

Crete Comprehensive Plan

a community vision

a community vision 6
a community to live in 40
a community to work in 114
a community to grow in 160



A letter from the mayor

I am pleased to announce that the Comprehensive Plan is on track and proceeding. A Comprehensive Plan, required by State Statute, is a forward-looking document that takes into account the needs and aspirations of all residents of our community, including businesses, organizations, and individuals. This particular Comp Plan represents a major step forward for our community. We searched for a specific Planner who would think out of the box to be able to propose creative solutions to the challenges our growing community is contending with. We feel the Planner we selected is doing just that, and the people who have been engaging with the Planner have commented similarly.

This Plan will identify several key goals and objectives for the future of our community, including enhancing economic development, promoting quality of life, and fostering a strong sense of community pride and engagement. In addition, we are looking at new and unique zoning standards that should allow innovative business opportunities to locate and prosper in the community.

This Plan will also include a range of specific strategies and initiatives that will guide our community's growth and development with respect to recreational opportunities to enhance the sustainability of our community.

We believe that the Comprehensive Plan will represent a major step forward for our community, and we are excited about the possibilities that it presents for the future of Crete. We are confident that, by working together, we can achieve the vision outlined in the Plan and build a stronger, more vibrant, and more sustainable community for ourselves and future generations.

We encourage all residents of Crete to review the Comprehensive Plan and get involved in the process of implementing its goals and objectives. Together, we can make Crete an even better place to live, work and play.

Sincerely,

David A. Bauer
Mayor of Crete

Acknowledgments

Comprehensive Plan Steering Committee

- Sonia Corral, *Blue Valley Community Action Partnership*
- Paul Heath, *Crete Chamber of Commerce President*
- Josh McDowell, *Crete Public Schools Superintendent*
- Karina Leyva Sigala, *Crete Public Schools Welcome Center*
- Dr. Roger Hughes, *Doane University President*
- Jenei Skillet, *Senior Executive Assistant to President Dr. Hughes*
- Luis Sotelo, *Doane University, Vice President for Diversity, Equity, and Inclusion*
- Tom Sorensen, *Business Owner, Edward Jones Financial Advisor*
- David Solheim, *Business Owner, Solheim Law Firm*
- Lupe Avelar, *Pastor, Dos es Amor Church*
- Phil Hardenburger, *Saline County Commissioner, Vice Chair, District #2*
- Paul Doremus, *Smithfield Plant Manager*
- Stephanie Boldt, *Crete Area Medical Center President/CEO*
- Kim Showalter, *Public Health Solutions*
- Dan Neil, *Nestle Purina Plant Manager*

City Staff + Elected Officials

- Dave Bauer, *Mayor*
- Tom Ourada, *City Administrator*
- Drake Stregke, *Council President, Ward II*
- Dan Papik, *City Council Member, Ward I*
- Ryan Hinz, *City Council Member, Ward II*
- Anthony Fitzgerald, *Planning Commission Chair*
- Scott Kuncl, *Planning Commissioner*
- Jennifer Robinson, *Planning Commissioner*
- Dave Jurena, *Planning Commissioner*

Planning Consultants

CONFLUENCE

IEO CONSULTING GROUP

a community vision



Comprehensive Plan Overview

Comprehensive Plan Purpose

Comprehensive Plans are guiding documents for growth and development in a community. By definition, the plans are far reaching and cover a wide range of issue areas including land use, natural resources, public facilities, housing, community character, and infrastructure. Recommendations for each of these topics are crafted after a thorough analysis of existing conditions and a robust public input process. Comprehensive Plans are opportunities to inventory what is happening in a city, as well as a chance to hear directly from the public on a wide range of issues.

Crete's last Comprehensive Plan was completed in 2014. Since then, Crete has continued to see increases in population and employment opportunities that have necessitated an updated plan to better reflect the existing conditions of Crete in 2023 and its future. This plan is designed to help manage new growth in a way that preserves the diversity of Crete and maintains the safe, hometown feel, while also pushing the boundaries for what Crete could be in the future.

How to Use the Plan

The Crete Comprehensive Plan lays out a vision for how to continue building a strong sense of community in Crete through the year 2050 and beyond. While this plan represents a unified vision for Crete in the next 20 to 30 years, it is not meant to be a static document that sits on a shelf until 2040 or 2050. The Plan should be regularly referenced, reviewed, and updated when necessary to keep the document relevant. Annually, the City of Crete should review the implementation recommendations to assess progress and remove completed tasks. This process also helps to identify areas of deficiency or highlight segments that now need updating. Every five years, a full review of the Comprehensive Plan should be done to identify larger areas of modification that may be needed due to growth or changing circumstances. Comprehensive Plans can be used to justify decision-making by city leadership because of the amount of analysis and public input that went into the creation of the plan. In particular, the ***Future Land Use Plan in Chapter 4 – a community to grow in***, should be used when making decisions regarding proposed development, annexation, and rezoning requests. Often the recommendations within the Comprehensive Plan will lead to additional projects or programs whose purpose can be explained by referencing relevant chapters in the planning document. Overall, the City should regularly reference the Comprehensive Plan in the routine functioning of government.

Comprehensive Plan Overview

Plan Identity

Early in the planning process, branding and marketing of the Comprehensive Plan was discussed with City Staff and the Steering Committee. As part of the branding efforts, a logo was created in both English and Spanish. The official name of the Comprehensive Plan is Crete Comprehensive Plan // a community vision. This logo is grounded in the City's adopted logo, color scheme, and motto "community in motion." In an effort to make the Plan easily recognizable, this logo has been used to market the engagement activities, such as the Public Workshop and Open House, to invite the public to get involved with the planning process.

Figure 1.1 - Comprehensive Plan Logo



Comprehensive Plan Overview

Planning Process

The Crete Comprehensive Plan was completed over five phases:

- Phase 1: Project Kick-Off, Research, + Analysis
- Phase 2: Vision, Input, + Direction
- Phase 3: Draft Plan + Evaluation
- Phase 4: Final Plan + Adoption
- Phase 5: Zoning Code Updates



Project Kick-Off, Research + Analysis

Phase 1 included a kick-off meeting with the Advisory Committee where discussions of goals and visioning were completed. City Council Strategic Planning meetings were held as well to discuss governmental goals and development.

Vision, Input + Direction

Phase 2 was about public engagement and visioning. A robust set of engagement exercises were completed to identify common themes and desires from members of Crete. These exercises included a public engagement website, one-on-one stakeholder interviews, and other smaller public meetings.

Draft Plan + Evaluation

Phase 3 included a majority of the plan drafting and review process. Multiple meetings with the Comprehensive Plan Advisory Committee took place during this phase as draft chapters were completed. An additional Joint Workshop with Planning and Zoning Commission and City Council was held towards the end.

Final Plan + Adoption

Phase 4 took place over approximately 2 months and included final review and revisions as well as the public hearing process by the City Council. After the Council voted to recommend approval of the plan, the Council then completed their public hearing process followed by review, discussion, and formal adoption.

Zoning Code Updates

Phase 5 consisted of drafting and approving zoning code updates. It started with multiple code review meetings. Then like the Comprehensive Plan, a Joint Workshop and Public Hearing was held with the Council and Commission.

Comprehensive Plan Overview

Plan Horizon Year

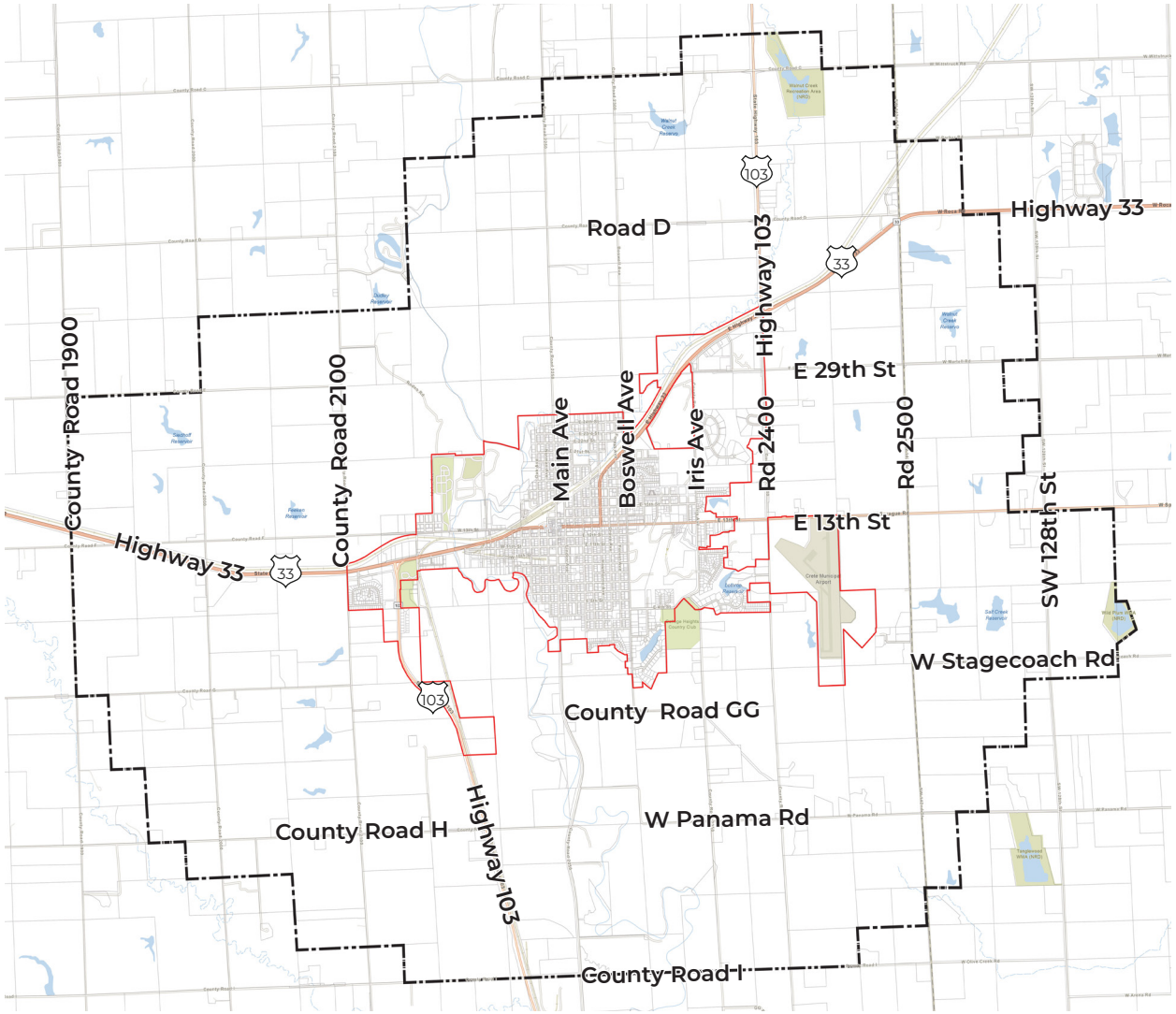
The Crete Comprehensive Plan is a long-range plan with a horizon year of 2050. A horizon year that is 20 to 30 years in the future allows for projections with some degree of predictability, while also being aspirational.

While the document is long-range, the entire plan, especially in a community to grow in chapter, should be reviewed annually to ensure goals, policies, and action items are being accomplished promptly. Updates should occur as needed to better reflect updated existing conditions or major new developments.

Planning Boundary

Crete's planning boundary intentionally extends beyond where Crete is likely to grow by 2050 to allow flexibility in the location of different land use types. A large planning boundary can also help protect Crete from encroaching development by other communities or within the unincorporated areas in Saline County.

Figure 1.2 - Planning Boundary



Comprehensive Plan Overview

Plan Format

The Crete Comprehensive Plan has five main chapters and one appendix. Each chapter plays off the Plan's overall tagline of "a community vision."

Chapter 1 - a community vision overviews the planning process, project scope and schedule, and reviews public engagement completed during the planning process. Additionally, the big ideas identified for the plan are discussed.

Each proceeding chapter represents an overall theme within the Plan. Ultimately, this Plan seeks to outline a strategy for Crete to become the best place it can to live, work, and grow.

Major topics covered within the Plan include:

- Housing
- Parks and recreation
- Community character
- Economic development
- Business growth
- Transportation
- Land use and annexation

Chapter 5 - implementation summarizes the goals, policies, and action items identified in the previous chapters and lays out an overall implementation strategy.

The Plan's appendix includes a detailed demographic summary of Crete.

1 a community vision

Why We Plan
Planning Process
Guiding Principles
Crete's Big Ideas
Public Engagement Summary



2 a community to live in

Housing
Parks + Recreation
Community Character



3 a community to work in

Economic Development
Business Growth
Transportation



4 a community to grow in

Future Land Use Plan
Annexation Plan



5 implementation

Summary of Recommendations
Implementation Strategy



A APPENDIX A
demographics

Detailed summary of the community profile, natural resources, parks and recreation, existing land uses, and economic conditions.

Comprehensive Plan Overview

Plan Guiding Principles

A set of guiding principles were composed to help guide decision-making and implementation strategies for the Plan. These guiding principles were identified based on public input received in Phases 1 and 2 of the planning process and refined based on feedback from City Staff and the Advisory Committee.

Each guiding principle has explanatory text associated with it. The following page shows how each guiding principle is associated with the overall themes of the document.



Welcoming Community

Be a welcoming community for all that celebrates and embraces diversity



Quality of Life

Prioritize quality of life improvements through infrastructure and facility investments and attract new retail and entertainment options for Crete



Diversity of Housing Options

Provide diverse housing options that foster affordability



Pedestrian Mobility and Connectivity

Provide walkable and bikeable connections between key destinations in Crete and throughout neighborhoods



Economic Development and Growth

Attract new growth and quality development and revitalize a vibrant downtown



Parks and Recreation

Serve residents of all ages and abilities with parks and recreation amenities



Strategic Partnerships

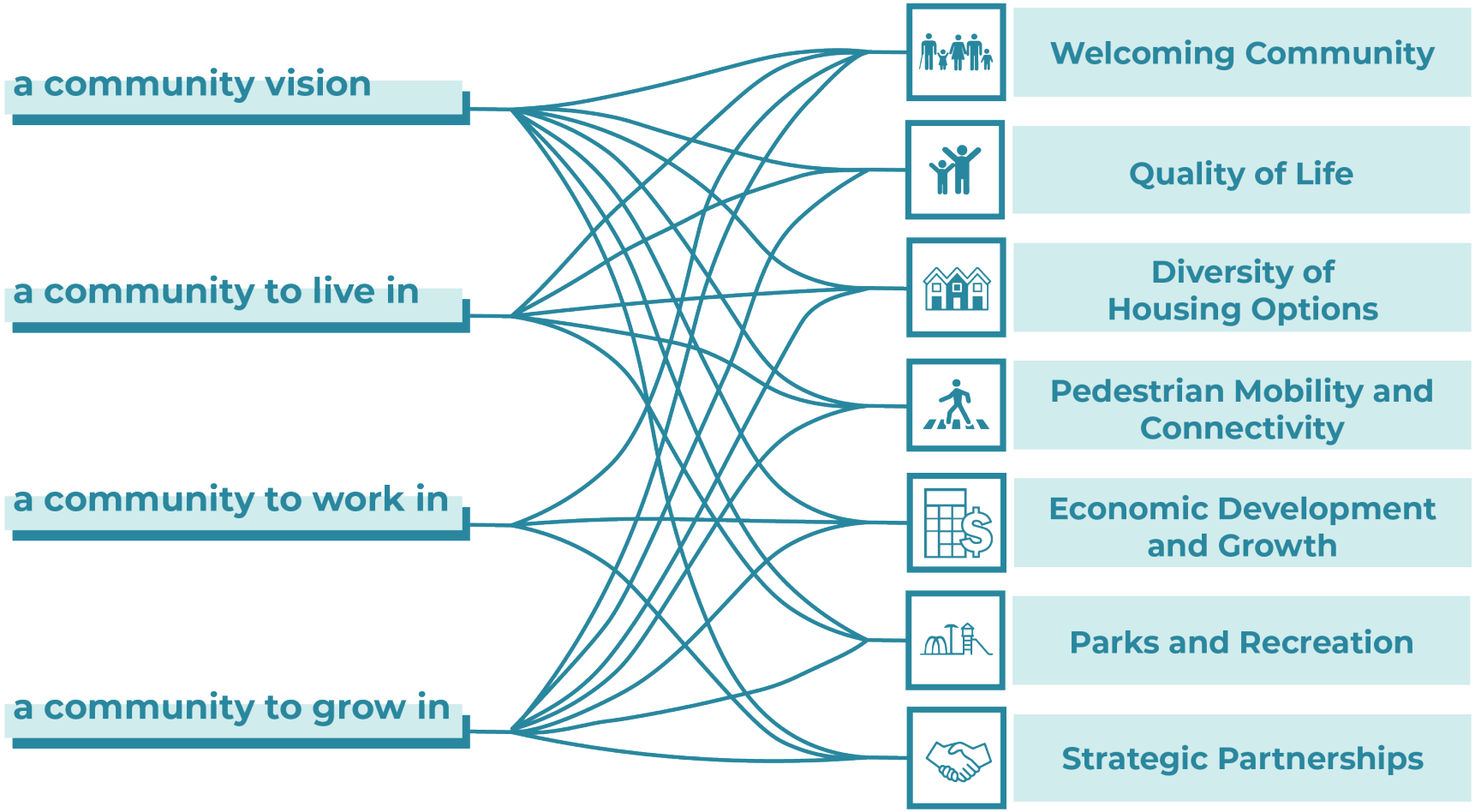
Cultivate partnerships with other community organizations and agencies to leverage resources to achieve shared goals

Comprehensive Plan Overview

Relationship Between Themes and Guiding Principles

Each plan chapter represents an overall theme: a community vision, a community to live in, a community to work in, and a community to grow in. Each theme, or chapter, incorporates several of the Plan's guiding principles. The figure below shows which guiding principles are covered in which chapter. Further, the graphic serves to highlight the interrelatedness of the plan themes and guiding principles.

Figure 1.3 - Relationship between Themes and Guiding Principles



Comprehensive Plan Overview

Planning Big Ideas

The consultant team has assembled twenty "Big Ideas" for Crete based on feedback from the public input phase of the plan, ideas shared from the Steering Committee, and future goals set by the City of Crete. These ideas are intended to be aspirational for the community and motivate idea generation in order to achieve these. These Big Ideas will be repeated throughout the entire Plan to highlight how each chapter is making an effort to address each idea.

A. 
Trails master plan

B. 
Hire economic development director/ full-time professional

C. 
Bus partnerships

D. 

Seek out diverse residents to represent the community and ensure community outreach is multilingual

E. 

Utilize Nebraska Main Street Network

F. 
Indoor/outdoor recreation center

G. 
Business incubator program (including partnership with the school district)

H. 
Railroad viaduct/ overpass at Boswell Ave

I. 
Adult education program in partnership with Doane University

J. 
State of Nebraska Creative District around the Isis Theatre

K. 
Recreation lake on north side of City (Big Blue River)

L. 
Economic development incentives policy/guide

M. 
Train horn noise reduction zone (quiet zones)

N. 
Annexation prioritization plan

O. 
Downtown revitalization plan for façade enhancements + design guidelines

P. 
Specific housing strategies

Q. 
Business and industrial shovel-ready sites

R. 
Sidewalk improvement program (fill gaps + repairs)

S. 
Encouragement of Urban Agriculture

T. 
Downtown parking strategy




AUDITORIUM




BRONCOS

Public Engagement Summary

Engagement Overview

The guiding principles, chapter themes, and Big Ideas were identified based on public feedback received during Phase 2 of the planning process. By having the community and its residents involved in the creation of the Plan, the recommendations and dreams for the future of Crete are grounded in community support.

Throughout the process, the public was invited to engage and provide feedback in many different forms. There were traditional public meetings that included in-person presentations and interactive activities. An online engagement website was specifically curated for this project to expand the reach of engagement in the community to those unable to meet in-person. All public engagement options were held bilingually as well to enable participation from a broader segment of the community.

Project Kick-Off with Advisory Meeting
August 3, 2022

Analysis Review Meeting with Advisory Committee
November 2, 2022

Rotary Club Meeting
December 27, 2022

Public Visioning Workshop
January 11, 2023

Public Engagement Website
January 11, 2023 - March 1, 2023

Stakeholder Interviews
February 23, 2023 - February 24, 2023

Input Review with Advisory Committee
March 1, 2023

Public Engagement Summary

Advisory Committee Kick-off Meeting

August 3, 2022

The Comprehensive Plan Advisory Committee (CPAC) consisted of community members with strong ties to Crete. A CPAC is formed to provide feedback, review draft materials, and engage in productive discussions about ideas and the vision for Crete. CPAC members attended seven meetings to help guide the creation of the Crete Comprehensive Plan.

The first of these meetings was held on August 3, 2022. Introductions, project scope and schedule, a brief community snapshot, and a visioning exercise were included in the meeting presentation. In the visioning exercise activity, participants were asked five questions concerning Crete. These questions are shown to the right with their corresponding responses.

Themes developed from the answers included:

- Resident diversity is an advantage but lacks in representation among leaders and decisions.
- A diversity of housing size and quantity needs to be applied to Crete.
- Doane University, and other well-known companies, are an asset to Crete and its development.

What do you think is Crete's biggest advantage?

- Small town living with the right proximity to Lincoln
- Resident diversity
- Great schools - boomerang effect (kids come back to raise a family)
- On the right side of Lincoln and right distance from I-80 to keep living affordable
- Housing affordability
- Access to airport - 4 hours to anywhere
- Doane University
- Social cohesion (granular) and collaboration - ability to accomplish things together
- Well known companies (other communities don't have)

What will be the most challenging aspect of updating this plan?

- Adequate input from a diverse community – ensure all voices are reached and heard
- Breaking the status quo and creating a competitive edge
- Breaking down silos between different community organizations / leaders
- Broadband Internet service

What are some housing issues & opportunities in Crete?

- First and foremost, not enough housing quantity
- Higher end rentals including HOA managed properties
- Elderly moving to Lincoln to rent – unable to find the suitable housing in Crete (desire to downsize, sell house, and rent)
- Educating first time home buyers – right sizing expectations a of "first home" purchase
- Centralized resource to shop/search for housing, eliminating barriers for new-to-the-community buyers
- Floodplain – houses previously within the floodplain have now been removed from floodplain boundaries
- Deferred maintenance on rentals – too low of vacancy rates does not leave time nor incentives to perform maintenance

What are some economic development issues and opportunities in Crete?

- Difficult to recruit businesses as there is a lack of housing
- Recruit businesses from surrounding communities to Crete and market as satellite locations
- More childcare centers and/or need more childcare employees. Some daycares have the capacity, but not enough help
- Smaller business competing with larger business for employees and are unable to complete with larger businesses ability to pay more
- Innovation Park at Doane University (currently under fundraising)

Who should we interview as stakeholders for the comprehensive plan?

- Steering committee members
- High school and university student groups/leaders
- Employees, business managers, university and school faculty living outside of Crete
- The City's Welcoming Committee
- Economic development and business groups/Chamber of Commerce
- Bankers
- Realtors
- Business owners
- Community leaders
- Developers

Public Engagement Summary

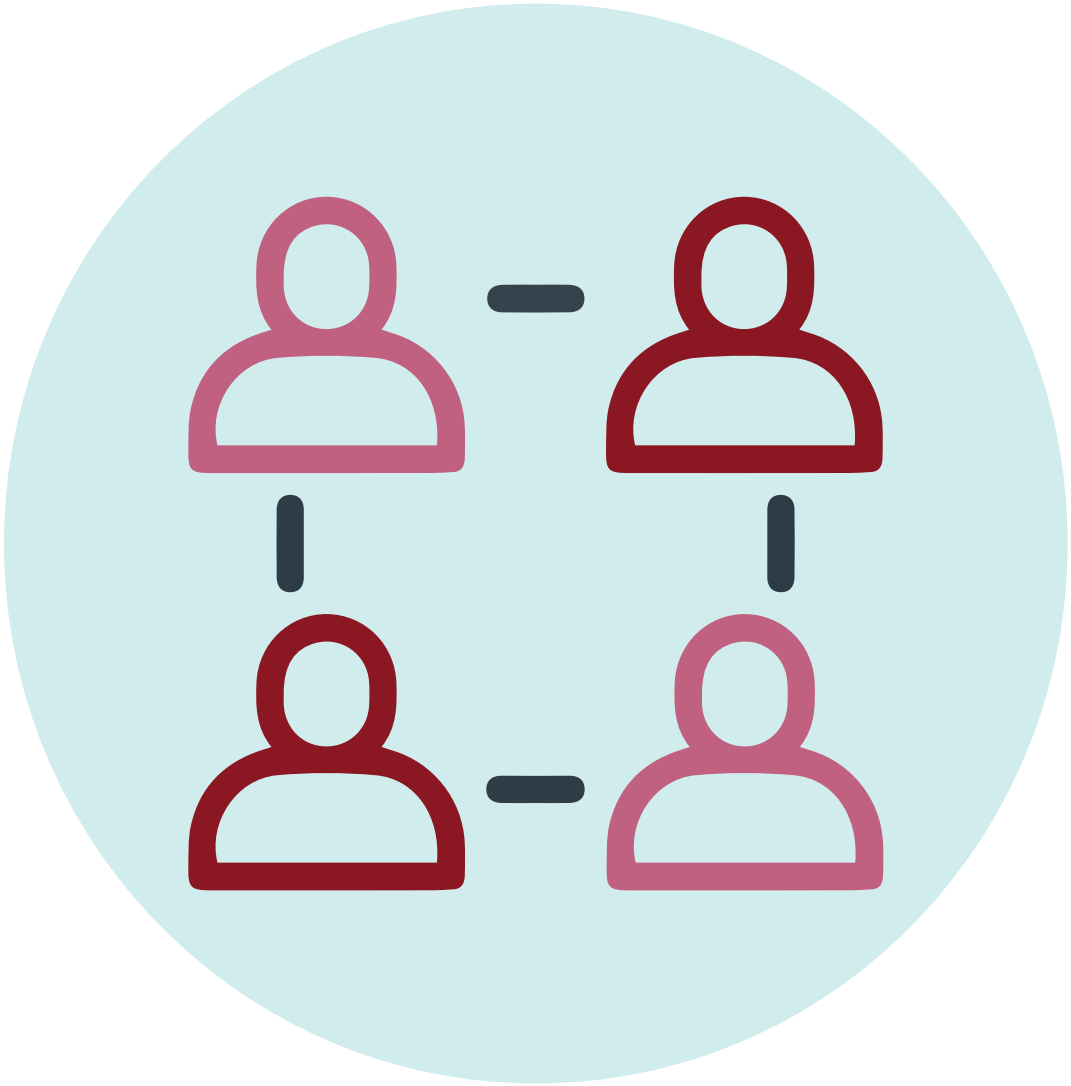
Rotary Club Meeting

December 27, 2022

The first public input opportunity was with the Crete Rotary Club on December 27, 2022. The meeting consisted of a small presentation with visioning questions and a short discussion at the end.

Major main ideas from the meeting were:

- Greater efforts need to be made to increase the longevity of small businesses and start ups.
- Diversity in housing options both at the renter and owner level is needed.
- Pedestrian linkage to amenities can be improved.
- Public transportation options are limited and unsupported by the city and county.
- Representation of the community is inaccurate for the diversity the city has.



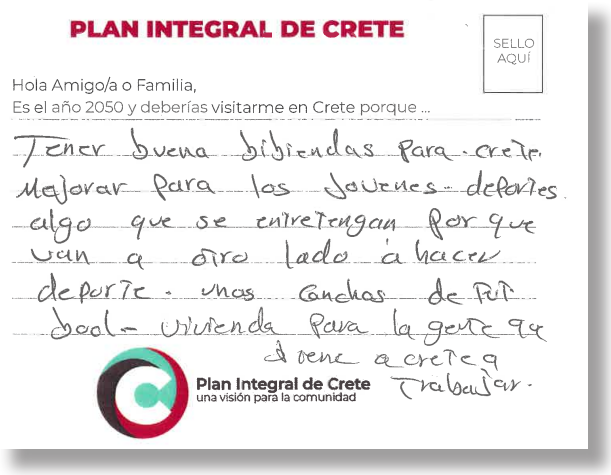
Public Engagement Summary

Public Workshop

January 11, 2023

The Public Workshop included a live translation from English to Spanish. Crete has a significant population that identifies as Hispanic or Latino/a. Many of them do not speak English as their first language. This allowed for the accessibility of all cultures in Crete's diverse community. Along with the meeting being translated, all documents and online engagement activities had the same opportunities.

The planning team has also created a comprehensive plan summary that is translated into Spanish. Creating a welcoming and accessible comprehensive plan is a priority of Crete.


PLAN INTEGRAL DE CRETE

SELLO AQUÍ

Hola Amigo/a o Familia,
Es el año 2050 y deberías visitarme en Crete porque ...

Tener buena viviendas para crete.
Mejorar para los jovenes- deportes
algo que se entretengan por que
van a otro lado a hacer
deporte. unas canchas de fut
bool- vivienda para la gente q
d vene a crete q
trabajar.

Plan Integral de Crete
una visión para la comunidad



Public Engagement Summary

Public Workshop

January 11, 2023

The Public Workshop's approximately 50 attendees were presented with a short, bilingual presentation on what a comprehensive plan is, the project scope and schedule, a community profile summary, and a series of visioning questions that are shown in Figure 1.4 - Figure 1.6. In addition to the presentation, there were several engagement opportunities for participants around the room. These included preference scales, priority ranking, image voting, and an interactive mapping activity. The following pages summarize these results.

From the Public Workshop, we heard...

- There is a desire for greater diversity in housing options to meet the needs of families, students, and workers.
- Crete has a high quality of life and it is important to maintain and preserve this asset.
- The City should work to continue to attract growth and job development in downtown Crete.
- Crete is a strong and diversely populated community.
- A reiterated need for supportive commercial amenities, such as local restaurants and shops.

Figure 1.4 - Please Describe Crete in one word



Public Engagement Summary

Public Workshop

January 11, 2023

The Public Workshop included a series of engagement activities to gather as much feedback as possible. The responses presented in Figures 1.5-1.6 illustrate some of the feedback heard from the visioning questions.

Q2: What are the reasons you live in Crete? (select all that apply)

Work (34%), Family here (28%), Size of Community (10%), and Schools (10%) were the top responses.

Q3: How would you rate the quality of life from 1 (very low) to 10 (very high)?

Many ranked the quality of life at a 7 for the average (see Figure 1.6). This rating is relatively high; however, it does indicate that there is room for improvement with community amenities.

Figure 1.5 - What are the reasons you live in Crete? (select all that apply)

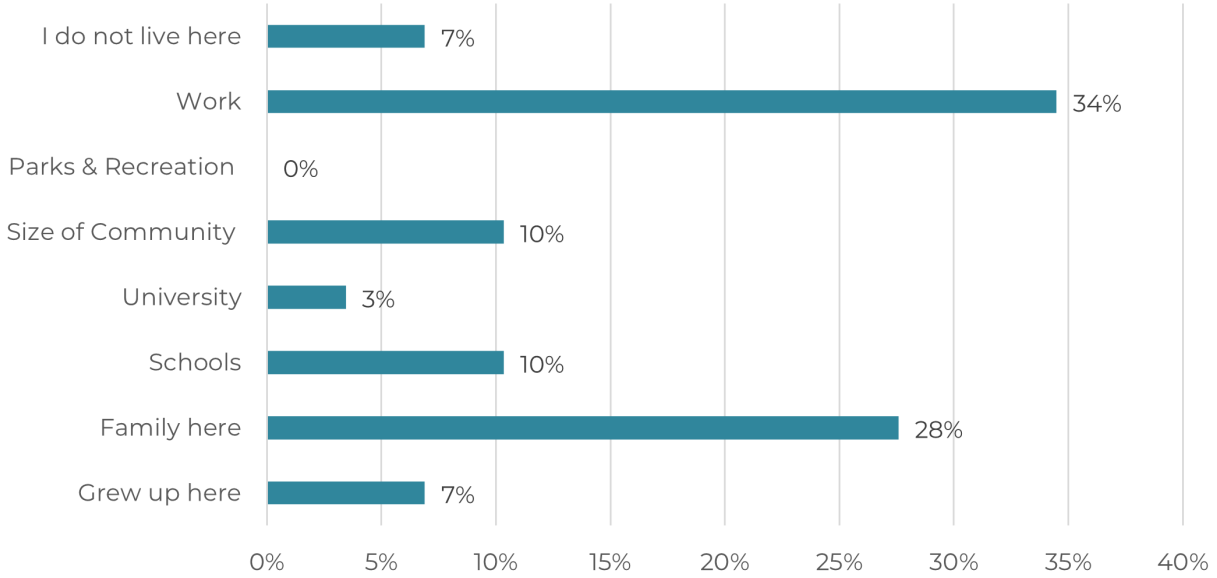
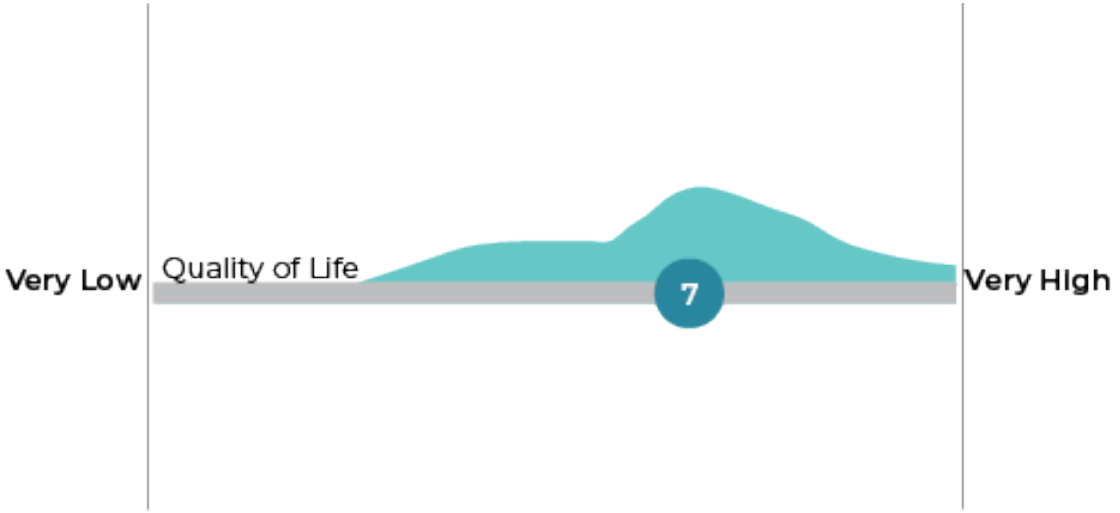


Figure 1.6 - How would you rate the quality of life from 1 (very low) to 10 (very high)?



Public Engagement Summary

Public Workshop

January 11, 2023

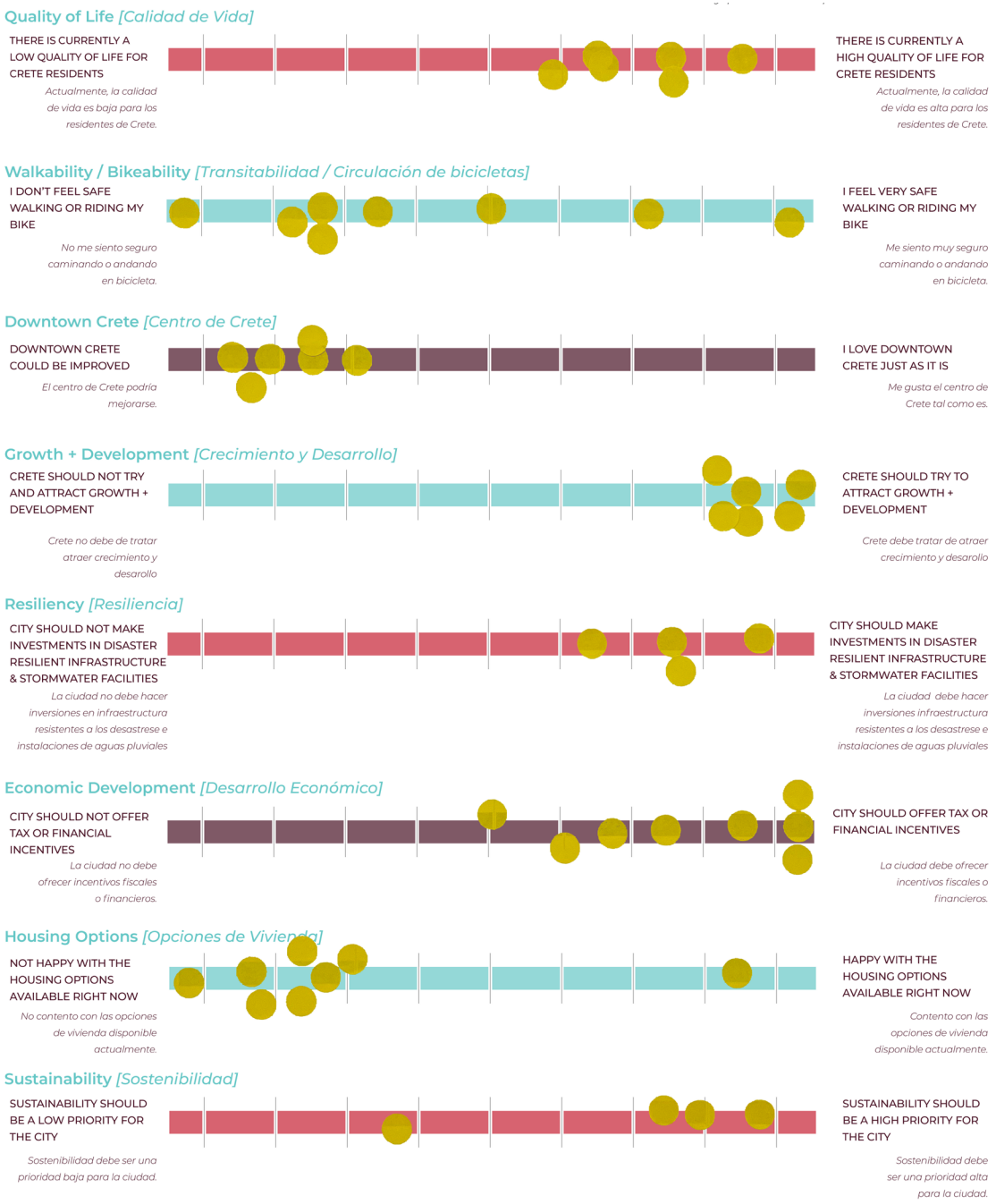
Preference Scale

During the Public Workshop, participants had the opportunity to engage in preference scale and priority ranking boards. They were asked to place a dot on their opinion of certain topics as they relate to Crete. The following was noted:

- High rating of current quality of life
- Low rating of feeling safe walking or riding a bike
- Downtown can be improved
- Should try to attract growth
- Should invest in resilient infrastructure
- Should offer financial incentives
- Low rating of happiness with housing options
- Should have priority ins sustainable developments

These results will be combined with the rest of the community's feedback to prioritize goals, policies, and action items for implementation.

Figure 1.7 - Preference Scale Activity



Public Engagement Summary

Public Workshop

January 11, 2023

Priority Ranking

In addition to the Preference Scale Activity, a Priority Ranking Activity was provided to dive deeper into better understanding what specific amenities the residents would like to see in Crete. Under the six main categories (housing, parks and trails, multi-modal transportation, downtown, streetscapes, and services) a series of amenities and programmatic elements were proposed to vote on. The residents identified the following as their most desired:

- Entry-level, single-family homes
- Apartments/condos/accessory dwelling units
- Indoor recreation center
- Expanded sidewalk network
- Recreation
- Sidewalk improvements (downtown)
- Facade improvements (downtown)
- Street trees
- Planted landscaping
- Community events and festivals
- Health and wellness programs

Figure 1.8 - Preference Scale Activity



Public Engagement Summary

Public Workshop

January 11, 2023

Image Voting

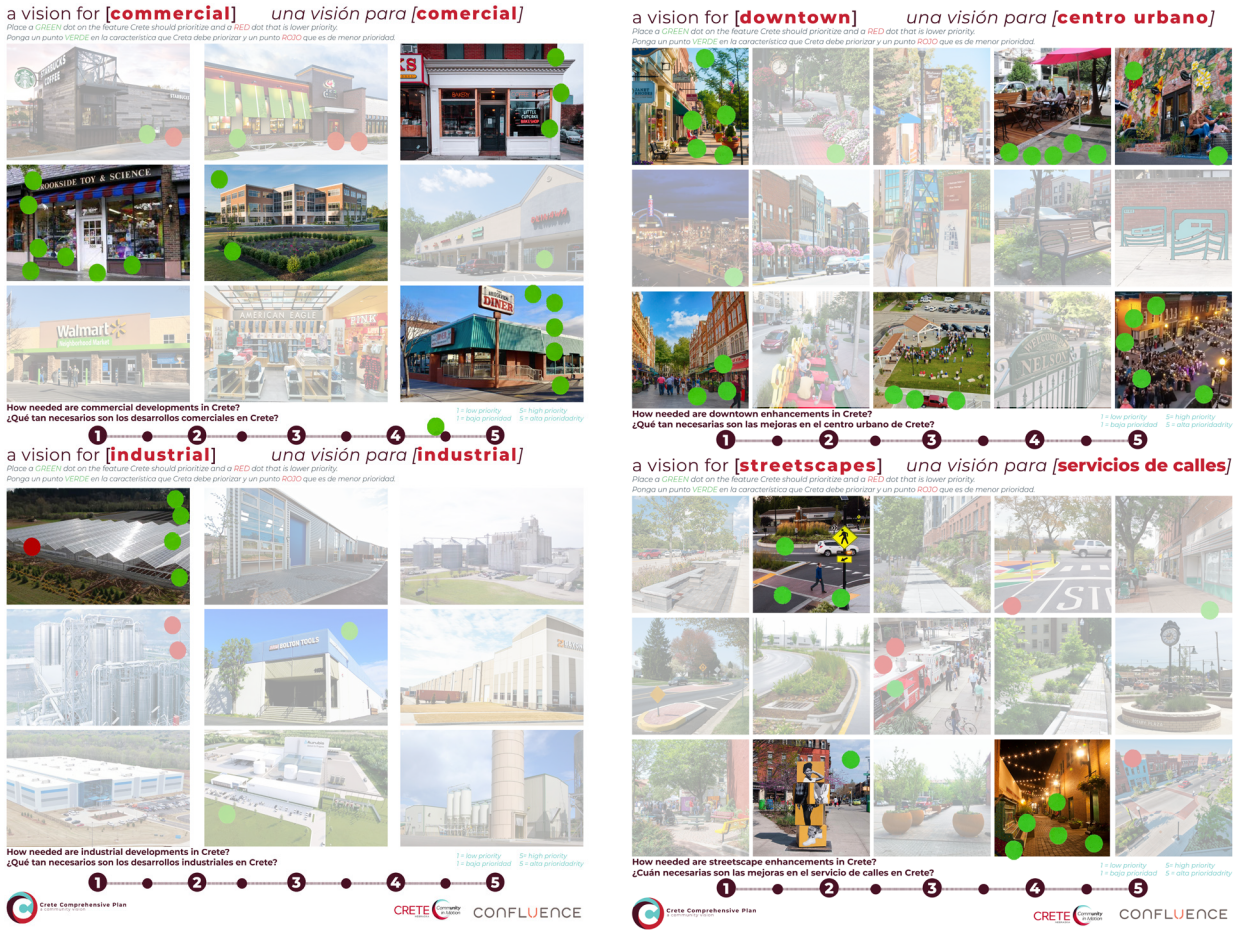
As a method to identify preferred characteristics of development and amenities, participants were able to interact with an image voting activity. Figure 1.9 shows the results for the boards. The topics included:

- Commercial
- Industrial
- Downtown
- Streetscapes
- Parks
- Trails
- Low-density housing
- Multi-family housing

It was voiced again that local commercial development was desired in Crete, with local restaurants and shops being most preferred. Festivals and a downtown stage or park would help the vibrancy of downtown. Art installations and using vacant alleys were also preferred when asked about improving streetscapes.

Participants identified a need for more housing diversity. When given the option, participants preferred smaller, single-family housing and duplexes in more traditional architectural styles. Modern developments were least preferred.

Figure 1.9 - Image Voting Board Results



a vision for [**parks**] *una visión para [**parque**]*

Place a GREEN dot on the feature Crete should prioritize and a RED dot that is lower priority.
Ponga un punto VERDE en la característica que Creta debe priorizar y un punto ROJO que es de menor prioridad.



How needed are park enhancements in Crete?
¿Qué tan necesarias son las mejoras del parque en Crete?

1 = low priority *5= high priority*
1 = baja prioridad *5 = alta prioridadority*

1 — 2 — 3 — 4 — 5

a vision for [**trail**] *una visión para [**sendero**]*

Place a GREEN dot on the feature Crete should prioritize and a RED dot that is lower priority.
Ponga un punto VERDE en la característica que Creta debe priorizar y un punto ROJO que es de menor prioridad.



How needed are trail enhancements in Crete?
¿Qué tan necesarias son las mejoras de senderos en Crete?

1 = low priority *5= high priority*
1 = baja prioridad *5 = alta prioridadority*

1 — 2 — 3 — 4 — 5

Crete Comprehensive Plan

CRETE Community in Motion CONFLUENCE

a vision for [**housing**] *una visión para [**viviendas**]*

Place a GREEN dot on the feature Crete should prioritize and a RED dot that is lower priority.
Ponga un punto VERDE en la característica que Creta debe priorizar y un punto ROJO que es de menor prioridad.

Low-Density Residential

Low-density Residential developments include detached homes and some duplexes. Accessory Dwelling Units (ADUs) can sometimes be included within low-density residential.

Residencial de Baja Densidad

Los desarrollos residenciales de baja densidad incluyen viviendas unifamiliares y algunos dúplex. Las unidades de vivienda accesorias (ADU) a veces se pueden incluir dentro de viviendas residenciales de baja densidad.



How needed are Low-Density Family Housing developments in Crete?
¿Qué tan necesarios son los desarrollos de viviendas familiares de baja densidad en Crete?

1 = low priority *5= high priority*
1 = baja prioridad *5 = alta prioridadority*

1 — 2 — 3 — 4 — 5

Crete Comprehensive Plan

CRETE Community in Motion CONFLUENCE

a vision for [**housing**] *una visión para [**viviendas**]*

Place a GREEN dot on the feature Crete should prioritize and a RED dot that is lower priority.
Ponga un punto VERDE en la característica que Creta debe priorizar y un punto ROJO que es de menor prioridad.

Medium-Density Residential

Medium-Density Residential developments typically include townhomes, rowhouses, and quadplexes.

Residencial de Densidad Media

Los desarrollos residenciales de densidad media generalmente incluyen casas adosadas, casas en hilera y cuádruples.



How needed are Medium-Density Family Housing developments in Crete?
¿Qué tan necesarios son los desarrollos de viviendas familiares dedensidad media en Crete?

1 = low priority *5= high priority*
1 = baja prioridad *5 = alta prioridadority*

1 — 2 — 3 — 4 — 5

High-Density Residential

High-Density Residential developments provide greater densities to the built environment. These typologies typically include apartments and condominiums, with heights greater than 3 stories tall.

Residencial de Alta Densidad

Los desarrollos residenciales de alta densidad proporcionan mayores densidades al entorno construido. Estas tipologías típicamente incluyen apartamentos y condominios, con alturas mayores a 3 pisos.



How needed are High-Density Family Housing developments in Crete?
¿Qué tan necesarios son los desarrollos de viviendas familiares de alta densidad en Crete?

1 = low priority *5= high priority*
1 = baja prioridad *5 = alta prioridadority*

1 — 2 — 3 — 4 — 5

Crete Comprehensive Plan

CRETE Community in Motion CONFLUENCE

Public Engagement Summary

Public Workshop

January 11, 2023

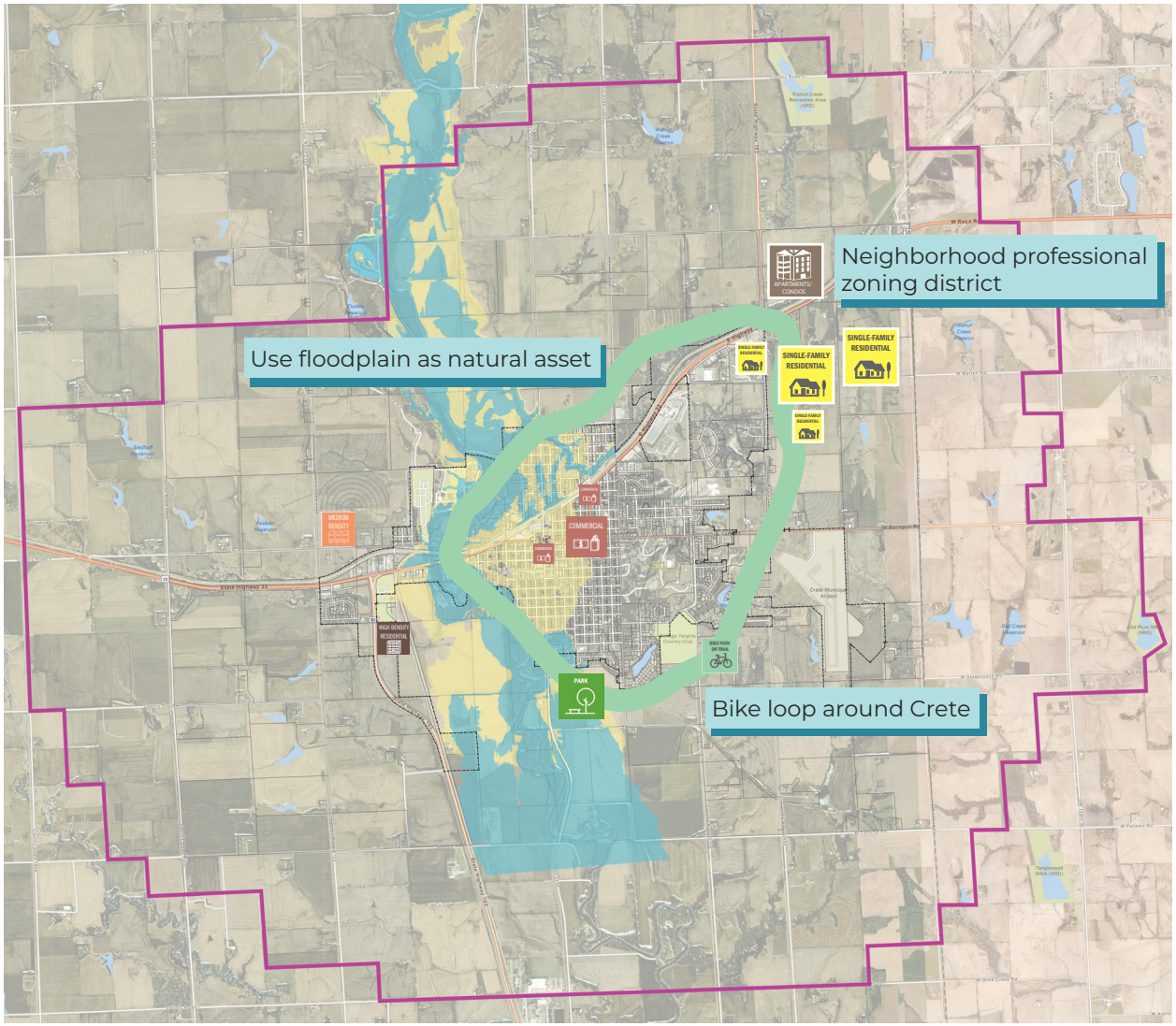
Puzzle Mapping Activity

At the end of the presentation, participants were able to suggest land development ideas on a map of the planning boundary of Crete. The land use options included:



Major topics discussed during this activity were creative districting around downtown, more housing development along the outside of town, and a trail that wraps around the city.

Figure 1.10 - Puzzle Mapping Activity



Public Engagement Summary

Online Engagement Website

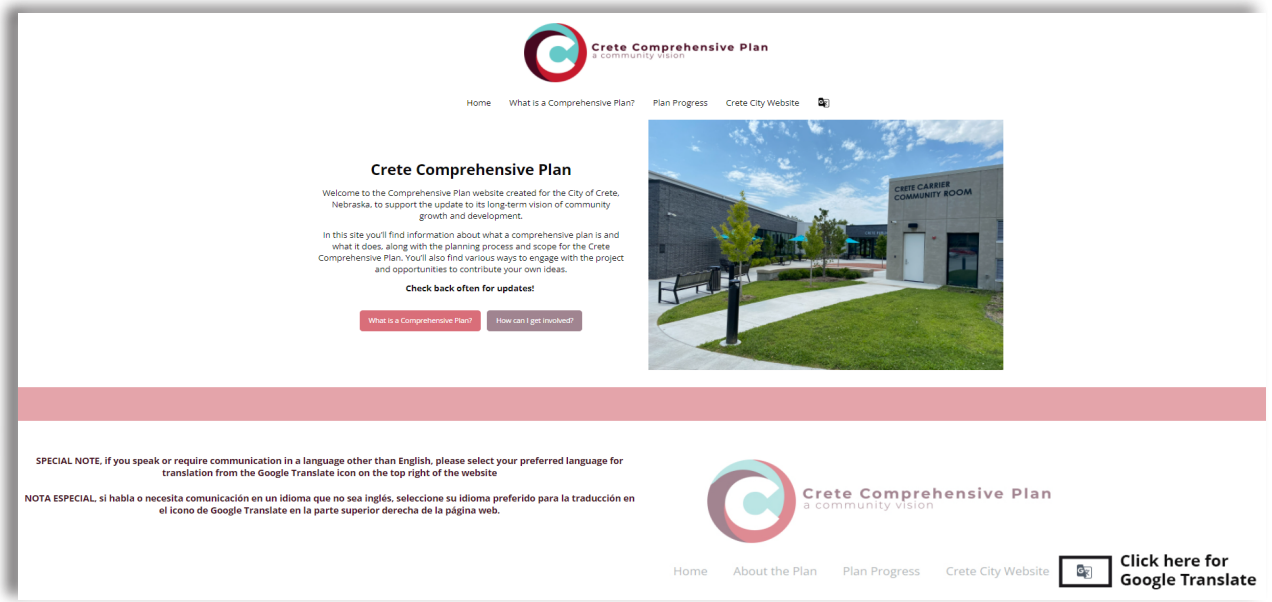
January 11, 2023 - March 1, 2023

The online engagement website provides an engagement option to those residents unable or uninterested in attending in-person meetings. This is a critical tool that gives every resident an equal opportunity to voice their opinion and engage in interactive activities. Similar to the activities offered at the Public Workshop, the website can accommodate other languages as well.

