



FREMONT

NEBRASKA

2024 PARKS & RECREATION MASTER PLAN



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THANKS TO THOSE WHO PARTICIPATED

A special thank you goes to everyone who participated in the 2024 Fremont Parks and Recreation Master Plan. This plan was made possible by the contributions and insights of the residents and representatives from various groups and organizations.

Prepared for the City of Fremont by JEO Consulting Group September 2024

MASTER PLAN ADDRESS

The City of Fremont Parks and Recreation Department desired to develop the Parks and Recreation Master Plan as part of its commitment to Fremont residents to meet its city's mission to being good stewards by fostering a welcoming, collaborative, and distinct community that provides the resources necessary for sustainable growth and an excellent quality of life. Parks and recreation are important elements of all communities and reflect positively on the quality of life for residents.

The Fremont Parks and Recreation Department, in conjunction with JEO, developed this master plan to have a more structured approach to park and recreation development and maintenance of current parks. As the City moves forward, implementation will require the commitment and leadership of elected and appointed officials, City staff, residents, and other stakeholders to champion the plan's vision and project initiatives.

The goal was to create an objective approach using data analysis. The master plan integrated many resources for data collection, such as a community survey, which received over 300 responses, community outreach and engagement events, community stakeholder groups, and benchmark analysis with Fremont's peer cities. With this data, staff, stakeholders, and JEO were able to prioritize projects create a list of priorities and develop decision making criteria to guide future park and recreation developments. This master plan will be used as a guide for the department and will be a valuable tool for City decision makers for years to come. This plan will help shape Fremont's mission and vision to create a better quality of life for current and future residents of the Fremont community.

Sincerely,

Nicholas Hansen

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CHAPTER 1:
EXECUTIVE SUMMARY

PURPOSE OF THE PLAN

A city's soul is often mirrored in its parks. Fremont, blessed with exceptional natural beauty and a vibrant community spirit, possesses a unique opportunity to craft a park and recreation system that is as extraordinary as the city itself. As Fremont continues its upward trajectory, its parks and open spaces must evolve to meet the changing needs and aspirations of its residents.

In recent years, the City has faced challenges in maintaining the high standard of its parks. This master plan is a resolute commitment to reversing this trend and charting a course for a thriving park and recreation system well into the future. The City recognizes that recreational preferences are in constant flux and their goal is to anticipate these shifts while delivering the diverse and enriching experiences that Fremont residents deserve.

This plan delves deep into the heart of Fremont's existing park system, identifying its strengths and areas for improvement. It presents a bold yet achievable vision for the future, supported by a strategic road map for implementation. Over the next two decades, this document will serve as a compass, guiding the City in creating a park and recreation system that enhances the quality of life for all residents and visitors alike.

SUMMARY OF CONTEXT

The Parks and Recreation Master Plan document acknowledges that the Fremont City Limits were updated 20 days prior to its completion. The updated city limits are shown on all maps. Consequently, the U.S. Census data utilized in the analysis may not fully align with the new boundary and reflect the updated city limit.

The Parks and Recreation Master Plan for Fremont recognizes the importance of a diverse public space network in supporting the city's quality of life. This network includes parks, recreation facilities, natural areas, trails, school facilities, cultural facilities, and streetscapes. The master plan aims to revitalize the city's park system to meet the evolving needs of its residents by addressing challenges and creating a thriving system that offers diverse and enriching experiences.

