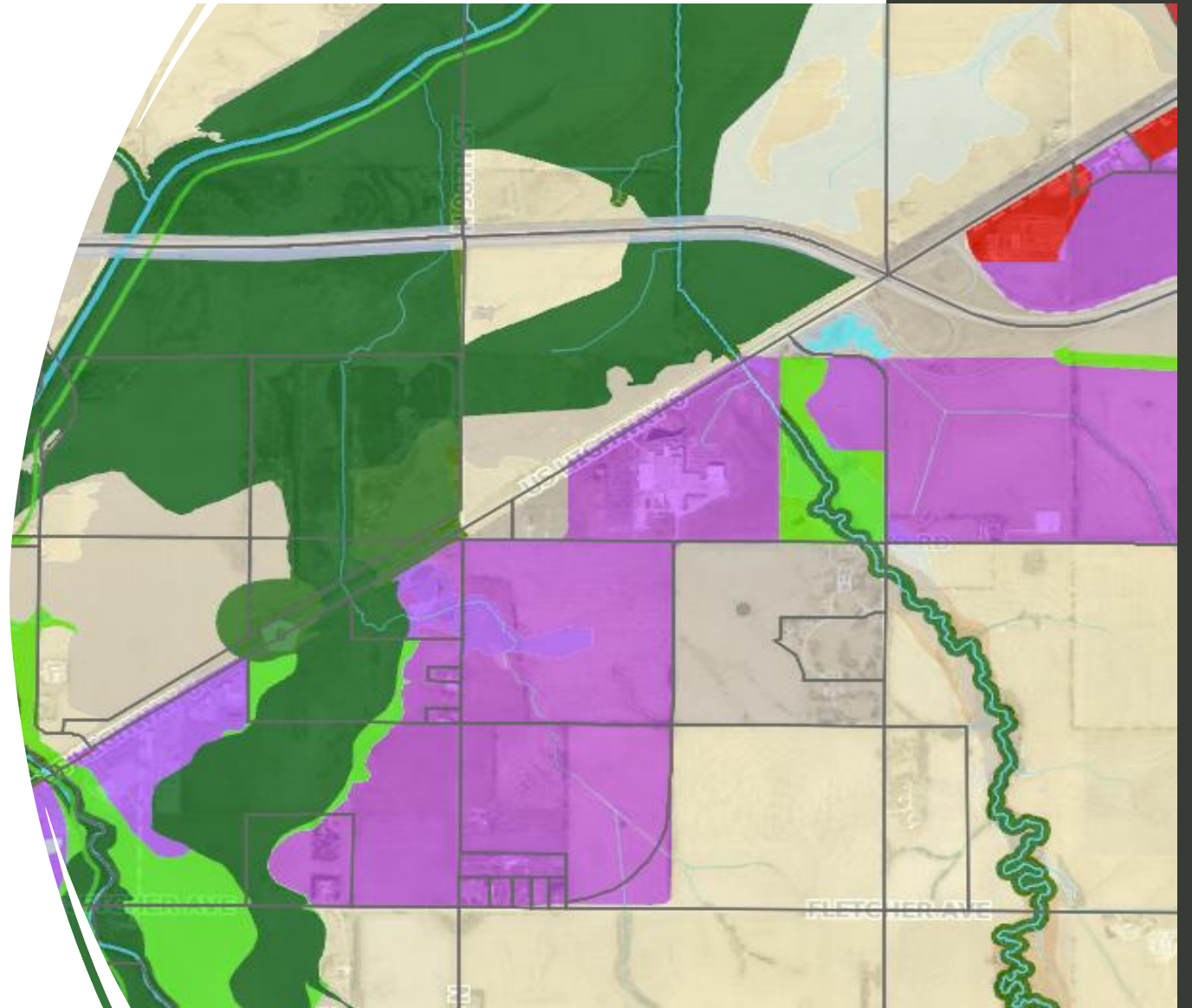
# HILLCREST AREA

- 1** Hidden Hills: new street crossing of trail and future small park
- 2** White Horse Estates: final phase
- 3** Hillcrest CC: final phase single family & townhome



# NORTHEAST CORRIDOR

- Future industrial uses south of Cornhusker Highway
- Floodplain impact
- Future extension of city services and annexation along corridor
- East Beltway at “127th” likely 20+ years away



# LINCOLN ON THE MOVE 2

- ¼ cent sales tax approved for 8 years
- Budget of \$36 million for Arterial Street projects in growth areas
- Proposed arterial streets to be improved:



W Holdrege East & West of NW 48th Street

NW 27th & W Alvo Road

N 27th & Alvo Road area

Arbor Road & N 56th Street

N 112th & O Street

Van Dorn & 103rd Street

S 70th & Bridle Lane

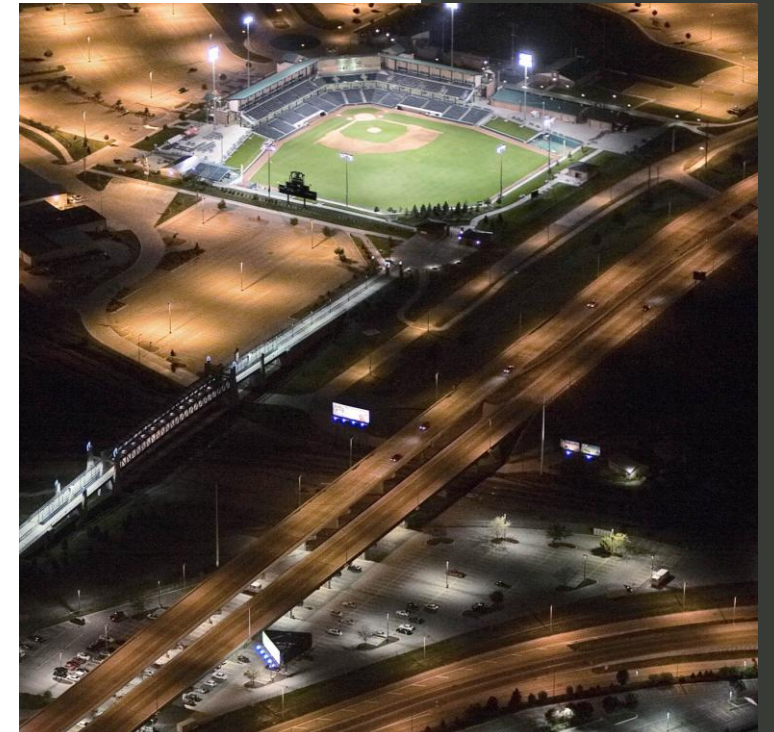
Rokeby Road from 40th to 56th Street

Saltillo Road east of 40th St (Coalition)

SW 12th and S Folsom Street area

# New Innercity Developments

- Gateway Redevelopment
- Innovation Campus – Market Park
- Haymarket Ballpark Upgrades



# Sandhills Global Youth Complex

- 7 total fields, including championship baseball and softball fields
- Turf fields for 8U to 14U baseball and softball.
- All accessible field designed for disabled.
- Concessions, restrooms, and playgrounds.



An aerial photograph of a suburban neighborhood. The image shows several houses with different roof colors (grey, brown, tan) and green lawns. There are many large, leafy trees scattered throughout the area. A winding path or road is visible on the left side. In the center of the image, there is a dark grey rectangular box with the word "HOUSING" written in large, white, bold, sans-serif capital letters.

# HOUSING

# ACCESSORY DWELLING UNIT (ADU) TEXT AMENDMENT

- A self-contained, subordinate building or a portion of the main building for use as a secondary dwelling. Could be attached or detached.
- Typically shares utilities with the main dwelling, but with its own entrance, sleeping/living space, bathroom, and kitchen space.
- City Council Approved March 30th



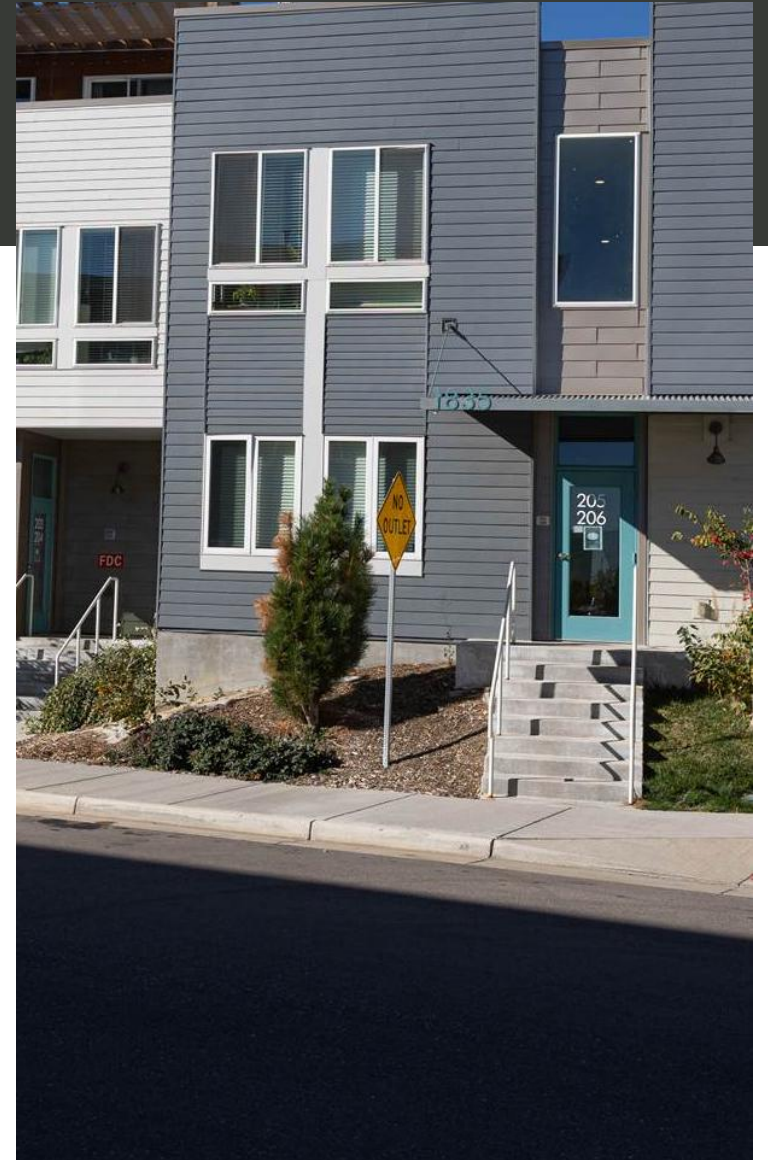
# ACCESSORY DWELLING UNIT (ADU)

## Previous lot area requirements (two-family dwelling):

R-1	14,400 sf
R-2	10,000 sf
R-3	10,000 sf
R-4	5,000 sf

## Approved lot area requirements (single-family dwelling):

R-1	9,000 sf
R-2	6,000 sf
R-3	6,000 sf
R-4	5,000 sf



# WHAT REMAINS UNCHANGED: MAXIMUM SIZE



# WHAT REMAINS UNCHANGED: REQUIRED PARKING

- One parking stall is required for the accessory dwelling in addition to the two required parking stalls for the single-family dwelling use of the main building.
- Required parking spaces may be stacked front-to-back, one vehicle deep – so a two-car garage with driveway would count as four stalls.





# QUESTIONS?