The engagement activities on the website included:

- A community survey;
- Visual Preferencing; and
- An interactive mapping activity.

The website received just over 2,000 visits and 440 different unique users.









Public Engagement Summary

Online Engagement Website

January 11, 2023 - March 1, 2023

Community Survey

The engagement website included a short community survey to help better understand the participants and their visions. The survey included thirteen questions related to the values and priorities of the community.

The participants of the survey were predominately long-term residents of Crete, with 55.7% living there for ten or more years. Participants generally had a positive view of Crete and the city's future. The average quality of life rating is around 6, on a scale from 1 to 10. Reasons people choose to live in Crete include the size and atmosphere of the community, they work in Crete, and their family is in Crete.

These results begin to establish themes for community character throughout the city that should be integrated into the comprehensive plan. Crete residents value the atmosphere and longevity of the community. It is important to maintain this as the community grows and not lose the community's traditions.

Average quality of life rating:

6.16

Figure 1.11 - How long have you lived in Crete?

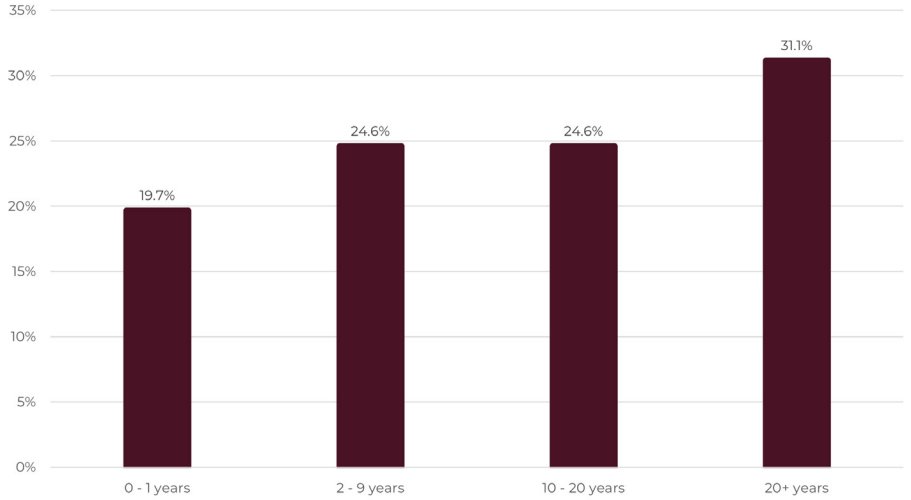
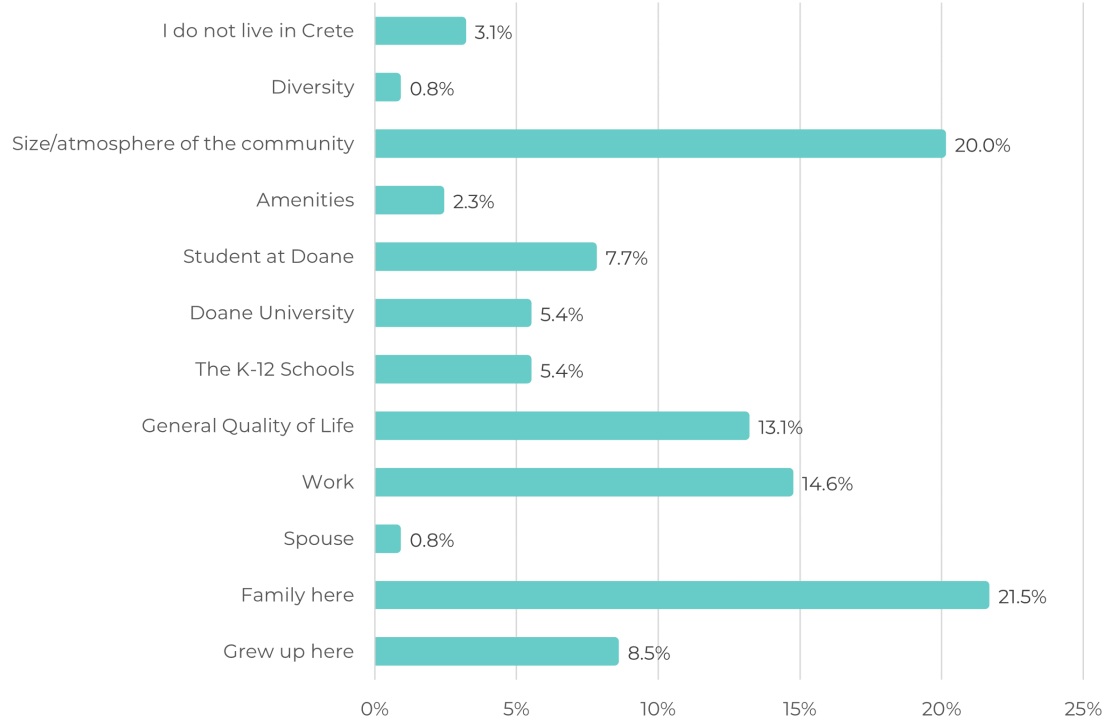


Figure 1.12 - What are the three most relevant reasons you choose to live in Crete?



Public Engagement Summary

Online Engagement Website

January 11, 2023 - March 1, 2023

Community Survey

The survey asked participants to rank how the City should prioritize improvements in the comprehensive plan. The top three priorities are identified in Figure 1.13. The general themes of these responses are consistent with the feedback shared with the consultant team at the Public Workshop.

73%

of participants believe Crete will improve

Figure 1.13 - Please rank the following priorities by how important they should be to the City of Crete (1 being most important)



Public Engagement Summary

Online Engagement Website

January 11, 2023 - March 1, 2023

Community Survey

The survey asked about the need for other amenities in Crete. As it relates to recreational amenities, participants prioritized courts, fields, and water play. However, they did not prioritize an indoor recreation center, which differs from other feedback received at the Public Visioning Workshop. Figure 1.14 highlights these responses and their corresponding share of votes.

Figure 1.15 illustrates the responses of participants when asked what transportation improvements would be needed in the next 10-15 years. These results reiterated the need for an improved sidewalk network (24.1%), public transportation/bus service (14.6%), multi-use trails (12.7%), and bike lanes (12.7%). These results highlight the desire to have a broader, multi-modal network to allow for greater mobility for those with limited access to a vehicle.

Figure 1.14 - Crete needs more of the following recreational amenities. Select all that apply.

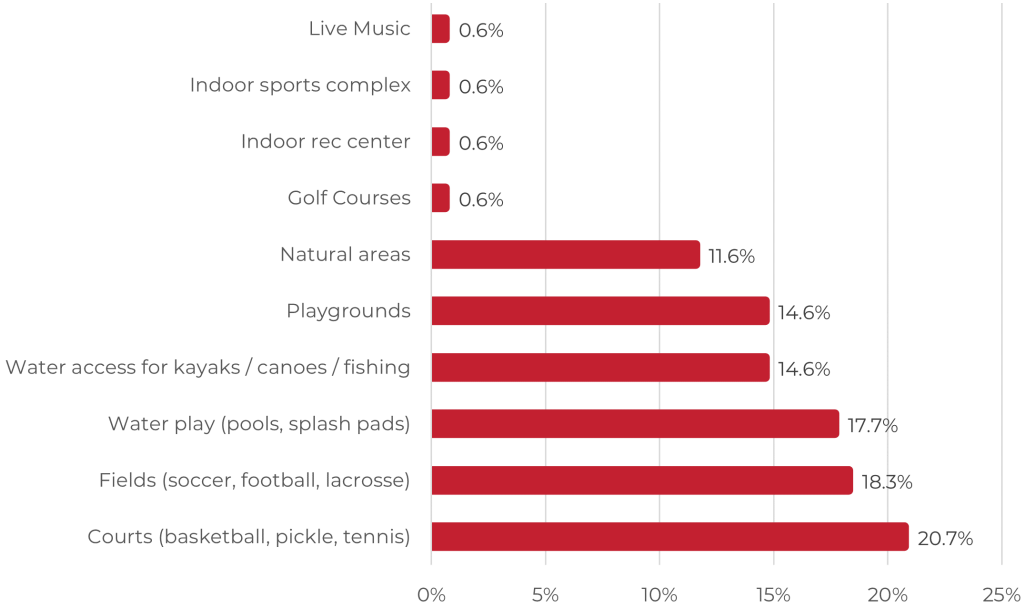
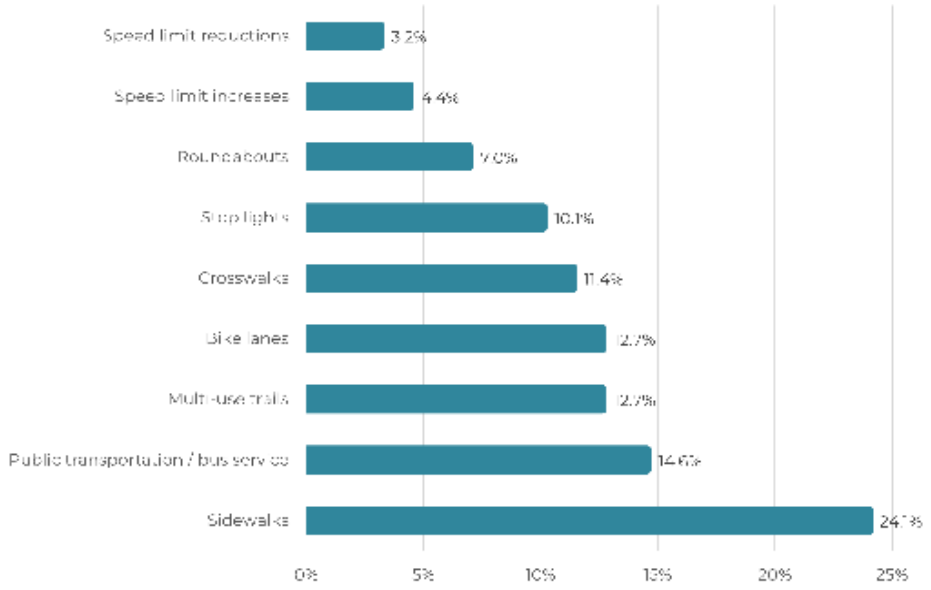


Figure 1.15 - In the next 10-15 years, Crete will need more of the following transportation changes:



Public Engagement Summary

Online Engagement Website

January 11, 2023 - March 1, 2023

Image Voting // Downtown

Participants of the engagement website were able to vote on their most preferred images of downtown streetscapes. These results aid in identifying desired amenities, improvements, and programming opportunities within each image voting category. These will ultimately help guide recommendations for improvements throughout Crete.

In Crete, participants preferred vibrant downtown streetscapes, with lively events, retail, and outdoor seating and dining options.


Lighting


Outdoor Dining



Downtown Street 1



Cafe Seating

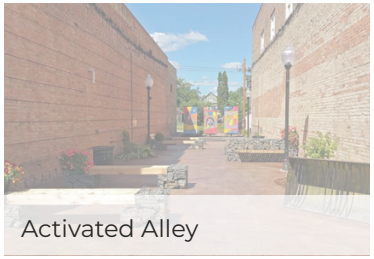

Gathering Space 1

Most Preferred


Downtown Streetscape 2


Gathering Space 2


Mini / Pocket Park


Activated Alley



Mural 2

Neutral



Bike Parking


Outdoor Seating


Mural



Wayfinding


Downtown Streetscape 3

Least Preferred

Public Engagement Summary

Online Engagement Website

January 11, 2023 - March 1, 2023

Image Voting // Parks and Trails

Participants had the chance to vote on their most preferred images of park and trail precedents to apply to Crete.

Courts and fields were again a major priority for residents. The participants preferred gathering spaces and trail systems over more traditional playgrounds for their community.


Courts and Fields


Community Park


Gathering Space


Nature Trail


Multi-Use Path 1

Most Preferred


Dog Park


Large Open Space


Inclusive Park


Climbing Structure


Climbing Wall

Neutral


Playground 2


Multi-Use Path 2


Separated Bike Lane


Outdoor Gym Equipment


Playground 1

Least Preferred

Public Engagement Summary

Online Engagement Website

January 11, 2023 - March 1, 2023

Image Voting // Housing

Throughout the public input process, diversity in housing types came up multiple times.

The image voting results, presented to the right, highlight participant preferences toward low-density and multi-family housing. Results of the low-density housing category highlight the need for entry-level sized housing, architectural features to make each home unique, and move-up opportunities with medium lot developments. The least preferred features of low-density housing included large lot development and few design characteristics.

In regard to multi-family housing, townhomes, rowhouses, and quadplexes were the most desired housing types. These types of developments are great ways to add pockets of density throughout neighborhood blocks and provide a broader mix of housing types for the community.

Low-density Housing

Most Preferred







Least Preferred







Multi-family Housing

Most Preferred

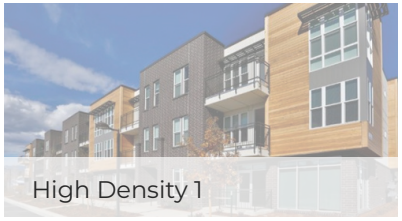






Least Preferred







Public Engagement Summary

Online Engagement Website

January 11, 2023 - March 1, 2023

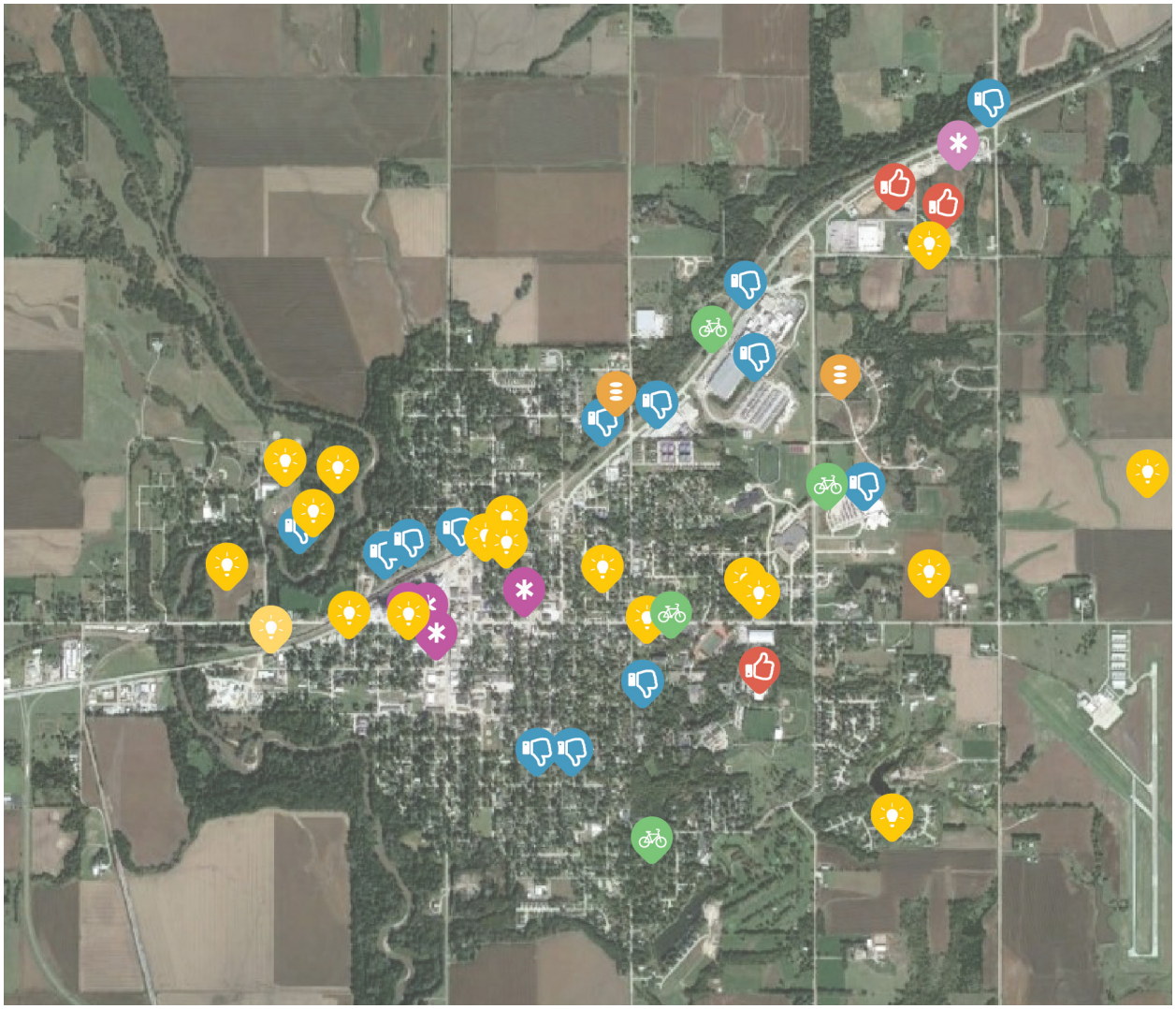
Mapping Activity

The mapping activity offered on the online engagement website had a healthy amount of responses. Online, participants could place a comment directly on a map of Crete and provide insight into their favorite place or an idea for improvement. The following icons were offered:

- Favorite Place
- More of This
- Less of This
- Idea!
- Bike/ Pedestrian Idea
- Sidewalk or Trail Idea

Many participants' favorite place was located downtown or in the new developments in the north. Their comments highlighted a need for additional retail, recreation centers, and road improvement as well. When participants were asked what they would like to see less of in Crete, unsafe pedestrian conditions and noise pollution were the top responses. Ideas for Crete to implement included a railroad overpass or underpass, retail, and housing options. Reducing speed limits and required parking was mentioned to help put focus and safety on pedestrians.

Figure 1.16 - Mapping Activity



Public Engagement Summary

Stakeholder Interviews

February 23-24, 2023

Stakeholder interviews are critical to the public input process for how they provide candid insight into the functions of the community and influence the recommendations of the comprehensive plan. Members of the consultant team were able to hold one-on-one, virtual interviews with key individuals of Crete. Each conversation lasted about 50 minutes and allowed the stakeholder to share strengths, challenges, and opportunities as they related to Crete. These candid conversations allowed the consultant team to build trust within the community and better understand Crete as a whole.

Groups represented in the stakeholder interviews included:

- Crete school district
- Doane University representatives
- Business Owners
- Current City Council members
- Local Crete organizations

Major themes that came from these stakeholder interviews are presented to the right.



Need a step-by-step vision



Better partnership



Better inclusion



Need for restaurants, events & retail



Fine Arts Center



Lack of walkability



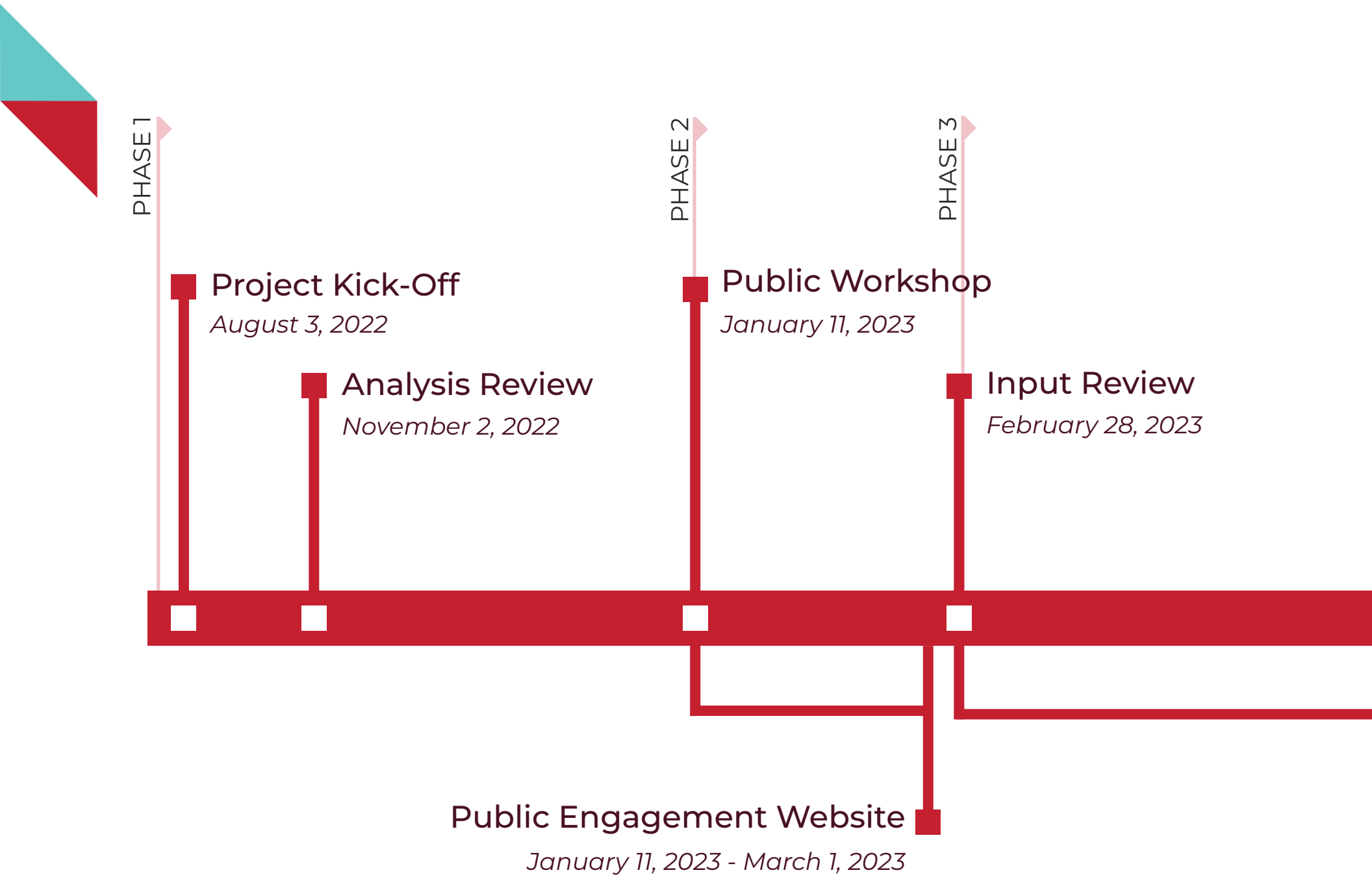
Innovation tech park

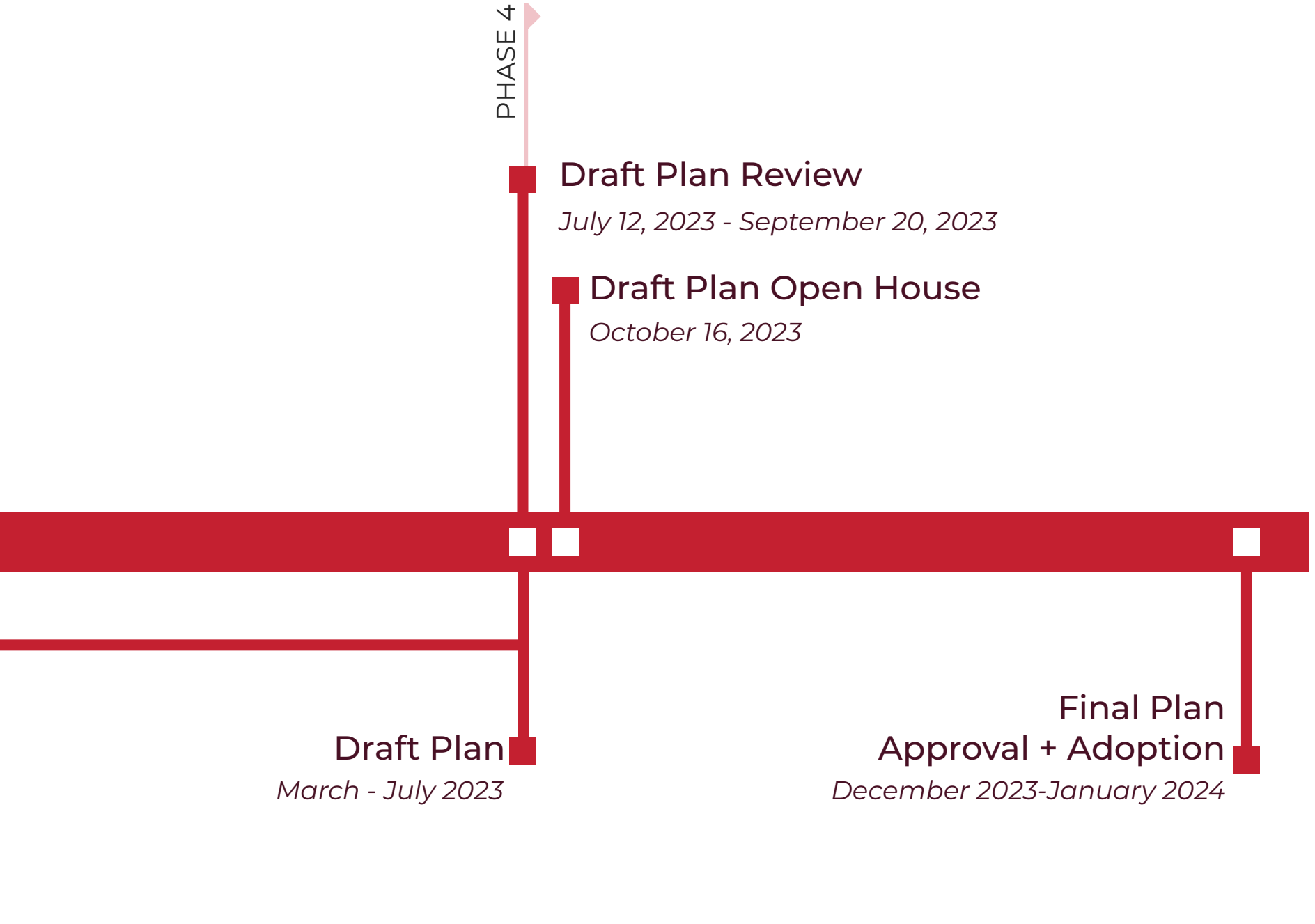


Issue of downtown building vacancies



Diverse housing options


PHASE 1
PHASE 2
PHASE 3
Project Kick-Off
August 3, 2022
Analysis Review
November 2, 2022
Public Workshop
January 11, 2023
Input Review
February 28, 2023
Public Engagement Website
January 11, 2023 - March 1, 2023


PHASE 4
Draft Plan Review
July 12, 2023 - September 20, 2023
Draft Plan Open House
October 16, 2023
Draft Plan
March - July 2023
Final Plan
Approval + Adoption
December 2023-January 2024

a community to live in


5

Housing

The intent of this chapter is to provide an overview of existing conditions related to housing in Crete and summarize the findings of the public input related to housing and neighborhoods. Key housing factors Crete should keep in mind are summarized including specific programs, policies, or initiatives. Different housing types, styles, and dynamics are also explained.



Overview

- Housing Public Input
- Housing Existing Conditions
- Housing Key Considerations
- Housing Goals, Policies, and Action Items

MY VISION FOR **HOUSING** IN CRETE...

> TO HAVE A CITY WITH ALL PROPERTIES **WELL KEPT,** ALONG WITH **NEW ADDITIONS,** WITH **MULTIPLE LEVEL PRICE POINTS,** AVAILABLE

- DALE STREHLE



Housing Public Input

Community Views on Housing

Public input was a key part of the Crete Comprehensive Plan's process and there were multiple opportunities for residents to get involved and provide feedback. Housing was a common topic of discussion amongst residents.

The big picture takeaway from the housing related public input was a strong desire to provide diverse housing options that foster affordability in Crete.

Stakeholder Interviews

During stakeholder interviews, the common theme heard about housing was the need for diverse housing options including teacher housing, entry-level housing, and the need to address poverty and homelessness.

Public Workshop

Priority Ranking
When asked to select housing priorities from a list of topics the following were the most selected: entry-level single-family homes, townhomes or row houses, and Apartments/ condos/accessory dwelling units.

Preference Scales
When asked how happy they were with the housing options available in Crete today from not happy to very happy, most participants indicated they were not very happy with housing options. Figure 2.2 on the following page shows the range of responses received.

Image Voting
Public workshop attendees were given red and green dots to identify their least and most preferred residential housing type imagery. Figure 2.1 on the following pages highlights the type of low and medium/high density residential options that received the most green dots.

Comprehensive Plan Steering Committee

The Comprehensive Plan Steering Committee was asked to identify the housing issues and opportunities facing Crete. Answers included:

- There is not enough housing quantity
- Need more higher end rentals
- Elderly population is moving to Lincoln to rent – unable to find the suitable housing in Crete
- Need to educate first time home buyers – right sizing expectations a of “first home” purchase
- Deferred maintenance on rentals – too low of vacancy rates does not leave time nor incentives to perform maintenance

Online Survey

The online survey included a question about the type of housing most needed in Crete. Mid-level single-family homes were the most popular response as well as the overall need for broader levels and types of housing.





Figure 2.1 Public Workshop Image Voting Most Preferred Images

Most Preferred Residential Housing Images








Figure 2.2 Public Workshop Preference Scale Housing Options Results

Housing Options *[Opciones de Vivienda]*

NOT HAPPY WITH THE HOUSING OPTIONS AVAILABLE RIGHT NOW

No contento con las opciones de vivienda disponible actualmente.



HAPPY WITH THE HOUSING OPTIONS AVAILABLE RIGHT NOW

Contento con las opciones de vivienda disponible actualmente.

Housing
Existing Conditions

Housing Stock Today

Figure 2.3 shows the location of the existing residential areas in Crete by parcel. In total, there are approximately 1,942 residential parcels in Crete as of the writing of this plan. The vast majority of housing units in Crete are single-family detached homes, which account for 1,846 or 95% of residential parcels.



Low-Density Residential

Low-density residential housing includes mainly single-family detached homes. This is the dominant housing type in Crete and accounts for over 1,800 residential parcels.



Medium-Density Residential

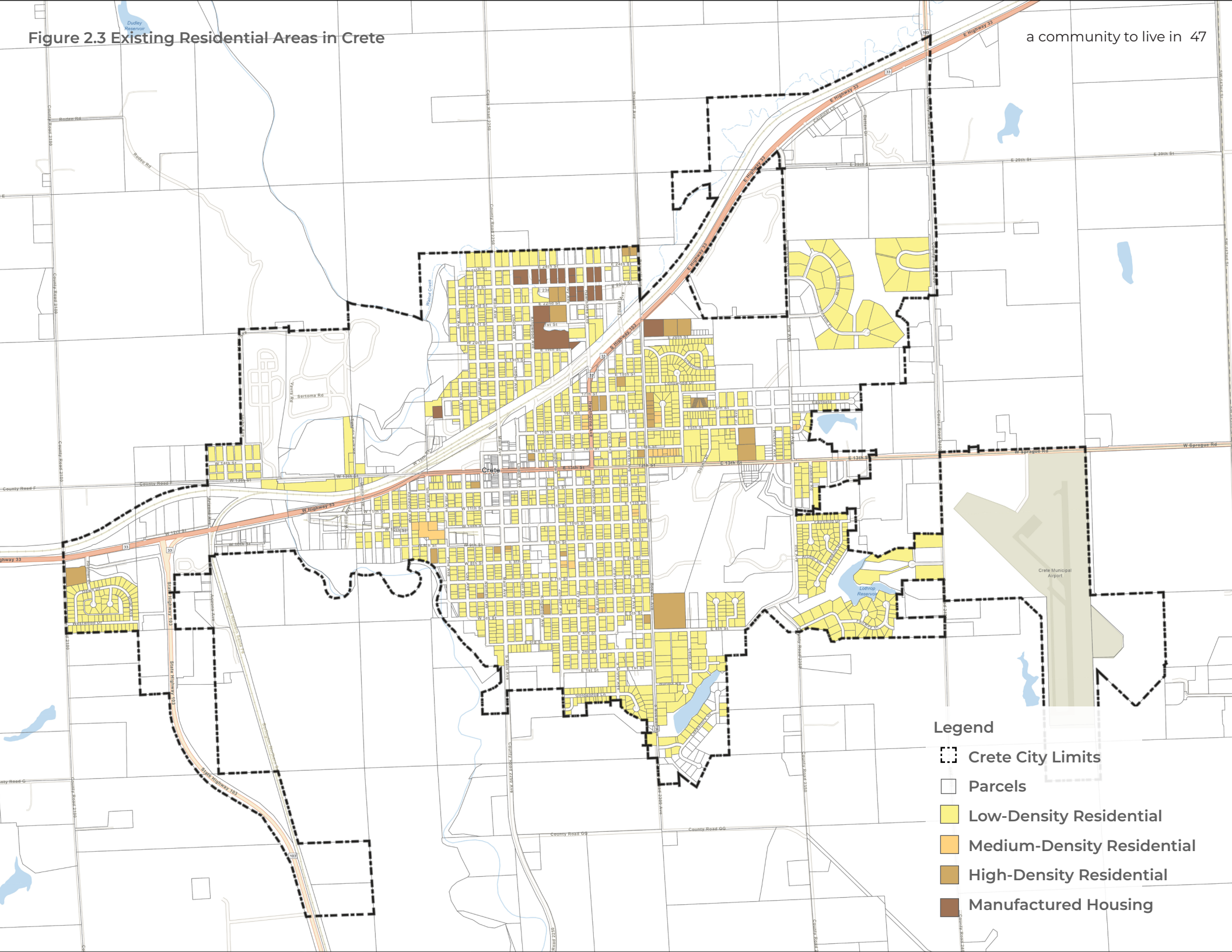
In Crete, medium-density residential includes all duplexes; however, in many communities this would also include more diverse options such as rowhouses, townhomes, or quadplexes.



High-Density Residential

High-density residential includes condominiums and apartment buildings as well as manufactured housing lots.

Figure 2.3 Existing Residential Areas in Crete



Housing Existing Conditions

Households & Families Overview

Data from the 2021 American Community Survey 5-year estimates from the U.S. Census Bureau were used to provide an overview of housing in Crete. While the ACS data is not a perfect representation of the community, it does provide a meaningful understanding of major trends and themes using the best available data for the community.

Households & Families

In 2021, there were an estimated 2,412 households in Crete with an average size of 2.70 persons. Of these 2,412 households, an estimated 1,617 or 67% are families. Families in Crete have a higher overall average size of 3.33 persons. Around 40% of Crete households have children under the age of 18 living at home. Nearly 34% of households have a person aged 60 and older.

Housing Tenure

Housing tenure refers to the arrangement under which a household occupies a housing unit. Around 63% of households in Crete are owner-occupied and the remaining 37% are renters. The rate of homeownership is lower than the U.S. average (64.6%), the state average (67.8%) and the average for Saline County (71.7%).

Household Size

Figure 2.4 shows the percent of Crete households by size and housing tenure. Owner-occupied units are much more likely to have a 4 or more person household. Conversely, rental units in Crete are much more likely to have 1-person households. The average household size for owner-occupied units is 3.08 persons and 2.04 persons for renter-occupied units.

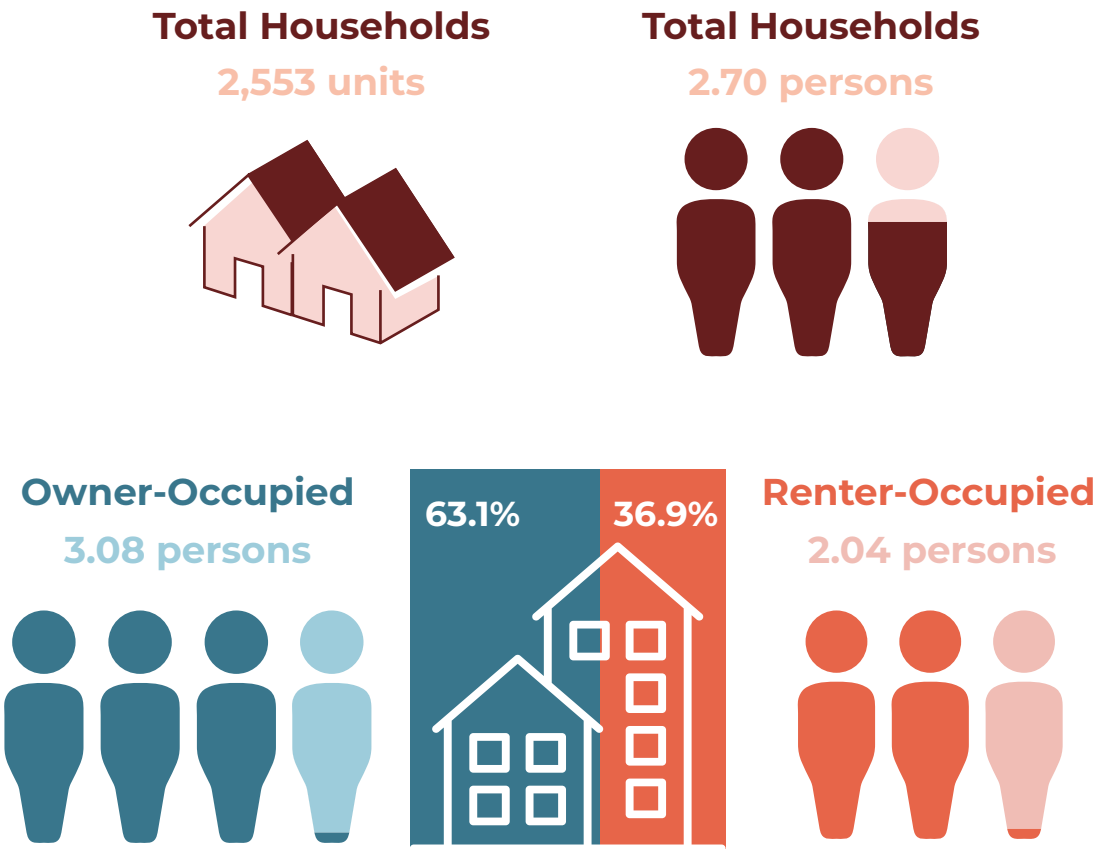
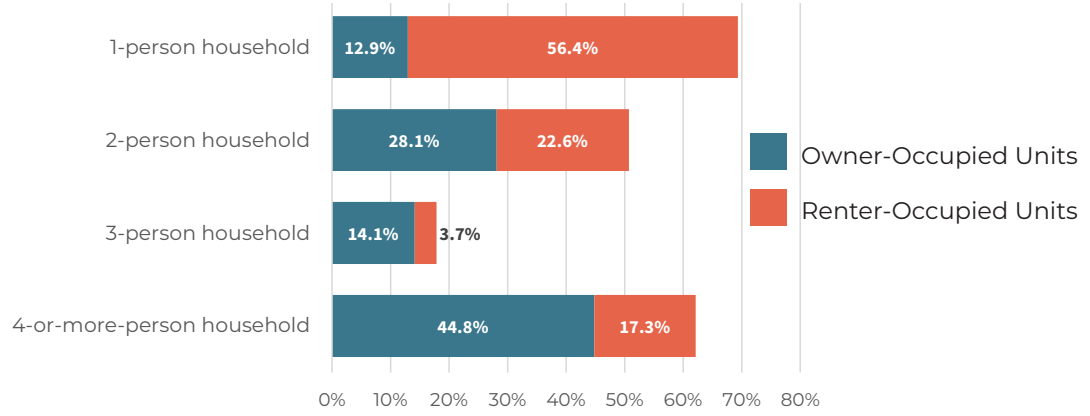


Figure 2.4 - Households by Size and Housing Tenure (2021)



Source: U.S. Census Bureau 2021 ACS 5-Year Estimates

Housing Existing Conditions

Housing Overview

Housing Year Built

The year built for owner-occupied housing in Crete is summarized in Figure 2.6. The largest age range if 1939 or older but there have been larger contributions to the housing stock between 1960-1969 and 1970 to 1979. Growth since 2010 has only been modest.

Housing Number of Units

Figure 2.7 summarizes the estimated number of units per housing unit in Crete. The vast majority, nearly 70%, are single-family detached units. There is nearly equal representation among apartments with 5 to 9, 10 or more, or mobile home units.

Number of Bedrooms

Figure 2.5 summarizes the estimated number of bedrooms among Crete housing units. Most homes have between 2-3 bedrooms. Nearly one-quarter of homes have 4 or more bedrooms.

Figure 2.5 - Number of Bedrooms (2021)

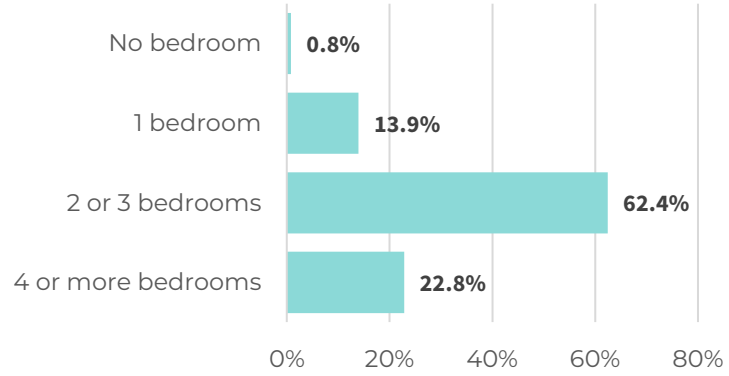


Figure 2.6 - Year Structure Built (2021)

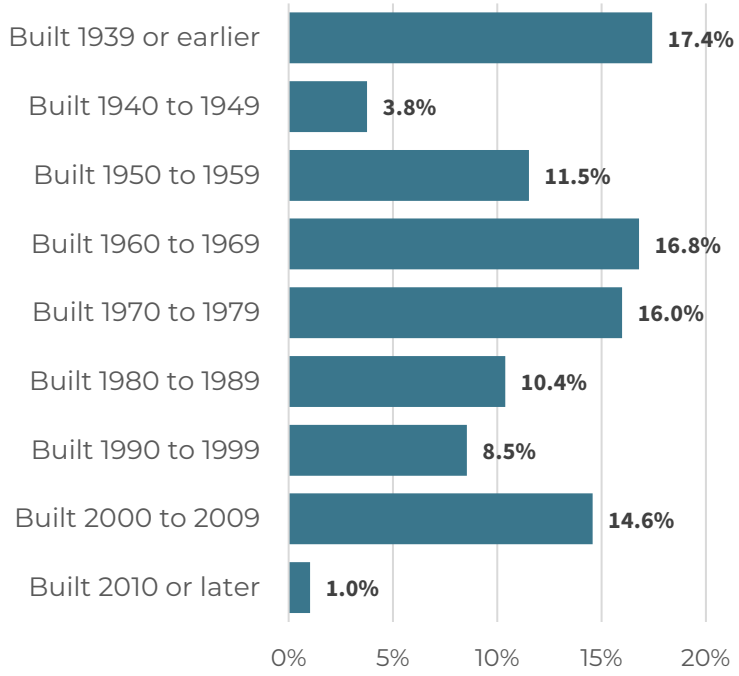
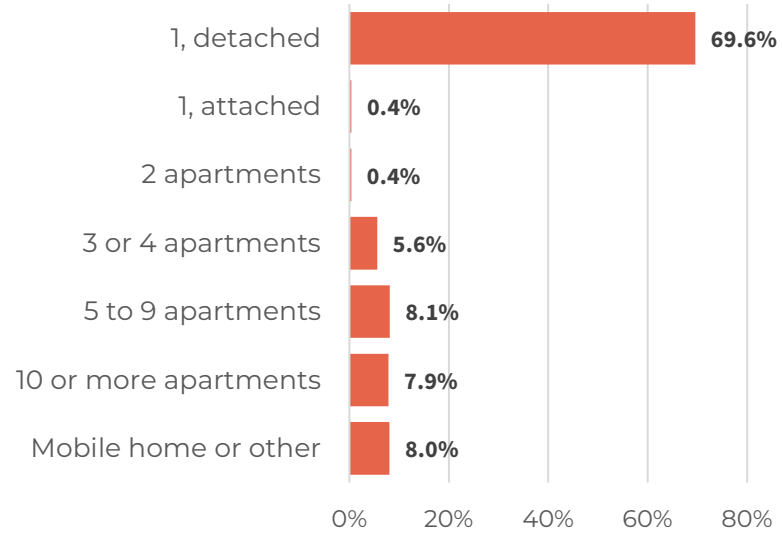


Figure 2.7 - Number of Units Per Housing Structure (2021)



Source: U.S. Census Bureau 2021 ACS 5-Year Estimates

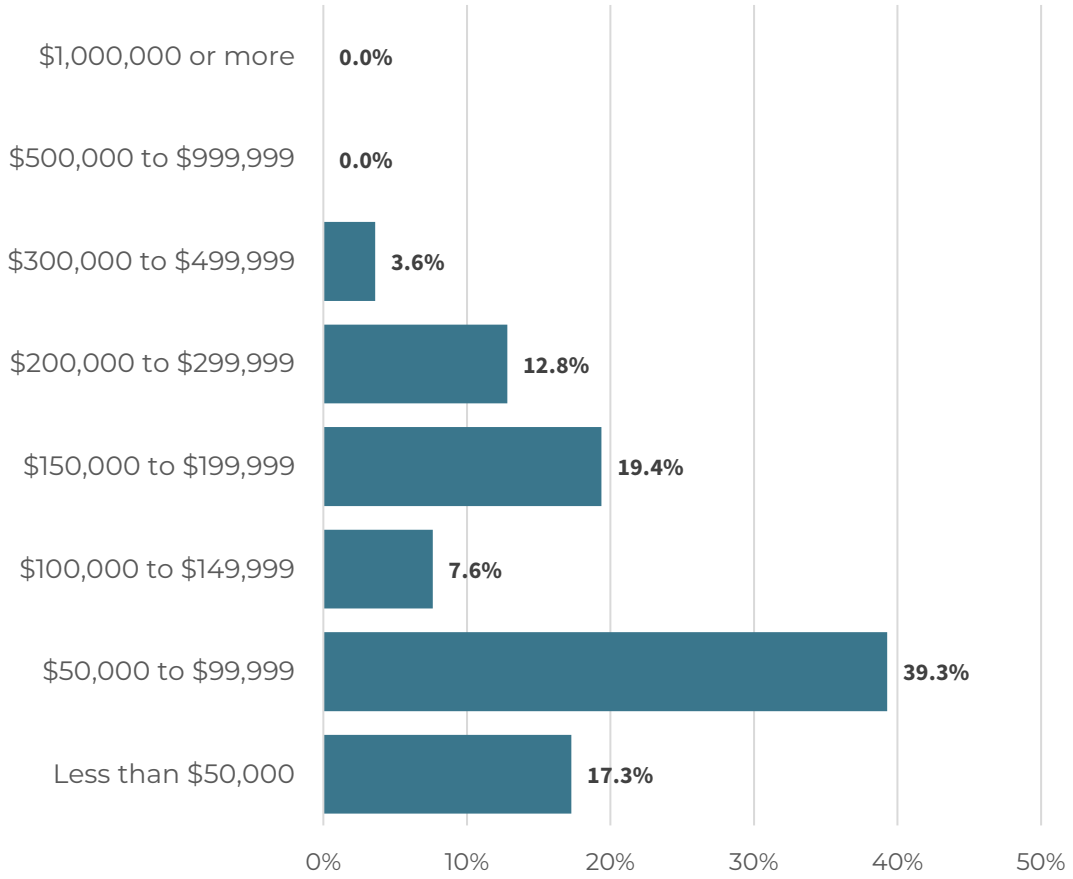
Housing
Existing Conditions

Housing Overview

Owner-Occupied Home Values

Figure 2.8 shows the estimated owner-occupied home values for Crete for 2021. Nearly 40% of owner-occupied homes are valued between $50,000 and $99,9999. Another nearly 40% are either $150,000 to $199,999 or less than $50,000. The overall median home value in Crete is $94,400.

Figure 2.8 - Owner-Occupied Home Values (2021)



Median Home Value (2021):

$94,400

Source: U.S. Census Bureau 2021 ACS 5-Year Estimates

Housing Existing Conditions

Housing Overview

Housing Costs

Figure 2.9 and 2.10 show the estimated monthly housing costs for Crete homeowners with a mortgage and Crete renters in 2021. The majority of homeowners with a mortgage pay between $500 and $1,499. Nearly three-quarters of renters spend between $500 and $999 per month.

The average monthly housing costs for homeowners with a mortgage in Crete is $1,181. Crete renters pay an average gross rent of $525.

The raw cost of monthly housing costs alone is not the only important variable - Crete must consider how much of a household's income is spent on housing.

Housing Cost Burden

Figure 2.11 and 2.12 show the percentage of total monthly income spent towards housing costs for owner-occupied and renter-occupied units in Crete. The Department of Housing and Urban Development specify that those spending 30% or more of household income on housing costs are considered cost burdened.

Around 28% of Crete homeowners with a mortgage are considered cost-burdened. However, over half of all renters in Crete are also considered cost burdened. So, while Crete renters pay a smaller sum of money each month, on average, they are generally more cost burdened than their home-owning counterparts.