A key component of the master plan is the development of a park classification system. This system categorizes parks based on factors such as size, landcover, amenities, and proximity to residential areas, allowing the city to identify gaps in access, quality, and equity. The classification system can inform planning decisions related to communications, parkland acquisitions, development, programming, and operations. These park classifications are defined as follows:

COMMUNITY PARK

- Parks greater than 10 Acres (or based on community use / importance of park)
- Typical service area: 5 minute drive (2 miles) distance from the park

NEIGHBORHOOD PARK

- Parks between 1 and 10 Acres
- Typical service area: 10 minute walk (0.5 miles) distance from the park

SPECIAL USE PARK

- Parks less than 5 Acres (with single use type)
- Typical service area: 5 minute drive (2 miles) distance from the park

POCKET PARK

- Parks less than 1 Acre
- Typical service area: 10 minute walk (0.5 miles) distance from the park

SPORTS COMPLEX

- No size limit (determined by use type)
- Typical service area: 5 minute drive (2 miles) distance from the park

OPEN LANDS

- No size limit (determined by ecology)
- Typical service area: 5 minute drive (2 miles) distance from the park

The master plan also emphasizes the importance of accessibility, defining it as the ability to enter and utilize a space or resource. It evaluates accessibility based on factors such as distance, safety, and universal design. The plan aims to ensure that all households have access to a high-quality park within a short distance, considering factors such as existing park assets, population density, historical inequities, and community feedback.

SUMMARY OF NEEDS AND PRIORITIES

The City of Fremont undertook a comprehensive Parks and Recreation Master Plan to assess existing park amenities, develop management strategies, and secure funding for future park initiatives. The planning process involved a thorough inventory of park features, community engagement through surveys and pop-up events, and regular advisory committee meetings. The goal was to create a master plan that reflects community values and priorities, guiding the city's park system development and ensuring a sustainable and enjoyable recreational experience for all residents.

COMMUNITY ENGAGEMENT

The planning team conducted a comprehensive community engagement process to ensure that the final Plan recommendations reflected the community's values and feedback. This process included a statistically valid survey, community pop-up events, stakeholder meetings, and an advisory committee. The survey collected both qualitative and quantitative data on park preferences, needs, and usage patterns. Additionally, the team conducted an inventory and analysis of existing park infrastructure, green spaces, and recreational facilities. The goal of this engagement process was to create a master plan that was responsive to the community's needs and priorities, ensuring a more equitable and accessible park system for all residents.

INVENTORY & ANALYSIS

The Plan conducted a comprehensive inventory and analysis of existing park conditions, utilizing GIS data, field surveys, and spatial analysis tools. This analysis provided valuable insights into the strengths, weaknesses, and opportunities for improvement. The findings were compared to national and peer-city metrics to establish a baseline for future park development and investments, ensuring that the Plan aligns with the community's needs and aspirations.

NEEDS ASSESSMENT

Fremont's projected expansion to the east has necessitated additional parks and recreational facilities to accommodate its growing population. A comprehensive needs assessment was conducted to inform the development of a park master plan that addresses these needs and ensures a sustainable park system for the future. The assessment evaluated the quantity and quality of existing parks, identified recreational needs, assessed equity and accessibility, considered environmental factors, and examined funding and resource allocation. A collaborative effort among city departments, elected officials, and community stakeholders was essential in conducting the needs assessment and developing the Plan, ensuring that it reflects the unique needs and aspirations of the Fremont community.

PEER BENCHMARKING

A benchmarking analysis was conducted against five peer cities in Nebraska to assess its performance in various areas. The analysis compared data on parks, trails, acreage, staffing, budget, revenue, marketing, programs, facilities, planning, development, and community integration. Fremont was found to be behind most of its peers in land size, full-time Parks and Recreation employees, and acres of land owned/operated. However, it outperformed its peers in total number of parks, non-tax revenues, and total capital budget.