Figure 2.9 - Monthly Housing Costs, Owner-Occupied with Mortgage (2021)

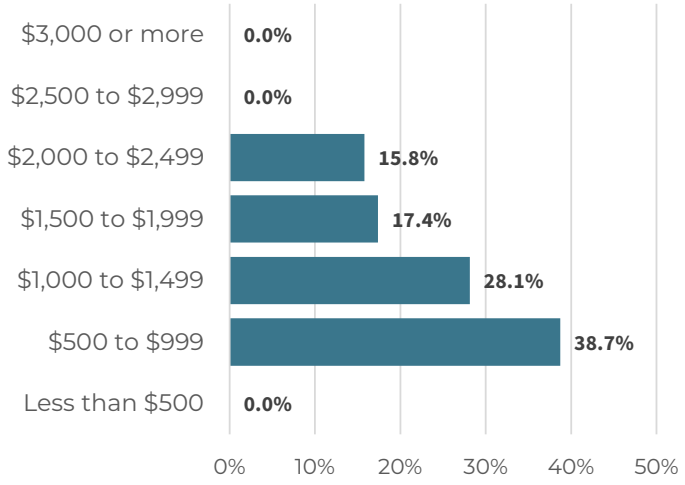


Figure 2.10 - % Household Income for Housing Owner-Occupied with Mortgage (2021)

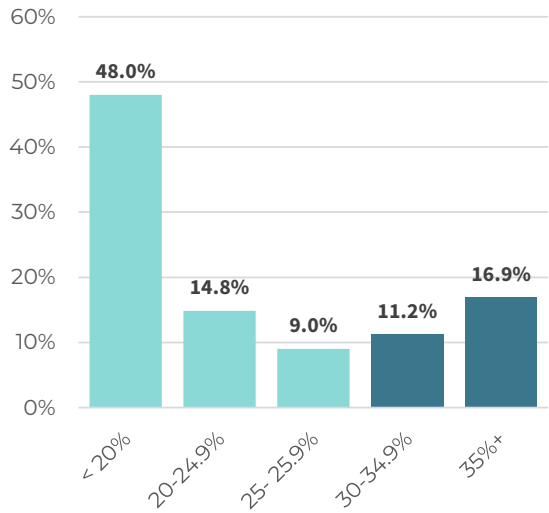


Figure 2.11 - Gross Rent, Renter-Occupied (2021)

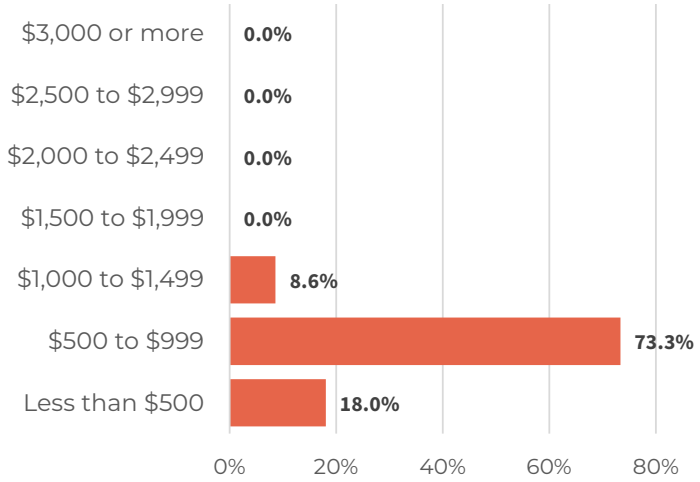
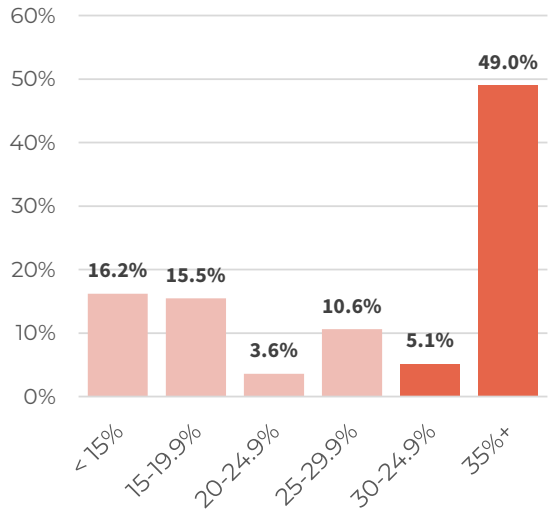


Figure 2.12 - % Household Income for Housing Renter-Occupied (2021)



Source: U.S. Census Bureau 2021 ACS 5-Year Estimates

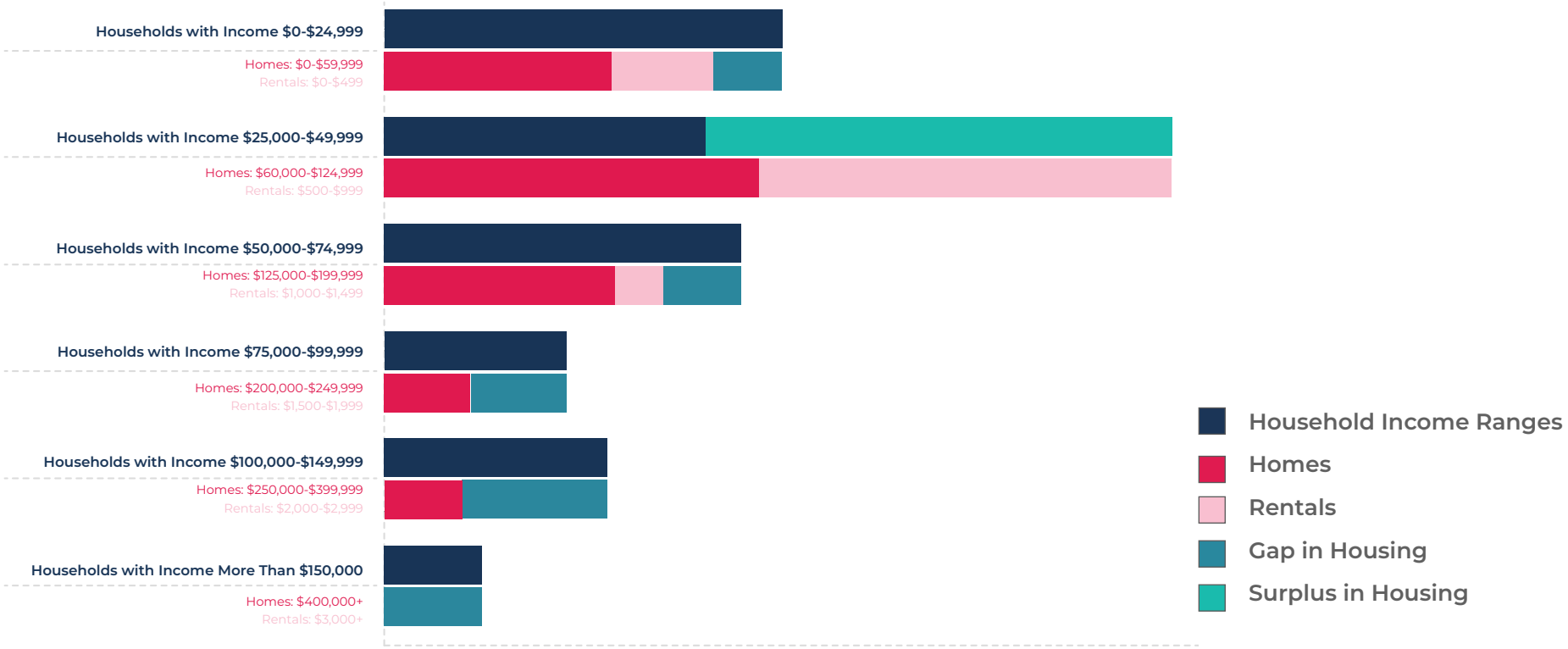
Housing
Existing Conditions

Housing Overview

Housing Mismatch

A housing gap analysis was performed to identify where gaps or surpluses exist within the Crete housing stock compared to the household income profiles. Figure 2.13 illustrates these gaps (light blue) and surpluses (green) in Crete's housing market today. Most of Crete's residents have limited access to housing that is within their true affordability range. The households earning $25,000-$49,999 are the only cohort where there is a surplus in the market today. As a result, the homes in this price range experience competition from adjacent income brackets and makes it even less accessible to those that need it.

Figure 2.13 - Housing Mismatch Analysis



Source: Confluence with inputs from U.S. Census Bureau 2021 ACS 5-Year Estimates

Housing Existing Conditions

Existing Programs & Opportunities

Crete Housing Authority

The Crete Housing Authority assists in providing affordable housing to residents. It is overseen by a 5-member board which holds meetings the 2nd Wednesday of each month. Main responsibilities of the Housing Authority include overseeing the community's Section 8 Housing Choice Voucher (HCV) program and its Public Housing. According to HUD, Crete has five housing developments receiving low-income housing tax credits: Crete Apartments, East Meadows, West Meadows, Blue Terrace Crown, and Goldenrod Village.

There are currently four major housing programs and subsidies utilized in Crete's affordable housing supply: Low-Income Housing Tax Credit (LIHTC), Section 515 Rural Rental Housing, Section 521 USA Rental Assistance, and Public Housing.

Table 2.1 identifies the five housing projects currently utilizing low-income housing tax credits in Crete.

Public Housing / Centennial Terrace

The Crete Housing Authority owns and operates a 40-unit public housing development called Centennial Terrace. All of the rents are based on tenant incomes. Tenants make a monthly contribution toward rent equal to 30% of their adjusted income.

New Affordable Housing Project

The Belohlavy Estates is a new low-income housing project being constructed by the Dana Point Development Corporation, which received funding approval from the Nebraska Investment Finance Authority and the Nebraska Department of Economic Development. The project will include twenty-four (24) newly constructed family duplex units. Half of the homes will be three-bedroom, two-baths and approximately 1608 square feet. The other half will be four bedroom, two-bath, and approximately 1661 square feet. All homes will include two-car garages. Amenities will include washer/dryers/dishwashers in each unit, back porches, brick/stone accents, extra storage and raised garden beds.



Centennial Terrace

Table 2.1 - Housing Projects Utilizing Low-Income Housing Tax Credits in Crete

Project Name	Address	$ Tax Credits	# Units
Crete Apartments	2245 Heather Dr	$51,941	36
East Meadows	24th & Boswell	$49,500	8
West Meadows	2490 Forest Ave	$48,297	8
Blue Terrace Crown	1155 E 20th St	$147,245	16
Goldenrod Village	205 S Goldenrod Pl	$156,008	24

Source: U.S. Department of Housing & Urban Development

Housing
Existing Conditions

Existing Programs & Opportunities

USDA Rural Development Housing Programs

There are several federal USDA Rural Development programs for families interested in living in rural communities and owning the own home or existing homeowners that need assistance with home repairs.

Section 502 Direct Loan Program
The 502 Direct Loan Program assists low- and very-low-income applicants obtain decent, safe and sanitary housing in eligible rural areas by providing payment assistance to increase an applicant's repayment ability. Payment assistance is a type of subsidy that reduces the mortgage payment for a short time. The amount of assistance is determined by the adjusted family income.

Section 504 Home Repair program
The Section 504 Home Repair Program loans to very-low-income homeowners to repair, improve or modernize their homes or grants to elderly very-low-income homeowners to remove health and safety hazards.

Other Nebraska State Programs

Rural Community Development Initiative Grants
RCDI grants are awarded to help non-profit housing and community development organizations, low-income rural communities and federally recognized tribes support housing, community facilities and community and economic development projects in rural areas.

To improve housing, community facilities, and community and economic development projects in rural areas. Rural Community Development Initiative grants may be used for, but are not limited to: Training sub-grantees to conduct: Home-ownership education, Minority business entrepreneur education, or Providing technical assistance to sub-grantees on Strategic plan development, Accessing alternative funding sources, Board training, Developing successful child care facilities, Creating training tools, such as videos, workbooks, and reference guides, and Effective fundraising techniques.

Rural Housing Site Loans
Rural Housing site loans provide two types of loans to purchase and develop housing sites for low- and moderate-income families: Section 523 loans are used to acquire and develop sites only for housing to be constructed by the Self-Help method. Section 524 loans are made to acquire and develop sites for low- or moderate-income families, with no restriction as to the method of construction. Low-income is defined as between 50-80% of the area median income (AMI); the upper limit for moderate income is 115% of the AMI.

USDA Rural Development

Committed to the future of rural communities.

Key Housing Considerations

Housing Affordability & Rehabilitation

Housing affordability is a major concern among Crete stakeholders. The cost of new construction housing makes it very difficult to create an affordable housing supply without direct intervention or investment by a public or private organization. Often, the best bet for securing affordable housing within a community is through its existing housing stock. While older homes may be more affordable for first-time or lower-income homebuyers, they also come with problems relating to their age and deferred maintenance. The cost and know-how behind home improvements can be daunting and financially difficult. Housing rehabilitation initiatives are a collection of strategies aimed at combatting the challenge of maintaining a high quality, safe, and viable affordable housing stock.



Windshield Survey

A thorough inventory of existing conditions can be a helpful tool in directing efforts, time, and funding. There are many ways to accomplish this, but a helpful method is the completion of a windshield survey. Windshield surveys are on the ground walk throughs of the community or different neighborhoods that use a geo-location based survey platform such as Survey 123 to try and identify vulnerable homes or neighborhoods. Many different variables or data types can be collected including housing type, housing condition, number of floors, roof condition, facade features such as windows, trim, and paint, etc. These variables can be analyzed for hotspots of activity in which clusters of possible concern for deterioration or dilapidated housing can be identified.



Rehabilitation Programs

Home improvement programs help to offset the cost of home maintenance projects through financial arrangements such as no cost grants or no or low-cost loans that more easily allow residents to pay off improvements over time. These programs can be open to all community members or have income requirements. Typical improvements covered by these programs include: HVAC, roofs, gutters/siding, windows/ exterior doors, or accessibility improvements. Repairs are often provided via loans, but certain improvements such as disability or lead mitigation are often grant funded. Eligibility requirements can include having a clear title, owner-occupied, or current in property taxes, etc.

Some Crete residents can already qualify for federal rural home improvement programs, but some cities fund their own programs.



Rental Housing Inspections

A rental housing inspection program is typically put in place to help reduce the frequency of substandard rental housing. Renters are often especially susceptible to unsafe or unhealthy living conditions due to fear of eviction, landlords, or language barriers, etc. By creating a rental inspection program, the city can be proactive in addressing rental housing concerns instead of reacting to complaints. Regular, scheduled inspections of rental properties can help improve housing quality and preserve the existing stock by preventing deterioration. This in turn can reduce the number of units that are beyond repair and need to be torn down. Housing code enforcement in rentals helps preserve affordable housing and ensure tenant health and well-being. The City can adjust the inspection criteria to be more or less stringent depending on their program goals.



Education Campaigns

Owning a home, whether you are an owner or a landlord, can be a lot of work and it can be difficult to know the typical maintenance schedule and common DIY tips and schedules.

To help support homeowners and neighborhood/housing stock health, the city could create or make available pamphlets or educational material regarding homeownership, maintenance, or common DIY tips.

Key Housing Considerations

Housing Affordability & Rehabilitation

Infill Housing

Infill housing is housing that is constructed on a lot that was previously developed or already has utilities in place. While there are many variables at play, these units can typically be thought of as more sustainable and possibly cost saving due to the availability of utility connections already in place. They can, however, be challenging as lot sizes have changed over time and development regulations and zoning do not always make infill development easy. Infill development provides a lot of benefits to communities by making an investment in an older, more established neighborhood, increase the value of nearby properties, and decreasing the conversion of agricultural land into the built environment.

The City should review its zoning districts to identify possibly barriers to infill redevelopment. This review should include discussions with developers or local residents that have attempted or successfully constructed an infill project in Crete. Items to consider include evaluating minimum square footage requirements, setbacks, and use requirements.

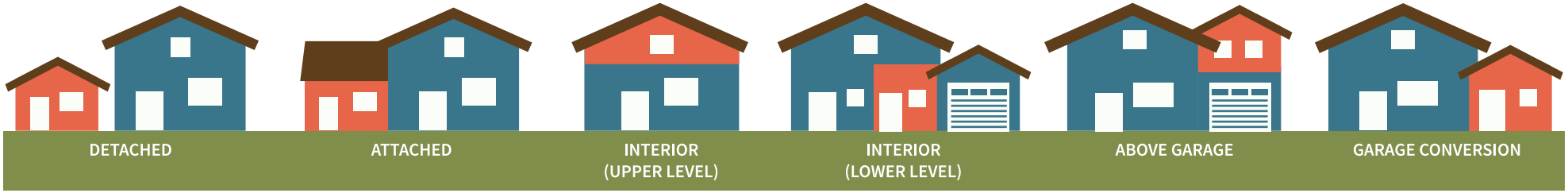
Accessory Dwelling Units (ADUs)

Accessory dwelling units (ADUs) can be another type of infill or new development in which a second dwelling unit is constructed on a parcel of land. These accessory dwelling units are often smaller and may be most suited for older children living with parents into adulthood, older parents moving in with their children as they age, or they can be a source of income by renting out the unit to help offset mortgage costs. ADUs come in a range of styles, sizes, and types as shown below. While often viewed as a net positive for residential choice, they are not without cost and other considerations. Costs such as a second utility connection fee and challenges with zoning or lot size can occur. Crete should consider amending one or more of their zoning districts to accommodate for ADUs to help diversity the housing choices for residents. Additionally, they can consider ways to offset the additional cost of constructing ADUs through tax abatement or other means.





Accessory Dwelling Unit Types



Key Housing Considerations



Expanding Housing Choice

Attracting Residential Developers

As a moderately growing rural area, it can be challenging to attract residential developers to consider Crete. Typically, costs and returns on investment are lower in non-urbanized areas like Crete. However, there are steps and strategies the city can take to improve their ability to attract high quality residential developers.

Land Assembly

The city does not necessarily need to own land to attract developers, it is useful to have control over property that they can transfer to a developer. Without an adequate supply of land there is no development.

Have a Plan

The city should have an idea with consensus as to how they want the land developed. If the community and city leadership are in favor of development, it can go a long way to attract development. The city may not get exactly what they want, but a strong vision can go a long way in securing interest.

Remove Barriers

Profitability is a major concern to developers. A development-friendly reputation can help attract developers who want a reliable and consistent partner. One way to achieve this is to have easy and straightforward development permitting with clear rules and policies, fair pricing and fees, a transparent and supportive process, and a strong vision for the community.

Incentives Policy

A solid incentives policy for residential development can go a long way in attracting residential growth. As with any incentives, the cost and benefits of the incentive policy should be carefully weighted before implementation. There is sometimes backlash against residential tax abatement over time if the sunset clause is long and growth is rapid. The two main times of residential tax incentive are tax abatement and tax exemptions.

Tax Abatement

Tax abatement works by reducing the total amount of taxes owed, generally for a fixed period of time (often 10 years). The abatement can be a certain percentage reduction in tax on a new dwelling that may vary over time or may be a tax reduction based on the amount of work done in a rehabilitation project.

Tax Exemption

Tax exemption works by adjusting the value of a property that is subject to taxation. For example, the new added value of a property after improvement from a rehabilitation project would not be part of the tax burden of the property.

Tax Increment Financing

Tax increment financing (TIF) works by having local taxing bodies make a joint investment in the development of housing with the intent that any short-term gains in taxable value be reinvested and leveraged so that all taxing bodies will receive larger financial gains in the future. TIF can be useful in attracting affordable housing developments.

Other Direct Funds

Other financial incentives to build new housing include financing from grants or direct public funding of projects.

Key Housing Considerations

Expanding Housing Choice

Crete's housing stock is dominated by single-family detached homes. This will not likely change as the dominant housing type; however, additional housing typologies should be considered for future development to ensure different incomes, ages, and lifestyles are being served by the housing types available.

Mixed Residential Areas



A thoughtful mix of residential housing options can help to create vibrant neighborhoods. Adequate buffering, landscaping, and land use transitions can help to avoid conflicts because the different densities while also encouraging a level of density that makes things like neighborhood retail or mixed-use developments more viable.

Mixed-Use Housing



Mixed-use developments typically consist of a commercial or office user on the first floor and residential uses on the upper stories. The residential is typically apartments or condominiums. This type of development style may be suitable for more student or senior focused housing in Crete. Residents benefit from the access to commercial services and the retail stores benefit from built-in customers.

Cottage Style Housing



Cottage style housing is a form of single-family residential developments that are clustered together in groups of between 4 and 12 units around a common open space. The houses are typically smaller (around 1,000 SF) and are often considered good alternatives for people wanting a detached residence with a smaller lot or shared lot responsibilities, like seniors.

Multi-Generational Homes



A growing phenomenon in the United States is the rise in multi-generational housing in which grandparents or children are moving back in with their children/ parents as a way to provide care and/or save money. Typical residential housing and residential zoning ordinances are not always designed to accommodate this housing shift, however, and Crete may need to review how to better accommodate this need.

Workforce Housing



There is no one meaning or type of workforce housing but it typically refers to the need for housing that is affordable for people that earn too little to afford market rate housing but too much to qualify for rental assistance programs or public housing. Typical occupations associated with workforce housing include teachers, police officers, janitors, or social workers. Ideally, Crete should aim to attract housing that matches the wages of typical jobs found in the area.

Key Housing Considerations

Strong Neighborhoods

A community is defined by the strength of its neighborhoods. Strong neighborhoods are designed to accommodate pedestrian travel, provide access to parks and other quality of life amenities, and to promote harmony between neighbors and land uses.

Walkability & Trails

Neighborhoods should be designed to be pedestrian and bicycle friendly. Sidewalks should be on both sides of the street in any new residential development and connections to existing sidewalks and trails should be a priority. New residential areas should be connected to existing neighborhoods via trail or sidewalks.

Access to Parks / Amenities

Neighborhood parks should be planned alongside any large residential subdivision. Smaller residential growth areas should at a minimum be served be a sidewalk or trailed path to an existing park facility. Neighborhoods underserved by parks should be high priority areas for park expansion.

Avoiding Leapfrog Development

Neighborhood parks should be planned alongside any large residential subdivision. Smaller residential growth areas should at a minimum be served be a sidewalk or trailed path to an existing park facility. Neighborhoods underserved by parks should be high priority areas for park expansion.

Transitions / Buffers

Land use transitions and buffers can be useful to help encourage a harmonious blend of uses throughout a community. Adequate buffering and transitions can help support mixed use or mixed residential neighborhoods by allowing for gentle density alongside lower-density residential areas with fewer conflict points. Buffers can be physical buffers such as walls or landscaping such as trees, berms, or gardens. Or they can mean distance buffers such as requiring a certain degree of space between uses. Transitional land uses can often include medium-density residential such as townhomes or rowhouses between commercial areas and lower-density residential. Commercial uses can be another level of transitional uses between more intense business park or industrial uses and residential areas.







Key Housing Considerations

Strong Neighborhoods

Residential Green Infrastructure Best Practices

Green infrastructure refers to ways in which stormwater is conveyed using methods that mimic natural processes such as slowing water down and filtering it on-site instead of just entering a sewer system. There are many benefits of using green infrastructure such as reducing stormwater runoff and localized flooding, capturing and/ or reusing rainwater on-site, and providing a natural habitat to beautify your property, to name a few. Common green infrastructure solutions for residential areas include: rain gardens, permeable pavement, infiltration trenches, or rainwater barrels. Green infrastructure should be encouraged for use on single-family as well as new multi-family residential developments. Incentives such as grants can be a useful tool in the promotion of green infrastructure installations.



Rain Gardens

A rain garden is a depressed area in the landscape that collects rainwater and allows it to soak back into the ground. They often contain grasses and flowers.



Permeable Pavement

Permeable pavement is made of more porous surface material that allows precipitation and runoff to be absorbed down into the underlying layers of soil and gravel. This in turn reduces the amount of runoff.



Infiltration Trenches

Infiltration trenches are filled with rocks that can capture stormwater - hold the stormwater in the space between the rocks until it can be infiltrated back into the soil beneath.



Rainwater Barrels

Rainwater barrels collect and store rainwater from roofs and gutters to be used for things such as watering lawn or gardens.

Parks and Recreation

The intent of this section is to provide an analysis of existing conditions in Crete parks and recreation facilities, along with guidance for future growth and goals. This chapter will also provide a master plan for a new recreation center in Crete, and a brief description of a trails master plan.

The Parks and Recreation section includes three level of service analyses to evaluate how well the current park system serves the Crete community. Additionally, park acre demand estimates were identified using projected population growth over the next 30 years. The section also contains a summary of public input related to parks and trails in Crete, and concludes with a series of goals, policies, and action items for Crete to reference when making planning and budgeting decisions.

Overview

- Review of parks, trails, and recreation today
- Summary of related public input
- Parks level of service analysis
- Future park needs and trends
- Parks and recreation goals, policies, and action items

MY VISION FOR **PARKS & TRAILS** IN CRETE...

"TO PROVIDE SPACES & PROGRAMMING **COMMUNITY-WIDE** WHERE PEOPLE & FAMILIES CAN GATHER, PLAY, EXERCISE, AND RELAX."

- RYAN HINZ

Parks and Recreation Today

Existing Parks

There are 12 parks in Crete today, shown with various colors by park type in Figure 2.14. These parks comprise around 126 acres of land. The largest park, encompassing over 75% of all parkland, is Tuxedo Park on the northwest side of town. The next largest parks are Wildwood Pool and Park, Waggin' Tail Dog Park, and Rotary Park, which together make up around 10 acres of land. Parks in Crete include a range of amenities such as community spaces, pools, dog runs, camping areas, and a community garden.

Existing Trails

There is currently one trail within Crete, located at the northeast corner of the city on the Crete Area Medical Center (CAMC) grounds. This 0.77-mile public trail includes two loops and takes visitors on a lighted concrete path around a wooded area with a walking bridge, windmill, and small pond. The CAMC Trail was completed in 2021. There is also a nature trail within Tuxedo Park.

The lack of a city-wide trail system leaves open the possibility for a new Connectivity Master Plan, which is discussed on page XX.



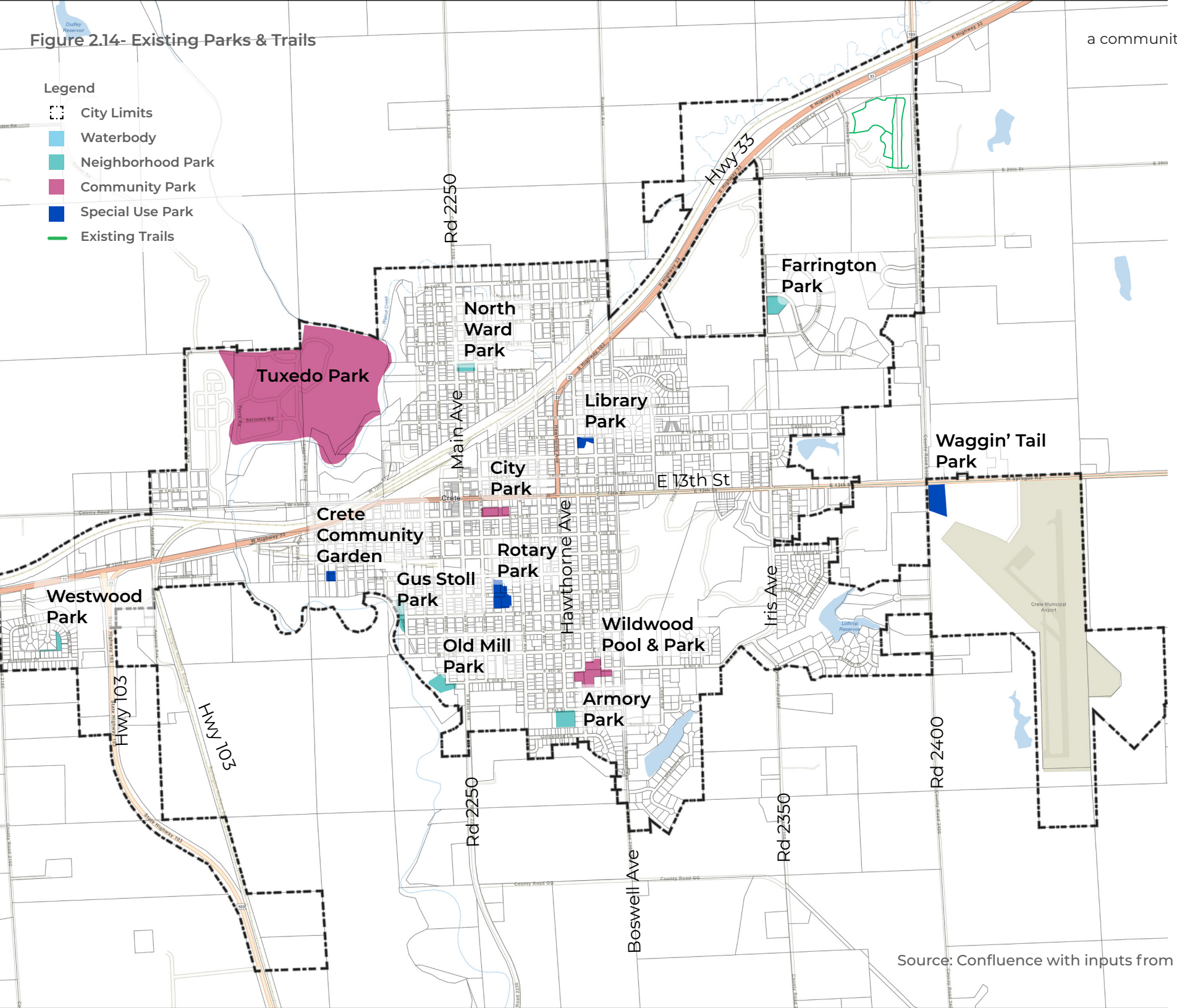








Figure 2.14- Existing Parks & Trails



Source: Confluence with inputs from City of Crete

Parks and Recreation Today

Existing Park System

Neighborhood Parks

Neighborhood parks in Crete range in size from 0.5 to 2 acres. These parks serve as social and recreational areas for nearby residents and often include playgrounds and picnic areas.

Neighborhood parks include:

- Armory Park
- Gus Stoll Park
- North Ward Park
- Old Mill Park
- Westwood Park
- Farrington Park*

Community Parks

Community parks are categorized as such based on a combination of their size and function. Typically, community parks are larger, ranging from 5 to 15 acres, but they can be smaller if they provide community-wide functions as is the case with City Park and the Wildwood Pool. The service area is typically a mile radius depending on the park amenities. In Crete, community parks serve as central locations for seasonal gatherings and events.

Community Parks in Crete include:

- Tuxedo Park
- City Park
- Wildwood Pool & Park

Special Use Parks

Special Use Parks are areas in which a specialized or single-purpose activity takes place. The areas might be community gardens, campgrounds, dog parks, or historical areas. These parks have no standard size, and their acreages vary based on use.

Special use parks in Crete include:

- Crete Community Garden
- Library Park
- Rotary Park
- Waggin' Tail Dog Park



**Farrington Park on Blossom Place is under construction, and will be a two-acre neighborhood park.*





Parks and Recreation Today

Park Amenities // Neighborhood Parks



Armory Park - *515 East 1st Street*

- Open grass fields
- Youth and adult soccer
- Youth flag football



North Ward Park - *20th & Main Ave*

- Basketball court
- Playground
- Open grass area
- Soccer field
- Picnic area



Old Mill Park - *3rd & Norman Ave*

- T-Ball Field
- Green space
- Community pumpkin patch and home of the Great Pumpkin Festival



Gus Stoll Park

8th & Pine Ave

- Green space
- Picnic tables



Westwood Park

Briar Ave

- Playground
- Slides
- Climbing ladder

Parks and Recreation Today

Park Amenities // Community Parks



Tuxedo Park - *West 13th Street & Tuxedo Road*

- Camping
- Baseball and softball fields
- Shooting Range
- Picnic shelter
- Saline County Fairgrounds
- Go Kart Track



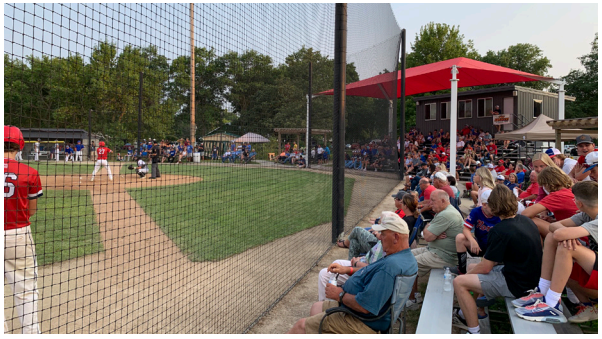
City Park - *12th Street & Linwood Avenue*

- Fountain
- Bandstand
- Veterans Monument
- Tribute Cardinal
- Rose Garden
- Living Christmas Tree
- "Of Nebraska" Heart

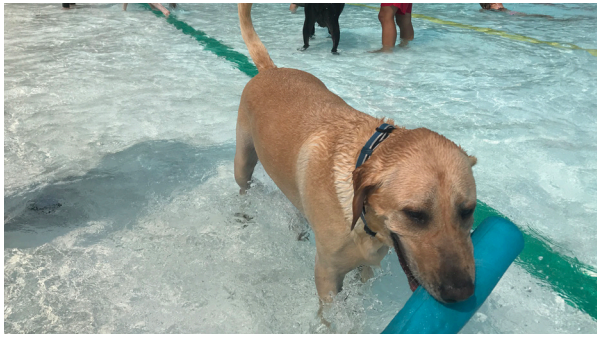


Wildwood Pool - *701 E 4th Street*

- Basketball court
- Playground
- Open grass area
- Soccer field
- Picnic area
- Swimming Pool







Parks and Recreation Today

Park Amenities // Special Use Parks



Crete Community Garden - *10th & Thornwood Ave*

- 7' x 12' ft plots
- Water hydrant and hose
- Potting tables and benches
- Tomato/plant cages
- Compost bin
- Gardening Shed



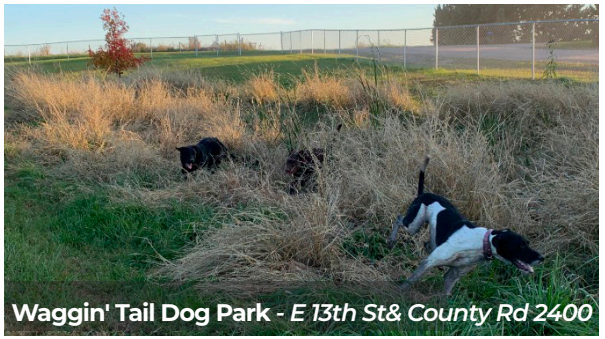
Rotary Park - *9th Street & Kingwood Avenue*

- Multi-Purpose Field for T-Ball
- Youth Soccer Fields
- Football Practice Area
- Concessions Stand



Library Park - *16th Street & Grove Avenue*

- Playground with shade structure
- Benches
- Landscaping with native plants
- StoryWalk path



Waggin' Tail Dog Park - *E 13th St& County Rd 2400*

- Fenced areas
- Water hydrants and bowls
- Pergola
- Picnic Table

Parks and Recreation Today

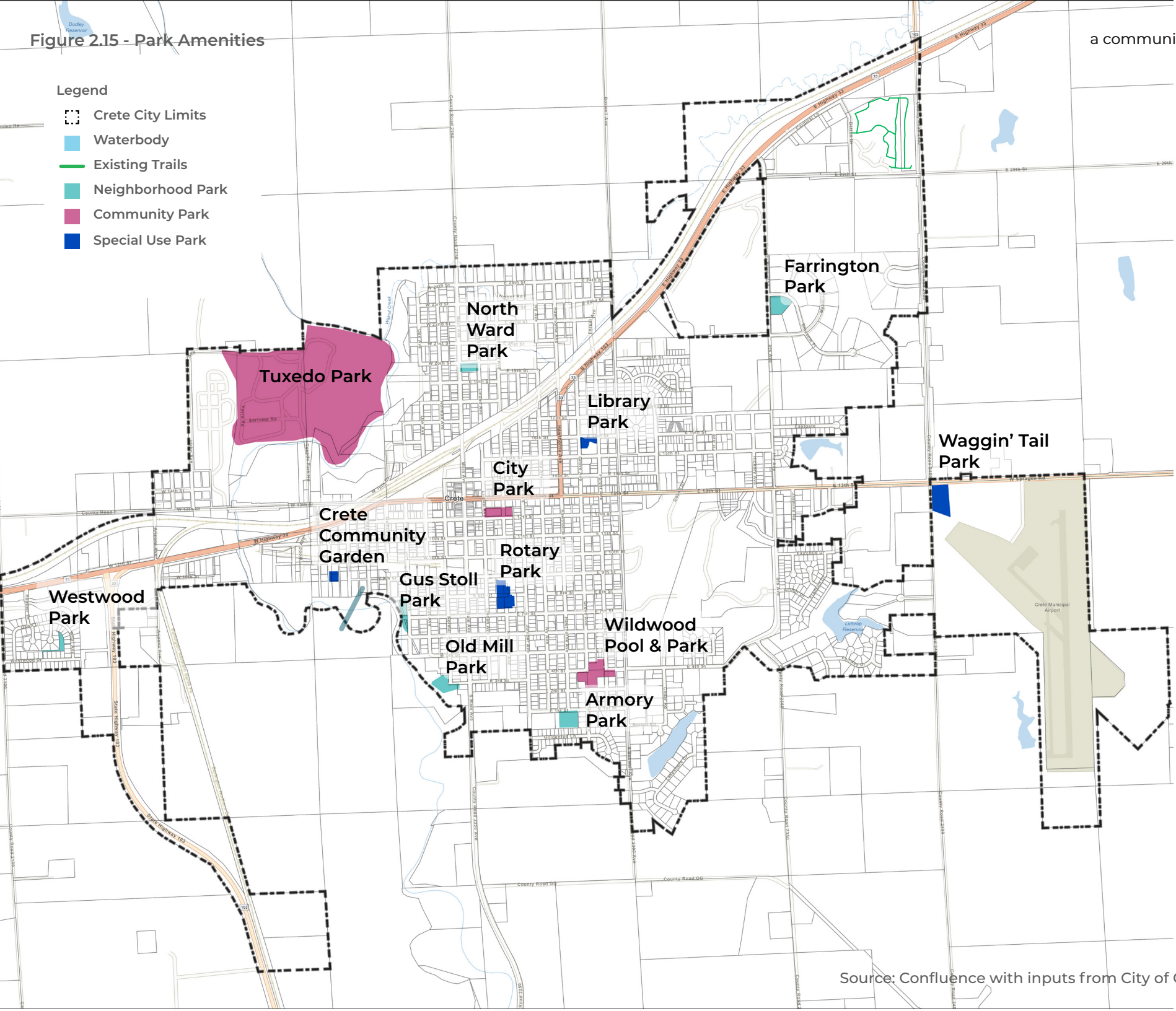
Park Amenities Analysis

Crete parks offer an array of sports and recreation facilities. Figure 2.15 displays the location of fields, courts, and other areas for recreation. The majority of sports facilities, open green spaces, and playgrounds are located in the center of the city, extending up to North Ward and Tuxedo Parks and south to Rotary, Old Mill, Wildwood, and Armory Parks. The periphery of the city - the far west, northeast, and southeast - are currently lacking in sport facilities.

Table 2.2 - Park Amenities Matrix

Crete Park Amenities																
	Playground	Soccer Field	Basketball Court	T-Ball/ Baseball/ Softball Field	Football Area	Pool	Open/ Green Space	Camping	Go-Kart Track	Shooting Range	Pumpkin Patch	Concessions Stand	StoryWalk Path	Community Garden	Picnic Tables/Area	Historical Landmark
Armory Park		✓			✓		✓									
City Park																✓
Crete Community Garden														✓		
Farrington Park																
Gus Stoll Park							✓								✓	
Library Park	✓												✓			
North Ward Park	✓															
Old Mill Park				✓			✓				✓					
Rotary Park		✓		✓	✓							✓				
Tuxedo Park				✓				✓	✓	✓					✓	
Waggin' Tail Dog Park															✓	
Westwood Park	✓															
Wildwood Pool + Park	✓	✓	✓			✓	✓								✓	

Figure 2.15 - Park Amenities



Source: Confluence with inputs from City of Crete

Existing Recreation Programs + Facilities

Recreation Programs

Crete offers numerous recreation programs throughout the year for residents. Popular programs in Crete over recent years include:

Sports:

- Youth and micro soccer
- Swim Team and Swim Lessons
- T-Ball and Micro T-Ball
- Adult Co-Ed Softball
- Adult Co-Ed Soccer
- ATA Kickin' It (Martial Arts)
- Flag Football

Community Events

- Crete's Great Pumpkin Festival
- Crete Christmas Craft Market
- Pooch Pool Party

Program Details

Most programs in Crete are geared toward youth engagement. Registration closes approximately two weeks prior to the start date of each program, and is available online or in print form.

Sports:

Programs run from March to November, with soccer in the spring, swimming and T-Ball in the summer, softball and flag football in the fall, and martial arts in the winter. The Wildwood Pool is open from May to August and serves as the location of swimming lessons and the youth swim team.

Tuxedo Park Camping:

Tuxedo Park, located at West 13th St & Tuxedo Rd, has 20 campsites and operates first come, first serve. Showers, public restrooms, and fresh water is available April to October. Two registration boxes are located in the park, with one by the baseball field restrooms and the other near the south playground.



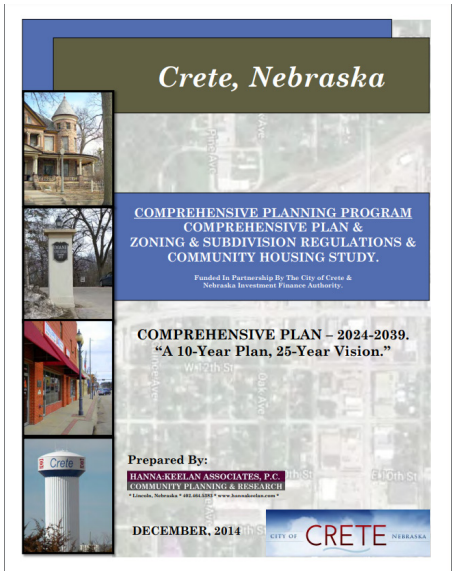




2014 Comprehensive Plan Summary

The 2014 Crete Comprehensive Plan outlined several recommendations for future parks and recreation in the city:

- Expanded facilities to support the projected population growth over the following 10 years.
- Continued support for sports field development, especially additional soccer, baseball, and softball fields.
- The development of a city-wide trail system to provide access to community neighborhoods, parks, and other amenities.
- Enhanced connections to the Big Blue River Corridor.
- Continued development of a dog park on 13th Street.



Evaluation of Progress

Since 2014, Crete has improved or expanded existing facilities in multiple parks, and created two new parks as well.

City Park

The fountain in City Park was restored and relocated in 2015, and artworks such as the "Tribute Cardinal" and "Of Nebraska" Heart were added in 2017 and 2021 (respectively.)

Tuxedo Park

A two-lane concrete bridge opened on Tuxedo Rd off of West 13th Street in April 2021.

North Ward Park

In 2021, the City Council approved an extension of North Ward Park on Linden Ave from 19th to 20th Streets.

Library Park

The Library Park opened alongside the new Crete Public Library in 2020. It features a playground with a shade structure added in 2021, landscaping with native plants, and a StoryWalk with large book pages to read while walking around the path.

Waggin' Tail Dog Park

Thanks to a large grant from the Nestle Foundation, this 3-acre dog park opened in 2015 and features amenities for both dogs and people.

Farrington Park

The Farrington-Brown Family donated 2 acres of land to the City of Crete in 2018 for use as a public park. This new park will be on the northwest side of the city on Rd 2400.







Public Input Related to Parks and Rec

Through a series of public meetings, workshops, and an interactive website, community members had the chance to voice their opinions on issues related to the comprehensive plan. The public workshop on January 11, 2023 had approximately 50 attendees and was presented in both English and Spanish. The participants could engage with several activities including preference scales, priority ranking, image voting, and an interactive map.

Public Workshop:

Image Voting

From this engagement, Crete community members voiced support for more of the following park and trail elements:

- Playgrounds
- Rock Climbing
- Open Field Park
- Splash Park
- Protected Bike Path
- Paved Recreation Trail
- Pedestrian Bridges
- Nature Trail
- Mountain Biking Path

Parks


Rock Climbing


Playground


Inclusive Playground


Open Field Park


Splash Park

Trails


Paved Pedestrian Trail


Protected Bike Path


Nature Trail


Mountain Biking Path


Bike loop around Crete

Public Workshop:

Preference Scale:

Participants showed support for the following elements in parks, trails, and multi-modal transportation, shown in Figure 2.16.

- Indoor Recreation Center
- Playing Field/Sports
- Amphitheater
- Recreation
- Expanded sidewalk network

Interactive Website:

The interactive website was available for all community members to share their opinion on various aspects of life in Crete. From the survey, image voting exercise, and mapping activity, several trends related to parks and trails emerged.

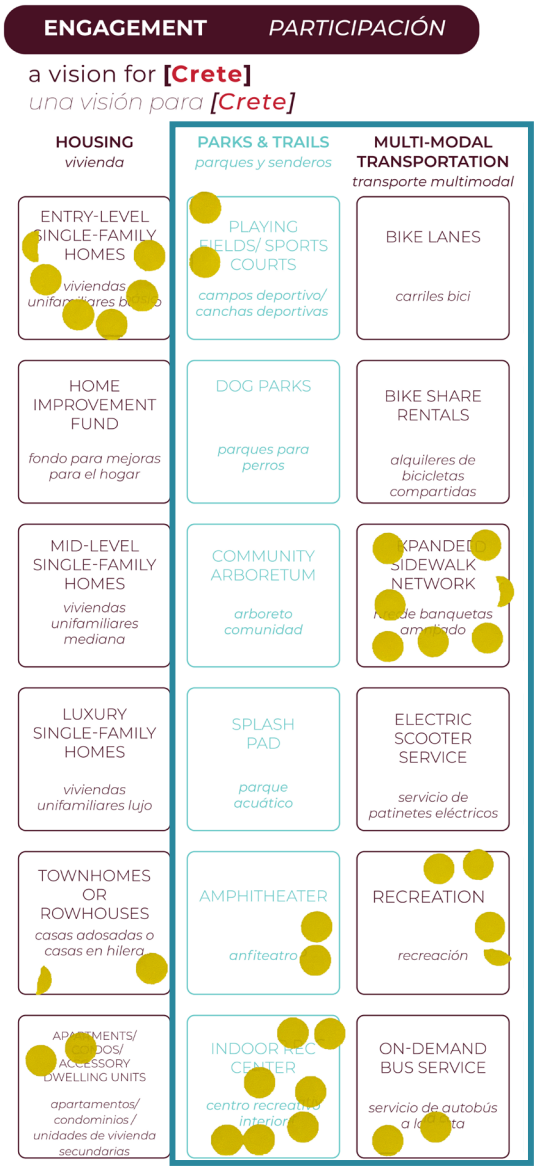
Crete needs more of the following recreational amenities:

- Courts
- Fields
- Water play
- Indoor recreation center

14.5% of participants supported

Improved pedestrian & bike trails

Figure 2.16 - Preference Scale Activity

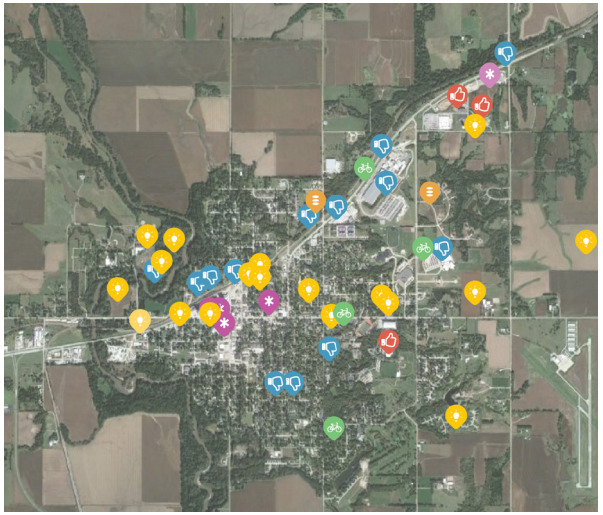


Mapping Activity

Participants could comment directly on a map of Crete with various icons such as favorite place, idea, bike/pedestrian idea, more/less of this, and sidewalk/trail idea.

Through the interactive map results, community members showed support for the following:

- Park improvements
- Amenities
- Sports fields
- Creek turned into a pedestrian trail



Level of Service Analysis

There are multiple methods of analyzing how well parks serve the needs of a community. Along with technical analysis, park level of service analysis should review public input as well. Public engagement revealed that people are generally happy with parks in the city, but residents would like to see more sports facilities, trails, and amenities within parks.

The technical methods to analyze park service include:

- Park Acres Per 1,000 Residents (Park Level of Service)
- Service Area / Buffer Map
- Park Walk-Time Analysis









Level of Service Analysis

Park Acres Per 1,000 Residents

As of 2020, Crete had around 124 acres of parkland and 7,566 residents. A common method to analyze park level of service for a community is to calculate how many acres of parkland exist for every 1,000 residents, which results in the level of service (LOS) number. The National Recreation and Park Association (NRPA) has identified 10.5 acres per 1,000 residents as a minimum LOS for communities in the US. Crete exceeds this baseline level of service marker with an LOS of 16.3 acres of parkland per 1,000 residents.

Different park categories have varying recommended levels of service as well: community parks should account for approximately 5.5 to 8 acres of parkland per 1,000 residents, while neighborhood parks should have around 1.25 to 2 acres of land per 1,000 residents.

Community Parks

Community parks in Crete make up 109 acres of parkland and have an LOS around 14.4 acres, largely due to the 103-acre Tuxedo Park.

Neighborhood Parks

The neighborhood category LOS is slightly lower than recommended – with a level of service less than 1 acre per 1,000 residents – which offers an opportunity for Crete to expand neighborhood park offerings in the coming years.

Table 2.3 - Existing Park Acres

Park Name	Park Acres	Park Type
Armory Park	2.1	Neighborhood
City Park	1.8	Community
Crete Community Garden	0.6	Special Use
Farrington Park	2.0	Planned Neighborhood
Gus Stoll Park	1.4	Neighborhood
Library Park	0.9	Special Use
North Ward Park	1.1	Neighborhood
Old Mill Park	1.9	Neighborhood
Rotary Park	2.7	Special Use
Tuxedo Park	103.5	Community
Waggin' Tail Dog Park	3.3	Special Use
Westwood Park	0.7	Neighborhood
Wildwood Pool + Park	3.7	Community
Total Acres	**125.7**	

Table 2.4 - Existing Park LOS Analysis

Park Type	Acres	Level of Service
Neighborhood Park (Existing)	7.2	0.95
Neighborhood Park (Planned)	2	1.2
Community Park	109	14.4
Special Use Park	8	0.26
Total (Existing)	**123.7**	**16.3**
Total (Planned)	125.7	16.6

Table 2.5 - Recommended Park LOS

Park Type	Recommended Level of Service	Level of Service
Neighborhood Park	1.25 - 2.0	**0.95**
Community Park	5.5 - 8.0	14.4
Special Use Park	-	0.26
Total	**10.5**	**16.3**

Crete exceeds the recommended level of service overall for parks, but lacks some neighborhood park service.

Level of Service Analysis

Service Areas

Service Areas provide another way to assess how well parks serve a community through analysis of the geographic range a park will serve. Neighborhood parks typically serve an area between a quarter mile to a half mile, while community parks can serve around a one-mile radius. The radius of special use parks varies more due to the range of unique services they offer that might draw people from further away. Figure 2.17 shows service areas for neighborhood and community parks in Crete.

Most of Crete is within the service area of at least one community or neighborhood park, apart from the northwest corner near Crete Area Medical Center and the southwest corner at the junction of Highways 33 and 103.

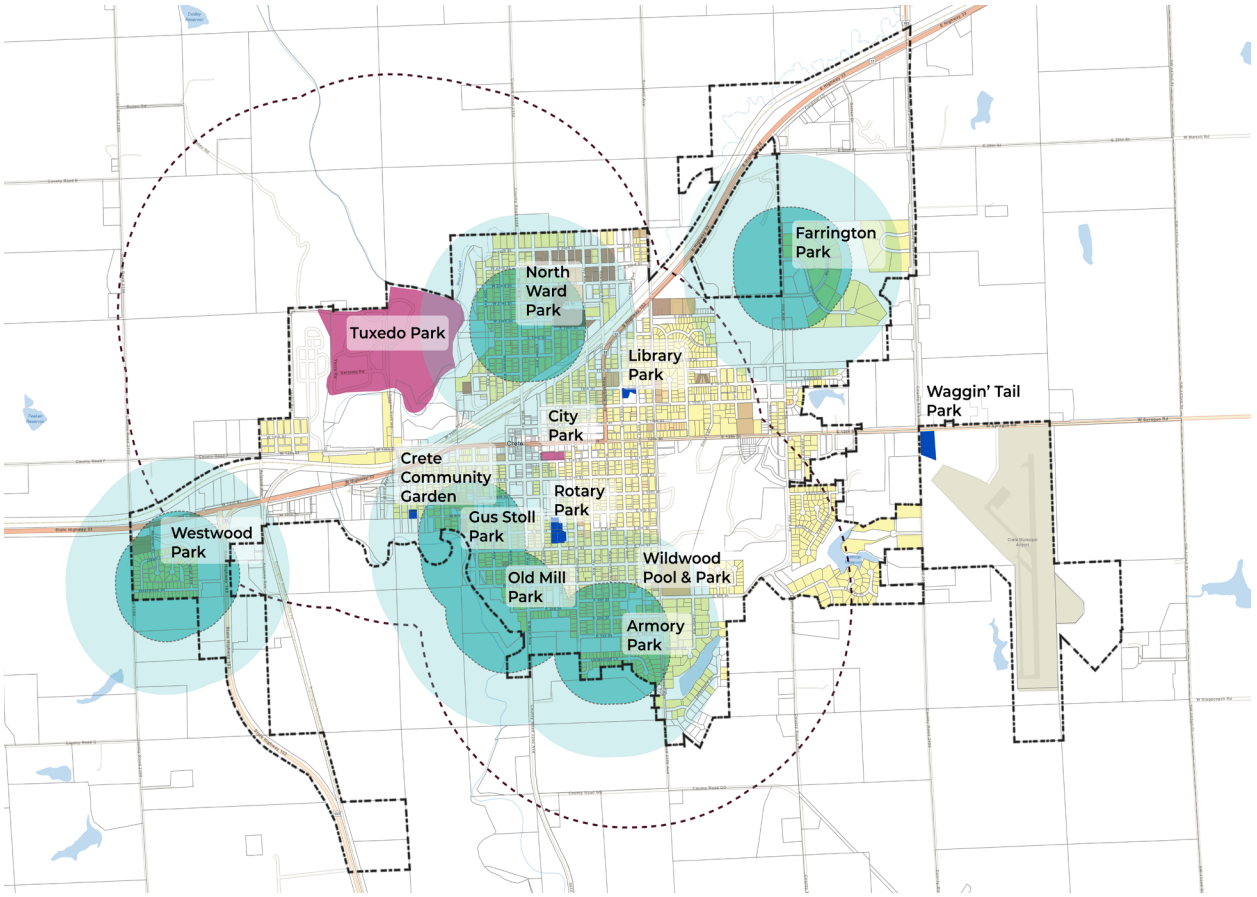
Community Parks

In total, 95% of residential areas in Crete are within one mile of either Tuxedo Park, City Park, or Wildwood Pool. The only two regions lacking service are the northwest corner - which will soon include Farrington Park - and the eastern region near Crete Municipal Airport.

Neighborhood Parks

Neighborhood parks are interspersed throughout the city. While only 40% of residential areas are within a quarter-mile radius of at least one park, nearly 75% of residential areas are within a half-mile radius. The largest pockets lacking neighborhood park service include the area south of Highway 33 and north of East 13th Street, and the region between East 13th Street to the north, Boswell Ave to the east, East 8th Street to the south, and Linden Ave to the west.

Figure 2.17 - Crete Park Service Areas



Source: Confluence with inputs from City of Crete

Legend

- Crete City Limits
- Planning Boundary
- Waterbody
- Low-Density Residential
- Medium-Density Residential
- High-Density Residential
- Community Park
- Special Use Park
- Neighborhood Park 1/4-mile Buffer
- Neighborhood Park 1/2-mile Buffer
- Community Park 1-mile Buffer

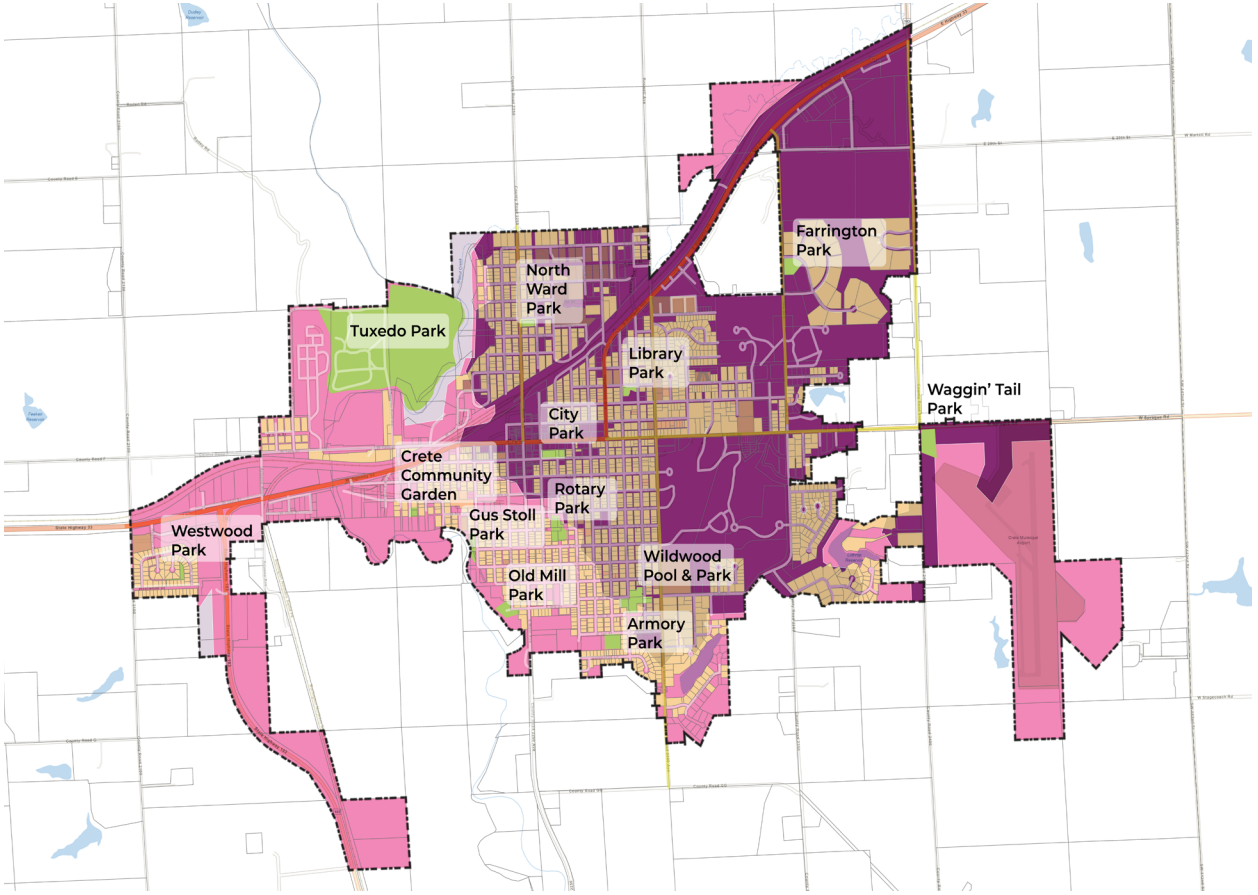
Level of Service Analysis

Walk-Time Analysis

Another method of analyzing how well parks serve a community is to look at walk-time analysis. The Walk Time Analysis map in Figure 2.18 shows that the majority of Crete residents live within a 5 to 15 minute walk from a park. In this map, each park was assigned its own centroid and the route going to and from the park was compared with constraints such as roads, the floodplain, and other barriers.

The walk time of the parks were layered on top of one another, showing that the majority of parks within less than a five-minute walk are in the central and eastern portion of the city. However, due to the prevalence of parks within Crete, all residential areas of the city are close to at least one park and can be accessed in less than a 10-minute walk.

Figure 2.18 - Crete Park Walk-Time Analysis



Source: Confluence with inputs from City of Crete

Legend

- Crete City Limits
- Low-Density Residential
- Medium-Density Residential
- High-Density Residential
- Waterbody
- Park
- 5-Minute Walk Time
- 10-Minute Walk Time
- 15-Minute Walk Time

Level of Service Analysis

Table 2.6 shows projected population estimates for Crete in the years 2030, 2040, and 2050. Based on these estimates, Table 2.7 shows the park acres needed for various growth scenarios using the current Crete levels of service.

Neighborhood Parks

By 2050, Crete will need an estimated 2 to 4 acres of neighborhood parks to match the current level of service of approximately 1 acre per 1,000 residents. To meet the recommended level of service for neighborhood parks – 1.25-2.0 acres per 1,000 residents – Crete could add an additional 4 to 16 acres of neighborhood parkland.

Community Parks

Crete will need an estimated 27 to 47 acres of parkland to match the current level of service.

Total Parks

In 2050, Crete will need an additional 29 and 54 acres of parkland to meet current demand.

Future Park Service Areas

Although Crete generally has widespread park service areas, there are a few nodes that are lacking. Figure 2.19 shows the location of future neighborhood parks that are spread approximately every 0.5 miles.

Table 2.6 - Population Growth Scenarios

Population Scenario	2020	2030	2040	2050
Low Growth Scenario	7,566	8,113	8,740	9,310
Average Growth Scenario	7,566	8,374	9,284	10,238
High Growth Scenario	7,566	8,693	9,963	11,418

Table 2.7 - Park Demand Estimates 2030-2050

Level of Service	Total			
Existing Total Park LOS	16.61			
Neighborhood Park LOS	0.95			
Community Park LOS	14.41			
Neighborhood Park	**Existing Acres**	**Acre Demand 2030**	**Acre Demand 2040**	**Acre Demand 2050**
Low Growth Scenario 2050	7.2	7.7	8.3	8.9
Average Growth Scenario 2050	7.2	8.0	8.8	9.8
High Growth Scenario 2050	7.2	8.3	9.5	10.9
Neighborhood Park Needed Acres by 2050	**Between 2 and 4 acres**			
Community Park	**Existing Acres**	**Acre Demand 2030**	**Acre Demand 2040**	**Acre Demand 2050**
Low Growth Scenario 2050	107.2	116.9	125.9	134.1
Average Growth Scenario 2050	107.2	120.7	133.8	147.5
High Growth Scenario 2050	107.2	125.2	143.5	164.5
Community Park Needed Acres by 2050	**Between 27 and 57 acres**			
Total Park Acres	**Existing Acres**	**Acre Demand 2030**	**Acre Demand 2040**	**Acre Demand 2050**
Low Growth Scenario 2050	125.7	134.8	145.2	154.7
Average Growth Scenario 2050	125.7	139.1	154.6	170.1
High Growth Scenario 2050	125.7	144.4	165.5	189.7
Total Park Needed Acres by 2050	**Between 29 and 64 acres**			

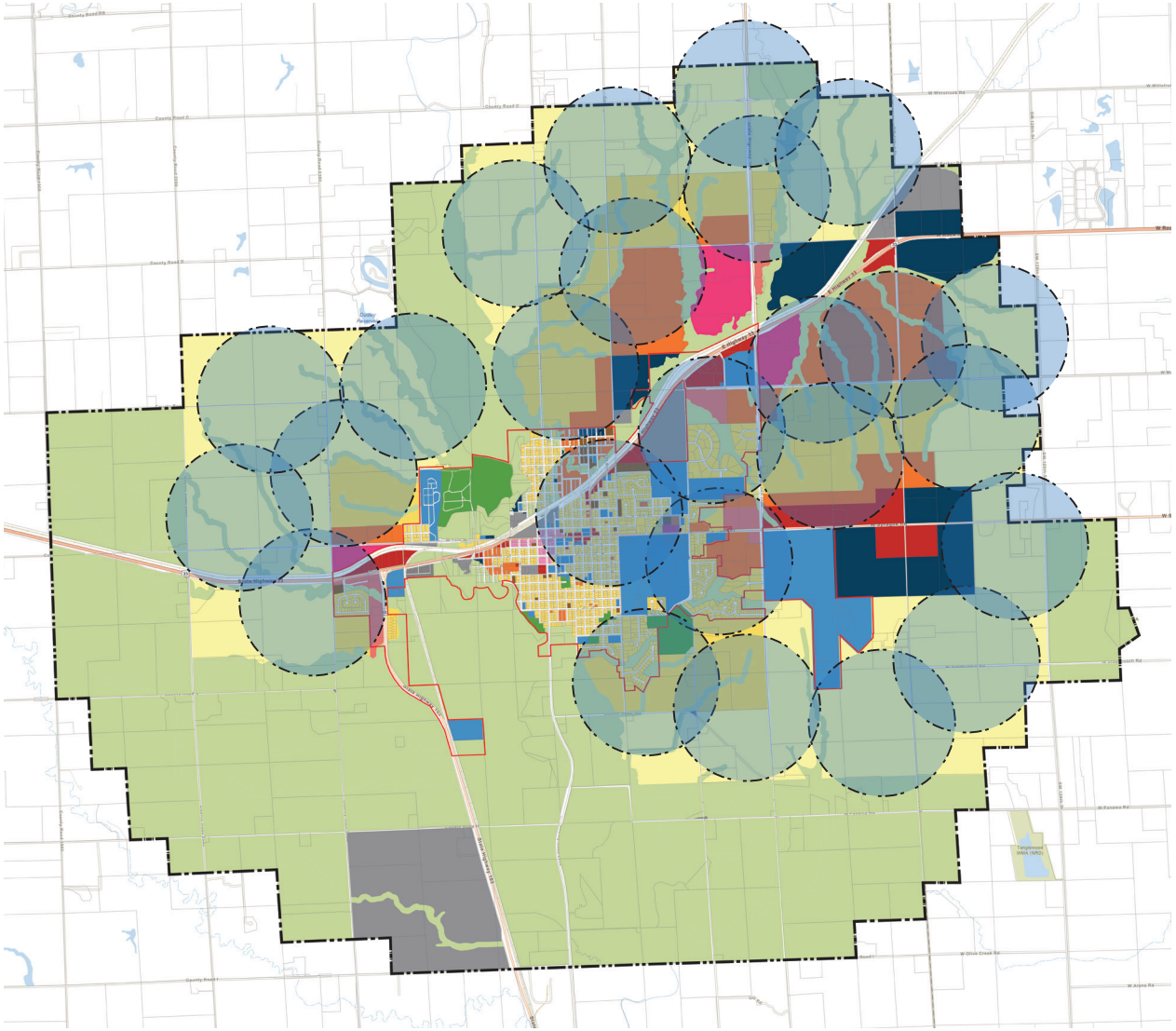
Future Park Demand Estimate

Future Park Service Areas

By 2050, Crete will need an estimated 2 to 4 acres of neighborhood parks to match the current level of service of approximately 1 acre per 1,000 residents. To meet the recommended level of service for neighborhood parks – 1.25-2.0 acres per 1,000 residents – Crete could add an additional 4 to 16 acres of neighborhood parkland.

While not specifying the exact location of future parks, Figure 2.19 demonstrates the potential service areas of regions within the future planning boundary of Crete. The possible service areas fall within future low, medium, and high-density residential land to ensure that there is adequate park access for future residents.

Figure 2.19 - Crete Future Park Service Areas



Source: Confluence with inputs from City of Crete

Connectivity Master Plan

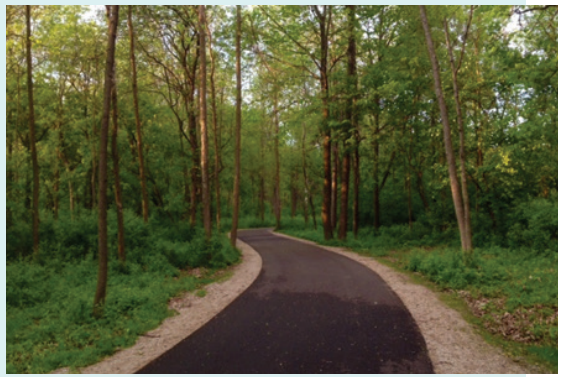
The Crete Connectivity Master Plan weaves through the city and extends far beyond the existing city boundaries. The proposed trails follow streams and floodplains, circling around reservoirs and lakes and following county roads. The trails also crisscross the city street grid, meeting in the center of Crete and stretching outward to the four corners of the city.

Plan Features

The proposed trails take advantage of natural and commercial amenities around Crete to create connections among distant elements of the planned city boundary. Features of the new trails include the proposed dam at Blue River Lodge Reservoir and a new water trail along Big Blue River on the western edge of the city.

The trails will also connect to the new proposed rec center south of the existing city limits bordered by S Main Ave, County Road GG, and S Boswell Ave. As new developments occur, a key consideration should be additional mobility for non-motorized travelers to access all corners of the region.

Trails



Trails are designated pathways to connect rural portions of the town to the heart of the community. Many of these trails take advantage of existing floodplains to create new recreational amenities as well as to increase connectivity throughout Crete.

The trail material will vary depending upon various factors such as location and surrounding developments, and will require further planning and investigation.

Sharrows



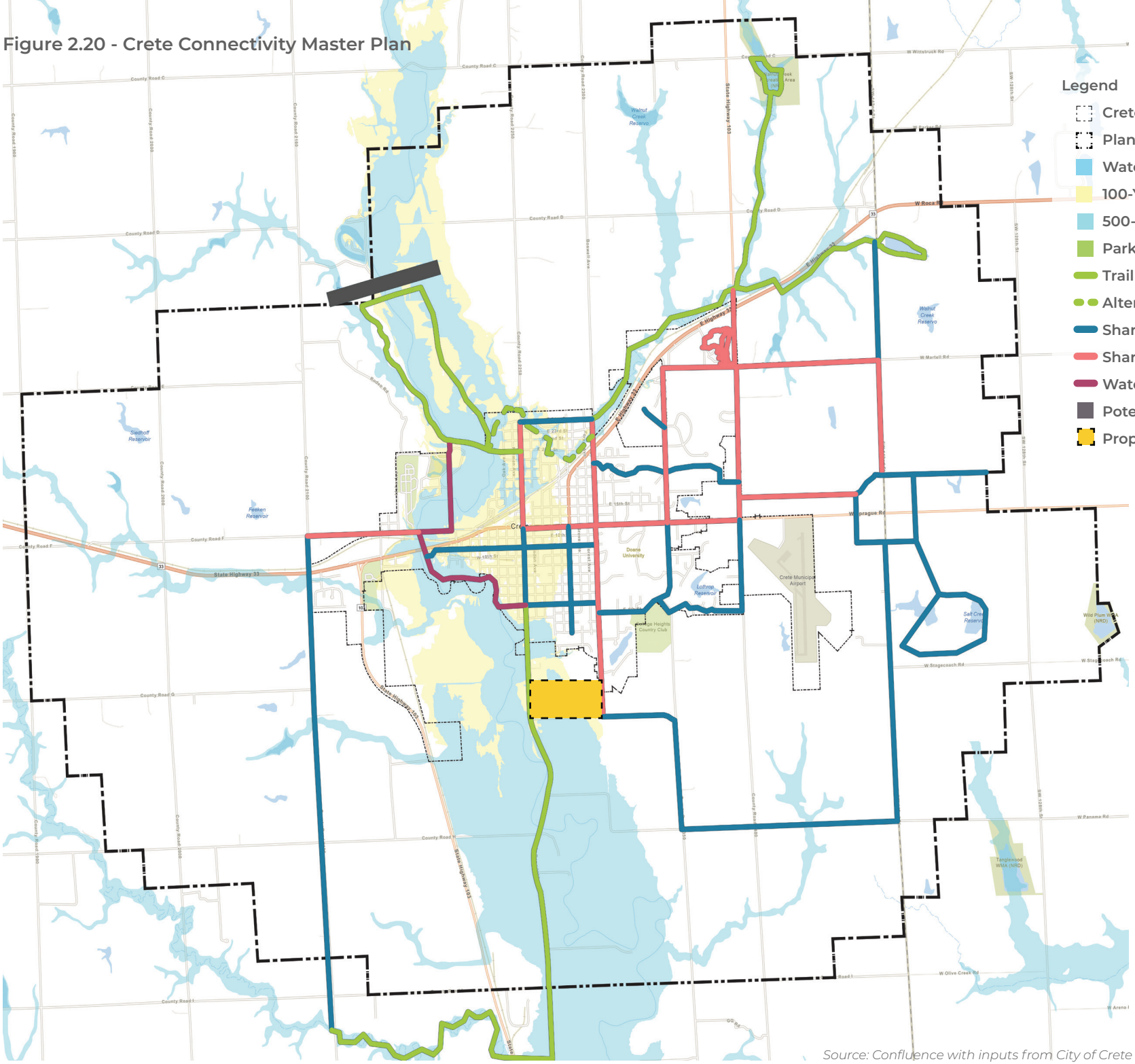
"Sharrows," or roads shared with both motor vehicles and bicyclists, include a large portion of the trail plan within the existing Crete city limits. Given the limited sidewalk network currently in the city, sharrows could be an easy method to expand mobility for non-motorized travel.

Shared-Use Path



Shared-Use Paths are for bicyclists, pedestrians, strollers, wheelchairs, or any other non-motorized form of transportation. In Crete, new shared-use paths could be created through expanding the existing sidewalks and changing street composition through right of way adjustments or road diets.

Figure 2.20 - Crete Connectivity Master Plan



Source: Confluence with inputs from City of Crete

Athletic Fields Master Plan

The city of Crete has expressed interest in developing an athletic complex for the youth athletes in the surrounding areas. These athletic fields would fill the need for additional soccer, softball, and baseball fields in town while providing an economic opportunity for the city to host tournaments. While these fields will act as a space for athletes to practice and compete, it also provides a community space for people to join together to participate in the sports they love. These fields will be also be a profitable facility for the community of Crete, earning revenue from tournaments, league events, and concessions.

Location

The proposed Athletic Fields are situated on approximately 60 acres to the south of town, between S Main Ave. and S Boswell Ave.. This site is easily accessible from town and will increase traffic along Main Ave., bolstering business. The future trail and shared-use path, (as seen in Fig. 2.20-Crete Connectivity Master Plan) will further improve accessibility to the site for bicyclists and pedestrians. Lastly, the site's proximity to Wildwood Pool and Armory Park will encourage travel between these community amenities. With a creek running along the North end of the property, the construction of a pedestrian bridge would further strengthen the connection between Crete's park system.

Master Plan Concepts

During this planning effort, three master plan concepts were developed that portray different layouts and circulation that could be implemented on this property. Each concept features new softball and baseball fields with a centralized building for concessions, restrooms, and storage within each quad. With new soccer fields as another community desire, each concept plans for a various number of full-sized soccer fields (11v11) with one designated as a championship field with full spectator seating.

Another important component to these athletic fields, is the incorporation of a playground and picnic area with additional restrooms to serve the soccer fields. This provides families and spectators with additional programming to keep them entertained and comfortable between games. Connected walking paths around the site also allows visitors to take a break between games, connect to other facilities in the complex, and access the nearby concessions and restrooms.

Finally, these concepts all explore different strategies to accommodate parking. Each concept plans for parking lots close to each destination point within the complex, minimizing travel distancing and improving accessibility. Larger parking lots plan for pedestrian connections across and allow room for landscape to buffer lots from the road and breakup large swaths of hardscape. Each concept falls within the recommended range of 50-100 stalls of parking for each field.

Concept A



Concept B



Concept C





PROS:

- Features satellite parking close to each playing field
- Provides space for five full sized soccer fields, two baseball, and 6 softball fields
- Connected walking paths between all facilities and adjacent trails

CONS:

- Baseball and softball fields are located in the floodplain and may sustain damage from flooding
- Visitors must cross main road to travel between fields.
- Least amount of parking per field

Legend

- (A) (1) Championship Soccer Field w/Spectator Seating (11v11)
- (B) (4) Soccer Fields (11v11)
- (C) (6) Softball Fields
- (D) (2) Baseball Fields
- (E) (2) Concessions / Restroom Facilities
- (F) (1) Playground & Picnic Area w/ Restrooms

Total Parking: 665 Stalls (~51 Stalls per Field)

Figure 2.22 - Athletic Fields Master Plan: Concept B



PROS:

- Centralized playground & picnic area
- Provides space for five full sized soccer fields, two baseball, and 6 softball fields
- Connected walking paths between all facilities and adjacent trails

CONS:

- Visitors must cross main road to travel between fields.
- On-street parking may congest roads.

Legend

- (A) (1) Championship Soccer Field w/Spectator Seating (11v11)
- (B) (4) Soccer Fields (11v11)
- (C) (6) Softball Fields
- (D) (2) Baseball Fields
- (E) (2) Concessions / Restroom Facilities
- (F) (1) Playground & Picnic Area w/ Restrooms

Total Parking: 915 Stalls (~70 Stalls per Field)



PROS:

- Features the most amount of satellite parking, close to each playing field
- Fields are located within a central loop, minimizing travel across roads
- Additional open space to the northwest for future expansion (micro-soccer or tennis courts)

CONS:

- Only has space for three full sized soccer fields, 2 baseball, and 6 softball fields.
- On-street parking may congest roadway when vehicles are pulling out or in to stalls.

Legend

- (A) (1) Championship Soccer Field w/Spectator Seating (11v11)
- (B) (2) Soccer Fields (11v11)
- (C) (6) Softball Fields
- (D) (2) Baseball Fields
- (E) (2) Concessions / Restroom Facilities
- (F) (1) Playground & Picnic Area w/ Restrooms

Total Parking: 1040 Stalls (~94 Stalls per Field)

Community Character

Community character defines the sense of place one experiences. It incorporates all the physical and social elements that make a place special and is often a major source of pride for one's community. This section will explore what makes Crete, Crete and recommend ways to preserve and enhance these features for years to come.

Due to its central location and major contributions to Crete's community character, this section also places a strong focus on the existing conditions of Downtown and identifies ways to enhance amenities and activities occurring here.

Overview

- Community Character Today
- Public Input Summary
- Key Considerations
- Goals, Policies, and Action Items

MY VISION FOR **COMMUNITY CHARACTER** IN CRETE....

“IS THE ENHANCEMENT OF OUR BLENDED COMMUNITY. CRETE IS UNIQUE WITH ITS DEMOGRAPHICS, EMPLOYERS & PROXIMITY TO LINCOLN.”

- ANTHONY FITZGERALD



Community Character in Crete

Community character includes the physical and social elements of Crete that make it stand apart from its neighboring communities. These physical and social features help define place, and in the case of Crete, can include Doane University, Downtown Crete, and the community's diverse demographics. Furthermore, it is the people that make up the community that truly define the character.

Who makes Crete, Crete?

Crete stands out from neighboring communities for the unique spread of people that call it home. The students and professors of Doane University, the workforce supporting the local businesses and industry, the children at the parks, the business owners in the heart of Downtown, the seniors that have spent their entire life in Crete, and the farmers that help feed the community all contribute to the character and quality of life provided in Crete. By maintaining the presence of these cohorts, the community's identity is further preserved.

Figure 2.24 - Please describe Crete in One Word Exercise from Public Workshop



Public Input Summary

Throughout Phase 2 of the planning process, a variety of engagement opportunities were provided to the public to gather extensive public input. The feedback gathered began to define clear desires for the future of Crete as it relates to quality of life and community character. This section is intended to briefly summarize these findings and the vision built by the community.

The general sentiment toward Crete is that residents are proud to live here. However, there are areas residents would like to see improvements to further enhance quality of life. Related to community character, these improvements broadly include:

- Aesthetic and streetscape enhancements.
- Additional festivals and events.
- A need to create a more vibrant and active Downtown.

Figure 2.25 highlights a few of the preference scale results from the Public Workshop as they relate to community character.

Figure 2.25 - Preference Scale Results from the Public Workshop

QUALITY OF LIFE *[CALIDAD DE VIDA]*



THERE IS CURRENTLY A HIGH QUALITY OF LIFE FOR CRETE RESIDENTS

Actualmente, la calidad de vida es alta para los residentes de Crete.

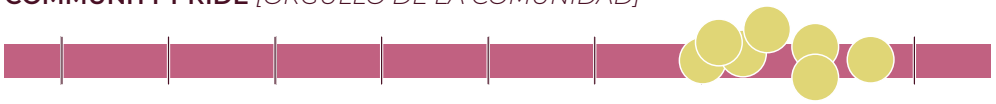
DOWNTOWN CRETE *[CENTRO DE CRETE]*

DOWNTOWN CRETE COULD BE IMPROVED

El centro de Crete podría mejorarse.



COMMUNITY PRIDE *[ORGULLO DE LA COMUNIDAD]*



I AM PROUD OF MY CITY

Estoy orgulloso de mi ciudad.

Public Input Summary

Priority Ranking Activity

One of the many activities offered to the public to help prioritize improvements and investments was a Priority Ranking Activity. This activity had a variety of 'buckets' including housing, parks and trails, multi-modal transportation, downtown, streetscapes, and services that were broken down into potential amenities and services. Participants had the opportunity to vote on the provided amenities or write in their own if they had additional ideas. The results as they relate to community character are shown in Figure 2.26.

DOWNTOWN results included desires for outdoor seating, sidewalk improvements, and facade improvements. Throughout the public input process, sidewalk improvements were frequently mentioned as a top priority for residents.

STREETSCAPE features and amenities included gateway features, street trees, public art, enhanced crosswalks, and planters/landscaping. All of these desired amenities would add to the aesthetic appeal of the community, as well as enhance the general pedestrian experience as people move throughout the city.

SERVICES desired by the public that would increase quality of life include community events or festivals, senior assistance, city beautification opportunities, and health and wellness programs. There is some redundancy in responses from section to section that begin to identify key themes and needs by the residents.

Figure 2.26 - Priority Ranking Results from the Public Workshop

DOWNTOWN

- Outdoor seating
- Sidewalk improvements
- Facade improvements

STREETSCAPES

- Gateway features
- Street trees
- Public art
- Enhanced crosswalks
- Planters/ landscaping

SERVICES

- Community events/festivals
- Senior assistance
- City beautification opportunities
- Health and wellness programs

Public Input Summary

Image Voting Activity

The Image Voting Activity helps to identify specific features or amenities the participants might be drawn to. These results often translate into specific recommendations for improvements to these areas. The images shown in Figure 2.27 highlight the results for Downtown, Streetscapes, and Commercial uses.

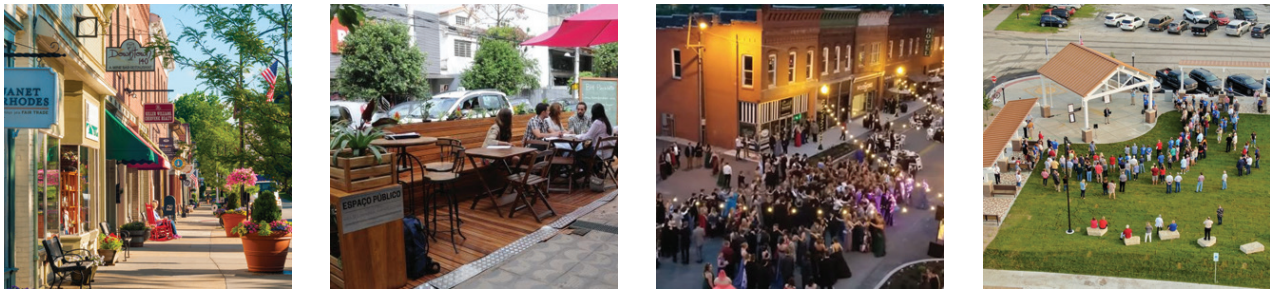
DOWNTOWN images generally highlight a need for facade improvements, vibrant streetscaping with planters and signage, outdoor seating, and events or gathering spaces. These results are consistent with previous activity results for the Downtown category.

STREETSCAPE images present a need for increased lighting and accessibility throughout the community. This could be achieved through marked crosswalks, pedestrian refuge zones, and activated thoroughfares, such as alleyways, with lighting and seating.

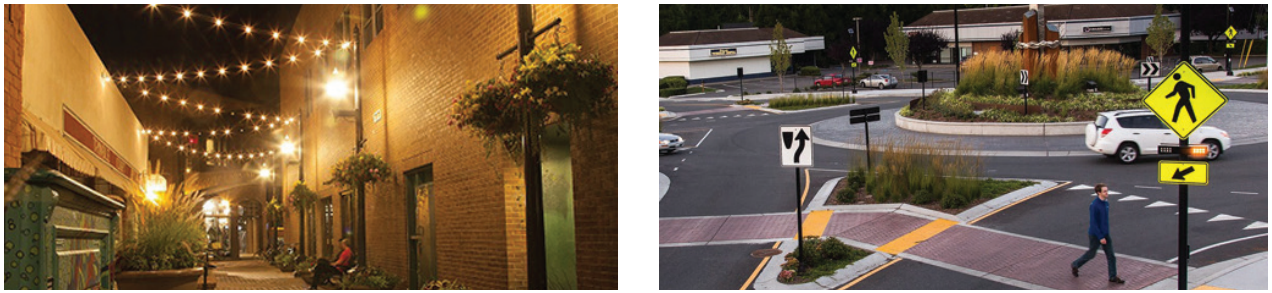
COMMERCIAL images identify a desire for small, local establishments that would bring a variety of services and eateries to the community, which was frequently mentioned throughout the public input process.

Figure 2.27 - Combined Image Voting Results

DOWNTOWN



STREETSCAPES



COMMERCIAL



Key Considerations

There are a number of factors to consider when considering recommendations for community character in Crete. Recommendations work best when there is a concrete understanding of what assets exist today. The following pages detail each of these three key considerations for community character, providing inventory of existing assets and preliminary exploration of opportunities to enhance and expand.

Defining Community Character



Community character is many things. It is the history that helped form the community into what it is today; it is the people of past and present; it is the sense of place established through key locations throughout the community.

Downtown Crete



Downtown Crete is heart of the community today. It provides everything from retail and commercial services to being the hub for civic services and City Park. This section considers its existing conditions and translates public input into preliminary recommendations.



Events, Amenities, and Activities



By providing opportunities to gather, the community is able to further build its social capital and support system. It also is a chance for prospective residents to see what the community has to offer and begin to picture themselves as part of the community as well.





Defining Community Character

the history

Crete was established in the 1860s along the new rail line coming through the midwest. The town grew rapidly around the railroad, with the primary development taking place along Main Avenue and 13th Street, establishing what is now Downtown Crete. Storefronts were abundant and department stores soon were drawn to the community. This development and high growth was maintained for many decades, bringing in Doane College (Doane University today) in 1871, the Isis Theatre (1926), and the official Crete City Hall (1939) as part of President Franklin D. Roosevelt's New Deal.

the people

Historically, Crete has always been a diverse community. German and Czech settlers came to the community, bridging their old home's culture with their new home of Crete. This has greatly contributed to the community's identity as it has evolved over the years. Today, Crete remains quite diverse with a broad mix of races and ethnicities. The people that established and continue to live in the community today further exemplify the rich culture that contributes to the identity of Crete.

the place

Crete's historic built environment continues to establish a sense of place for residents and visitors. This built character can be a source of pride for communities as they maintain who they once were as they flourish into who they want to be in the future. Additions to Crete, such as the Crete Public Library, highlight the desire for a high quality of life by the residents with such important investments. Amenities large and small help provide much needed services to Crete and can also help in serving as a resource for surrounding communities.







Source: City of Crete

Downtown Crete

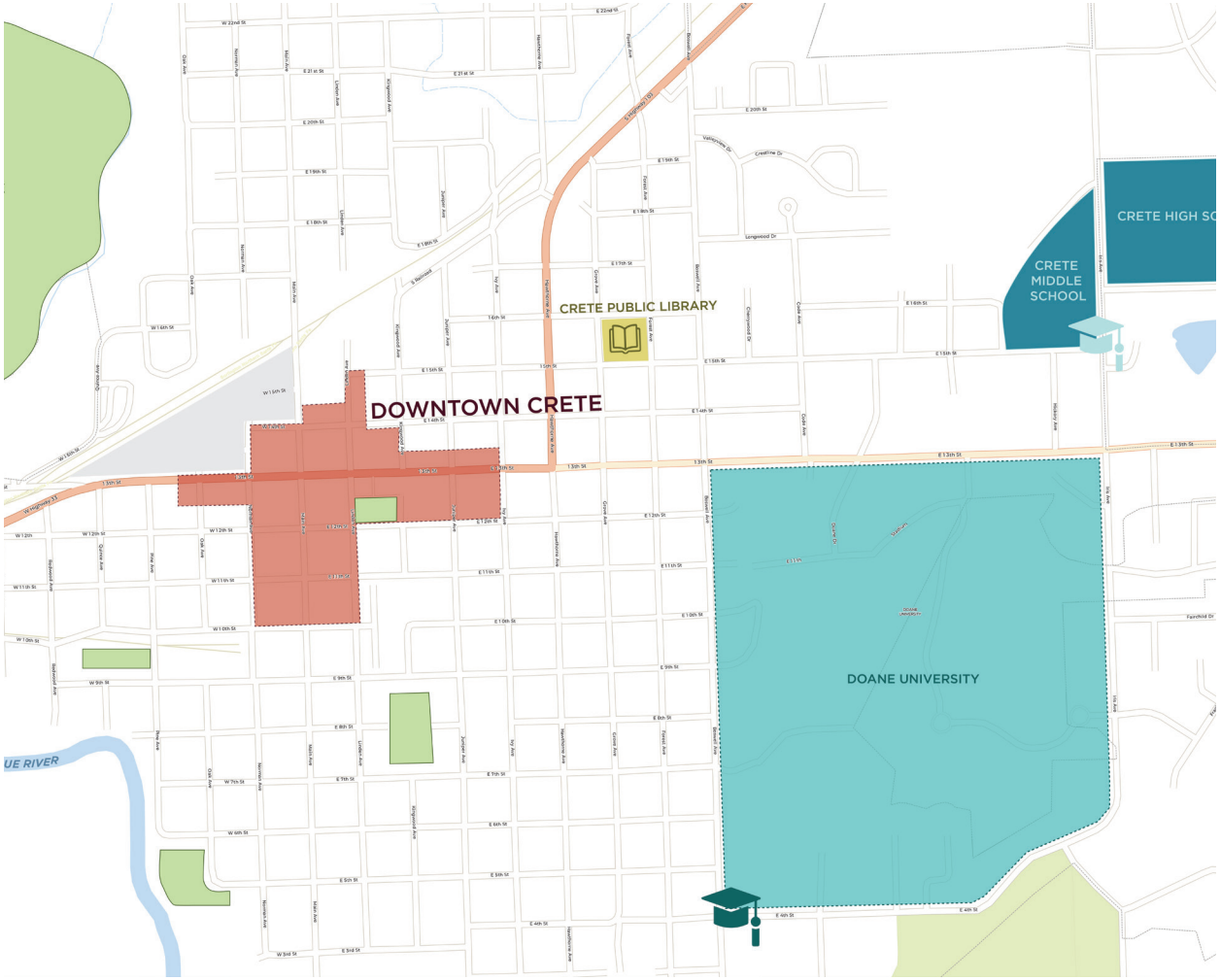


Figure 2.28 - Existing Conditions Around Downtown

Figure 2.28 highlights the existing conditions found in and around Downtown Crete today.

DOWNTOWN is generally situated along Main Avenue and E 13th Street. Retail, commercial, and civic services are located throughout the area highlighted in red. Crete City Park is also nestled in the heart of Downtown, providing a central, green gathering space for the community.

INDUSTRIAL uses are located adjacent to Downtown, following historic development patterns along the railroad. In its original establishment, Crete's development organically grew from its central industrial areas along the railroad, with supportive commercial services developing nearby. Today, Bunge is the primary user of the site.

DOANE UNIVERSITY, CRETE MIDDLE SCHOOL, and **CRETE HIGH SCHOOL** are all located near Downtown Crete today. It is critical that pedestrian and cyclist routes are considered in the recommendations.

CRETE PUBLIC LIBRARY was constructed in 2021 and provides the community with a number of modern amenities and services.

PARKS are located in and around Downtown to provide residents and visitors access to green, open space when desired.

Downtown Crete

strategic opportunities

Figure 2.29 presents strategic opportunities related to Downtown Crete. The intent of this map is to highlight what is working well today, relay feedback received from the community, and identify goals for the City to continue enhancing Downtown.

STREETSCAPING

The City should consider streetscaping enhancements to improve the aesthetics and vibrancy of Downtown Crete. These improvements may take form in street trees, lighting, planters, or designated pedestrian crossings/amenities.

PARKLET OUTDOOR SEATING

The image voting from Phase 2 highlighted the desire for outdoor seating or parklet style spaces in Downtown. These can be achieved through retiring a set amount of parking stalls and constructing seating spaces in those stalls. Often, these installations are constructed first as temporary uses to see if they are in the right locations and will be utilized by the community.

FACADE IMPROVEMENTS

Given the historic character of the Downtown, ensuring the facades are well-maintained is crucial. The historic charm of the area is part of the foundational character of Crete and should be preserved through facade improvements, such as fresh paint, upgraded windows, replacing trim, and other items.

TRANSIT SERVICES

Mobility in Crete today is heavily reliant on vehicles. In order to ensure children, students, seniors, and the workforce have access to necessary amenities and businesses, the City should explore transit services with locations in key hubs of the community.

EXPANDED COMMERCIAL SERVICES

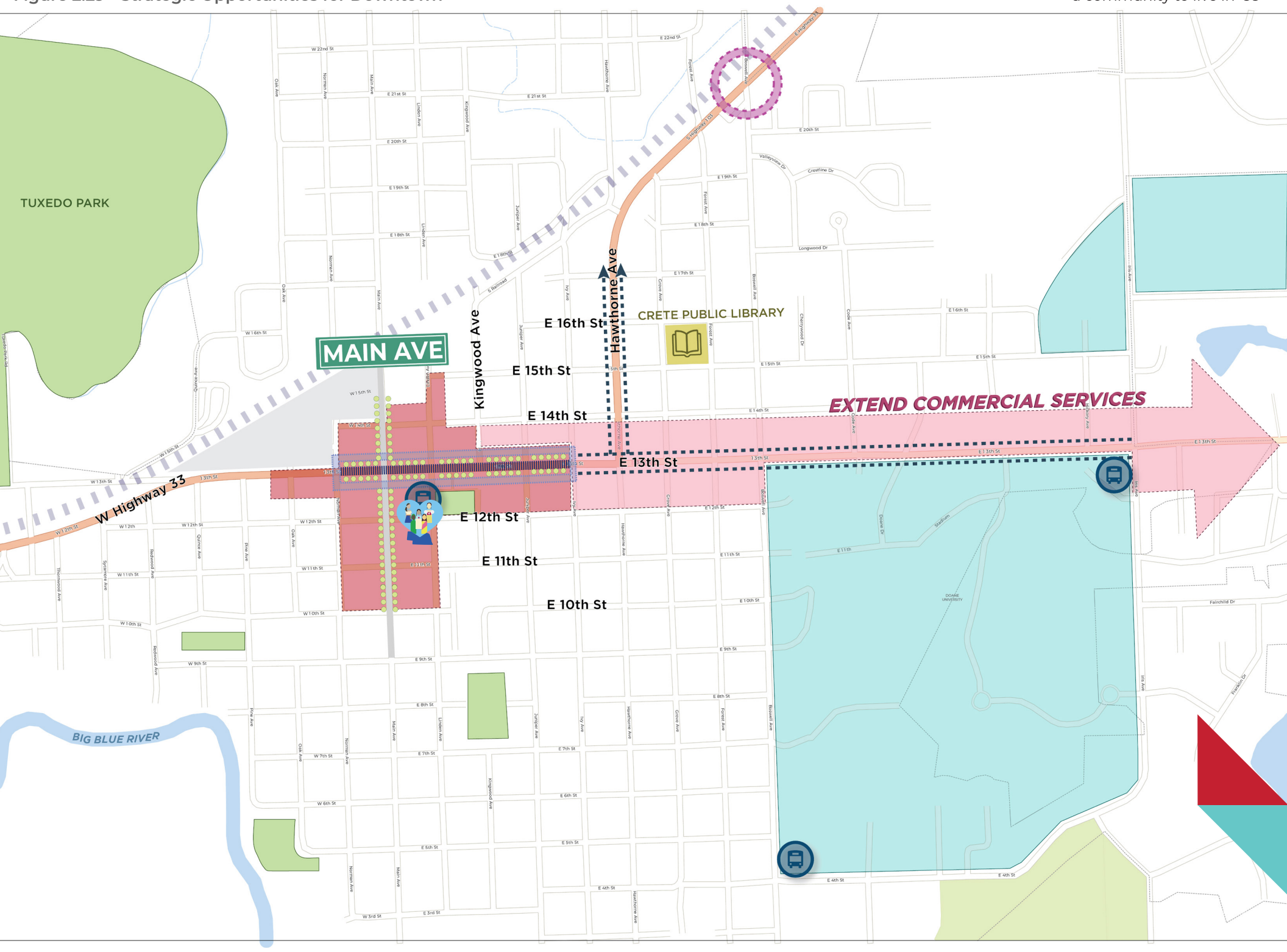
Today, commercial and retail services are centered along E 13th Street. Following the land uses identified in the Future Land Use Plan, it is recommended commercial uses be expanded along E 13th Street as it is a main corridor in Crete.

MAIN AVENUE

As one of the primary north/south corridors in the community and a primary hub for activity in Downtown Crete, it is important that streetscaping, facade improvements, and connections are provided here.

PROPOSED OVERPASS

Boswell Avenue has a proposed overpass to aid in connectivity and traffic flow as Crete further develops. This overpass would extend over the rail line as well and should consider incorporating pedestrian routes into its construction as well.


TUXEDO PARK
MAIN AVE
Kingwood Ave
Hawthorne Ave
E 16th St
E 15th St
E 14th St
E 13th St
E 12th St
E 11th St
E 10th St
CRETE PUBLIC LIBRARY
EXTEND COMMERCIAL SERVICES
W Highway 33
BIG BLUE RIVER
DOANE UNIVERSITY

Downtown Crete

facade improvement

Extending the life of the structures in Downtown Crete will only aid in highlighting the character of the community. Facade improvement is one method the City and Downtown should consider as a primary method for preserving its character and enhancing the aesthetic appeal of Downtown. Due to the historic nature of the area, there are likely funding sources and partnerships available to supplement total costs for rehabilitation.

streetscaping

Streetscaping in downtowns can take form in a variety of ways: street trees, planters, street seating or cafe seating, lighting, wayfinding, designated pedestrian crossings, and dedicated areas for bicyclists. Each of these features were identified in Phase 2 as desired enhancements for Downtown and could be low hanging fruit to gradually improve the aesthetics and mobility throughout Downtown Crete.

business occupancy

Ensuring the Downtown has maximum occupancy will help extend the stays of visitors in the area. High activity helps establish "sticking power" and enforcing the sense of place as well. Crete currently has varying levels of occupancy depending on the block location. Identifying creative methods, whether through code/ policy or seeking out tenants, will be critical for boosting occupancy and activity in Downtown Crete.







incubator spaces

Incubator spaces are also a creative method the City should consider for increasing occupancy in Downtown Crete. An incubator space helps provide a jumping-off point for startups or emerging companies. Often times, the cost of renting an entire building is too much and incubator spaces serve as affordable, small-scale suites for businesses to figure out what their next step is. The case study shown to the right demonstrates how Nebraska City, Nebraska has approached their incubator program in their own downtown area.



CASE STUDY: NEBRASKA CITY SMALL BUSINESS INCUBATOR PROGRAM

LOCATION: Nebraska City, Nebraska

PROXIMITY TO OMAHA METRO: 48 minutes

POPULATION: Approx. 7,200 residents

ABOUT THE PROGRAM: This program is possible from the collaboration of SCC Entrepreneurship Center Business Incubator, American National Bank, and Nebraska City Economic Development Corporation. The intent is to "develop and nurture a positive and safe environment for entrepreneurs to flourish and grow."

The incubators are intended to accelerate the growth and success of a startup and emerging companies. For businesses that participate, they have access to customized training, mentoring, networking, and affordable rents for offices/spaces. Each of these amenities help reduce barriers startups often face in their infancy, allowing them to be better positioned for success.

The facility is located in the heart of Downtown Nebraska City on the second floor of the American National Bank.

Source: Nebraska City Area Economic Development Corporation

NEBRASKA CITY AREA
Economic Development Corporation
SERVING OTOE COUNTY





Events, Amenities, + Activities

Events, amenities, and activities are what bring a community together and draw visitors in to explore what a city has to offer. The City of Crete, Crete Chamber of Commerce, school district, and local organizations ensure there are ample opportunities to get our and explore the community and catch up with fellow residents. The events, amenities, and activities below are just a small list of what the community has to offer.

Crete's Great Pumpkin Festival

The Crete Chamber of Commerce sponsors the Great Pumpkin Festival each year on the first weekend of October. This event is hosted in Downtown Crete and offers carnival games, food, pumpkin carving, vendors and shopping, and much more. The Great Pumpkin Festival is a great source of community pride and is an opportunity to showcase what Crete has to offer for prospective residents.



Back to School Picnic

Doane University hosts a Back to School Picnic to kick off the school year for members of the community. The event offers food, drinks, music, performances, a dunk tank, a bounce house, and more. Additionally, over 300 bags of school supplies are passed out to elementary students in attendance. While the University hosts the event, it is in collaboration with the City of Crete, Blue River Arts Council, and the Police Department.



Community Garden

The City of Crete's Parks and Recreation Department has a community garden located at 10th and Thornwood Avenue that is open to the public. Each year, residents are able to apply for garden plots and choose their growing site for the year to come. An asset like the community garden is incredible for the community to have access to slow down and pursue a passion.















Goals, Policies, and Action Items

To help implement the Future Land Use Plan and further promote the guiding principles, a series of goals, policies, and action items have been created.

Goal

Goals are objectives or aims which may be broad or specific.

Example: *Crete will attract high-quality development for housing, commercial, and business park uses.*

Policies

Policies represent on-going principles by which the City should adhere to when approving new development or planning future investments.

Example: *New development in Crete should adhere to the land use layout identified in the Future Land Use Plan.*

Action Items

Action items are specific steps and activities the city should take.

Example: *Update the zoning regulations to allow for smaller minimum lot size.*



GOAL 2.1 Maintain a strong and affordable housing stock through education, programming, and incentives

POLICIES

2.1.1 Support community organizations and activities that encourage and provide housing rehabilitation and neighborhood improvements.

2.1.2 Help protect existing housing stock and home values through targeted code enforcement on residential properties or residential adjacent properties, including offering clean-up assistance as needed, to ensure housing meets all applicable zoning and building code requirements.

2.1.3 Encourage infill housing in established neighborhoods that is compatible with surrounding properties.

ACTION ITEMS

2.1.1 Perform a detailed windshield survey of Crete's existing residential areas to identify vulnerable housing or neighborhoods and identify the type of rehabilitation efforts that may be needed.

2.1.2 Design and fund a home improvement program for Crete homeowners to financially incentivize rehabilitation efforts through grants, housing trust funds, and general funds.

2.1.3 Establish a rental housing inspection program to help protect the health and safety of Crete renters and protect existing housing stock.

2.1.4 Identify other creative solutions to encourage landlords and occupants of rental properties to maintain and improve the quality of rental housing within the community.

2.1.5 Create pamphlets or programs that will help educate renters, landlords, and homeowners on proper maintenance schedules, priorities, and DIY how-to guides.

GOAL 2.2 Attract new residential growth for all ages and life stages to meet the needs of current and future population needs

POLICIES

2.2.1 Continue to encourage the creation and expansion of affordable housing opportunities and preservation of existing housing stock.

2.2.2 Promote compatible residential infill in a range of prices and products to accommodate Crete's household demographics and market.

2.2.3 Require new residential development or infill areas be designed in a scale and style compatible with nearby neighborhoods.

2.2.4 Encourage multi-family residential development throughout the community, especially near commercial nodes, within reasonable distances to large employers, and along key corridors to create activity areas that add to the community's quality of life.

2.2.5 Support new multi-family housing development at various price points and unit sizes to better accommodate the household dynamics present in Crete.

2.2.6 Encourage a variety of housing types in new developments, including single- and multi-family, and townhomes and condos.

2.2.7 Encourage green infrastructure to be included in residential development of all scales and types.

ACTION ITEMS

2.2.1 Continue to attract outside residential developers to Crete by reviewing zoning code for barriers to development, marketing the community assets, and by providing targeted incentives for residential development in Crete.

2.2.2 Ensure there is enough available land for new housing development by working with landowners to complete infrastructure improvements.

2.2.3 Utilize a variety of development approaches, including traditional neighborhood design, cluster design, front porches, neighborhood parks, strong links between new development and the existing town through trails and street grids to provide a mix in the aesthetics of neighborhoods.

2.2.4 Utilize incentives to encourage housing development, such as TIF, tax abatements, grant programs, and direct public funding.

2.2.5 Work with Doane University to accommodate the anticipated increase in enrollment to ensure student housing needs are met, including building more dormitories as well as off-campus housing options.

GOAL 2.3 Foster the creation of strong neighborhoods that have character, provide adequate access to community services and amenities, and encourage mobility

POLICIES

2.3.1 Maintain and enhance existing and future neighborhoods through planning, assistance, and supportive regulatory techniques.

2.3.2 Require neighborhoods be designed to promote walking and bicycling through the size of blocks, street layout, and pedestrian amenities such as sidewalks, trails, and greenways/parks.

2.3.3 Locate new community amenities such as schools and parks within or near to residential areas and linked with sidewalks to promote walking.

2.3.4 Include parks, open space, greenways, and natural areas within neighborhood design to promote a tranquil environment and the use of green infrastructure to help handle rainwater and stormwater runoff locally.

POLICIES (CONT.)

2.3.5 Avoid leapfrog development by encouraging new neighborhoods to be contiguous to existing residential development and avoiding isolated residential subdivisions.

2.3.6 Avoid conflicts between incompatible land uses to protect the character and livability of residential areas by discouraging more intense uses like industrial near residential areas and providing suitable site design of any commercial uses near residential neighborhoods.

2.3.7 Use medium density residential when adding infill and redevelopment to avoid negative impacts and ensure compatibility between uses.

GOAL 2.4 Maintain the current level of park service and expand upon what exists today

POLICIES

2.4.1 Preserve the existing parkland to maintain the overall park level of service in Crete.

2.4.2 Continue to develop existing parks and look for opportunities to create new neighborhood parks.

2.4.3 As Crete grows, ensure new residential development maintains the current walk time of 5 to 10 minutes to a neighborhood park.

ACTION ITEMS

2.4.1 Conduct regular park evaluations along with community surveys to determine whether current programming aligns with the needs of the community.

2.4.2 Perform routine maintenance of parks to provide excellent facilities for Crete residents.

2.4.3 Pair new residential development with new parkland so that future residents have access to neighborhood or community parks.

GOAL 2.5 Continue to improve existing parks, and establish new facilities within them

POLICIES

2.5.1 Expand sports facility offerings such as fields, courts, and water recreation.

2.5.2 Explore the potential development of a new indoor/outdoor recreation center with a focus on soccer.

ACTION ITEMS

2.5.1 Pursue the development of new fields and courts in areas currently lacking in sports amenities.

2.5.2 Conduct a feasibility study for a new recreation center located between S Main Ave, County Road GG, and S Boswell Ave.

2.5.3 Survey the community to determine which programs and services should be provided in the new recreation center.

GOAL 2.6 Explore locations and options for new park and trail opportunities

POLICIES

2.6.1 Create a master plan for multi-use paths and trails that could become a greenway throughout the city.

2.6.2 Explore the feasibility of a new recreation lake on the north side of the city near Big Blue River.

2.6.3 Support the development of the dam at Big Blue River Lodge Reservoir to begin the process of creating a recreation lake in this location.

ACTION ITEMS

2.6.1 Evaluate simple street and sidewalk adjustments that could begin the new trail network through widened sidewalks and road diets.

2.6.2 Adopt an expanded stream buffer ordinance to acquire buffer land around Type 1 and 2 streams.

GOAL 2.7 Embrace the community's diverse characteristics to stand out from neighboring cities

POLICIES

2.7.1 Continue to showcase and celebrate Crete's history and diversity through art installations, such as the "Of Nebraska" heart in City Park.

2.7.2 Continue to celebrate all heritages and cultures via events and gatherings.

ACTION ITEMS

2.7.1 Partner with local businesses to connect their employees to organizations and resources in the community.

2.7.2 Pilot strategies with Doane University to support non-traditional college educations.

2.7.3 As information is distributed from the City, ensure it is multi-lingual marketing material to reach all residents.

2.7.4 Consider completing a Diversity, Equity, and Inclusion Plan to ensure all members of the community feel represented and heard.

GOAL 2.8 Enhance community and social capital through activities and supporting local businesses

POLICIES

2.8.1 Preserve Crete's historic neighborhoods.

2.8.2 Continue to partner with local organizations to promote a variety of events and engage residents.

2.8.3 Expand upon the parks and trails system as identified in the Connectivity Master Plan.

2.8.4 Consider implementing transit services to connect children, students, seniors, and the workforce to key locations throughout Crete.

2.8.5 Explore additional partnerships with Doane University to explore career fields and opportunities.

2.8.6 Work to maintain a high level of community engagement via a variety of types and languages.

ACTION ITEMS

2.8.1 Actively update the City's website calendar and social media pages to spread the word on upcoming events for residents.

2.8.2 Continue to invest in community facilities to provide opportunities for gathering and resources.

GOAL 2.9 Enhance Downtown Crete through strategic projects to increase occupancy and activity

POLICIES

2.9.1 Encourage unique and accessible commercial/retail districts along E 13th Street as shown in the Future Land Use Plan.

2.9.2 Implement streetscaping improvements as street construction/reconstruction occurs.

2.9.3 Consider adopting a policy to require occupancy in Downtown buildings.

2.9.4 Highlight and provide resources on available local, county, and state funding mechanisms for historic preservation and facade improvements.

ACTION ITEMS

2.9.1 Explore partnerships and locations to implement a business incubator space for startups and emerging businesses in Crete.

2.9.2 Construct temporary parklet installations in Downtown to activate parking spaces as outdoor seating. If successful and well-utilized, consider permanent installation.

2.9.3 Adopt and deploy a Wayfinding Master Plan to direct residents and visitors to the key amenities and features in Crete.

a community to work in


CRETE FIRE / RESCUE
CRETE
VOLUNTEER
RESCUE

Economic Development

This section reviews economic development existing conditions and opportunities based on data and public input. Economic development encompasses everything from neighborhood commercial services to large industrial operations; each are integral to the health and viability of the local economy and tax base. Furthermore, this chapter, paired with the Community Character section, highlight the key features, related input, and desires for growth in Downtown Crete.



Overview

- Public Input Summary
- Economic Data Analysis
- Planned Industry Nodes
- Planned Entertainment Nodes
- Existing Downtown Uses and Activity
- Existing Funding + Incentives

MY VISION FOR **ECONOMIC DEVELOPMENT** IN CRETE....

“IS TO APPROACH GROWTH BY LEVERAGING ECONOMIC DEVELOPMENT FUNDS & PROGRAMS, BUILDING ADEQUATE INFRASTRUCTURE, & IDENTIFYING OPPORTUNITIES TO ATTRACT FAMILIES AND INDIVIDUALS TO CRETE.”

- STEPHANIE BOLDT



Economic Development Public Input

Growth and Development

Generally, participants are in favor of encouraging growth and development within and around Crete. The preference scale activity shown in Figure 3.1 highlights these results from the Public Workshop held in Phase 2 of the planning process.

When asked to consider if the City should or should not offer tax or financial incentives, many participants indicated that they would be in support of offering these funding mechanisms.

Commercial, Retail, and Industrial Development

Commercial and retail activity was top-of-mind for participants in all public input activities. Figure 3.1 highlights the survey response from the interactive engagement website asking "What retail options does Crete need most?" These results indicate restaurants, clothing stores, a theater, and family activities to be the most voted on topics. Relating to scale and type of development, Figure 3.1 highlights the image voting exercise results where local, small scale commercial uses and a greenhouse option were the most preferred images for commercial and industrial uses.

Figure 3..1 Question 10: What retail options does Crete need most?

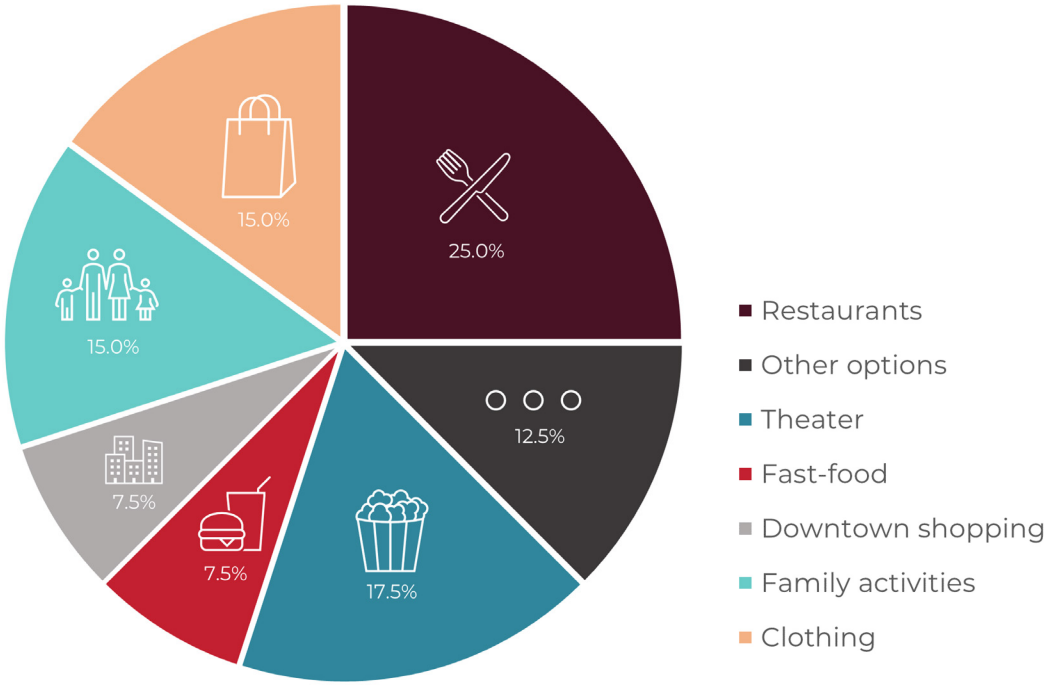
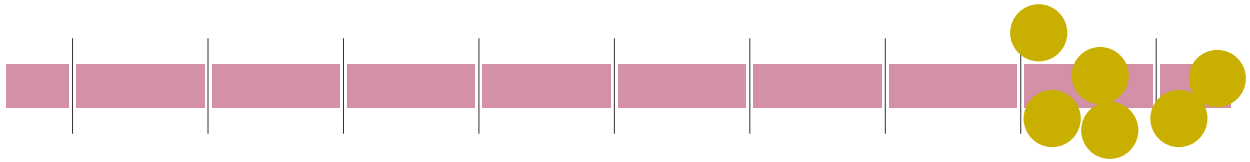


Figure 3.2 Public Workshop Preference Scale Results

Growth + Development [Crecimiento y Desarrollo]

CRETE SHOULD NOT TRY AND ATTRACT GROWTH + DEVELOPMENT

Crete no debe de tratar atraer crecimiento y desarollo



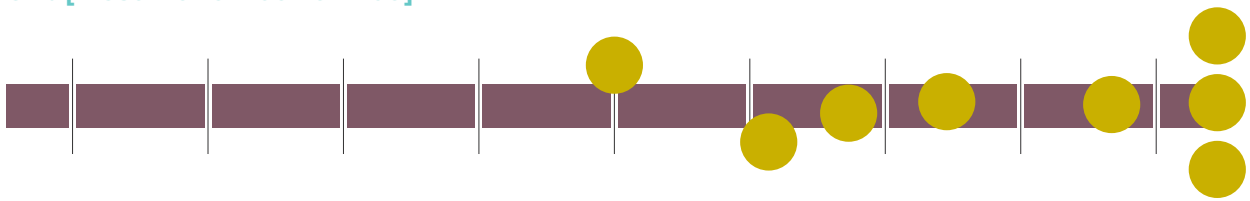
CRETE SHOULD TRY TO ATTRACT GROWTH + DEVELOPMENT

Crete debe tratar de atraer crecimiento y desarollo

Economic Development [Desarrollo Económico]

CITY SHOULD NOT OFFER TAX OR FINANCIAL INCENTIVES

La ciudad no debe ofrecer incentivos fiscales o financieros.



CITY SHOULD OFFER TAX OR FINANCIAL INCENTIVES

La ciudad debe ofrecer incentivos fiscales o financieros.

Figure 3.3 Public Workshop Image Voting- Most Preferred Commercial and Industrial









Existing Industry in Crete

There are a variety of datasets available to help decipher economic and market trends in a community. The dataset illustrated in Figure 3.4 highlights industry representation and growth/decline from 2015 to 2020 using 2020 Census data estimates. While these exact numbers may not be concrete, the general themes represent the strengths in industry in the community.

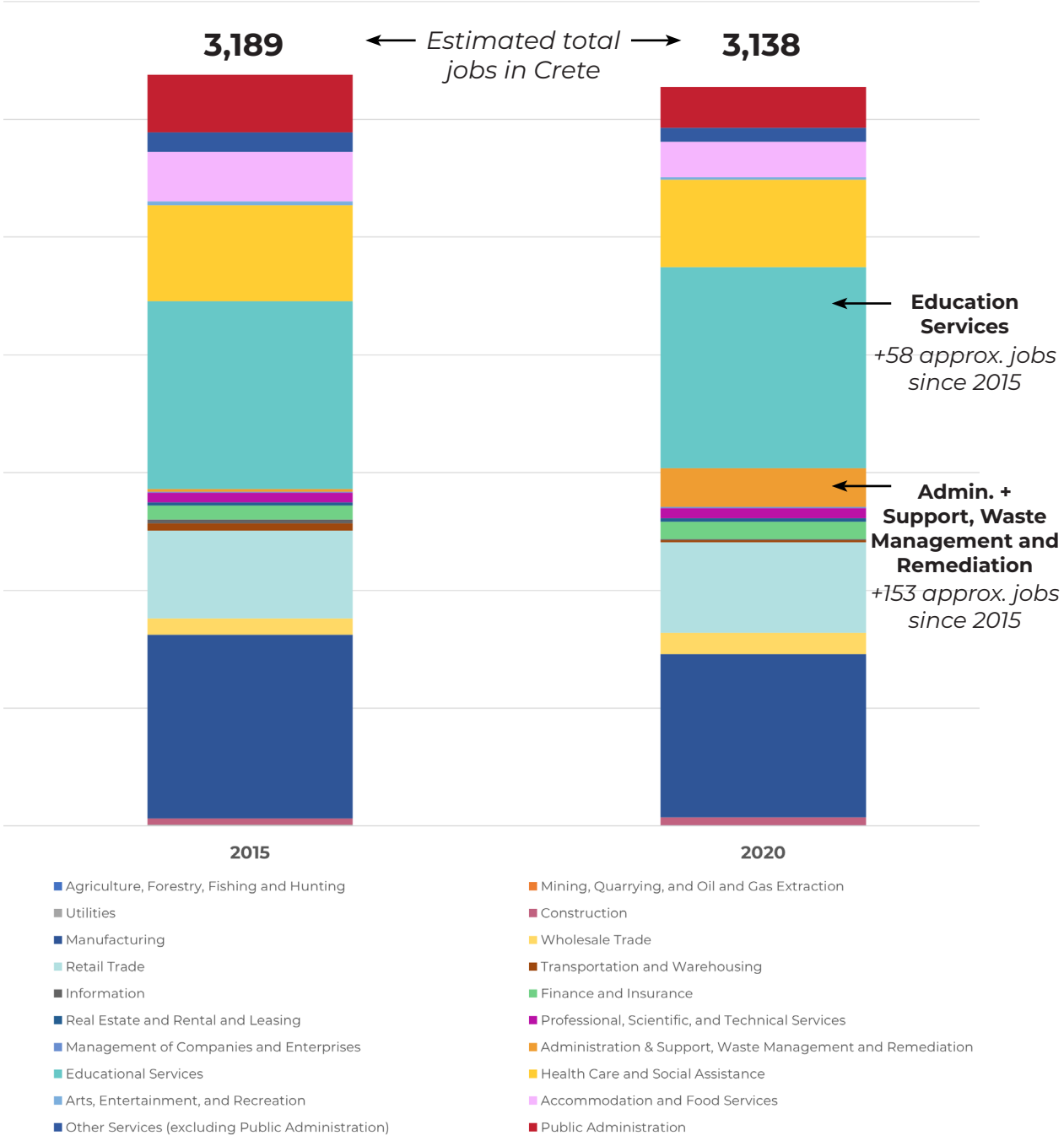
Growth

Crete has experienced growth primarily in the ***education services (+58 jobs)*** and ***administration and support, waste management and remediation (+153 jobs)*** industry cohorts. Educational services, as defined by the Bureau of Labor Statistics, includes establishments such as colleges/universities, schools, and other education-related institutions. The administration and support, waste management and remediation industry includes a variety of jobs ranging from clerical work to waste disposal services. These growth areas are not surprising given Doane University, the local school district, and utility infrastructure in Crete today.

Decline

Since 2015, Crete has experience decline in total number of jobs in ***manufacturing (-87 jobs), accommodations and food services (-60 jobs), and public administration (-70 jobs)***. While these estimates are not terribly high, it is important to be aware of to either replace these lost jobs/industry, or pivot to new opportunities better-suited for the workforce that exists in Crete today.

Figure 3.4 Existing Industry in Crete from 2015-2020



Location Quotient Analysis

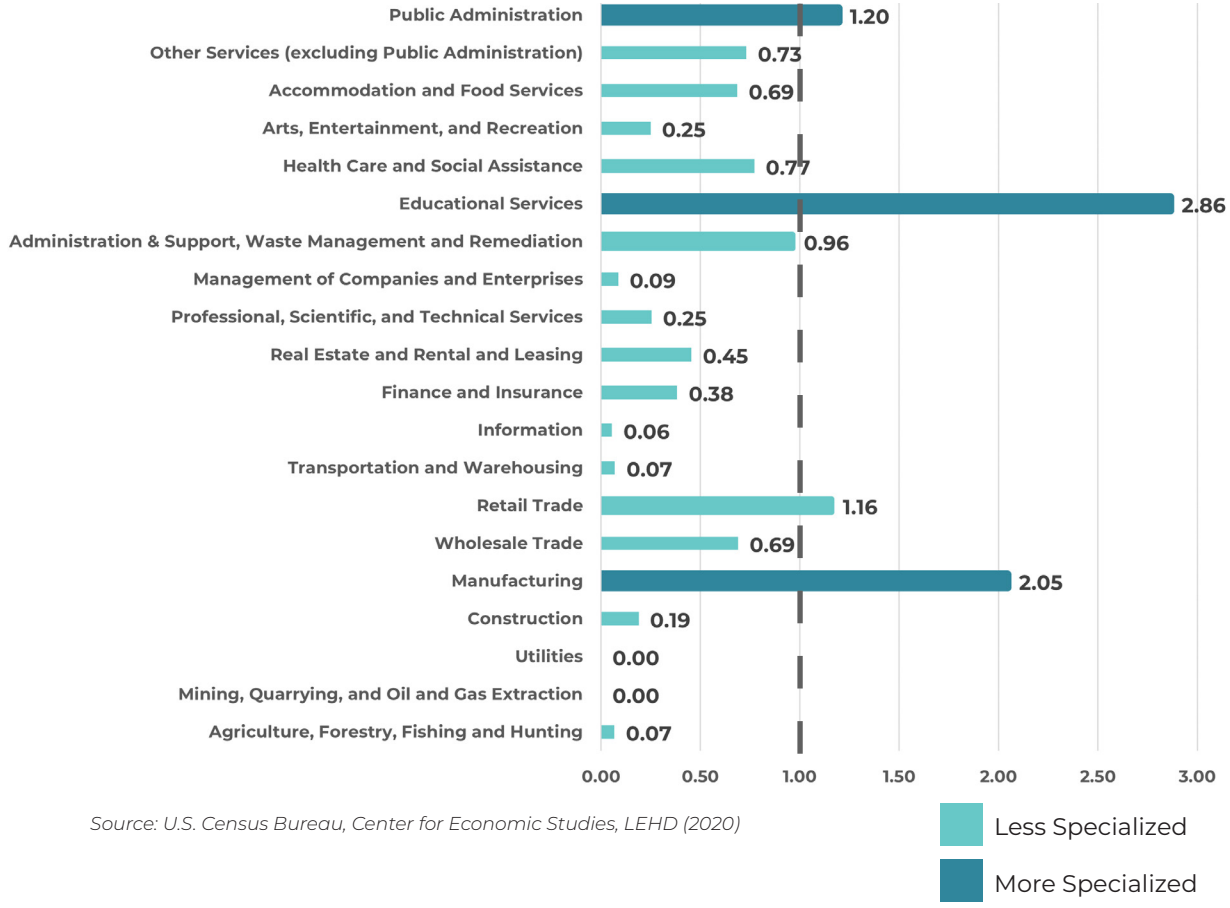
Figure 3.5 illustrates the location quotient (LQ) analysis for Crete based on jobs within the community compared to the state of Nebraska. LQ analyses are a key method for measuring specialization of industry within a specific area by comparing the proportion of jobs within an industry to that of a larger reference area.

An LQ above 1.0 is considered 'specialized' or having a competitive advantage. Based on the findings in Figure 3.5, Crete has a competitive advantage in:

- Public Administration
- Educational Services
- Manufacturing

The high number of government-related organizations, Doane University, and the industrial presence that exists within Crete today, these results are not surprising. Crete should continue to build upon the competitive advantage within each of these industries to maintain that leverage and enhance job opportunities within the community. Additional support industries could be beneficial as well to diversify Crete's employment base.

Figure 3.5 Crete Location Quotient Analysis



Source: U.S. Census Bureau, Center for Economic Studies, LEHD (2020)

Commuting Patterns of Workers

Commuting patterns help to highlight what draws people to a community for work, where and how many residents are leaving to go elsewhere for work, and how many residents live and work in the community.

Commuting In

There are roughly 2,198 people that commute to Crete for work. People are largely coming from Lincoln (22.0%), with other commuters coming from Wilber, Omaha, Friend, De Witt, Beatrice, Dorchester, Seward, and Hickman.

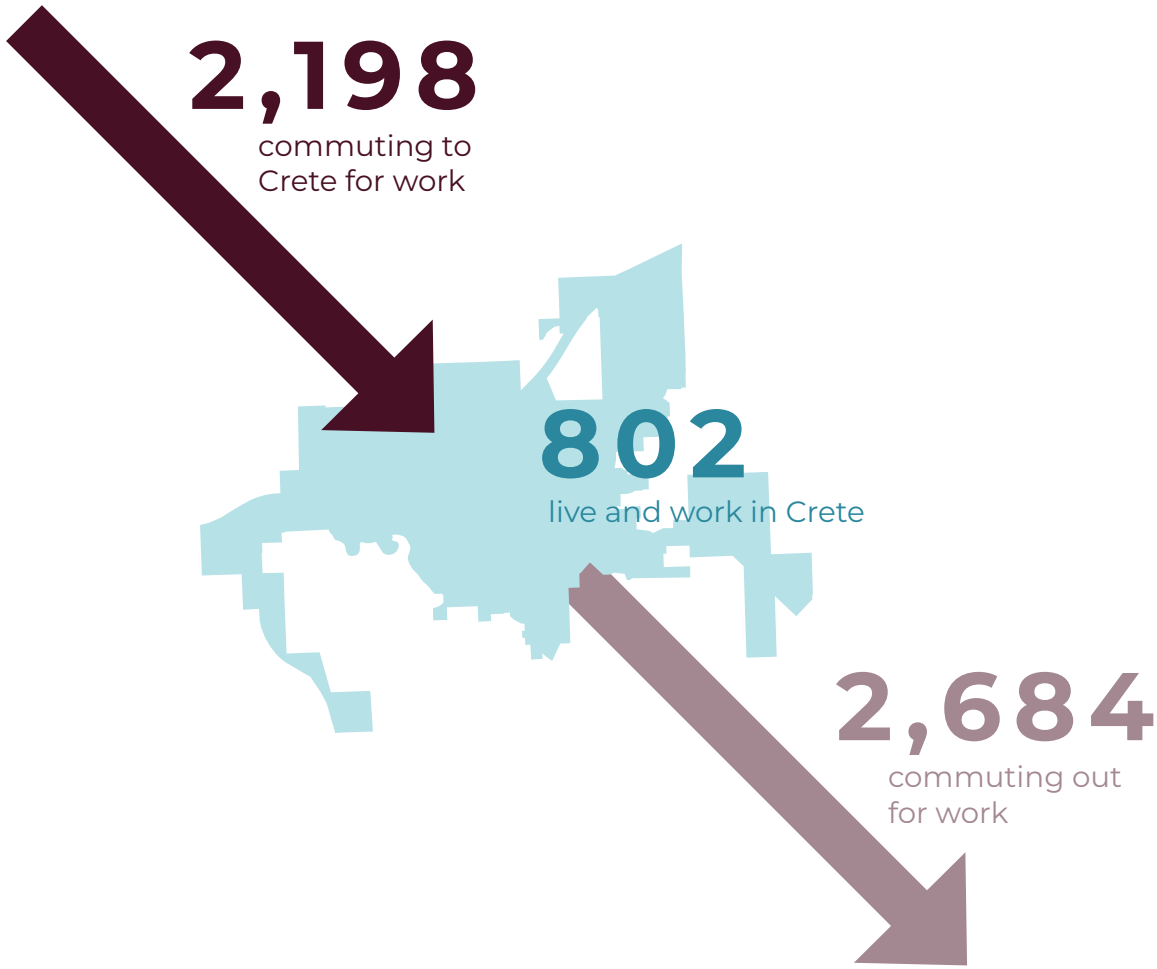
Commuting Out

There are roughly 2,684 people that commute outside of Crete for work. Residents leaving Crete for work in other communities are primarily going to Lincoln (21.7%), Omaha, Grand Island, Wilber, Seward, Beatrice, Fremont, Columbus, and Waverly. Between in and out commuters, the two cohorts balance each other out in the total number of people. Additionally, there is a fairly even share of Lincoln residents coming to Crete for work as there are Crete residents going to Lincoln for work.

Live + Work in Crete

There are roughly 802 people that live and work in Crete. The larger this central number is, the greater the opportunity to live, work, and play in Crete.

Figure 3.6 Commuter Patterns for Crete, 2020



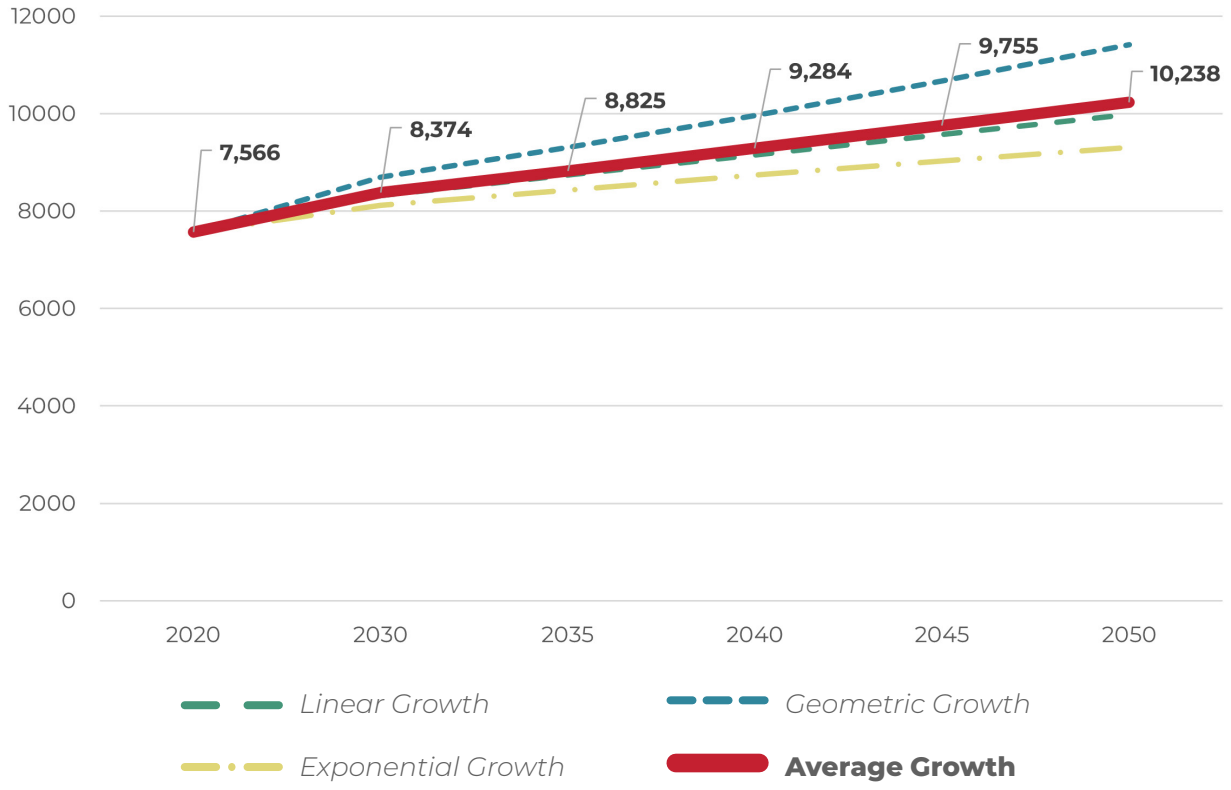
Source: U.S. Census Bureau, Center for Economic Studies, LEHD (2020)

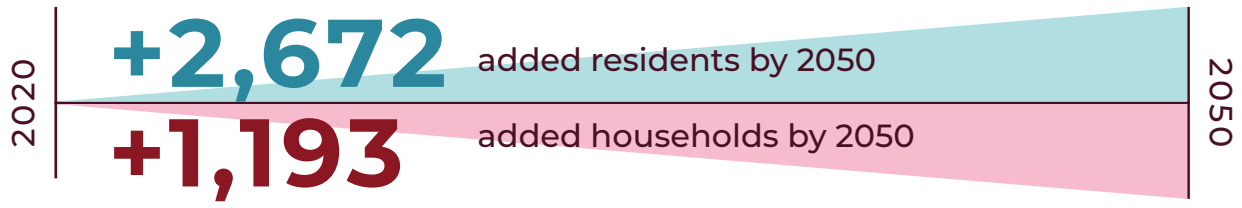
Future Population + Demand Estimates

As shown in the *a community to grow in* chapter, a series of population and household projections were created to estimate the number of new residents the community could expect by 2050. The average population projection of 10,238 residents was used to then project the number of households added by 2050. Following the existing average household size estimates, it is projected that there will be 1,193 households added by 2050.

Population and household projections are applicable to economic development for the trickle-down-effect these added residents will have on local services, amenities, and industry. Ensuring there is ample housing will be key in growing the live and work cohort from Figure 3.7. Increased population will also bring about a larger workforce pool to the community. Crete should consider supportive industry to compliment present companies today to create synergy in the local economy.

Figure 3.7 Population Projections





Planned Industry Growth Nodes

Existing Industry

Crete has a number of existing large employers that greatly contribute to the local economy and bring people to the community for work. Some of these include the Nestle Purina Plant along Highway 33, Bunge located along the railroad in Downtown Crete, and Smithfield located south of Crete along Highway 133.

Crete has a history of industrial uses that have shaped its local economy for quite some time. Due to the railroad being a driving factor in Crete's settlement, industry was clustered around it and the community grew from there. This has resulted in some atypical land use patterns near Downtown Crete. The Future Land Use Plan recognizes that these employers are not likely to relocate and has been crafted to intentionally blend these industrial users into the land use pattern of the community.

Industry Nodes

The map in Figure 3.8 identifies the proposed commercial, business park, and industrial growth nodes for Crete pulled from the Future Land Use Plan.

Business Park Nodes

Business park is a lighter industrial user that could range from warehousing to light manufacturing. Locations identified as most ideal for business park include the intersection of E 13th Street and SW 142nd Street, along Boswell Avenue, and in pockets along Highway 33. It is best to keep business park users on the periphery as these are not ideal uses to have in the heart of the community.

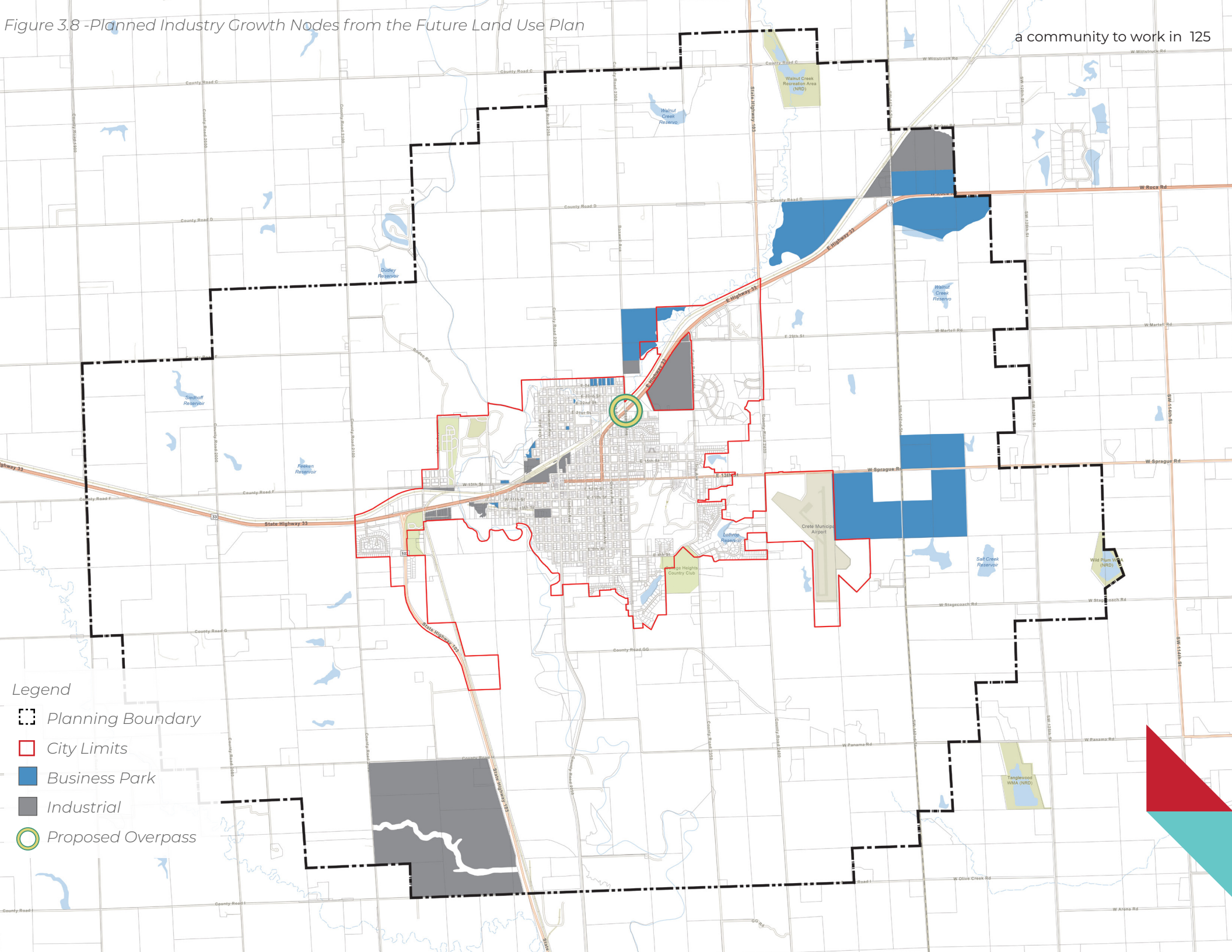
Industrial Nodes

Industrial uses are much more intense of a land use compared to business park. These land uses are likely to have heavy manufacturing and outdoor storage. New industrial areas identified in the Future Land Use Plan locate these uses along major roads, such as Highway 33 and Highway 103 due to the increased traffic associated with these uses.





Figure 3.8 -Planned Industry Growth Nodes from the Future Land Use Plan



Planned Entertainment Nodes

Entertainment Nodes

Phase 2 of the planning process consistently highlighted a strong desire for more small-scale retail and commercial amenities and hubs or districts for gathering and events. The Future Land Use Plan identifies areas in which these services and uses can be expanded.

Downtown Mixed-Use

The core of the community and local businesses are located in Downtown Crete today. From the intersection of Main Avenue and E 13th Street and beyond, local businesses and amenities thrive within this district. This land use is intended to build upon the momentum present here and identify additional areas prime for expanded commercial development.

Mixed-Use

Mixed-use development schemes serve two purposes: to provide additional services and amenities, whether through office or retail users, and increase residential opportunities. These development types are viable options for increasing density while also increasing retail activity in a specific area. The Future Land Use Plan builds off existing commercial activity along Highway 33 and proposes mixed-use development in these areas as well to centralize commercial and retail land uses.

Neighborhood Commercial

Neighborhood commercial uses provide immediate services to adjacent residential developments. These are more small-scale development schemes that cater to quick-service amenities, such as a small market, convenience store, or eatery. These neighborhood commercial uses are nestled along key corridors and subdivisions to provide easy access.

Regional Commercial Nodes

Regional commercial uses provide large-scale amenities and resources to the community and beyond. Uses can range from restaurants to big box stores. The commercial nodes identified in Figure 3.9 are strategically located along heavy-trafficked areas, such as E 13th Street, Highway 33, and Main Avenue. These corridors are ideal locations for increasing visibility of commercial uses.

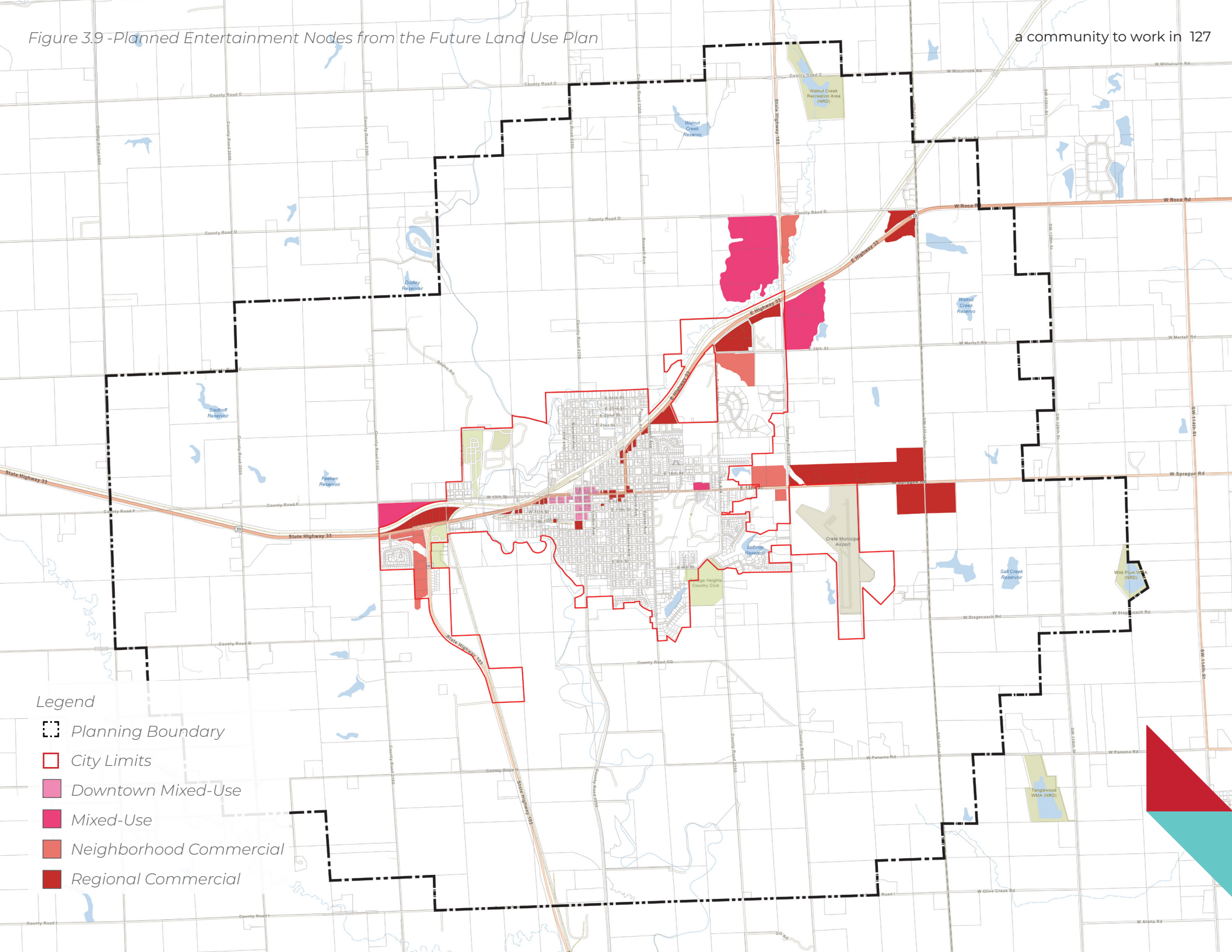








Figure 3.9 -Planned Entertainment Nodes from the Future Land Use Plan



Existing Downtown Uses and Activity

Crete's history of development has led to a mix of uses and operations in Downtown today. In taking a closer look at the Downtown, it was helpful to analyze general themes of uses by block. The map in Figure 3.10 illustrates these uses broken down into residential, services, retail, and park land.

Residential

The ideal application of residential uses in downtowns would look dense, likely 2-3 story complexes, and would blend seamlessly into the built environment. In Downtown Crete, there are pockets of residential development that fit this description. However, there are also a number of single-family, detached homes along the main corridors of Downtown that are not the highest and best uses of the land and street frontages. As Downtown continues to grow and redevelop, these parcels should be considered as viable areas for redevelopment of denser residential uses or mixed-uses per the Future Land Use Plan.

Services

Many of the governmental functions and services are located in Downtown Crete. Within the boundary shown in Figure 3.10, these include Crete Public School's Administration building, Crete's fire station, City Hall, Crete Community Center, and post office. Essential to the community's operations, these are aptly located in the heart of the community.

Retail

Retail comes in a variety of uses, sizes, and services. Within the blocks and parcels identified as retail in Figure 3.10, the general service type is listed for the blocks where retail is the dominant use. Many uses are auto, food, or shopping-oriented, which is fairly typical for downtowns. When considering what uses would be best suited for Downtown, questions such as "what services are missing?" or "what services can we build on?" should be evaluated.

Parks

Greenspace or gathering areas are great for establishing social nodes and natural event spaces within a downtown. Crete is fortunate to have Crete City Park located in the heart of Downtown, adjacent to City Hall. Identifying areas in which greenspace can be incorporated will benefit the aesthetics and appeal of Downtown and should be considered with any project.

Opportunities

Phase 2 identified a strong desire for enhancing commercial and retail options within the community. While not all commercial or retail growth can be located in Downtown, identifying viable parcels for redevelopment should be conducted to further enhance services within Downtown Crete.

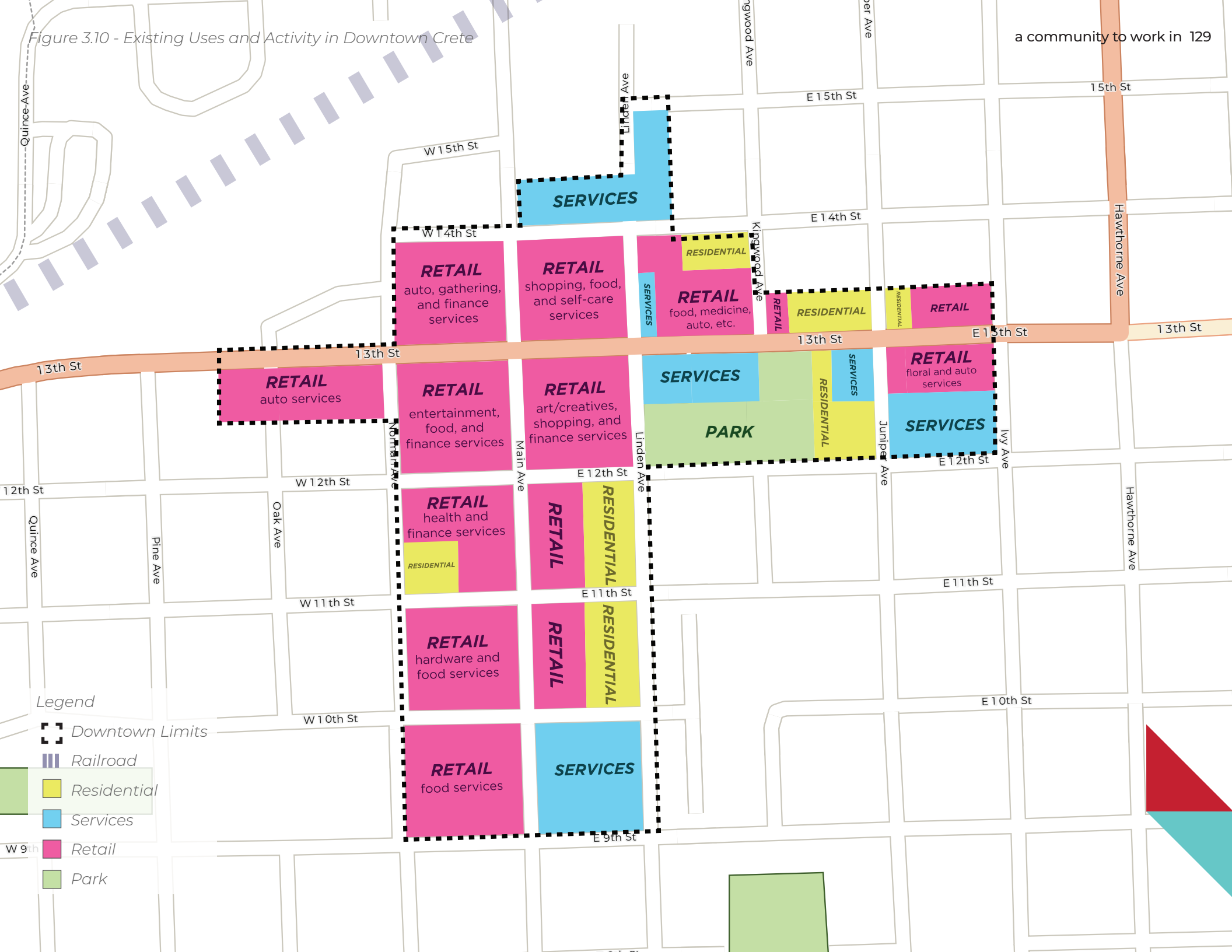








Figure 3.10 - Existing Uses and Activity in Downtown Crete



Funding Economic Development

Crete's Department of Community and Economic Development offers a number of funding opportunities including a:

- Downtown Revitalization Program
- Economic Development Assistance Program
- Tax Increment Financing Program

This section details these funding opportunities and best practices for economic development. The City of Crete has additional information and applications for these programs on their website.

Source: City of Crete, Department of Community and Economic Development

downtown revitalization program (DTR)

In 2020, Crete was one of five Nebraska communities chosen by the Nebraska Department of Economic Development to receive funds for downtown revitalization. The $445,000 will go toward efforts in enhancing aesthetic appeal and commercial activity in the historic district.

There are currently two funding cycles (one in March and one in July) to award applicants that are within the eligible zone. This zone generally contains all businesses between Norman and Linden Avenues and 14th and 11th Streets.

Eligible Activities or Improvements:

- Architectural or engineering plans/ specification documents
- Building materials and construction labor to perform facade improvements
- Restoration, renovation, replacement, or reconstruction of signage, awnings, windows, or doors.
- Brick, stucco, masonry, and exterior surface repair/restoration for historic preservation
- Repair/restoration, or installation of historic decorative details
- Painting or other exterior surface enhancements for historic preservation
- Misc. facade improvements
- Address code violations

economic development assistance (LB840)

Local voters approved a 0.5% local option sales tax that enabled the Economic Development Assistance (LB840) Program in November 2010. This program's initiatives aim to bring high-paying, quality jobs to Crete by generating employment opportunities and generally attracting new business and workforce opportunities to the community.

To qualify for this funding source, businesses must derive its principal source of income from any of the following:

- Manufacturer of articles of commerce;
- Conduct research and development;
- Processing, storage, transport, or sale of goods or commodities and sold in interstate commerce, not local;
- Sale of services in interstate commerce;
- Headquarter facilities;
- Telecommunications;
- Development, sale, or support of technology/hardware/software;
- Retail businesses;
- Construction or rehabilitation of housing; or
- Tourism-related activities.

Recipients of this program will be awarded gap funding to complete their respective projects. Funds received have 0% interest and require $0 in repayment as long as performance requirements are met.

tax increment financing (TIF)

Tax increment financing (TIF) is a common tool used in communities to help finance projects in designated areas of the city. These funds often aim to assist financing urban renewal or redevelopment projects. Crete's system for TIF captures funds for a period of up to 15 years to repay the investment.

Crete has two separate Redevelopment Plans that identify two areas eligible for TIF dollars. Specific to Downtown Crete, the Redevelopment Plan from October 2013 identifies designated areas and goals for rehabilitation and/or revitalization. These plans should be considered in addition to the Future Land Use Plan to identify redevelopment opportunities, funding sources, and goals for these parcels. Many of the 2013 recommendations have been addressed, the full list includes:

- Create an Economic Development Initiative for job creation.
- Prepare an Annexation Plan to bring properties into corporate limits.
- Create a Downtown Facade Improvement Program.
- Address downtown parking.
- Promote a variety of uses for new highway commercial.
- Reuse vacant lots.
- Implement highway corridor enhancements.
- Deploy traffic speed calming techniques.
- Implement alternative energy systems.
- Implement landscaping and streetscaping improvements throughout main corridors.
- Re-plat all properties within the redevelopment area for future redevelopment efforts.



Transportation

This section reviews transportation in Crete, which includes all modes from vehicular traffic, to pedestrians/bicyclists, railroads, and transit. The existing conditions of the Crete transportation system is reviewed and then a discussion of how Complete Streets policies can be applied to small cities in rural areas like Crete. A Future Streets and Active Transportation Plan is discussed as well as several other key strategic opportunities to improve transportation in Crete to help it work.



Overview

- Public Input Summary
- Transportation Existing Conditions
- Future Streets Plan
- Complete Streets Overview
- Active Transportation Plan
- Strategic Opportunities

MY VISION FOR **TRANSPORTATION** IN CRETE....

> TO HAVE **WELL MAINTAINED STREETS, SIDEWALKS & WALKING/BIKING TRAIL.**



Transportation Public Input

Community Views on Transportation

During Phase 2 of the planning process, there were a variety of engagement opportunities for residents to share their thoughts and ideas on the future of Crete. Specific questions were presented related to transportation and mobility. This section aims to summarize the key themes from the feedback.

The big picture takeaways from the transportation related feedback included the need for improved sidewalk connections, transit opportunities, and maintained roads throughout the community.

Public Workshop

Priority Ranking
When asked to select multi-modal transportation priorities from a list of topics the following were the most selected: expanded sidewalk network, recreation, and on-demand bus services.

Preference Scales
When asked how safe residents felt when walking throughout Crete, the majority of respondents indicated they did not feel safe. These responses demonstrate further need for improved walkable connections throughout the community.

Engagement Website
The engagement website featured a short survey with a series of questions regarding everything from parks and recreation to what types of development residents would like to see in the future. As it relates to transportation, Figure 3.12 highlights the results for what residents see as the necessary transportation improvements over the next 10-15 years.

Figure 3.11 shows a quote pulled from the mapping activity highlighting the difficulties of navigating the community as a pedestrian.

Figure 3.11 Mapping Activity Quote

> **"A sidewalk/walkway/pedestrian overpass to get across the tracks. The downtown area could be a walkable destination for residents north of the railroad, but the crossing doesn't have adequate sidewalks. The constant traffic deters the public from crossing the tracks in either direction, a different option is needed."**

Figure 3.12 Engagement Website Transportation Question Results

Question 9: In the next 10-15 years, Crete will need more of the following transportation changes:

#1 Sidewalks

#2 Public transportation/bus service

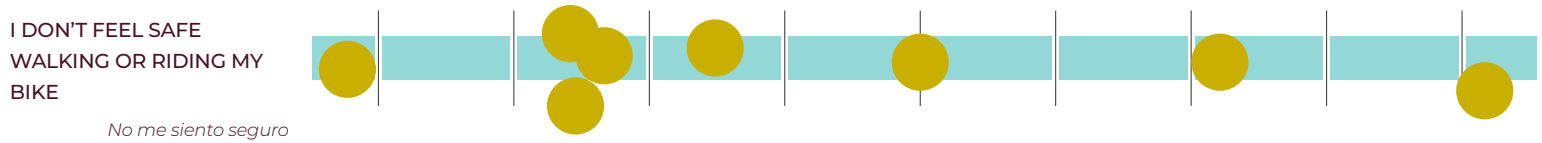
#3 Multi-use trails/Bike lanes

#4 Crosswalks

#5 Stop lights

Figure 3.13 Public Workshop Preference Scale Transportation Option Results

Walkability / Bikeability [Transitabilidad / Circulación de bicicletas]



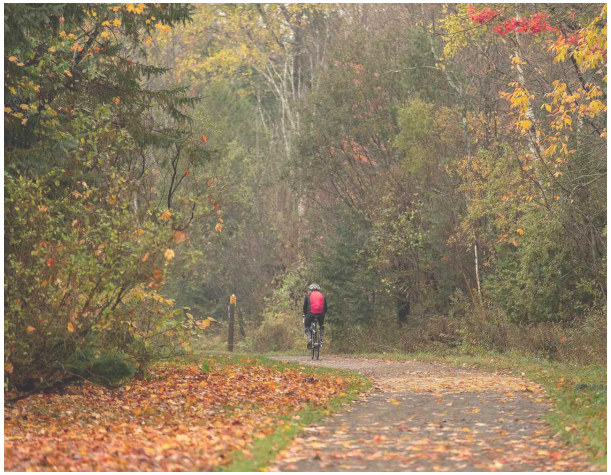
Transportation Existing Conditions

Transportation System Today

Figure 3.14 shows the transportation system in Crete today including streets and railroads as well as the location of the only trail within Crete at the Crete Area Medical Center. Bicycle and pedestrian infrastructure in Crete is mainly provided via sidewalks, shown in Figure 3.14 on the following pages. Each of these transportation facility types are important for a healthy, efficient, and robust transportation system.







Streets

Streets are the main source of vehicular and truck traffic and mobility in a community. Street systems are typically made up of a hierarchy ranging from local to major arterial streets. Key defining streets in Crete include Highways 33 and 103, E 13th Street / County Road F, Hawthorne Avenue, Boswell Avenue, and Iris Avenue.

Railroads

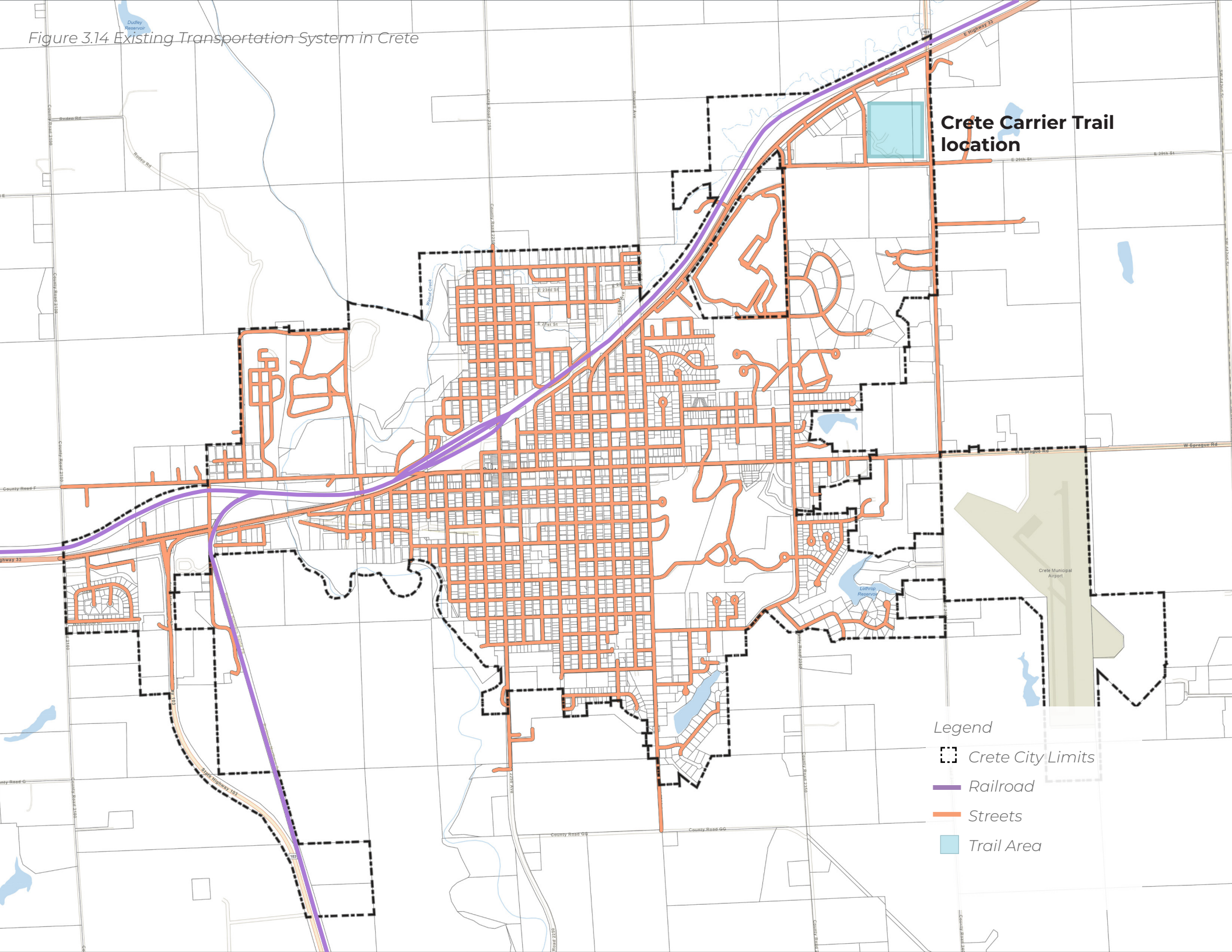
Crete is bisected by a Burlington Northern Santa Fe (BNSF) rail line that runs essentially parallel to Highway 33 until the west side of Crete where a branch of the line heads south, roughly following Highway 103. The railroads in Crete are very active and provide a significant source of economic development for Crete. While beneficial to the economy, some negative externalities exist as a result including a natural division of north and south of the railway, difficult crossings (both vehicular and pedestrian), and less attractive development in the Downtown area.

Bicycle / Pedestrian + Transit

Crete has a somewhat patchy sidewalk system serving pedestrians and bicyclists. There is only one true trail, the Crete Carrier Trail located within the Crete Area Medical Center. There are some natural paths within Tuxedo Park.

Crete transit needs are currently provided by Saline County Area Transit, which offers reservation only on-demand transit service at a low cost of $2 per boarding for adults.

Figure 3.14 Existing Transportation System in Crete



Transportation Existing Conditions

Street System Today

Figure 3.15 shows the location of streets in Crete by street type. Street types in Crete include arterials, collectors, and local streets, each of which is defined below with a local example. Arterials are shown in red, collectors in yellow, and local streets in blue.

Arterials



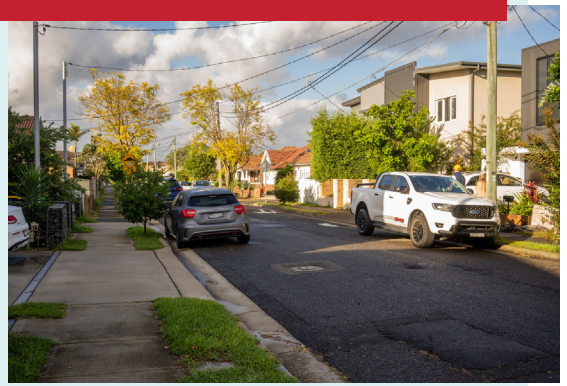
Major Arterial streets include multi-lane highways and other important roadways that provide the means for regional connectivity within the roadway system. These are the main travel routes within the network, and the focus of the arterial roadway is to move traffic from one network to another. Arterial streets in Crete include Highway 33.

Collectors



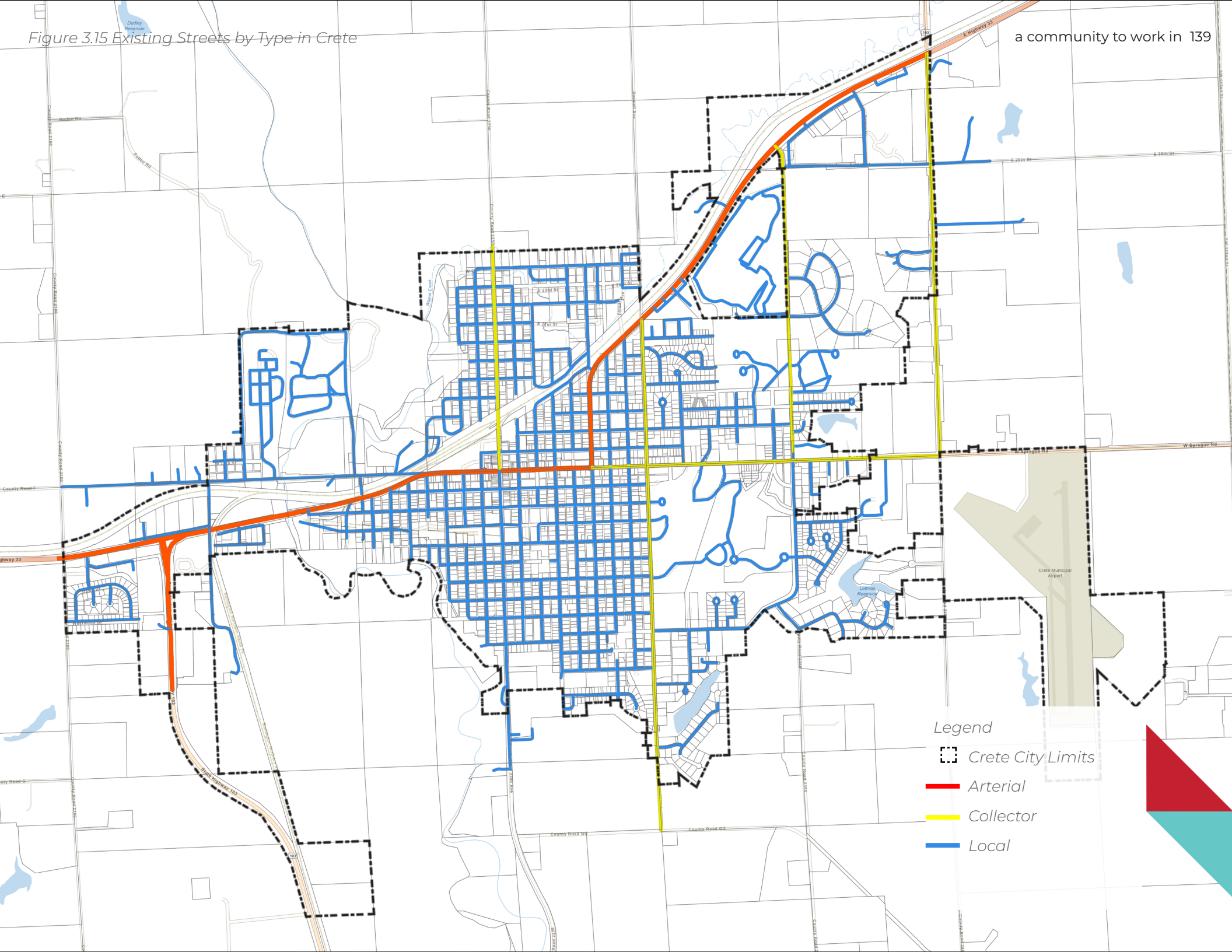
Collector streets provide both land access and traffic circulation within a community by distributing traffic trips from the arterial network to local streets. They typically cover a shorter distance than arterial streets and have lower speeds. Examples of collector streets in Crete include portions of Boswell Avenue, Main Avenue, Iris Avenue, and E 13th Street.

Locals



Local roadways are those that serve individual properties and are typically low speeds of 25 miles per hour or less. They are typically designed to discourage through traffic, which is better suited for collector or arterial streets. Local streets in Crete include Grove Street, W 9th Street, E 16th Street, or W 18th Street. These are the most common street type in Crete.

Figure 3.15 Existing Streets by Type in Crete



Transportation Existing Conditions

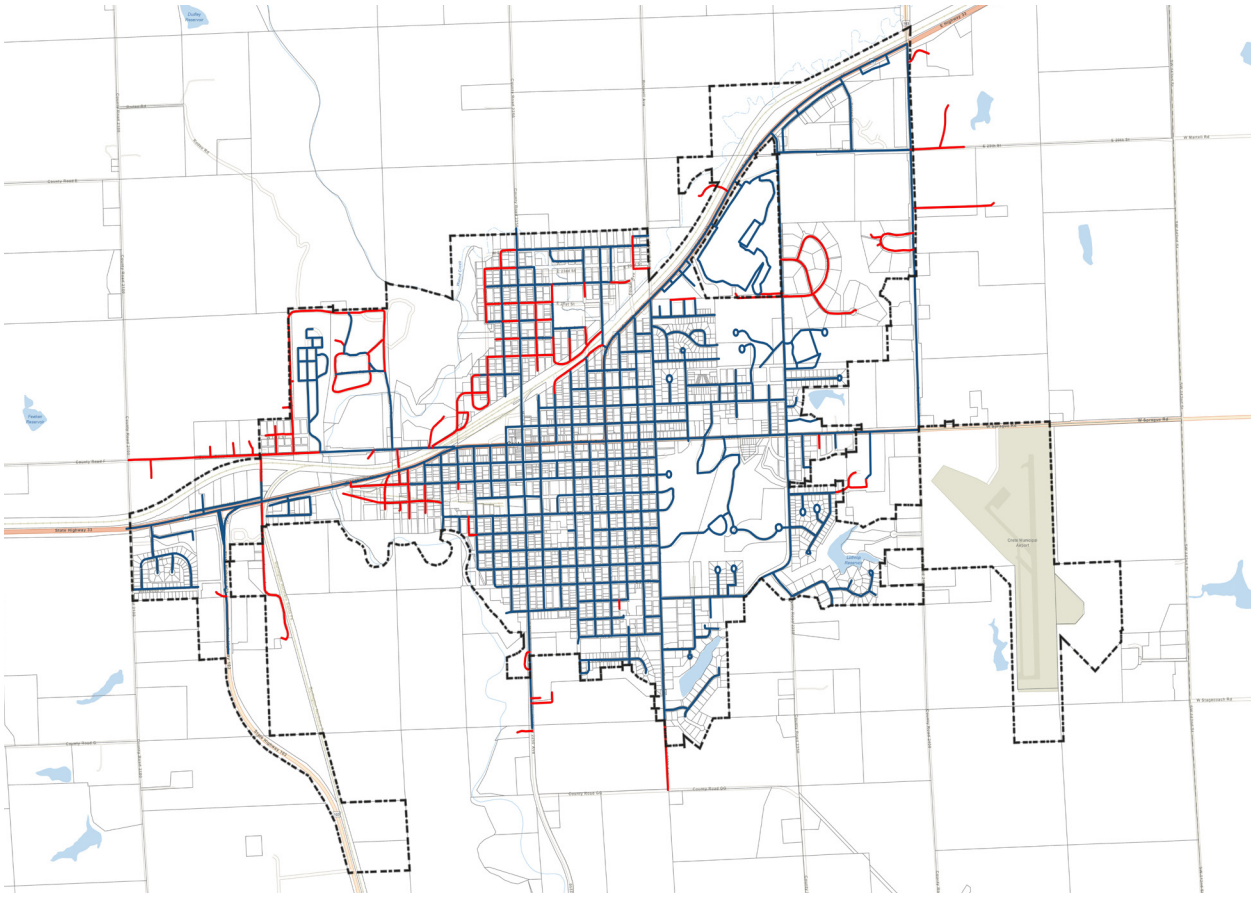
Gravel vs. Paved Roads

Figure 3.16 shows the location of paved and gravel roads in Crete as of the creation of this plan. There is a distinct clustering of unpaved roads in the area north of the railroad and in a few locations on the far west and northeast corners of the community.

The Streets Department and Public Works have made great progress in re-doing gravel roads throughout Crete but progress remains. Gravel roads can be difficult to use in wet weather and can require frequent maintenance as a result. They generate a lot of dust and can be susceptible to pothole formation.

Crete should continue to phase out gravel roads within city limits to provide a more even and consistent roadway system.

Figure 3.16 - Gravel and Paved Roads in Crete



Source: Confluence with inputs from City of Crete

Legend

- *Crete City Limits*
- *Gravel Roads*
- *Paved Roads*

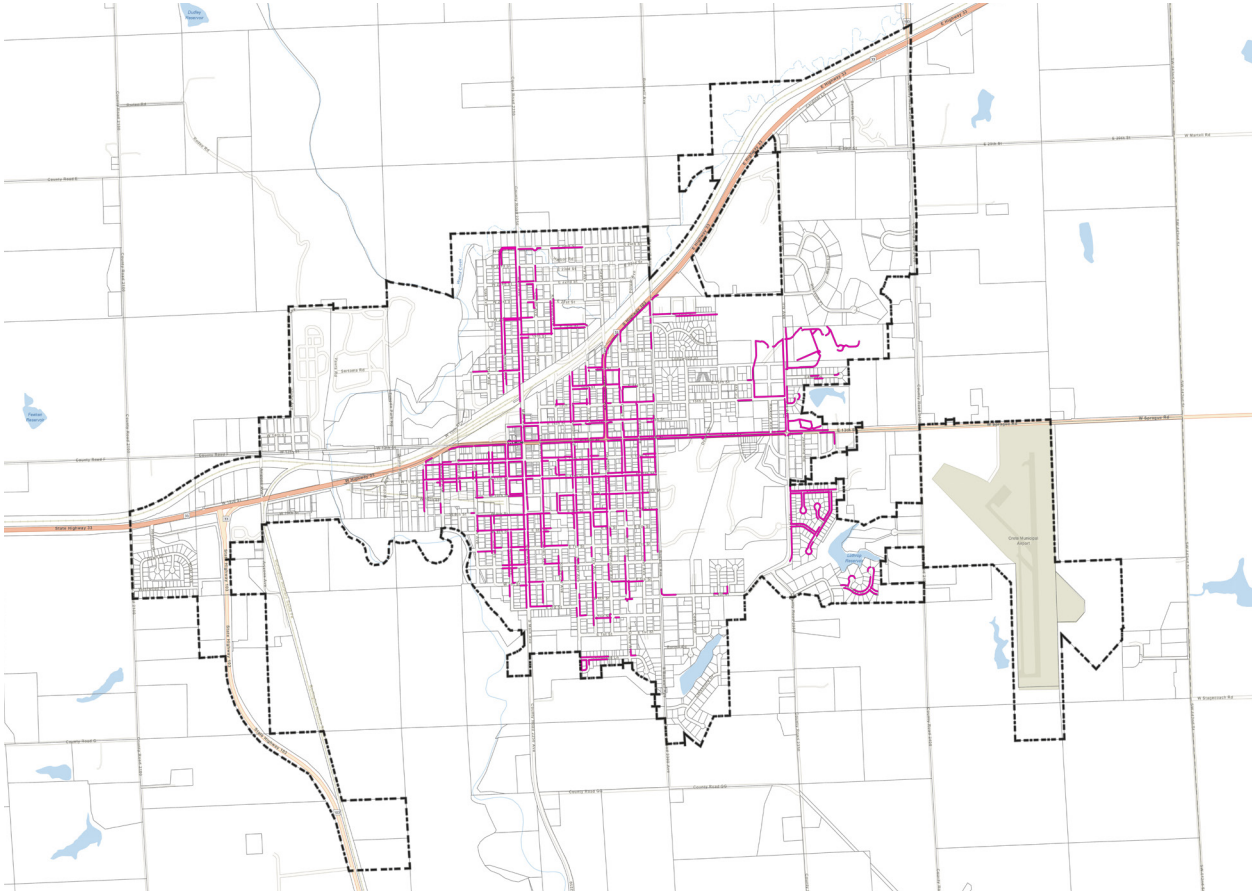
Transportation Existing Conditions

Sidewalks

Figure 3.17 shows an estimated sidewalk gap analysis for Crete using aerial imagery and Google Street View. A full on-the-ground walk through survey of sidewalk condition and gap analysis would best represent the status quo, however, this analysis represents general trends in sidewalk coverage in Crete today.

Overall, sidewalk coverage in Crete is patchy. Some areas have sidewalks on both sides of the street and several areas have sidewalks on one side or part of a street. Certain areas have zero or minimal sidewalk coverage.

Figure 3.17 - Crete Sidewalk Estimates



Source: Confluence with inputs from City of Crete

Legend

Crete City Limits

Existing Sidewalk

Transportation Existing Conditions

Public Works Department

The Street Department of the City of Crete maintains all the public roadways in the City. The Department is involved in a certified bridge inspection process to inspect, repair and maintain bridges within the City. The department repairs and maintains streets by sweeping, striping, tarring, and fixing potholes, keeping rights of way mowed and maintains signs. When needed, they replace concrete and curbing.

Street Improvement Plan

The City of Crete is required by Nebraska state law and the Nebraska Department of Transportation's Rules and Regulations to submit an annual Street Improvement Plan for highway, road, and street improvements. The 2023-2028 Streets Improvement Plan calls for a series of improvements to the area north of the railroad in Crete and a few other places throughout the community.

Street Beautification

The Crete Community Foundation's partnered with the City for a downtown beautification plan after researching and gathering examples and information from projects in other communities. The foundation purchased benches, planters, and garbage cans, which were placed in spring 2019 along Main Street from 11th to 14th Streets and for one block east and west from the 13th and Main intersection.

The Street Department created "bump outs," or club extensions, along Main Street in specific locations, to place additional benches and plant trees.





Transportation Future Streets Plan

Future Streets Plan for Crete

Overview

A Future Streets Plan was created using the existing street grid as its base, which was then updated based on the Future Land Use Plan created for Chapter 4 - a community to grow in.

The Future Street Plan is composed of a series of proposed new collector and arterial roadways with an overall goal of providing multiple north-south and east-west connections for high-capacity roadways throughout the planning boundary.

Local streets are not shown as those will be determined by the developer or city during the development review process.

The following page shows potential cross sections for new roads identified in the Future Streets Plan. Figure 3.18 then shows the proposed new Future Streets Plan for Crete.





Transportation Future Streets Plan

Cross Sections

The Future Streets Plan for Crete is made up of a series of collector and arterial streets. To help visualize what these streets will look like, cross sections depicting possible street right-of-way layouts have been created for collector and arterial streets. These sections are illustrative of the type of street sections typically associated with each street classification. Where appropriate, variations for on-street parking or bicycle facilities like bike lanes could also be introduced. If the City moves forward with adopting a Complete Streets policy, these cross sections could become more formally adopted.

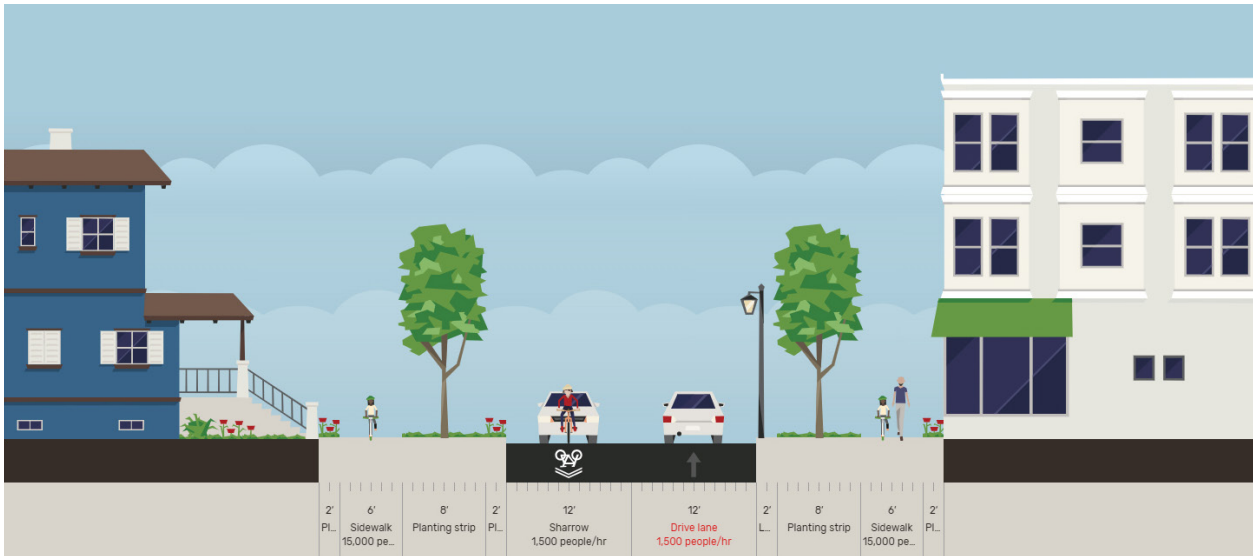
Collector Street Cross Section

The collector street cross section has a 60' right of way composed of 6' sidewalks on either side of the road alongside generous buffers between the sidewalk and the 12' lanes. Sharrows or on-street parking could be added to the streets as appropriate.

Arterial Street Cross Section

The arterial street cross section includes 105' right of way that is composed of wide sidewalks or multi-use paths on either side, a buffer between the paths and the street, two 11' lanes in either direction, and a 13' planted median. Bicycle facilities such as a separated bicycle lane could be added as is appropriate.

Collector Street Cross Section



Arterial Street Cross Section

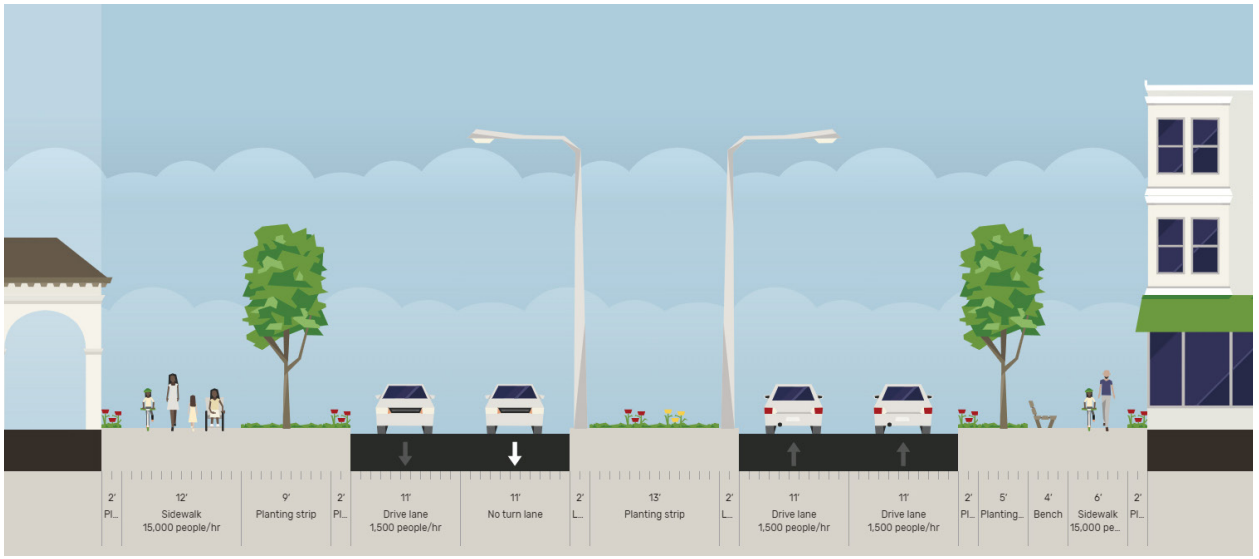
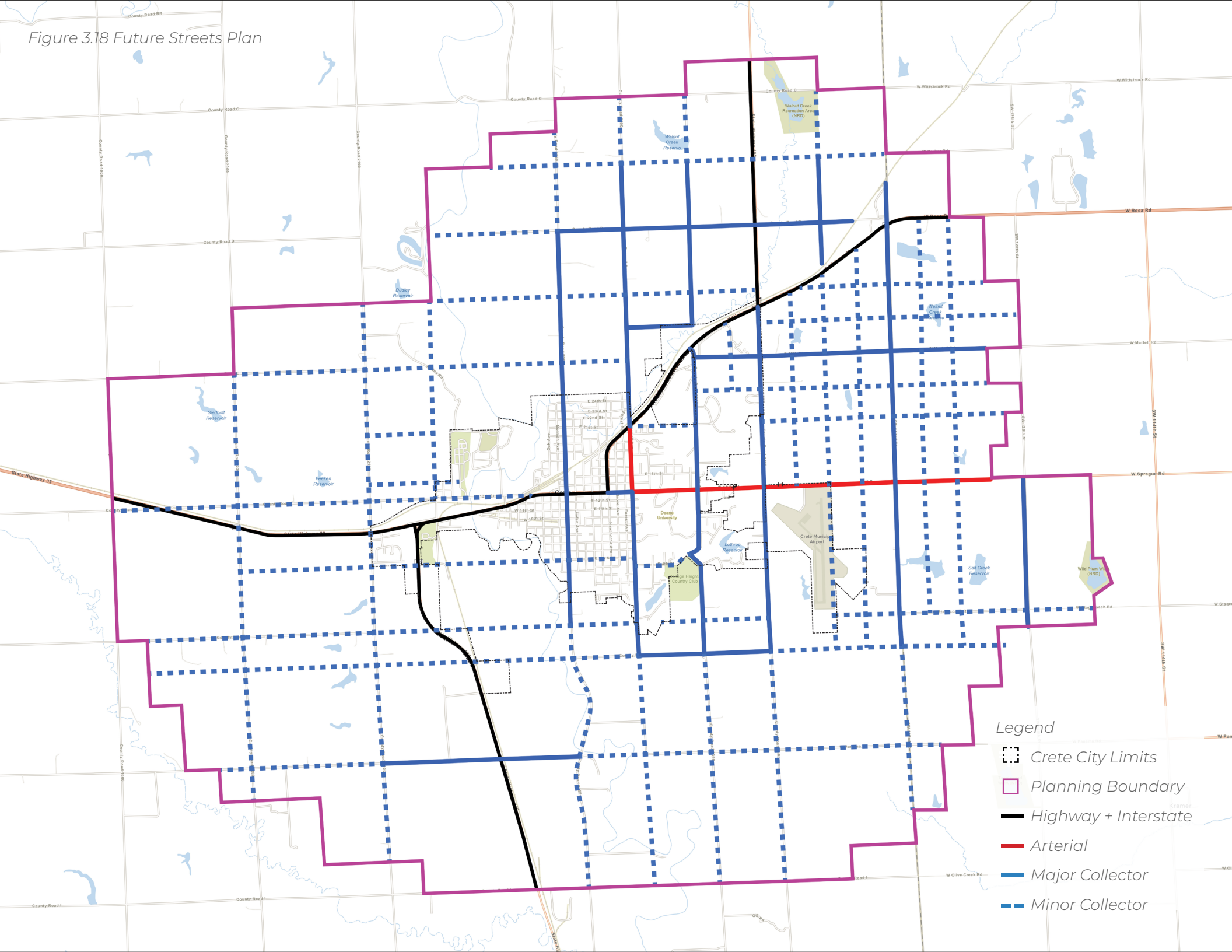


Figure 3.18 Future Streets Plan



Complete Streets Overview

What are Complete Streets?

It is now commonplace for roadway design to consider all modes of transportation instead of solely focusing on vehicular or truck traffic. This practice is often collectively referred to as creating a complete street system.

A complete street is one that provides for safe mobility for pedestrian, bicyclists, transit riders, and motorists. When done correctly, complete streets can help to maintain a vibrant and safe community. A flexible complete streets policy could be designed to accommodate the unique circumstances and context of Crete. The typical urban street profile that may come to mind with complete streets can be adopted to meet the needs, budget, and priorities of a smaller or more rural community such as Crete.

The Federal Highway Administration has a guide to help communities like Crete better design and retrofit roadways to adhere to more complete street principles called Small Town and Rural Multi-modal Networks. The planning document addresses common concerns and solutions for mixed traffic facilities (bicycle boulevard, advisory shoulders), visually separated facilities (paved shoulders, bike lanes), physically separated facilities (shared use path, sidewalks, side paths, etc.), and key network opportunities (speed management, pedestrian lane, etc.). Crete should consult planning tools such as this report to identify complete street policies and strategies that best fit Crete.



Complete Streets Cross Section

Complete Streets Cross Section

Complete Street Rendering for Small or Rural Communities

Below is an example rendering of how complete streets can look for a small or rural community from the Small Town and Rural Multi-modal Network report. The look and feel of a Complete Street in Crete will be different than in a more urbanized community such as Lincoln; a flexible Complete Streets policy for Crete will be most effective.



Active Transportation Plan

Active Transportation Plan

Figure 3.19 shows the Active Transportation Plan for Crete to implement. The plan includes identified locations for trails, sharrows, and shared-use paths. These separate facilities would supplement the overall sidewalk expansion recommended and on-going in Crete to provide safe, efficient paths for bicyclists and pedestrians to move around Crete.



Trails

Trails are designated pathways to connect rural portions of the town to the heart of the community. Many of these trails take advantage of existing floodplains to create new recreational amenities as well as to increase connectivity throughout Crete.

The trail material will vary depending upon various factors such as location and surrounding developments, and will require further planning and investigation.



Sharrows

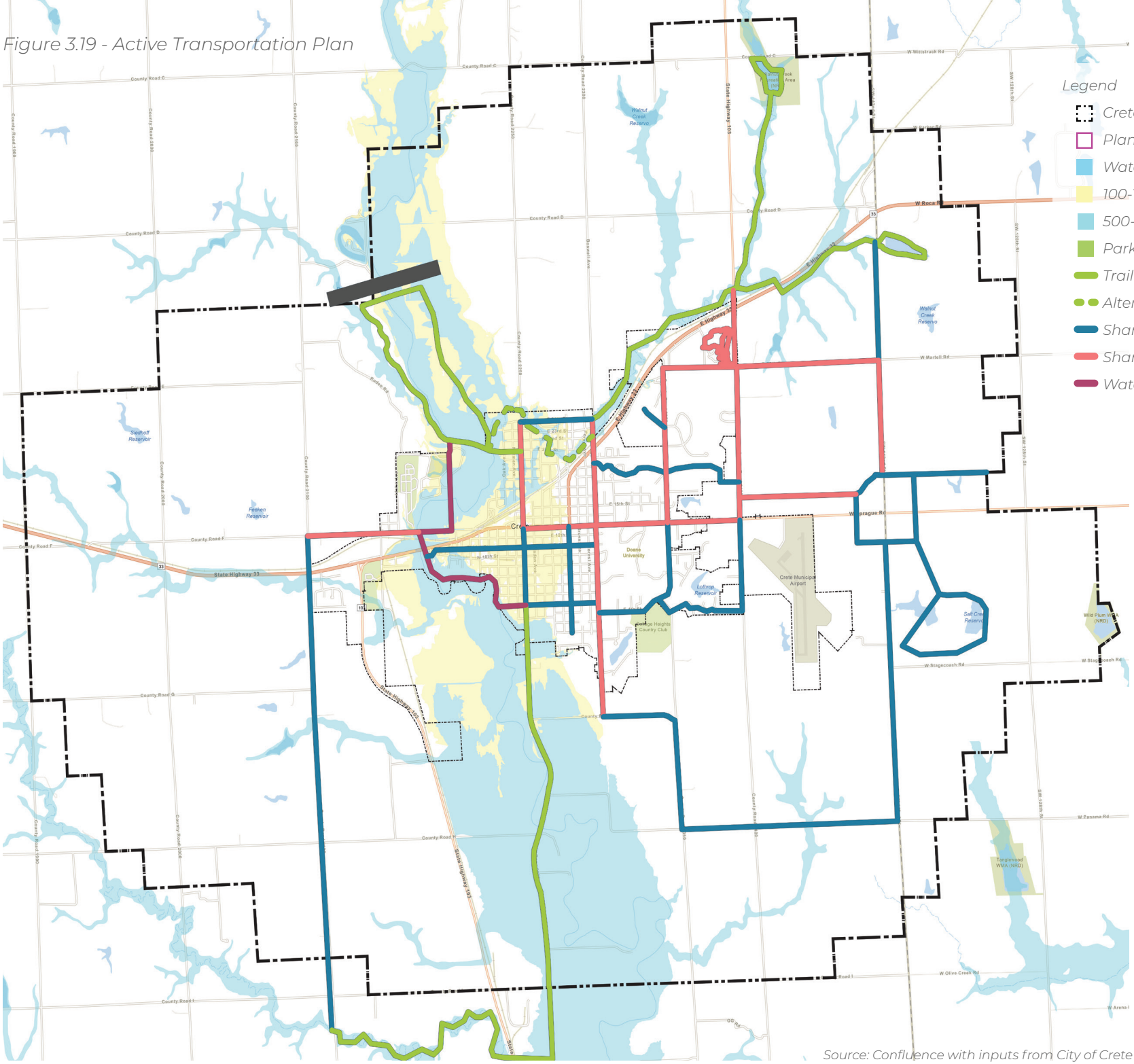
"Sharrows," or roads shared with both motor vehicles and bicyclists, include a large portion of the trail plan within the existing Crete city limits. Given the limited sidewalk network currently in the city, sharrows could be an easy method to expand mobility for non-motorized travel.



Shared-Use Paths

Shared-Use Paths are for bicyclists, pedestrians, strollers, wheelchairs, or any other non-motorized form of transportation. In Crete, new shared-use paths could be created through expanding the existing sidewalks and changing street composition through right of way adjustments or road diets.

Figure 3.19 - Active Transportation Plan



Source: Confluence with inputs from City of Crete

Strategic Opportunities

Transportation Strategic Opportunities

Active Transportation Plan

The trails system in Crete is currently lacking with only one trail on the far edge of town. Residents expressed a strong desire for pedestrian and bicycle facilities such as trails to better promote active transportation within Crete. The Active Transportation Plan outlines specific corridors by path type for Crete to implement to enhance pedestrian connectivity to key assets throughout the community and planning area overall.

Railroad Overpass

Another common theme within public input was the difficult connectivity issues associated with the location of the busy railroad in Crete. Vehicular and pedestrian traffic was often halted as a result of the train traffic along the BNSF line. North-south connectivity was lacking and often stalled. An overpass at Boswell Avenue would provide much needed vehicular and pedestrian connectivity in addition to economic development in the more undeveloped area north of the railroad.

Figure 3.20 - Possible Overpass Location



Transit Partnership

Transit was consistently mentioned as a transportation facility or amenity that is in need of improvement within Crete. Transit systems of all types including public and private systems are struggling to fund programs and find licenses commercial drivers for buses and vans. Crete should explore a partnership with Saline County Area Transit, Saline County, Public Health Solutions, Crete Area Medical Center, Crete Schools, Doane University, and major employers to create a transit partnership to serve Crete and Saline County residents. The transit partnership could benefit from shared fleet and drivers to help promote efficiency and cost savings. The partnership could provide on-demand and fixed route service.

Collector + Arterial Expansion

As Crete continues to develop, right-of-way for key collector and arterial expansion within the planning boundary should be preserved to enhance connectivity by providing multiple north-south and east-west connections. This is especially important in areas identified for mixed-use, commercial, business park, or industrial development.

Sidewalk Gaps + Expansion

A high-level sidewalk inventory was created for this planning effort. A more robust sidewalk gap analysis should be performed to identify gaps and necessary improvements to the sidewalk system. In particular, sidewalk expansion should take place to connect key community assets such as schools, parks, Downtown Crete, Doane University, and major employers in town.



Goals, Policies, and Action Items

To help implement the Future Land Use Plan and further promote the guiding principles, a series of goals, policies, and action items have been created.

Goal

Goals are objectives or aims which may be broad or specific.

Example: *Crete will attract high-quality development for housing, commercial, and business park uses.*

Policies

Policies represent on-going principles by which the City should adhere to when approving new development or planning future investments.

Example: *New development in Crete should adhere to the land use layout identified in the Future Land Use Plan.*

Action Items

Action items are specific steps and activities the city should take.

Example: *Update the zoning regulations to allow for smaller minimum lot size.*



GOAL 3.1 Attract new and supportive industries to Crete to further bolster the local economy and workforce

POLICIES

3.1.1 Prioritize economic growth in Crete through strategic investments in infrastructure, incentives, and annexations.

3.1.2 Consider viable industries that would support and/or complement existing industries in Crete.

3.1.3 Continue to support the Nestle Purina plant, Smithfield, and Bunge as key economic drivers in the community.

ACTION ITEMS

3.1.1 Identify target industries explore opportunities in bringing those types of businesses to Crete.

3.1.2 Identify parcels from the Future Land Use Plan to be shovel-ready sites to propel commercial, business park, or industrial development.

GOAL 3.2 Continue to enhance Downtown Crete through strategic partnerships and investments

POLICIES

3.2.1 Continue to implement the recommendations identified in the Redevelopment Plans from the Department of Community and Economic Development.

3.2.2 Encourage the conversion or redevelopment of incompatible land uses within the downtown core, following the Future Land Use Plan.

3.2.3 Encourage the expansion of Downtown uses along E 13th Street and Main Avenue.

3.2.4 Follow the Community Character recommendation of exploring a small business incubator space.

3.2.5 Continue to provide and advocate for the Downtown Revitalization Program and other incentive opportunities for small businesses in Crete.

3.2.6 Encourage retail and commercial uses on the first floor of downtown structures to promote all-day activity.

ACTION ITEMS

3.2.1 Regularly review the Redevelopment Plans and complete Planning Commission and City Council updates to consider what has been completed and what might need updated.

3.2.2 Consider adopting an occupancy requirement for Downtown Crete.

3.2.3 Meet with local business owners located in brick-and-mortar structures to share available funding sources and processes to help them finance projects.

GOAL 3.3 Consider opportunities for local and regional commercial and retail attractions

POLICIES

3.3.1 Support distinct and unique activities/uses in nodes of development to help establish identity.

3.3.2 Follow the Future Land Use Plan for recommendations on entertainment growth nodes in and around Crete.

3.3.3 Consider multi-modal transportation routes to allow for ease of access to these hubs.

ACTION ITEMS

3.3.1 Complete a corridor plan for E 13th Street.

3.3.2 Partner with Doane University to increase commercial and retail activity near campus to provide additional supportive amenities.

GOAL 3.4 Implement creative solutions to transportation issues

POLICIES

3.4.1 Seek creative solutions to transportation issues that leverage out of the box thinkings and strategic partnerships.

ACTION ITEMS

3.4.1 Explore partnership with Saline County Area Transit, Saline County, Public Health Solutions and Crete Area Medical Center, Crete Schools, Doane University, and major employers to better serve Crete and Saline County residents with fixed route and on-demand transit services.

3.4.2 Lobby state and federal bodies to help fund a railroad overpass to better connect north and south Crete.

3.4.3 Perform a feasibility study for an overpass at Boswell Avenue or other locations to help alleviate traffic, promote economic development, and add a safe pedestrian crossing between the north and south sides of Crete.

3.4.4 Work with Nebraska DOT to add improvements to state-run streets and highways.

3.4.5 Adopt a flexible Complete Streets policy that is suitable for a small, rural city like Crete.

GOAL 3.5 Maintain a transportation network that is safe and efficient for all modes of transportation

POLICIES

3.5.1 Maintain safety and acceptable levels of service for major corridors and intersections throughout Crete.

3.5.2 Offer flexibility on implementation of Complete Streets to meet the needs of the surrounding land use.

ACTION ITEMS

3.5.1 Continue to replace gravel and other deteriorating streets within the city limits, including adding expanding sidewalks.

3.5.2 Develop new standard corridor cross sections for each roadway type that meet Complete Streets standards.

3.5.3 Complete a review of existing and potential new Highway 13 pedestrian and cyclist crossings to identify potential crossing locations and begin planning for funding.

3.4.4 Complete a detailed sidewalk gap analysis of the existing sidewalk system for compliance with Public Right-of-Way Accessibility Guidelines (PROWAG).

3.5.5 Develop a plan for coming into compliance with PROWAG based on results of the sidewalk gap analysis

3.5.6 Acquire right-of-way and funding to implement the Active Transportation Plan to expand trails and enhance pedestrian connectivity.

3.5.7 Develop standards for bicycle and pedestrian facilities based on roadway type.

GOAL 3.6 Promote the use of best practices in transportation planning and design

POLICIES

3.6.1 Discourage the use of culs-de-sac in new development.

3.6.2 Require all new streets to have sidewalks on both sides.

3.6.3 Require developers to dedicate the necessary right-of-way for the identified collector and arterial roadway corridors.

3.6.4 Prioritize multi-modal connections to community assets such as parks, schools, Downtown Crete, and major employers.

ACTION ITEMS

3.6.1 Allocate sufficient funds to an annual street maintenance program as a component of the city's Capital Improvement Program.

3.6.2 Seek regional, state, and federal funding opportunities to leverage local, regional, state, and federal funding opportunities to improve the transportation system.

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a community to grow in


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1-800-410-2197

Land Use

The intent of this chapter is to provide a guide for the growth and development of land uses within Crete. Decisions related to the future of land uses within Crete should take a variety of factors into account.

These include:

- Composition of a community
- The location of natural resources
- The ability to provide adequate water and sanitary services to an area
- The proposed alignment of future streets
- The desired character of the community

The Future Land Use Plan included in this chapter lays out a vision for Crete through 2050 and beyond. Land uses have been proposed for more area than is likely needed to create numerous options and provide flexibility for the City and development community. Land uses have been identified to avoid conflict and promote a harmonious layout in the community.

Overview

- Existing Land Use
- Planning Boundary
- Planning Big Ideas
- Basis for Zoning
- Future Land Use Categories
- Future Land Use
- Annexation Plan


CITY OF CRETE
Community in Motion
CRETE NEBRASKA

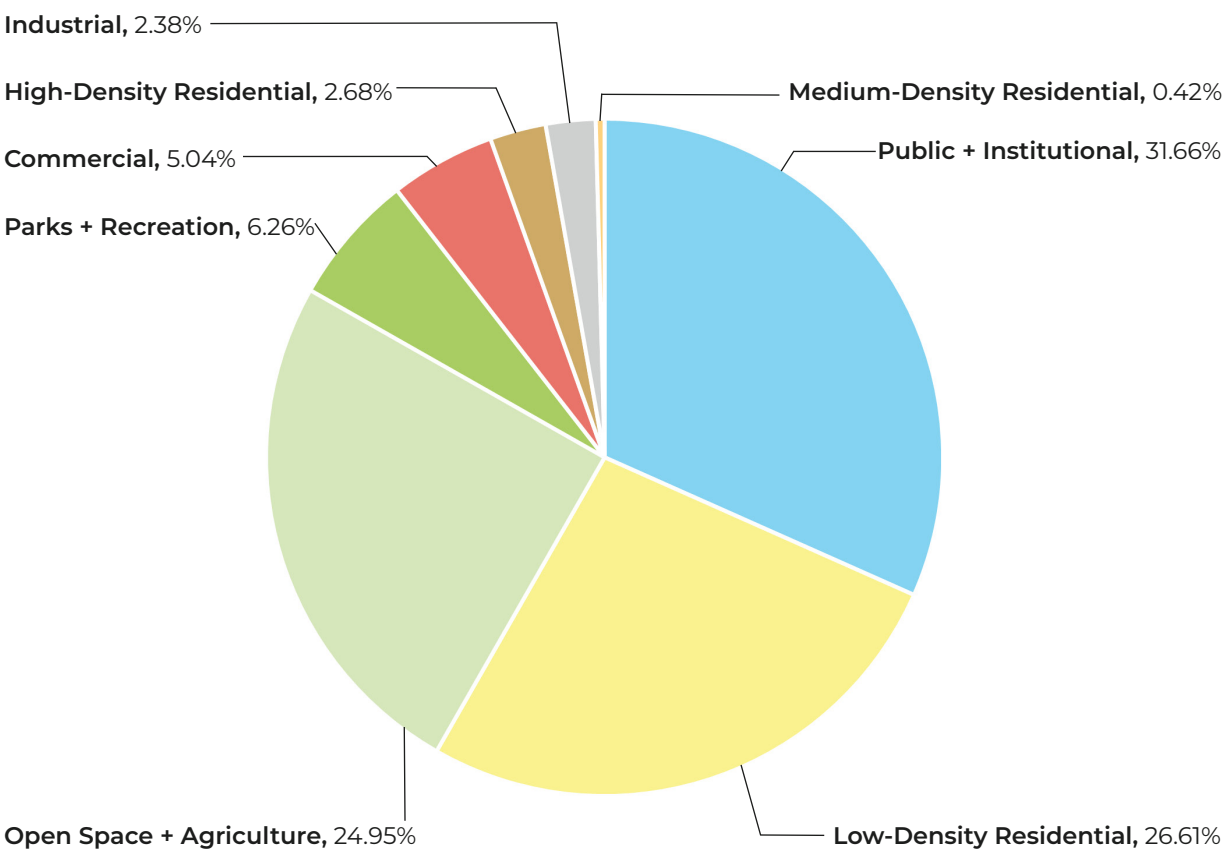
Land Use Existing Conditions

Existing Land Uses in Crete

The existing land use is important to note for the updated Comprehensive Plan. Knowing the existing land use allows an analysis to take place of whether it is successful for the community or not.

Crete has a large percentage of the land-use around 32%. This is unusual for towns this size and location because of the University and airport. The next top land uses are low-density residential and open space. This is not atypical for a community with such proximity to larger cities.

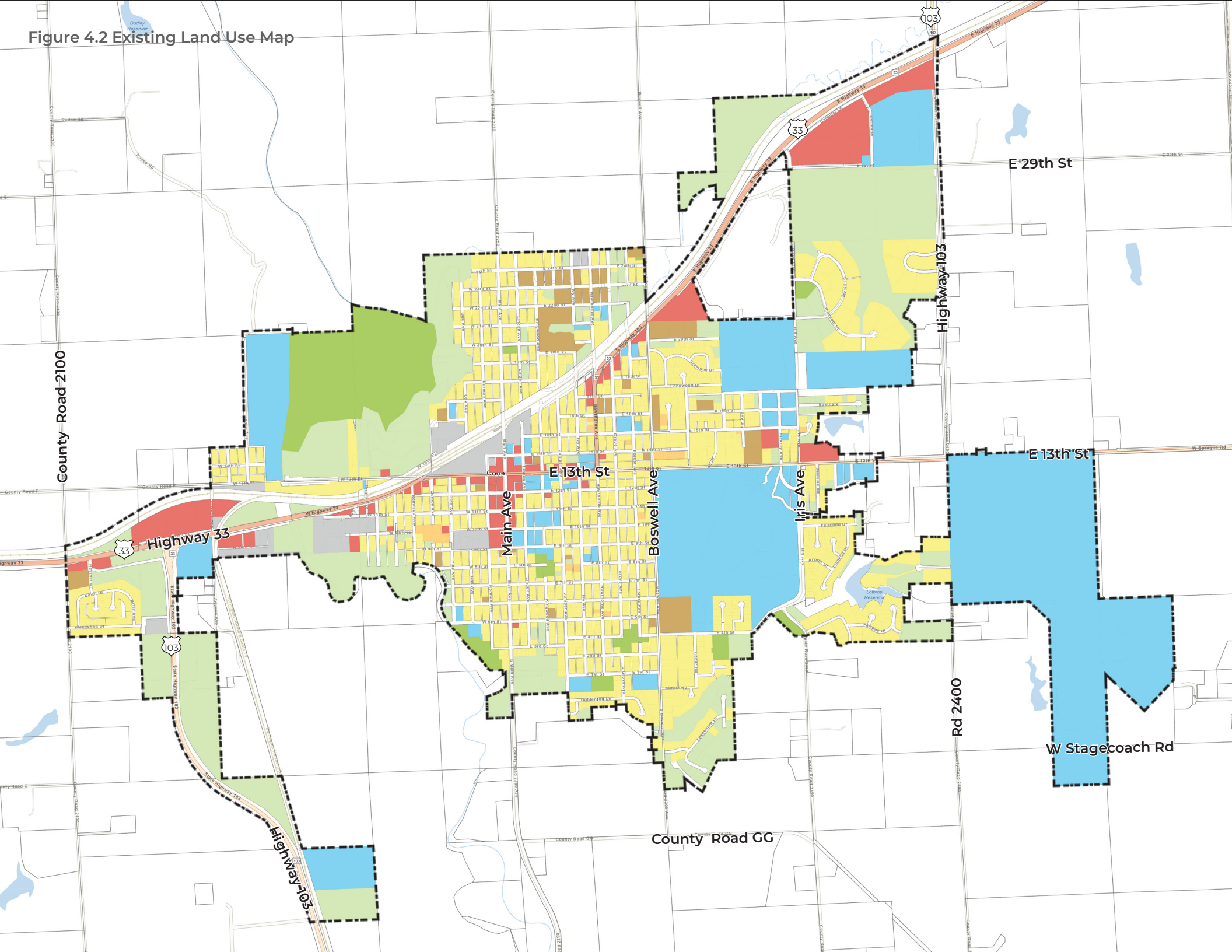
Figure 4.1 Existing Land Use Breakdowns



Legend

- Crete City Limits
- Parcels
- Parks + Recreation
- Open Space + Agriculture
- Public + Institutional
- Commercial
- Industrial
- Low-Density Residential
- Medium-Density Residential
- High-Density Residential

Figure 4.2 Existing Land Use Map



Land Use
Existing Conditions

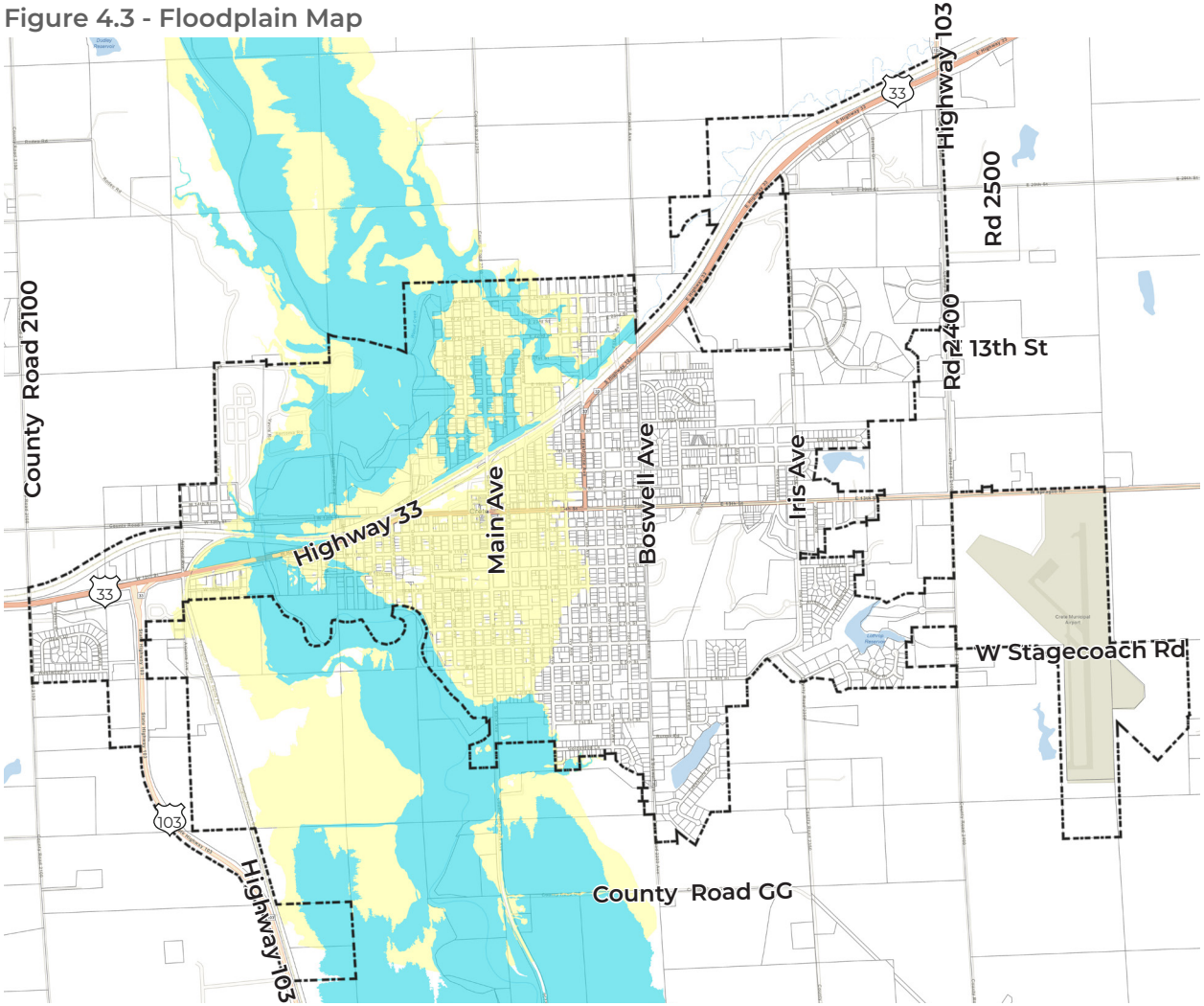
Floodplain

Floodplains are generally areas near streams that periodically become inundated with water due to storms or snowmelt. The 100-year Floodplain includes areas with a 1% chance of flooding annually, and the 500-year floodplain includes areas with a 0.2% chance of flooding annually.

The Federal Emergency Management Agency (FEMA) updated the defined floodplain for Crete effective on October 27, 2022. It is pictured to the right in Figure 4.3. This change was a significant help as it removed many Crete homes from the 100-year floodplain.

The update greatly benefited many Crete residents as many existing homes and businesses were taken out of the 100-year floodplain and placed into the 500-year floodplain. While it is not still not ideal to live within any floodplain, there is a significant reduction in annual flood risk associated with this reclassification.

Figure 4.3 - Floodplain Map



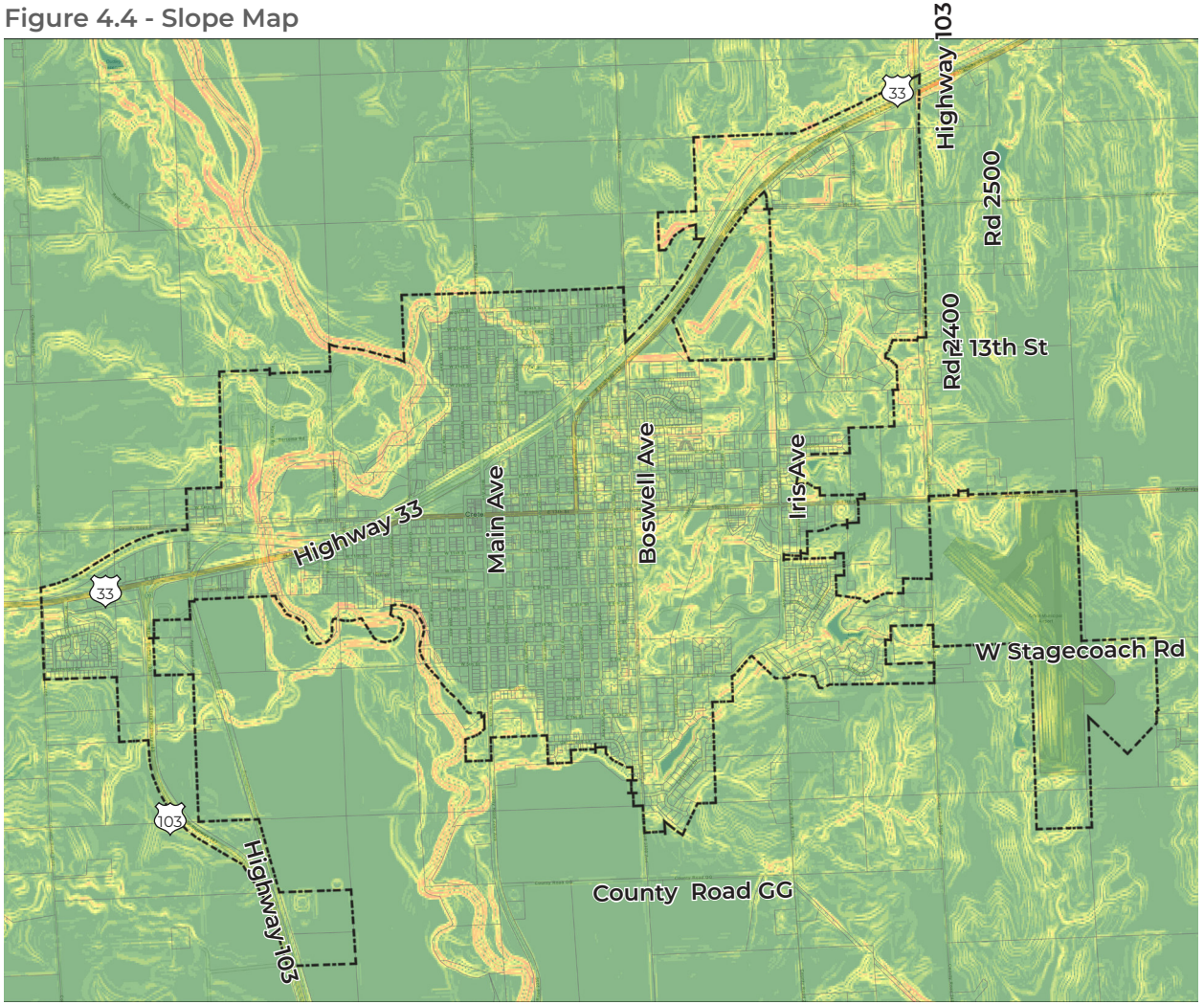
Source: FEMA and City of Crete with inputs from Confluence

Land Use Existing Conditions

Slopes

Figure 4.4 shows the slope around Crete. This was calculated using a digital elevation model (DEM) from USGS for Saline County. Slopes follow drainage patterns with more slope activity following the Big Blue River. Crete has fairly flat topography outside of the floodplain. This data will be used in the land-use and zoning code updates.

Figure 4.4 - Slope Map



Source: USGS with inputs from Confluence

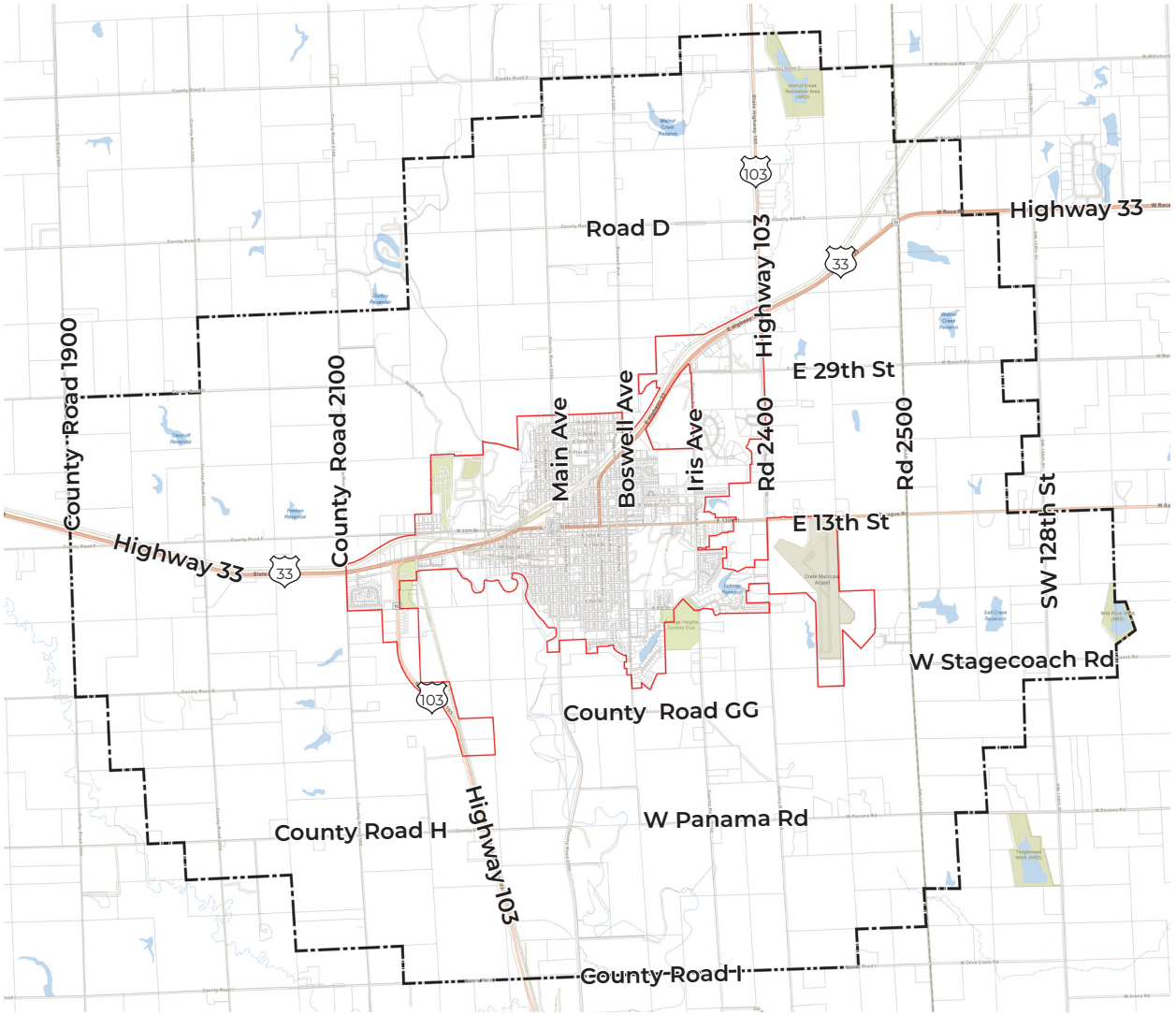
Land Use
Key Considerations

Planning Boundary

Crete's planning boundary intentionally extends beyond where Crete is likely to grow by 2050 to allow flexibility in the location of different land use types. A large planning boundary can also help protect Crete from encroaching development by other communities or within the unincorporated areas in Saline and Lancaster County.

When deciding the planning boundary, the team wanted to capture the floodplain, the industrial area to the south of the city, and opportunity for road improvements.

Figure 4.5 - Comprehensive Plan Boundary



Land Use Key Considerations

Planning Big Ideas

Along with the Future Land Use Plan, the consultant team has assembled twenty "Big Ideas" for Crete based on feedback from the public input phase of the plan, ideas shared from the Steering Committee, and future goals set by the City of Crete.

Applied in chapter **Not applied** in chapter

A. 
Trails master plan

B. 
Hire economic development director/ full-time professional

C. 
Bus partnerships

D. 

Seek out diverse residents to represent the community and ensure community outreach is multilingual

E. 

Utilize Nebraska Main Street Network

F. 
Indoor/outdoor recreation center

G. 
Business incubator program (including partnership with the school district)

H. 
Railroad viaduct/ overpass at Boswell Ave

I. 
Adult education program in partnership with Doane University

J. 
State of Nebraska Creative District around the Isis Theatre

K. 
Recreation lake on north side of City (Big Blue River)

L. 
Economic development incentives policy/guide

M. 
Train horn noise reduction zone (quiet zones)

N. 
Annexation prioritization plan

O. 
Downtown revitalization plan for façade enhancements + design guidelines

P. 
Specific housing strategies

Q. 
Business and industrial shovel-ready sites

R. 
Sidewalk improvement program (fill gaps + repairs)

S. 
Encouragement of Urban Agriculture

T. 
Downtown parking strategy

Land Use
Key Considerations

Streets Master Plan

Roadway networks are comprised of four main classifications: highway + interstate, arterial, collector, and local roadways. Each classification serves a specific purpose, and it is important to keep that in mind as the roadway network expands. Figure 4.6 illustrates the Proposed Road Systems Plan within the Crete planning boundary.



Highway + Interstate

Highway and interstate roads are routes meant for faster and longer paced travel. They should include higher speeds, connections to arterial roads, and minimal stops.



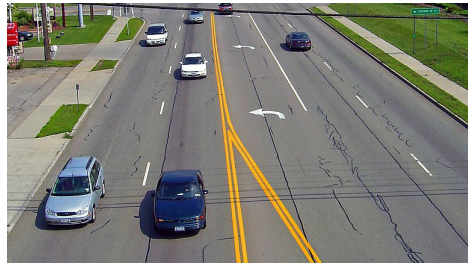
Arterial Roads

Arterial roads are the main travel routes and means for regional connectivity. These roadways should include the largest footprint, higher speeds, and access is limited to intersections with other roads.



Collector Streets

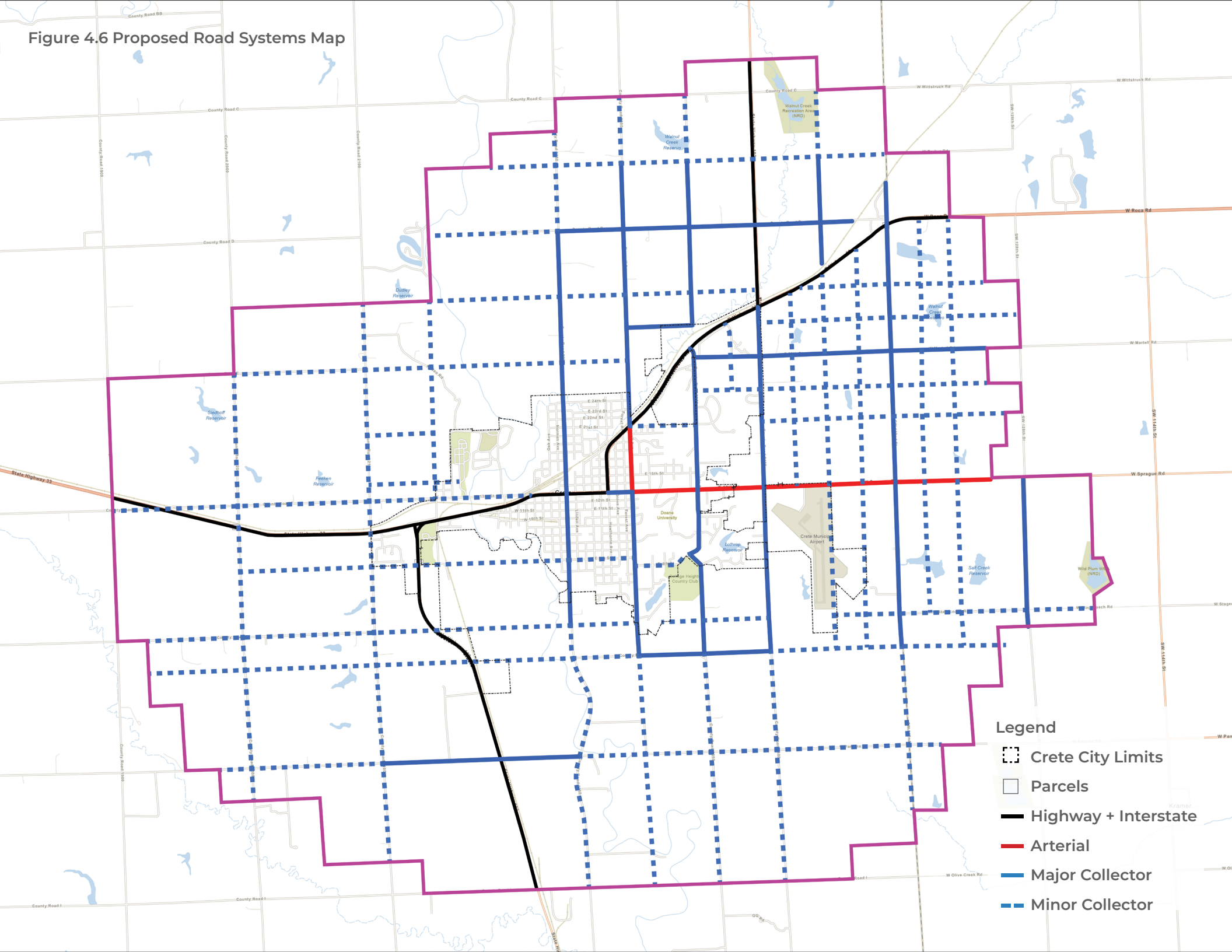
Collector streets serve the purpose of bringing a regional volume of traffic together often in coordination with land uses such as commercial and business. Collector streets exist with a larger footprint and provide the buffer between local roads and arterial roads.



Local Streets

Local streets are the main source of access to residential land uses. With a smaller footprint and slower speeds, local streets provide access from the neighborhoods they serve to the larger roadway network.

Figure 4.6 Proposed Road Systems Map



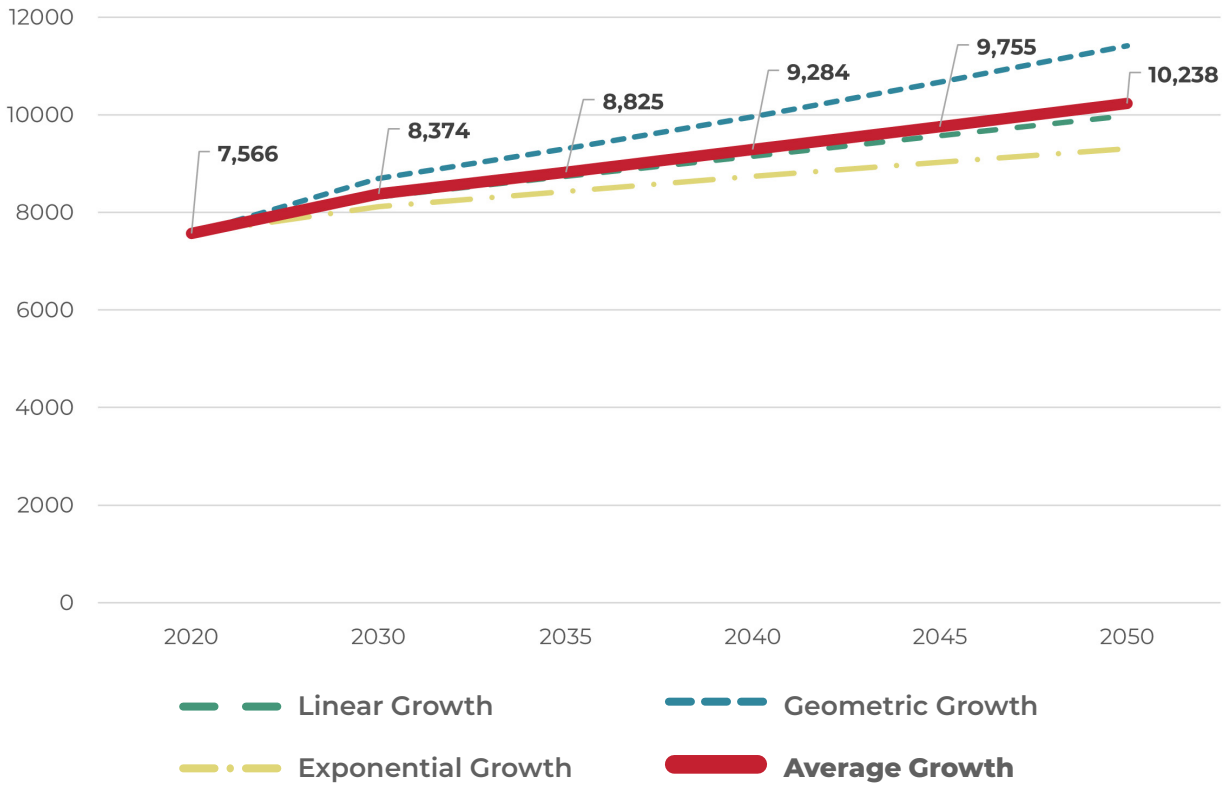
Land Use
Key Considerations

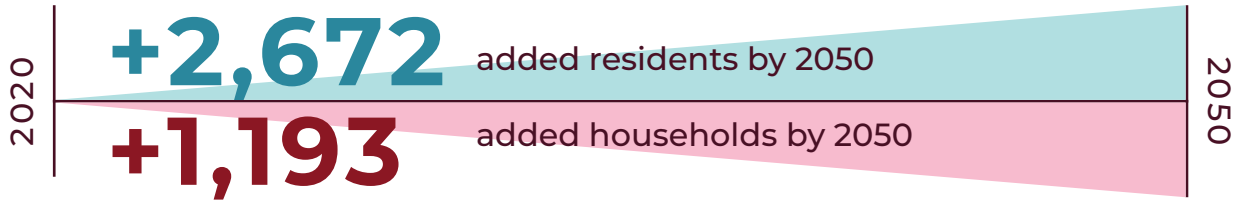
Population Projections

Crete has experienced healthy amounts of growth in the last decade. It is expected this growth pressure will continue its upward trend. As part of the planning process, a series of population projections were created for Crete through 2050. Low, medium, and high growth scenarios emerged alongside an overall average growth scenario. Figure 4.7 shows the projections.

The existing 2023 population estimate for Crete is 7,566 residents. By 2050, it is projected Crete will have approximately 10,238 residents. The estimates for 2050 range from a low of 9,310 and a high of 11,418. While the actual growth will likely fall somewhere in between, Crete should be prepared to accommodate these growth rates.

Figure 4.7 Population Projections





Land Use Key Considerations

Household Target Mix

Target mix scenarios, presented to the right, help identify the number of necessary units and acres by type needed to house the additional population growth estimates. To house the estimated 2,811 additional residents in the community, 1,037 total units should be constructed.

The current residential mix in Crete is dominated by detached, single-family homes; however, not all future residents will desire to live in a detached, single-family home, and even current residents dream of a greater diversity in housing choice within the community today as reflected in the ***Public Input Summary in Chapter 1.*** Therefore, Crete should strive for a broader target mix for residential development. Figure 4.8 highlights the current mix and target mix for Crete to follow for future development.

The Future Land Use Plan should meet and/or exceed these estimates to accommodate the projected population and household growth within the community, and still provide flexibility within the location of land uses.

Figure 4.8 - Residential Target Mix Estimates for Crete



	Detached Single-Family	Attached Single-Family	Multi-Family
CURRENT MIX	**89.6%**	**1.5%**	**8.9%**
TARGET MIX	**80%**	**10%**	**10%**
NEEDED UNITS	**830** Detached Single-Family Units	**104** Attached Single-Family Units	**104** Multi-Family Units
NEEDED ACRES	**277** Detached Single-Family Units	**13** Attached Single-Family Units	**6.5** Multi-Family Units

	Detached	Attached	Multi-Family
Dwelling Units Per Acre	3	8	16

Future Land Use Plan Overview

Future Land Use Plan

A Future Land Use Plan is a guide for the growth and development within a community. The Plan identifies the preferred development pattern and is tied to a series of Future Land Use categories and definitions. The key considerations provided in creating the Future Land Use Plan are identified below and discussed in the following pages.

Key considerations include:

- *Composition of a community*
- *The location of natural resources*
- *The ability to provide adequate water and sanitary services to an area*
- *The proposed alignment of future streets*
- *The desired character of the community*

Relationship to Zoning

Future Land Use Plans serve as the basis for determining the appropriate zoning for property being developed or annexed into a community. In accordance, to Chapter 19-901 of Nebraska State Statutes, Crete is in compliance by providing an updated Future Land Use Plan in the Comprehensive Plan. The Crete Comprehensive Plan should be reviewed whenever a zoning code regulation is amended and every time a property is rezoned to ensure that the action is consistent with both the goals and policies included in the Plan and with the land use designations as shown in the Future Land Use Plan.

Phase 5 of the Crete Comprehensive Plan process includes a zoning code update to help guide the City's decision-making as it relates to land use and zoning operations. Following the adoption of Comprehensive Plan its corresponding Future Land Use Plan, this document should be utilized to supplement and guide all zoning considerations for the City of Crete.

When to Amend

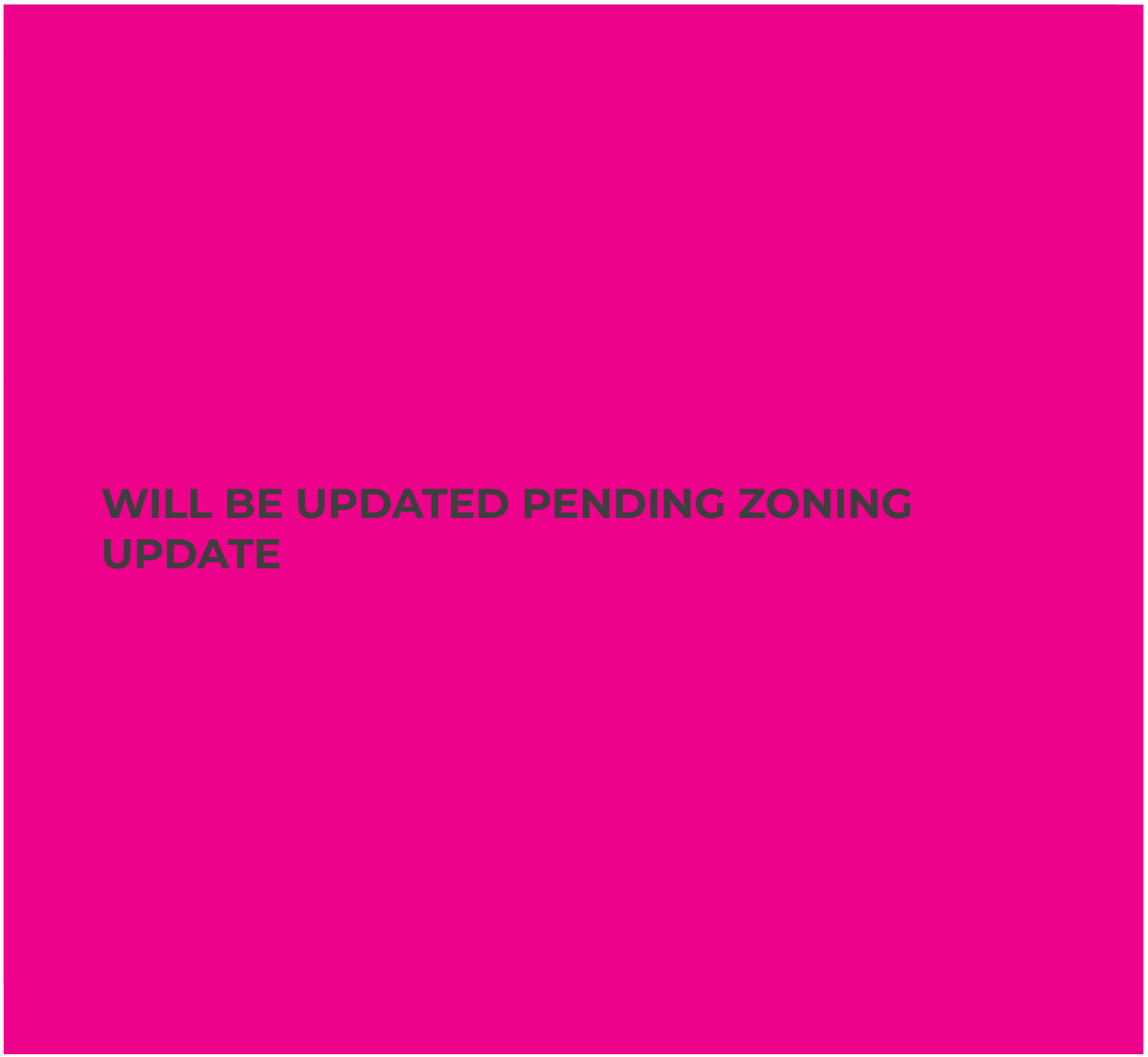
The Future Land Use Plan for the Crete Comprehensive Plan represents the ideal future land use designations for the community. However, the Future Land Use Plan should be viewed as flexible and adaptable to potential development. If circumstances change and reveal a conflicting land use, the Future Land Use Plan should be amended appropriately to reflect the updated conditions of the community. If Crete finds it justified and appropriate to rezone a property in a manner that is not consistent with the Future Land Use Plan or any related policies, the Future Land Use Plan and Comprehensive Plan should be amended as a part of the rezoning action to ensure consistency. The City should carefully document the justifications for an amendment to this plan and findings adopted as part of the official record.

Future Land Use Plan Overview

Zoning Compatibility Matrix

The zoning compatibility matrix shows the relationship between the future land use categories and Crete's existing zoning districts. Zoning districts have been listed as either compatible ("C") or partially compatible ("PC") within each of the corresponding land use categories. This matrix should be used as the basis for determining the appropriate zoning district(s) for land that is annexed into the City or as a property rezoning is being considered. If the zoning desired for a given property is incompatible with its land use designation, the designation on future land use map should be first amended accordingly. In certain situations, an update or amendment to this matrix may be warranted to address changes in development patterns or revisions to the City's zoning code regulations.

Figure 4.9 Zoning Compatibility Matrix



Future Land Use Plan Key Factors

Key Factors

Every city has existing assets that help establish the community's character. Crete has five major assets that define the community. These include:

- *Diverse Community*
- *Proximity to Lincoln MSA*
- *Doane University*
- *Nestle Purina Plant*
- *Agricultural Land*

These defining assets were taken in consideration with the development of the Future Land Use Plan, and are a vital aspect to Crete's community fabric.

Diverse Community



Crete has a diverse community, creating a unique culture and values. During the creation of the Comprehensive Plan, the diversity of Crete was a defining asset to the decisions made. Considerations of specific cultural events, type of amenities, and housing choices were important to the plan of growth for Crete.

Proximity to Lincoln MSA



The proximity of Lincoln MSA is an asset to capitalize on for the City of Crete. When developing the Future Land Use Plan considerations such as commuter patterns and road improvements were important. Providing proper amenities to the commuters in and out of Crete is critical to the future growth and operation of Crete.

Doane University



Doane University is a catalyst for furthering the education of many Crete residents. Crete's population is affected by the University bringing in students and faculty members. Providing housing options and opportunities for future job pools is important when thinking about the growth of Crete. The University has the opportunity to act as a incubator for surrounding businesses.

Major Employers



Nestle Purina Plant and Smithfield Plant is a large employer of the Crete community. It is important to leverage the assets that stem from having Nestle Purina Plant and Smithfield Plant in the community. Ensuring there are ample amenities adjacent to the plan and workforce housing should be considered when planning for the growth of Crete.

Agricultural Land



Agricultural land is a unique valued asset to Crete. In the future development of Crete, it is important to maintain this land. The input, provided by the public, indicated ag land as desirable to preserve on the periphery of the planning boundary. Agricultural land is an important asset to the overall community character and health of Crete.

Future Land Use Plan Categories

Future Land Use Categories

This plan consists of a variety of land use categories for the Future Land Use Plan. These categories are presented to the right with their corresponding land use color. The following pages detail each land use category's definition and what that category could look like in the built environment.

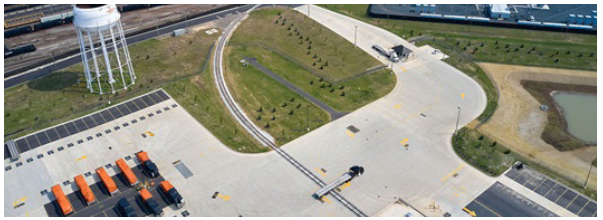
- Open Space + Agriculture
- Parks + Recreation
- Rural-to-Low Density Residential
- Low-Density Residential
- Medium-Density Residential
- High-Density Residential
- Downtown Mixed-Use
- Mixed-Use
- Neighborhood Commercial
- Regional Commercial
- Public + Institutional
- Business Park + Light Industrial
- Industrial









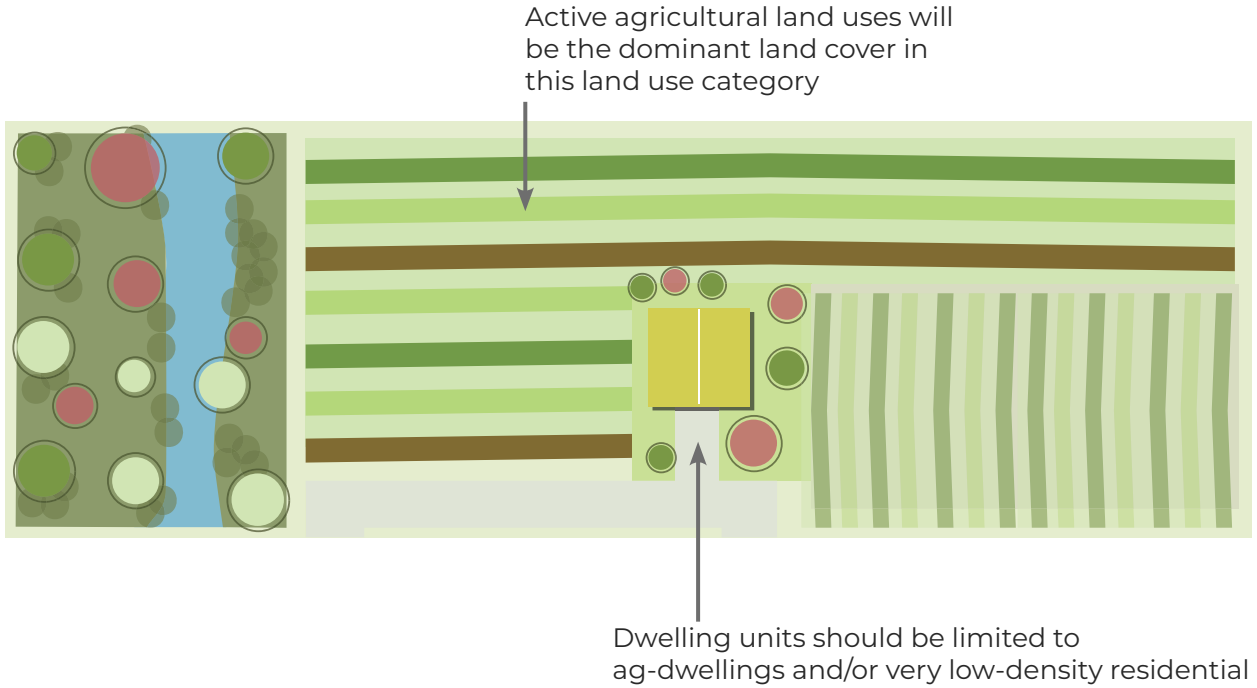


Future Land Use Plan Categories

Open Space + Agriculture

The Agriculture and Open Space land use category is set aside for agricultural land, undeveloped land, floodplain, stream corridors, and areas with significant tree cover. The City of Crete and its planning area has existing farmland and areas with significant natural features, including floodplain, that limit development. It is expected that this land will remain in this category as the rest of the city continues to grow to ensure safe and sustainable development. Some of the land in this category, outside of the floodplain, may be suitable for future development and the Future Land Use Plan should be amended to accurately reflect these changes.



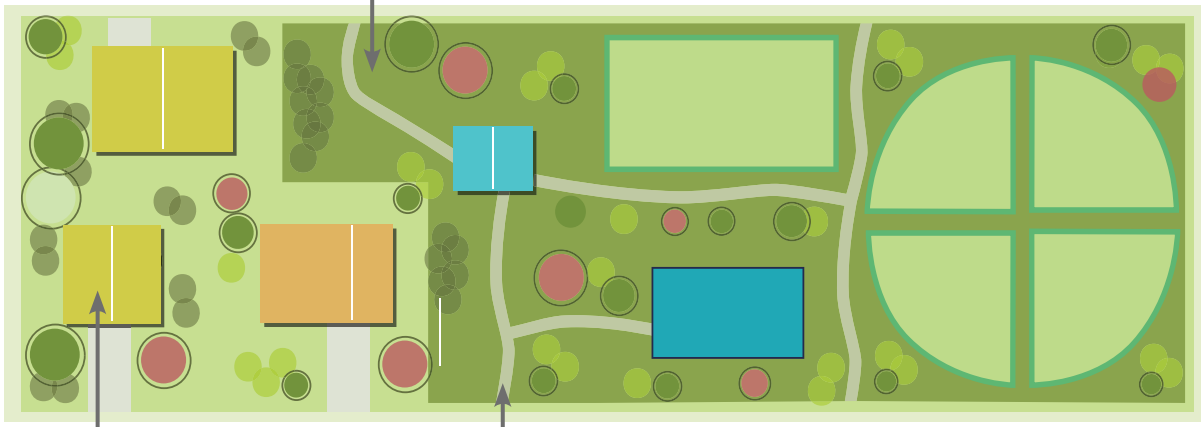


Future Land Use Plan Categories

Parks + Recreation

The Parks and Recreation land use category is set aside for public, private, and semi-private recreational land such as parks, trails, golf courses, greenways, and recreational fields.



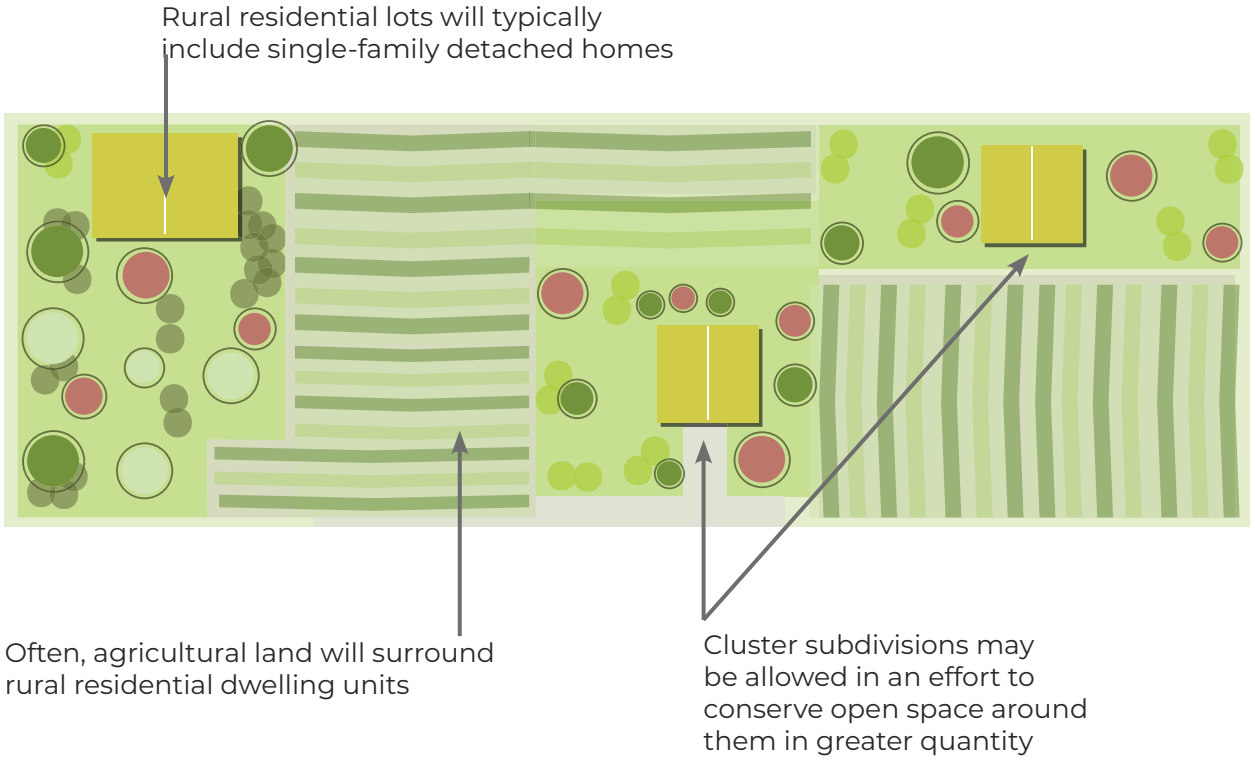


Future Land Use Plan Categories

Rural Residential

The Rural Residential land use category is designed for single-family residential development with a minimum 3-acre lots.

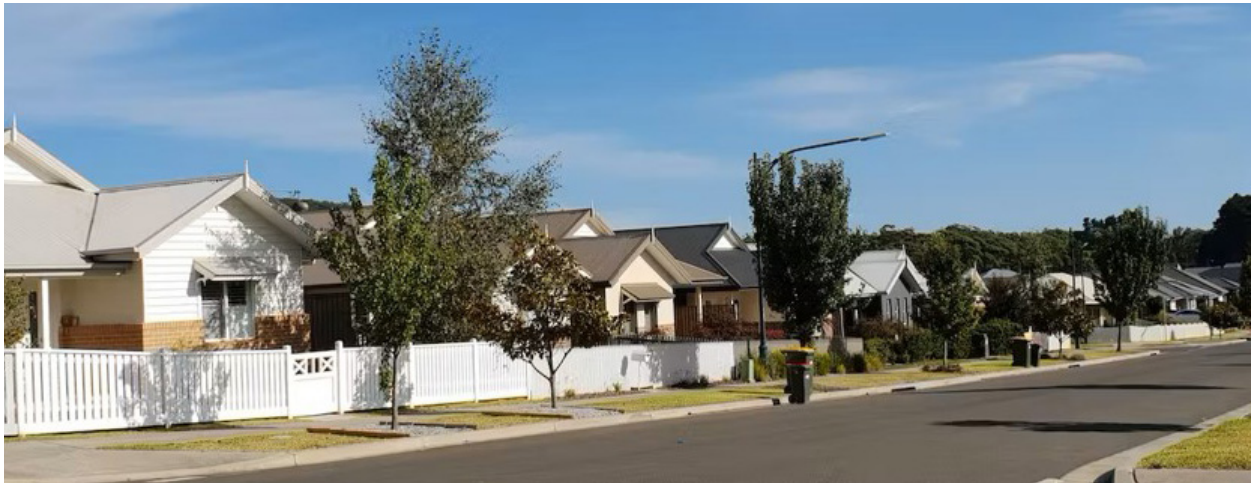


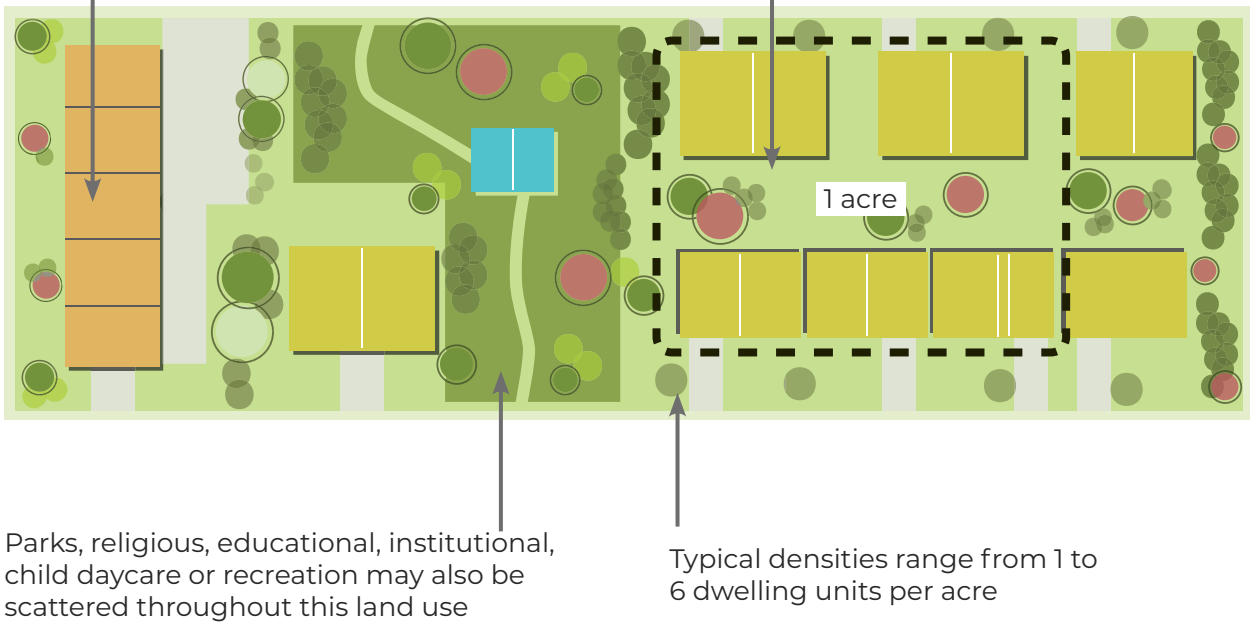


Future Land Use Plan Categories

Low-Density Residential

The Low-Density Residential land use category is designed for areas with traditional low-density, single-family with lot sizes ranging from 1 to 6 dwelling units per acre. This land use will be predominantly single-family detached homes with some duplexes and single-family homes with accessory dwelling units. Developments within this category may also include religious, educational, institutional uses, child daycare centers, and public and private recreational areas.





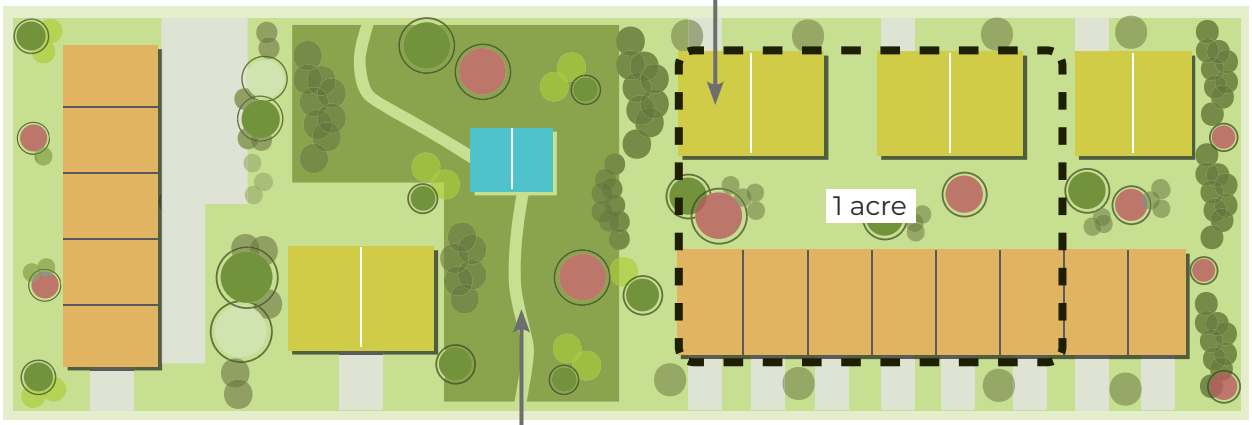
Future Land Use Plan Categories

Medium-Density Residential

The Medium-Density Residential land use category includes townhomes, rowhouses, and cottage home developments. Occasionally, single-family detached homes will be included in this land use category. Medium-Density Residential experiences a variety of densities from 7 to 12 dwelling units per acre. Development within this category may also include religious, educational, institutional uses, child daycare centers, and public and private recreational areas. This land use can serve as a transitional land use from low-density residential to more intense uses such as high-density residential and commercial.



Variety of densities include 6-12 dwelling units per acre



Parks, religious, educational, institutional, child daycare or recreation may also be scattered throughout this land use

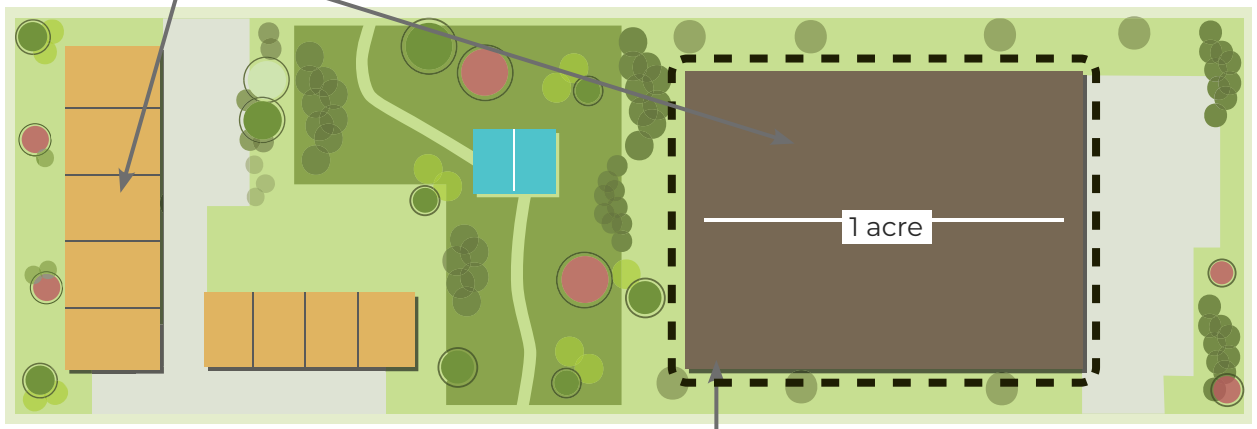
Future Land Use Plan Categories

High-Density Residential

The High-Density Residential land use category is set aside for areas with densities of 12 or more dwelling units per acre. The category will likely see apartments and condominiums as the primary development, with some townhomes or rowhouses where appropriate. This housing type provides alternatives to residents of all ages and life stages. Development within the category may also include religious, educational, institutional uses, manufactured housing developments, child daycare centers, and public and private recreational areas.



There should be a mix of both medium-density and high-density residential developments



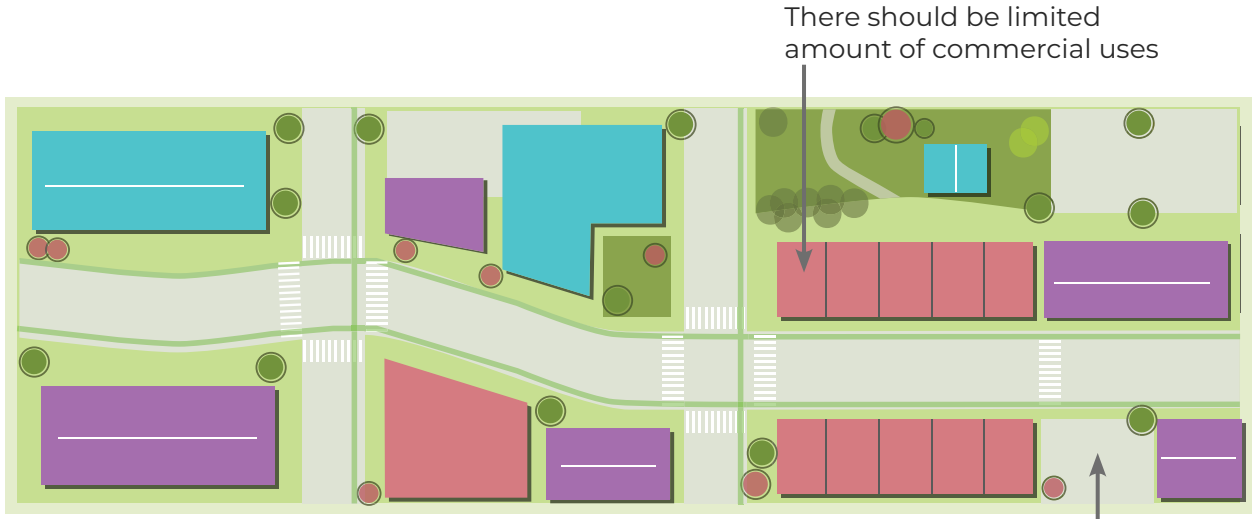
Typical densities include 12+ dwelling units per acre

Future Land Use Plan Categories

Downtown Mixed-Use

The Downtown Mixed-Use land use category is set aside for mixed-use buildings in and around Main Street and East and West 13th Street. The uses should consist of multi-story buildings and be exclusively first-floor retail or restaurant with limited amount of other commercial or office uses to encourage all-day activity. The upper floors of these buildings should be reserved for residential or office uses. Buildings may be two to three stories in height with shared parking on and off-street including surface or structured parking. Properties in this land use should focus on creating a pedestrian level, walkable environment.



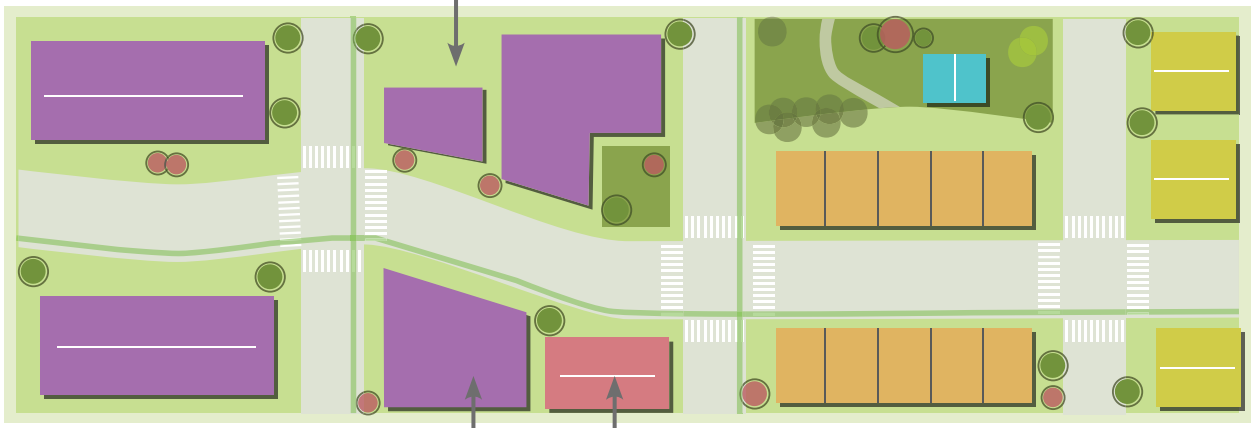


Future Land Use Plan Categories

Mixed Use

The Mixed-Use land use category is designed for areas to be developed with a pedestrian-friendly mix of housing, office, and retail uses at medium densities in either a multi-story building (vertical mixed-use) or in a cohesive development of separate or attached buildings (horizontal mixed-use). Retail and office uses are generally located on the first floor (street level) with multi-family residential dwelling units located on the upper floors. The number of dwelling units per acre is generally over 12. Buildings should be between 2 to 4 stories in height with shared parking that is either on-street or structure located within, under, or rear to the building. Surface parking may be allowed in the rear of the building.





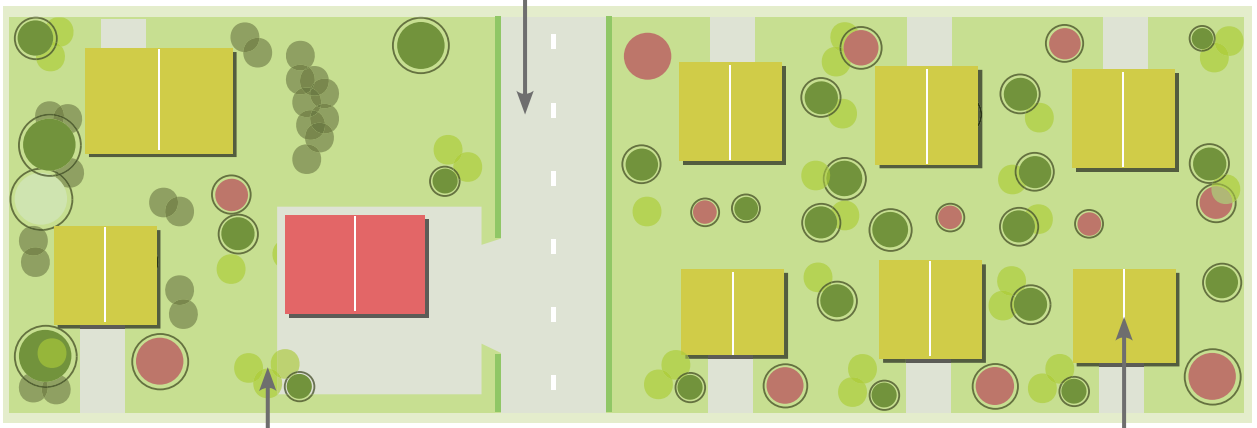
Future Land Use Plan Categories

Neighborhood Commercial

The Neighborhood Commercial land use category includes combination of small retail, office spaces, and medical uses for readily accessible services to residents and the traveling public. This category is located at major nodes throughout the planning boundary. Typical land uses include daycares, assisted living facilities, small office, convenience stores, small grocery and hardware stores, and other neighborhood-serving uses. Building Design Standards should be included to ensure this type of development does not interfere with the adjacent neighborhood, is built at a suitable scale, and does not unnecessarily increase noise, light, or vehicular pollution. Sites are generally 1 to 10 acres and should accommodate pedestrian and bicycle circulation.



Neighborhood commercial uses will typically be found along collector or minor arterial roadways



Neighborhood commercial will typically be near or adjacent to low-to-medium-density neighborhoods

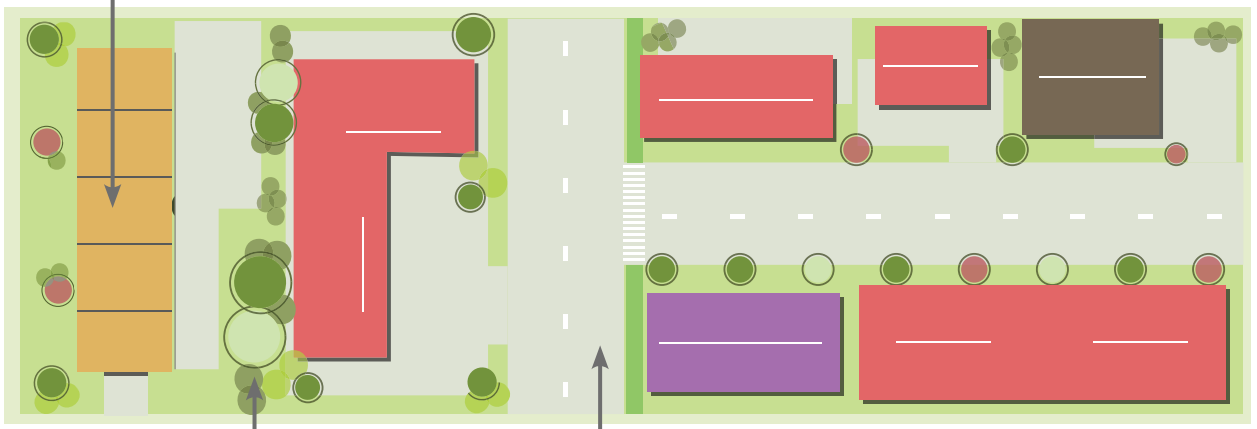
Proper landscaped buffering and site design should occur to minimize the impact of the commercial use on nearby residential

Future Land Use Plan Categories

Regional Commercial

The Regional Commercial land use category is designed for larger scale commercial activity that occurs along and near major roadways and the interstate highway to provide commercial services to local residents and the traveling public. Typical uses include large-box retail, gas stations and convenience stores, car washes, car dealerships, fast food and sit-down restaurants, hotels, banks, and auto repairs stores.





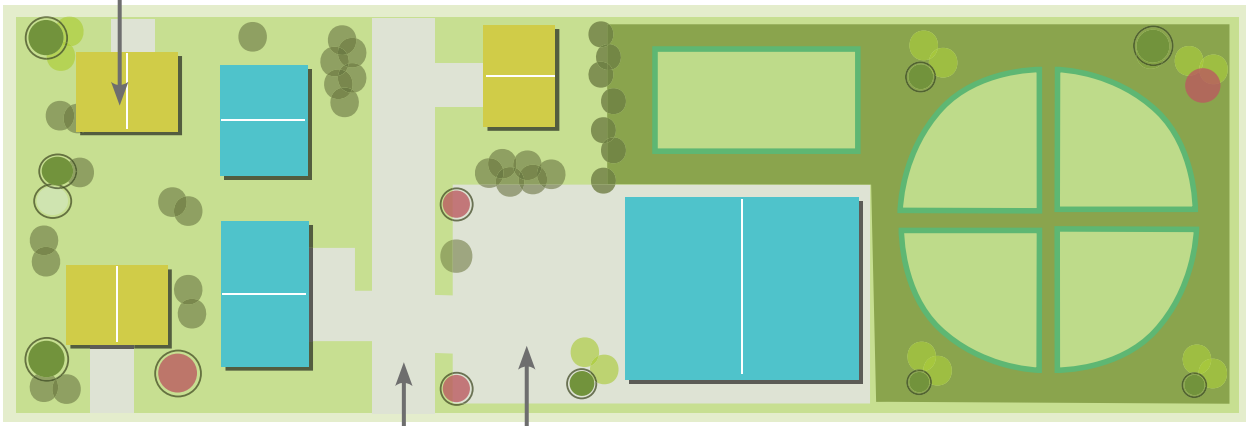
Future Land Use Plan Categories

Public + Institutional

The Public and Semi-Public land use category includes land owned or operated by a public or semi-public entity. This could include city-owned properties such as city hall, library, or public works storage. It also includes similarly held land from the county. This land use category also covers any land owned by the school district. Lastly, the land uses include airports, colleges/universities, schools, libraries, communication and utility facilities, transit centers, police and fire facilities, cemeteries, post offices, hospitals, government offices and civic centers. This definition does not include parks and recreation land.



Low-to-medium density residential is often an appropriate neighbor for most public and institutional uses



Public/semi-public land uses can be found on any street type including local roadways

Public/semi-public uses, such as a school, may require a larger parking lot that should be appropriately designed and buffered to limit any negative impacts on nearby uses

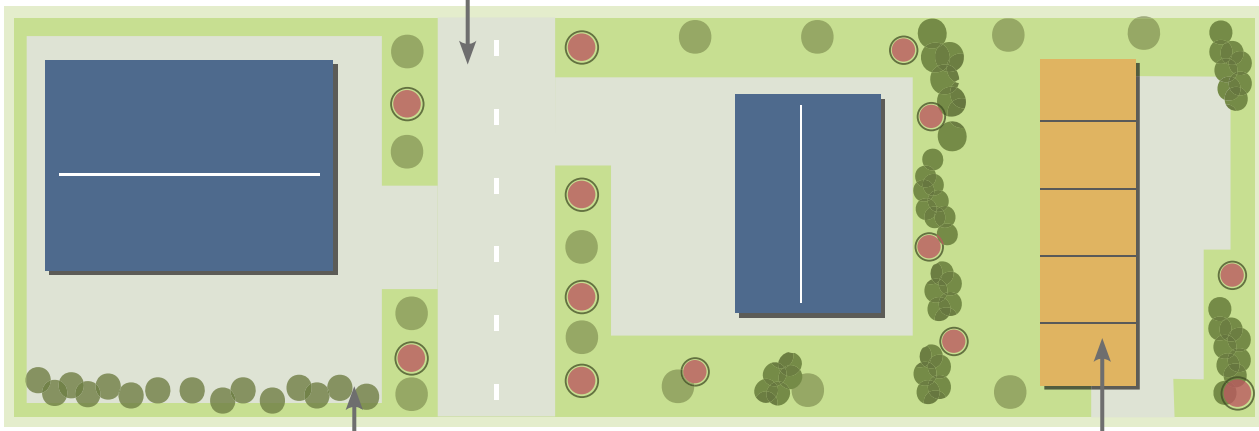
Future Land Use Plan Categories

Business Park + Light Industrial

The Business Park + Light Industrial use category is set aside to include office and light industrial uses. Business park / office uses include larger office complexes and corporate campuses. Light industrial uses include warehouse and distribution facilities and limited activities such as testing, manufacturing and assembly that does not create smoke, odor, dust vibrations, soot or other noxious elements. All activities associated with manufacturing, assembling, packaging, etc., are contained within the building. Limited support retail or commercial activities would be allowed including gas stations, convenience stores, or coffee shops.



Typically, business parks should be located along arterial roads with easy access to the highway



Properly landscaped buffering and site design should occur to minimize the impact of the business park uses on other nearby uses

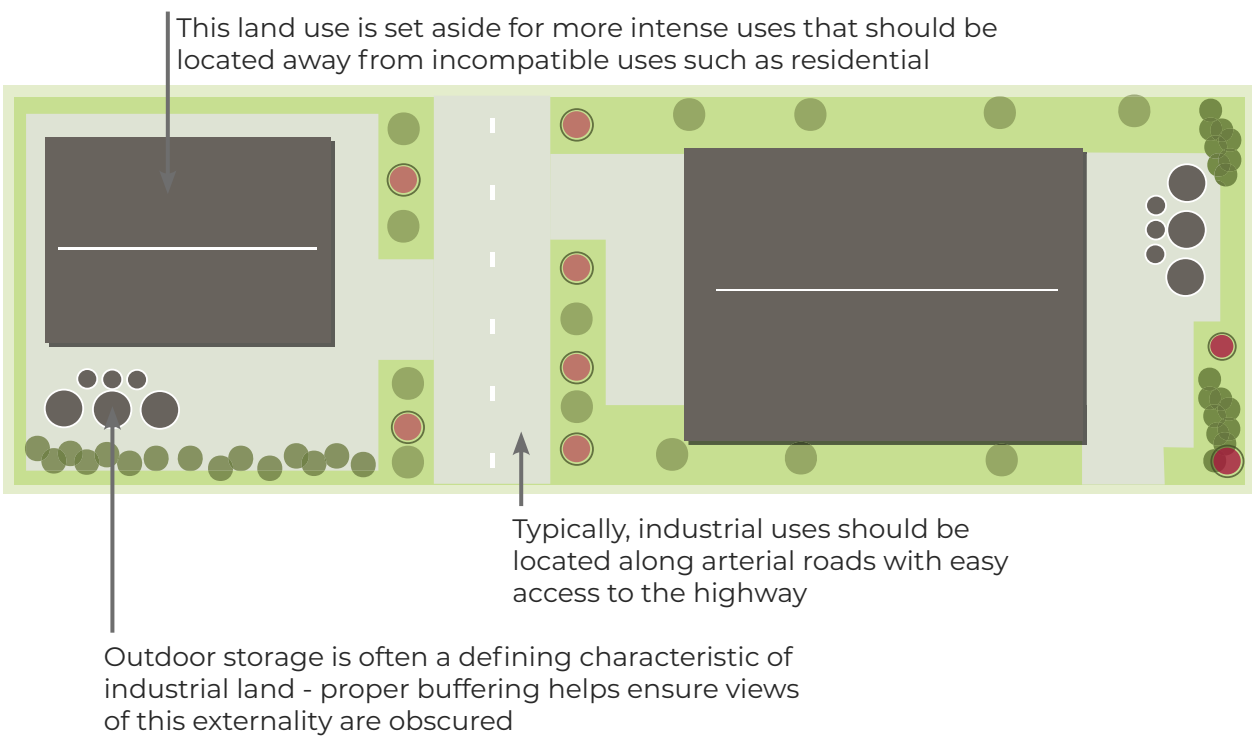
Medium-to-high density residential may be appropriate buffer/transitional land uses assuming adequate physical or vegetated buffering is in place

Future Land Use Plan Categories

Industrial

The industrial land use category is set aside to include industrial uses such as manufacturing and assembly, shipping, distributions, and wholesale operations and may include outdoor activities and storage. Sensitive land uses should be buffered from this land use category.





Future Land Use Plan Breakdown

Future Land Use Composition

The Future Land Use Plan is illustrated in Figure 4.11. This plan establishes a community vision far outside of Crete's existing city limits to help provide guidance on land development, allow for flexibility, and protect Crete's borders. This Future Land Use Plan:

- *Leverages the floodplain, flood-impacted lands, and stream buffers as open space.*
- *Preserves agricultural land and rural subdivisions.*
- *Identifies areas along high-traffic corridors to promote commercial uses, mixed-uses, and high-density residential uses.*

Figure 4.10 Future Land Use Breakdowns

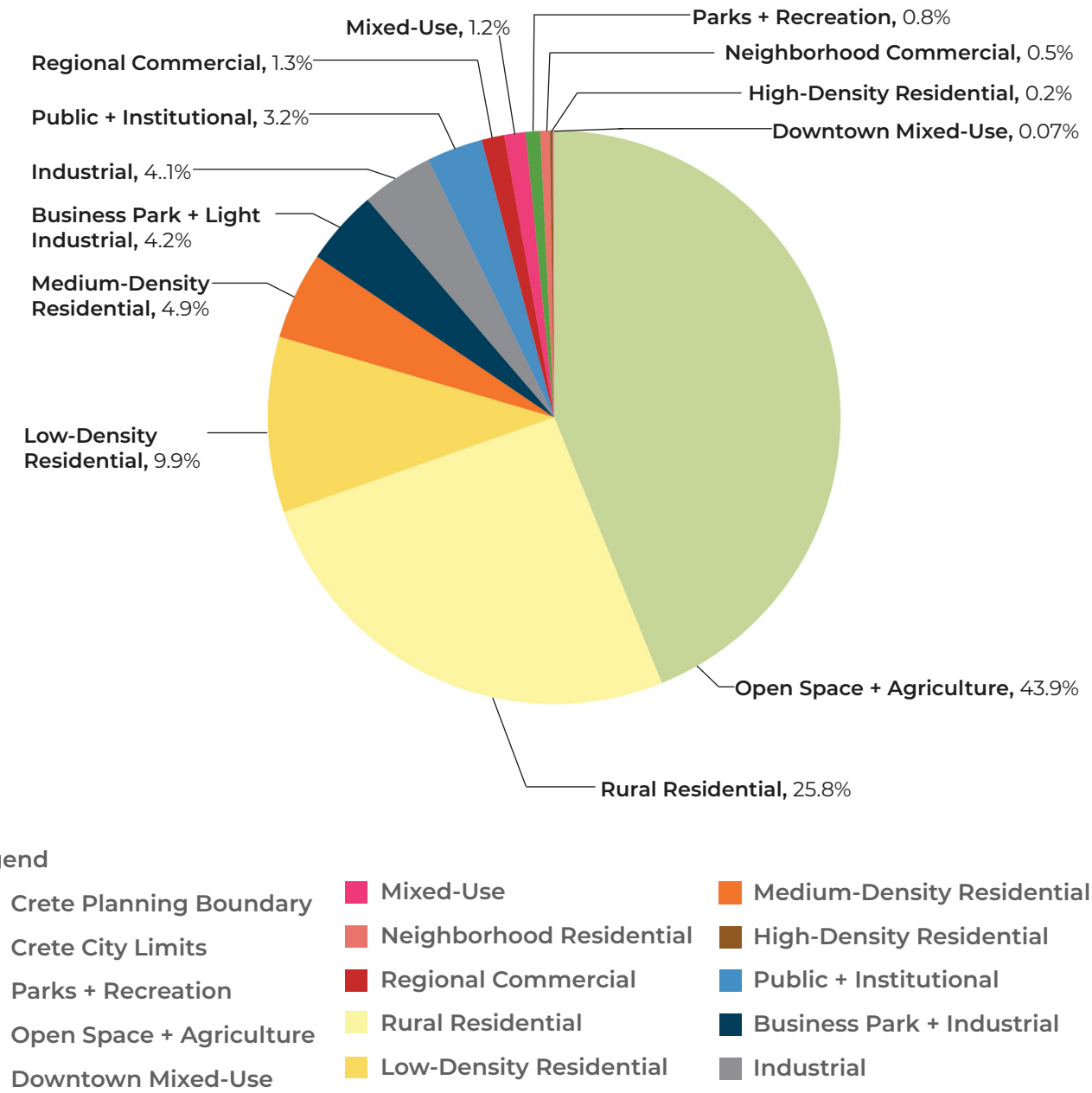
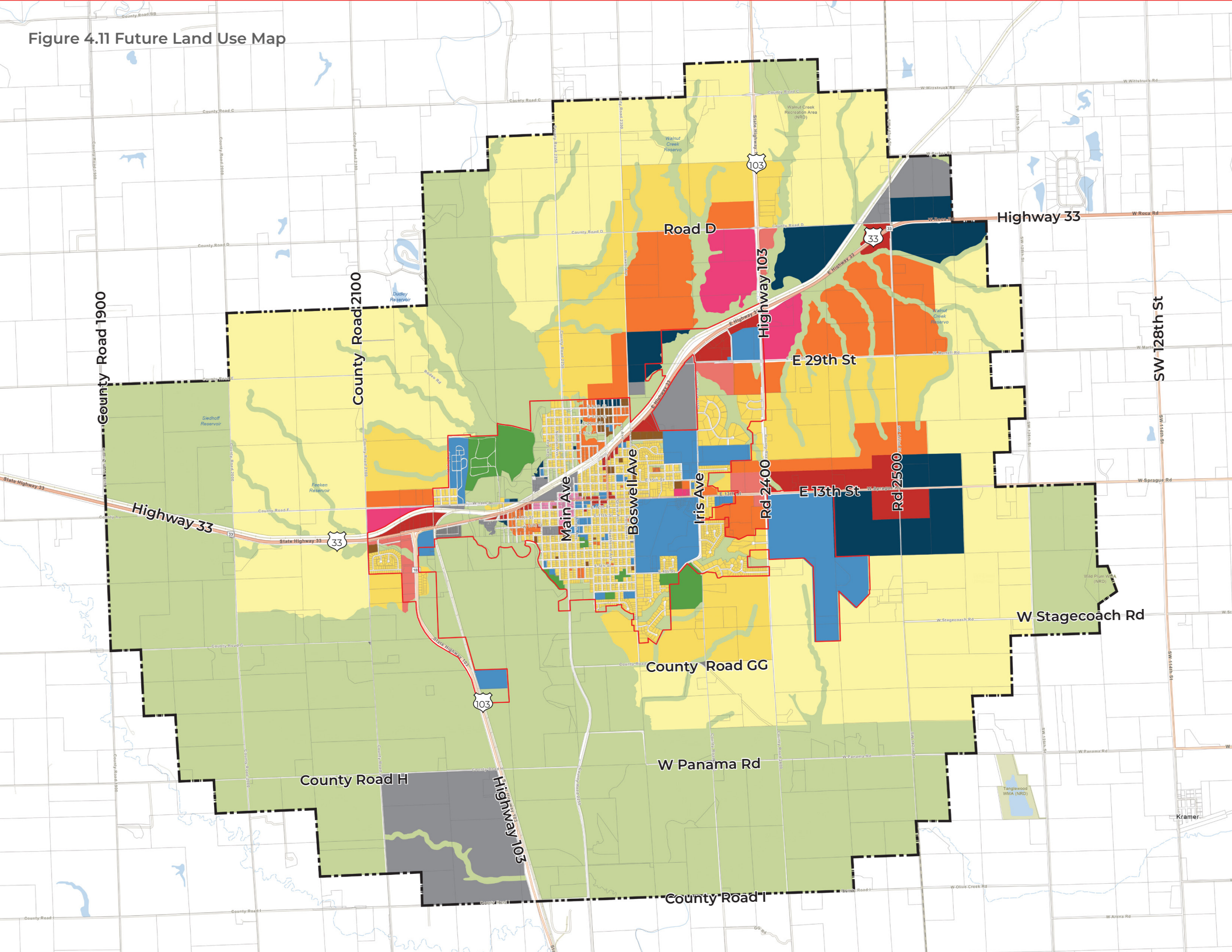


Figure 4.11 Future Land Use Map



Annexation Policy Recommendations

Annexation Priority Map

In coordination with the City, an annexation priority map has been prepared to identify near- and long-term plans for annexation into Crete's city limits. Figure 4.12 highlights the priority areas. The following page identifies considerations the City of Crete should apply when evaluating annexations.

Priority A

Priority Area A has been identified as near-term annexations to support growth in Crete.

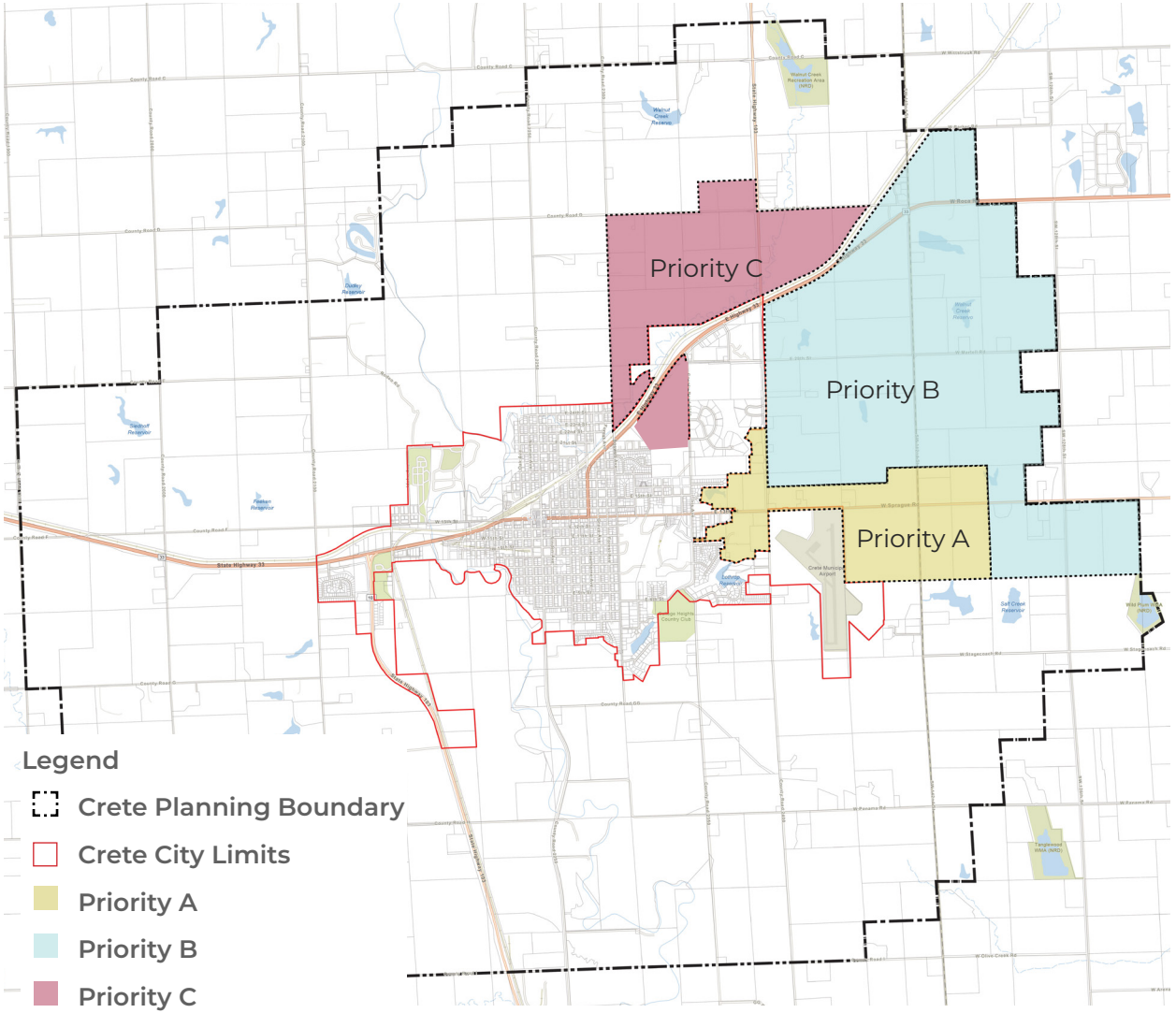
Priority B

Priority Area B has been identified as areas to support a wide variety of housing and commercial development.

Priority C

Priority Area C has been identified to focus future commercial and business development along roadway nodes and gateways.

Figure 4.12 Annexation Priority Map



Annexation Policy Recommendations

Annexation Considerations

Annexations are intricate and often tricky procedures to go through. In order to ensure all parties are fairly treated and annexation practices are consistent, Crete should consider following policy practices as it relates to annexation.

Annexation Policy Considerations

1. Continue to comply with the annexation requirements as outlined in State code.
2. Prioritize annexations based on the Annexation Priority Map.
3. Complete strategic annexations as necessary to ensure an adequate supply of land available for development.
4. Complete infrastructure improvements as necessary to support priority annexations.

Goals, Policies, and Action Items

To help implement the Future Land Use Plan and further promote the guiding principles, a series of goals, policies, and action items have been created.

Goal

Goals are objectives or aims which may be broad or specific.

Example: *Crete will attract high-quality development for housing, commercial, and business park uses.*

Policies

Policies represent on-going principles by which the City should adhere to when approving new development or planning future investments.

Example: *New development in Crete should adhere to the land use layout identified in the Future Land Use Plan.*

Action Items

Action items are specific steps and activities the city should take.

Example: *Update the zoning regulations to allow for smaller minimum lot size.*



GOAL 4.1 Provide a balanced mix of land uses that support diversity and growth

POLICIES

4.1.1 Support the development of diverse housing typologies with opportunities for low- to high-density housing options for workforce housing.

4.1.2 Attract new and expanded commercial and retail users along key corridors and intersections through means such as re-zoning, incentives, and master plans.

4.1.3 Continue to attract business parks and industrial growth through strategic annexations in accordance with the Future Land Use Plan.

4.1.4 Consider and encourage opportunity for urban agriculture in rural residential and low-density residential land uses as identified in the Future Land Use Plan and Land Use definitions.

ACTION ITEMS

4.1.1 Update the zoning and annexation policies to support the Future Land Use Plan and any goals, policies, or action items included in the plan.

4.1.2 Leverage the Future Land Use Plan to identify key nodes to encourage the growth of commercial and business uses within the planning boundary.

GOAL 4.2 Ensure adequate connectivity as the community grows

POLICIES

4.2.1 Require right-of-way and easements for future streets and utilities.

4.2.2 Require sidewalks on all new developments and expand sidewalk or trail connections in key areas where missing segments exist in the system.

4.2.3 Limit the use of culs-de-sac and dead-end streets.

4.2.4 Ensure a cohesive community character by requiring new development to have through-streets and pedestrian connections to existing streets and sidewalks.

4.2.5 Require any rural subdivision proposed within the Crete planning boundary to have streets built to City design standards and have at least one access point to a paved street network.

ACTION ITEMS

4.2.1 Actively work to create railroad bypass from North to South at Boswell Ave.

4.2.2 Utilize previous planning efforts, the Future Land Use Plan, and Streets Master Plan to identify public transportation developments and road improvements.

GOAL 4.3 Encourage infill development and growth that feels connected to preserve community character

POLICIES

4.3.1 Discourage leapfrog development whenever possible to keep growth connected.

4.3.2 Prioritize growth in areas adjacent to or near existing city limits.

4.3.3 Promote infill and housing rehabilitation within the existing community.

ACTION ITEMS

4.3.1 Review zoning codes that may be discouraging new development and redevelopment / infill projects.

4.3.2 Focus efforts on revitalizing Downtown Crete by continuing to work with local property owners and the Main Street Network on development plans and necessary infrastructure improvements.

GOAL 4.4 Promote use of best practices for zoning and subdivision regulations

POLICIES

4.4.1 Preserve sensitive environmental areas such as floodplain, wetlands, stream buffers, and high-valued agricultural land.

4.4.2 Discourage new housing developments adjacent to industrial zoned areas, rail lines, and Highway 101 and 33.

4.4.3 Limit the use of culs-de-sac and dead-end streets.

4.4.4 Discourage the unnecessary conversion of agricultural land to the built environment in the areas listed as Open Space + Agriculture on the Future Land Use Plan.

4.4.5 Require new development, including within the City's planning boundary, to be fully served by adequate public infrastructure including paved streets, sidewalks, trails, and municipal water and sewer services.

4.4.6 Refer to the Annexation Priority Map and the Annexation Policy when evaluating potential annexations.

4.4.7 Require physical buffers or setbacks for industrial developments, rail lines, or the highway when located adjacent to residential areas.

ACTION ITEMS

4.4.1 Annually review the comprehensive plan and periodically complete an update to ensure it remains relevant.

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implementation



Implementation

The intent of this chapter is to provide a summary of the entire plan's goals, policies, and action items. Additionally, priority ranking, timeframe, and potential partners are identified.

The topics include:

- A community to live in
- A community to work in
- A community to grow in

Overview

- Implementation Overview
- Goals, Policies, and Action Items



a community to live in:

Housing

Parks & Recreation

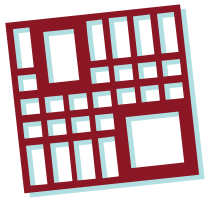
Community Character



a community to work in:

Economic Development

Transportation



a community to grow in:

Future Land Use Plan


BARRICADE WRAP
CRETE LUMBER AND FARM SUPPLY

Overview

Why is Implementation Important?

The implementation section illustrates the path toward the vision of the Crete Comprehensive Plan through relevant policies and action items that include key partners, further studies or plans needed, and locations for specific initiatives.

Each year, the City of Crete can review the implementation recommendations to evaluate progress, remove tasks that are complete, and bring attention and resources to areas lacking momentum.

The elements of implementation include:

Goals

Goals are objectives or aims which may be broad or specific.

Policies

Policies represent ongoing principles by which the City should adhere to when approving new development or planning future investments.

Action Items

Action items are specific steps and activities the City should take.

Each action item also has a recommended priority level and timeframe, along with potential partners that could help achieve the idea or initiative.

Priority Level

Priority level was identified based upon a review of both the public input received and existing conditions analysis. Priority levels are subject to change based on circumstances over time.

Timeframe

Each action item has been assigned a timeframe of either Short-Term (0-4 years), Mid-Term (5-9 years) or Ongoing. Many of the ongoing action items represent long-term tasks the City will need to keep up with on a continual basis.

Potential Partners

Partnerships will be critical to the successful implementation of the identified goals, policies, and action items to help coordinate efforts. This component presents potential partners for the City to work with for policies and action items.



CRETE WELCOMING COMMITTEE PRINCIPLES

The Crete Welcoming Committee began in 2020 to establish high-level goals that the city and cross-sectoral organizations could consider to advance diversity, equity and inclusion work, ultimately making Crete a more welcoming community.

The Committee aligned their principles with that of the national organization Welcoming America:

- Civic Engagement and Connected Communities
- Education
- Economic Development
- Equitable Access
- Government and Leadership
- Safe Communities

 We have indicated with this symbol any policy or action items that contribute to the goals of this committee.

Planning Big Ideas

Twenty "Big Ideas" for Crete were identified based on feedback from the public input phase of the plan, ideas shared from the Steering Committee, and future goals set by the City of Crete. Each of the goals, policies, and action items will address at least one of these Big Ideas.

A.

Trails master plan

B.

Hire economic development director/ full-time professional

C.

Bus partnerships

D.


Seek out diverse residents to represent the community and ensure community outreach is multilingual

E.


Utilize Nebraska Main Street Network

F.

Indoor/outdoor recreation center

G.

Business incubator program (including partnership with the school district)

H.

Railroad viaduct/ overpass at Boswell Ave

I.

Adult education program in partnership with Doane University

J.

State of Nebraska Creative District around the Isis Theatre

K.

Recreation lake on north side of City (Big Blue River)

L.

Economic development incentives policy/guide

M.

Train horn noise reduction zone (quiet zones)

N.

Annexation prioritization plan

O.

Downtown revitalization plan for façade enhancements + design guidelines

P.

Specific housing strategies

Q.

Business and industrial shovel-ready sites

R.

Sidewalk improvement program (fill gaps + repairs)

S.

Encouragement of Urban Agriculture

T.

Downtown parking strategy

Implementation Matrix

No.	Goal/Policy/Action Item	Priority Level	Timeframe	Potential Partners
G1. Goals are objectives or aims which may be broad or specific.				
P 1.1.1	Policies represent ongoing principles by which the City should adhere to when approving new development or planning future investments.			
A 1.1.1	Action items are specific steps the City should take.			

Crete Welcoming Committee Principles:

This symbol indicates the policy or action item is consistent with the Crete Welcoming Committee Principles for civic engagement, education and economic development, equitable access, government and leadership, and safe communities.

Potential Partners:

Organizations, government bodies, and other entities that will help make a policy or action item possible.

Timeframe:

The length of time anticipated for a given action item to be completed will have a designation of short-term, mid-term, or ongoing.

- **Short-term**
- **Mid-term**
- **Ongoing**

Priority Level:

Each action is assigned a priority level for implementation on a scale from low to high with the symbols below.



Low **Medium** **High**

a community to live in: HOUSING

No.	Goal/Policy/Action Item	Priority Level	Timeframe	Potential Partners
G2.1 Maintain a strong and affordable housing stock through education, programming, and incentives				
P 2.1.1	**Support community organizations and activities that encourage and provide housing rehabilitation and neighborhood improvements.**			
P 2.1.2	**Help protect existing housing stock and home values through targeted code enforcement on residential properties or residential adjacent properties, including offering clean-up assistance as needed, to ensure housing meets all applicable zoning and building code requirements.**			
P 2.1.3	**Encourage infill housing in established neighborhoods that is compatible with surrounding properties.**			
A 2.1.1	Perform a detailed windshield survey of Crete's existing residential areas to identify vulnerable housing or neighborhoods and identify the type of rehabilitation efforts that may be needed.	 Medium	Short-Term	Community & Economic Development, Housing Authority, Doane University
A 2.1.2	Design and fund a home improvement program for Crete homeowners to financially incentivize rehabilitation efforts through grants, housing trust funds, and general funds.	 Medium	Mid-Term	Community & Economic Development, Housing Authority
A 2.1.3	Establish a rental housing inspection program to help protect the health and safety of Crete renters and protect existing housing stock.	 Medium	Mid-Term	Community & Economic Development, Housing Authority
A 2.1.4	Identify other creative solutions to encourage landlords and occupants of rental properties to maintain and improve the quality of rental housing within the community.	 Medium	Ongoing	Community & Economic Development, Housing Authority, Community Assistance Office
A 2.1.5	Create pamphlets or programs that will help educate renters, landlords, and homeowners on proper maintenance schedules, priorities, and DIY how-to guides.	 Medium	Mid-Term	Community & Economic Development, Housing Authority, Community Assistance Office

a community to live in: HOUSING

No.	Goal/Policy/Action Item	Priority Level	Timeframe	Potential Partners
G2.2 Attract new residential growth for all ages and life stages to meet the needs of current and future population needs				
P 2.2.1	Continue to encourage the creation and expansion of affordable housing opportunities and preservation of existing housing stock.			
P 2.2.2	Promote compatible residential infill in a range of prices and products to accommodate Crete's household demographics and market.			
P 2.2.3	Require new residential development or infill areas be designed in a scale and style compatible with nearby neighborhoods.			
P 2.2.4	Encourage multi-family residential development throughout the community, especially near commercial nodes, within reasonable distances to large employers, and along key corridors to create activity areas that add to the community's quality of life.			
P 2.2.5	Support new multi-family housing development at various price points and unit sizes to better accommodate the household dynamics present in Crete.			
P 2.2.6	Encourage a variety of housing types in new developments, including single- and multi-family, and townhomes and condos.			
P 2.2.7	Encourage green infrastructure to be included in residential development of all scales and types.			
A 2.2.1	Continue to attract outside residential developers to Crete by reviewing zoning code for barriers to development, marketing the community assets, and by providing targeted incentives for residential development in Crete.	Medium	Ongoing	Community & Economic Development, Developers
A 2.2.2	Ensure there is enough available land for new housing development by working with landowners to complete proper infrastructure improvements.	Medium	Ongoing	Community & Economic Development, Public Works, Landowners
A 2.2.3	Utilize a variety of development approaches, including traditional neighborhood design, cluster design, front porches, neighborhood parks, strong links between new development and the existing town through trails and street grids to provide a mix in the aesthetics of neighborhoods.	Medium	Ongoing	Community & Economic Development, Public Works, Parks & Recreation, Developers

a community to live in: HOUSING

No.	Goal/Policy/Action Item	Priority Level	Timeframe	Potential Partners
G2.2 (cont.) Attract new residential growth for all ages and life stages to meet the needs of current and future population needs				
A 2.2.4	Utilize incentives to encourage housing development, such as TIF, tax abatements, grant programs, and direct public funding.	Medium	Ongoing	Community &Economic Development, Economic Development Advisory Board
A 2.2.5	Work with Doane University to accommodate the anticipated increase in enrollment to ensure student housing needs are met, including building more dormitories as well as off-campus housing options.	Medium	Ongoing	Community & Economic Development, Doane University, Housing Authority
G2.3 Foster the creation of strong neighborhoods that have character, provide adequate access to community services and amenities, and encourage mobility				
P 2.3.1	Maintain and enhance existing and future neighborhoods through planning, assistance, and supportive regulatory techniques.			
P 2.3.2	Require that neighborhoods be designed to promote walking and bicycling through the size of blocks, street layout, and pedestrian amenities such as sidewalks, trails, and greenways/parks.			
P 2.3.3	Locate new community amenities such as schools and parks within or near to residential areas and linked with sidewalks to promote walking.			
P 2.3.4	Include parks, open space, greenways, and natural areas within neighborhood design to promote a tranquil environment and the use of green infrastructure to help handle rainwater and stormwater runoff locally.			
P 2.3.5	Avoid leapfrog development by encouraging new neighborhoods to be contiguous to existing residential development and avoiding isolated residential subdivisions.			

a community to live in: HOUSING

No.	Goal/Policy/Action Item	Priority Level	Timeframe	Potential Partners
G2.3 (cont.) Foster the creation of strong neighborhoods that have character, provide adequate access to community services and amenities, and encourage mobility				
P 2.3.6	Avoid conflicts between incompatible land uses to protect the character and livability of residential areas by discouraging more intense uses like industrial near residential areas and providing suitable site design of any commercial uses near residential neighborhoods.			
P 2.3.7	Use medium density residential when adding infill redevelopment to avoid negative impacts and ensure compatibility between uses.			

a community to live in: PARKS

No.	Goal/Policy/Action Item	Priority Level	Timeframe	Potential Partners
G2.4 Maintain the current level of park service and expand upon what exists today				
P 2.4.1	**Preserve the existing parkland to maintain the overall park level of service in Crete.**			
P 2.4.2	**Continue to develop existing parks and look for opportunities to create new neighborhood parks.**			
P 2.4.3	**As Crete grows, ensure new residential development maintains the current walk time of 5 to 10 minutes to a neighborhood park.**			
A 2.4.1	Conduct regular park evaluations along with community surveys to determine whether current programming aligns with the needs of the community.	Medium	**Ongoing**	Parks & Recreation
A 2.4.2	Perform routine maintenance of parks to provide excellent facilities for Crete residents.	Medium	**Ongoing**	Parks & Recreation
A 2.4.3	Pair new residential development with new parkland so that future residents have access to neighborhood or community parks.	Medium	**Ongoing**	Parks & Recreation, Community & Economic Development, Developers
G2.5 Continue to improve existing parks, and establish new facilities within them				
P 2.5.1	**Expand sports facility offerings such as outdoor and indoor fields, courts, and water recreation.**			
P 2.5.2	**Explore the potential development of a new indoor/outdoor recreation center with a focus on soccer.**			
A 2.5.1	Pursue the development of new fields and courts in areas currently lacking in sports amenities.	Low	**Mid-Term**	Parks & Recreation
A 2.5.2	Conduct a feasibility study for a new recreation center located between S Main Ave, County Road GG, and S Boswell Ave.	High	**Short-Term**	Parks & Recreation
A 2.5.3	Survey the community to determine which programs and services should be provided in the new recreation center.	Medium	**Short-Term**	Parks & Recreation, Community Assistance

a community to live in: PARKS

No.	Goal/Policy/Action Item	Priority Level	Timeframe	Potential Partners
G2.6 Explore locations and options for new park and trail opportunities				
P 2.6.1	**Support the development of the dam at Big Blue River Lodge Reservoir to begin the process of creating a recreation lake.**			
A 2.6.1	Create a master plan for multi-use paths and trails throughout the city.	Medium	Short-Term	Parks & Recreation
A 2.6.2	Explore the feasibility of a new recreation lake on the north side of the city near Big Blue River.	Medium	Mid-Term	Parks & Recreation
A 2.6.3	Evaluate simple street and sidewalk adjustments that could begin the new trail network through widened sidewalks and road diets.	High	Ongoing	Parks & Recreation, Public Works
A 2.6.4	Adopt an expanded stream buffer ordinance to acquire buffer land around Type 1 and 2 streams.	Medium	Short-Term	Community & Economic Development, Public Works

a community to live in: COMMUNITY CHARACTER

No.	Goal/Policy/Action Item	Priority Level	Timeframe	Potential Partners
G2.7 Embrace the community's diverse characteristics to stand out from neighboring cities				
P 2.7.1	Continue to showcase and celebrate Crete's history and diversity through art installations, such as the "Of Nebraska" heart in City Park.			
P 2.7.2	Continue to celebrate all heritages and cultures via events and gatherings.			
A 2.7.1	Partner with local businesses to connect their employees to organizations and resources in the community.	Low	Ongoing	Economic Development Advisory Board, Crete Chamber of Commerce, Community Assistance Office
A 2.7.2	Pilot strategies with Doane University to support non-traditional college education.	Low	Ongoing	Doane University, Community & Economic Development
A 2.7.3	As information is distributed from the City, ensure it is multi-lingual marketing material to reach all residents.	High	Ongoing	Crete Welcoming Committee
A 2.7.4	Consider completing a Diversity, Equity, and Inclusion Plan to ensure all members of the community feel represented and heard.	High	Short-Term	Crete Welcoming Committee
G2.8 Enhance community and social capital through activities and supporting local businesses				
P 2.8.1	Preserve Crete's historic neighborhoods.			
P 2.8.2	Continue to partner with local organizations to promote a variety of events and engage residents.			
P 2.8.3	Expand upon the parks and trails system as identified in the Connectivity Master Plan.			
P 2.8.4	Consider implementing transit services to connect children, students, seniors, and the workforce to key locations throughout Crete.			
P 2.8.5	Explore additional partnerships with Doane University to explore career fields and opportunities.			
P 2.8.6	Work to maintain a high level of community engagement via a variety of types and languages.			

a community to live in: COMMUNITY CHARACTER

No.	Goal/Policy/Action Item	Priority Level	Timeframe	Potential Partners
G2.8 Enhance community and social capital through activities and supporting local businesses				
A 2.8.1	Actively update the City's website calendar and social media pages to spread the word on upcoming events for residents.	Medium	Ongoing	City Hall Staff
A 2.8.2	Continue to invest in community facilities to provide opportunities for gathering and resources.	Medium	Ongoing	Community & Economic Development, Parks & Recreation, Community Assistance Office
G2.9 Enhance Downtown Crete through strategic projects to increase occupancy and activity				
P 2.9.1	**Encourage unique and accessible commercial/retail districts along E 13th Street as shown in the Future Land Use Plan.**			
P 2.9.2	**Implement streetscaping improvements as street construction/reconstruction occurs.**			
P 2.9.3	**Consider adopting a policy to require occupancy in Downtown buildings.**			
P 2.9.4	**Highlight and provide resources on available local, county, and state funding mechanisms for historic preservation and facade improvements.**			
A 2.9.1	Explore partnerships and locations to implement a business incubator space for startups and emerging businesses in Crete.	Medium	Short-Term	Crete Chamber of Commerce, Community & Economic Development, Parks & Recreation
A 2.9.2	Construct temporary parklet installations in Downtown to activate parking spaces as outdoor seating. If successful and well-utilized, consider permanent installation.	Medium	Short-Term	Crete Chamber of Commerce, Community & Economic Development, Parks & Recreation
A 2.9.3	Adopt and deploy a Wayfinding Master Plan to direct residents and visitors to the key amenities and features in Crete.	Low	Short-Term	Community & Economic Development, Public Works, Parks & Recreation

a community to work in: ECONOMIC DEVELOPMENT

No.	Goal/Policy/Action Item	Priority Level	Timeframe	Potential Partners
G3.1 Attract new and supportive industries to Crete to further bolster the local economy and workforce				
P 3.1.1	Prioritize economic growth in Crete through strategic investments in infrastructure, incentives, and annexations.			
P 3.1.2	Consider viable industries that would support and/or compliment existing industries in Crete.			
P 3.1.3	Continue to support the Nestle Purina plant, Smithfield, and Bunge as key economic drivers in the community.			
A 3.1.1	Identify target industries to explore opportunities in bringing those types of businesses to Crete.	Medium	Ongoing	Community & Economic Development
A 3.1.2	Identify parcels from the Future Land Use Plan to be shovel-ready sites to propel commercial, business park, or industrial development.	Medium	Mid-Term	Community & Economic Development
G3.2 Continue to enhance Downtown Crete through strategic partnerships and investments				
P 3.2.1	Continue to implement recommendations identified in the Redevelopment Plans from the Department of Community and Economic Development.			
P 3.2.2	Encourage the conversion or redevelopment of incompatible land uses within the downtown core, following the Future Land Use Plan.			
P 3.2.3	Encourage the expansion of Downtown uses along E 13th Street and Main Avenue.			
P 3.2.4	Follow the Community Character recommendation of exploring a small business incubator space.			
P 3.2.5	Continue to provide and advocate for the Downtown Revitalization Program and other incentive opportunities for small businesses in Crete.			
P 3.2.6	Encourage retail and commercial uses on the first floor of downtown structures to promote all-day activity.			

a community to work in: ECONOMIC DEVELOPMENT

No.	Goal/Policy/Action Item	Priority Level	Timeframe	Potential Partners
G3.2 (cont.) Enhance Downtown Crete through strategic projects to increase occupancy and activity				
A 3.2.1	Regularly review the Redevelopment Plans and complete Planning Commission and City Council updates to consider what has been completed and what might need updated.	High	Ongoing	Community & Economic Development
A 3.2.2	Consider adopting an occupancy requirement for Downtown Crete.	Medium	Short-Term	Community & Economic Development
A 3.2.3	Meet with local business owners located in brick-and-mortar structures to share available funding sources and processes to help them finance projects.	Medium	Ongoing	Community & Economic Development, Business Owners, Chamber of Commerce
G3.3 Consider opportunities for local and regional commercial and retail attractions				
P 3.3.1	**Support distinct and unique activities/uses in nodes of development to help establish identity.**			
P 3.3.2	**Follow the Future Land Use Plan for recommendations on entertainment growth nodes in and around Crete.**			
P 3.3.3	**Consider multi-modal transportation routes to allow for ease of access to these hubs.**			
A 3.3.1	Complete a corridor plan for E 13th Street.	High	Short-Term	Public Works
A 3.3.2	Partner with Doane University to increase commercial and retail activity near campus to provide additional supportive amenities.	Low	Ongoing	Doane University, Community & Economic Development

a community to work in: TRANSPORTATION

No.	Goal/Policy/Action Item	Priority Level	Timeframe	Potential Partners
G3.4 Implement creative solutions to transportation issues				
P 3.4.1	**Seek creative solutions to transportation issues that leverage out of the box thinkings and strategic partnerships.**			
A 3.4.1	Explore partnership with Saline County Area Transit, Saline County, Public Health Solutions and Crete Area Medical Center, Crete Schools, Doane University, and major employers to better serve Crete and Saline County residents with fixed route and on-demand transit services.	High	Short-Term	Saline County Area Transit, Saline County, Public Health Solutions and Crete Area Medical Center, Crete Schools, Doane University, and Major Employers
A 3.4.2	Lobby state and federal bodies to help fund a railroad overpass to better connect north and south Crete.	High	Mid-Term	Public Works, Community & Economic Development, State/ Federal Representatives, BNSF
A 3.4.3	Perform a feasibility study for an overpass at Boswell Avenue or other locations to help alleviate traffic, promote economic development, and add a safe pedestrian crossing between the north and south sides of Crete.	High	Short-Term	Public Works, Community and Economic Development, State/ Federal Representatives, BNSF
A 3.4.4	Work with Nebraska DOT to add improvements to state-run streets and highways.	Medium	Ongoing	Nebraska Department of Transportation, Public Works
A 3.4.5	Adopt a flexible Complete Streets policy that is suitable for a small, rural city like Crete.	Medium	Short-Term	Nebraska Department of Transportation, Community & Economic Development
G3.5 Maintain a transportation network that is safe and efficient for all modes of transportation				
P 3.5.1	**Maintain safety and acceptable levels of service for major corridors and intersections throughout Crete.**			
P 3.5.2	**Offer flexibility on implementation of Complete Streets to meet the needs of the surrounding land use.**			
A 3.5.1	Continue to replace gravel and other deteriorating streets within the city limits, including adding expanding sidewalks.	Medium	Ongoing	Public Works
A 3.5.2	Develop new standard corridor cross sections for each roadway type that meet Complete Streets standards.	Medium	Mid-Term	Community & Economic Development, Public Works

a community to work in: TRANSPORTATION

No.	Goal/Policy/Action Item	Priority Level	Timeframe	Potential Partners
G3.5 (cont.) Maintain a transportation network that is safe and efficient for all modes of transportation				
A 3.5.3	Complete a review of existing and potential new Highway 13 pedestrian and cyclist crossings to identify potential crossing locations and begin planning for funding.	Medium	Short-Term	Nebraska Department of Transportation, Community & Economic Development, Public Works
A 3.5.4	Complete a detailed sidewalk gap analysis of the existing sidewalk system for compliance with Public Right-of-Way Accessibility Guidelines (PROWAG).	Medium	Short-Term	Community & Economic Development, Public Works
A 3.5.5	Develop a plan for coming into compliance with PROWAG based on results of the sidewalk gap analysis	Medium	Mid-Term	Public Works
A 3.5.6	Acquire right-of-way and funding to implement the Active Transportation Plan to expand trails and enhance pedestrian connectivity.	Medium	Mid-Term	Community & Economic Development, Public Works
A 3.5.7	Develop standards for bicycle and pedestrian facilities based on roadway type.	Medium	Short-Term	Community & Economic Development, Public Works
G3.6 Promote the use of best practices in transportation planning and design				
P 3.6.1	**Follow the Future Land Use Plan for recommendations on entertainment growth nodes in and around Crete.**			
P 3.6.2	**Consider multi-modal transportation routes to allow for ease of access to these hubs.**			
P 3.6.3	**Require developers to dedicate the necessary right-of-way for the identified collector and arterial roadway corridors.**			
P 3.6.4	**Prioritize multi-modal connections to community assets such as parks, schools, Downtown Crete, and major employers.**			
A 3.6.1	Allocate sufficient funds to an annual street maintenance program as a component of the city's Capital Improvement Program.	Medium	Ongoing	Public Works
A 3.6.2	Seek regional, state, and federal funding opportunities to leverage opportunities to improve the transportation system.	Medium	Ongoing	Public Works, Community and Economic Development, State/ Federal Representatives

a community to grow in: FUTURE LAND USE PLAN

No.	Goal/Policy/Action Item	Priority Level	Timeframe	Potential Partners
G4.1 Provide a balanced mix of land uses that support diversity and growth				
P 4.1.1	Support the development of diverse housing typologies with opportunities for low- to high-density housing options for workforce housing.			
P 4.1.2	Attract new and expanded commercial and retail users along key corridors and intersections through means such as re-zoning, incentives, and master plans.			
P 4.1.3	Continue to attract business parks and industrial growth through strategic annexations in accordance with the Future Land Use Plan.			
P 4.1.4	Consider and encourage opportunity for urban agriculture in rural residential and low-density residential land uses as identified in the Future Land Use Plan and Land Use definitions.			
A 4.1.1	Update the zoning and subdivision regulations to support the Future Land Use Plan and any goals, policies, or action items included in the plan.	High	Short-Term	Community & Economic Development
A 4.1.2	Leverage the Future Land Use Plan to identify key nodes to encourage the growth of commercial and business uses within the planning boundary.	High	Ongoing	Community & Economic Development
G4.2 Ensure adequate connectivity as the community grows				
P 4.2.1	Require right-of-way and easements for future streets and utilities.			
P 4.2.2	Require sidewalks within all new developments and expand sidewalk or trail connections in key areas with missing segments in the system.			
P 4.2.3	Limit the use of culs-de-sac and dead-end streets.			
P 4.2.4	Ensure a cohesive community character by requiring new development to have through-streets and pedestrian connections to existing streets and sidewalks.			
P 4.2.5	Require any rural subdivision proposed within the Crete planning boundary to have streets built to City design standards and have at least one access point to a paved street network.			

a community to grow in: FUTURE LAND USE PLAN

No.	Goal/Policy/Action Item	Priority Level	Timeframe	Potential Partners
G4.2 (cont.) Ensure adequate connectivity as the community grows				
A 4.2.1	Actively work to create railroad overpass from North to South at Boswell Ave.	High	Mid-Term	Public Works, Community & Economic Development, BNSF, State/Federal Representatives
A 4.2.2	Utilize previous planning efforts, the Future Land Use Plan, and Streets Master Plan to identify public transportation developments and road improvements.	Medium	Mid-Term	Public Works, Community & Economic Development, Saline County Area Transit, Nebraska Department of Transportation
G4.3 Encourage infill development and growth that feels connected to preserve community character				
P 4.3.1	**Discourage leapfrog development whenever possible to keep growth connected.**			
P 4.3.2	**Prioritize growth in areas adjacent to or near existing city limits.**			
P 4.3.3	**Promote infill development and housing rehabilitation within the existing community.**			
A 4.3.1	Review zoning codes that may be discouraging new development and redevelopment / infill projects	Medium	Ongoing	Community & Economic Development
A 4.3.2	Focus efforts on revitalizing Downtown Crete by continuing to work with local property owners and the Main Street Network on development plans and necessary infrastructure improvements.	Medium	Ongoing	Community & Economic Development, Public Works, Community Assistance Office

a community to grow in: FUTURE LAND USE PLAN

No.	Goal/Policy/Action Item	Priority Level	Timeframe	Potential Partners
G4.4 Promote use of best practices for zoning and subdivision regulations				
P 4.4.1	Preserve sensitive environmental areas such as floodplain, wetlands, stream buffers, and high-valued agricultural land.			
P 4.4.2	Discourage new housing developments adjacent to industrial zoned areas, rail lines, and Highway 101 and 33.			
P 4.4.3	Limit the use of culs-de-sac and dead-end streets.			
P 4.4.4	Discourage the unnecessary conversion of agricultural land to the built environment in the areas listed as Open Space + Agriculture on the Future Land Use Plan.			
P 4.4.5	Emphasize the need for right-of-way and easement corridors for future streets and utilities.			
P 4.4.6	Refer to the Annexation Priority Map and the Annexation Policy when evaluating potential annexations.			
P 4.4.7	Require physical buffers or setbacks for industrial developments, rail lines, or the highway when located adjacent to residential areas.			
A 4.4.1	Annually review the comprehensive plan and periodically complete an update to ensure it remains relevant.	Medium	Ongoing	Community & Economic Development

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