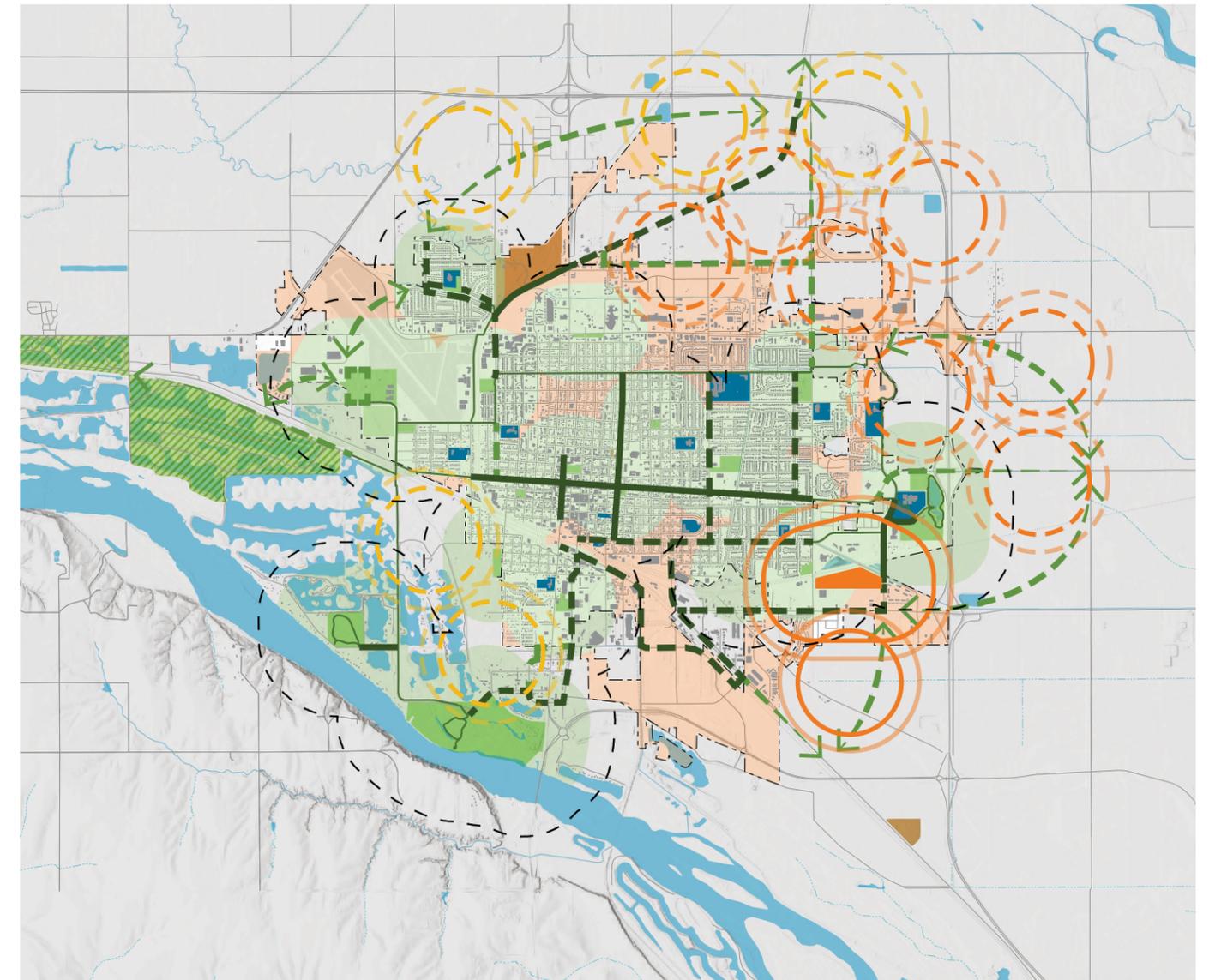
LEVEL OF SERVICE (LOS) ANALYSIS

The LOS analysis for parks and recreation amenities assesses the quantity and accessibility of these amenities based on population-based and access standards. While the city offers a robust number of amenities, their distribution is uneven, with some areas having better access than others. The analysis informs decisions on the distribution and number of future recreational facilities to ensure equitable access for all residents. Population-based standards determine the required number of amenities, while access standards identify their optimal locations. The analysis uses industry access standards, such as a 5-minute drive and a 10-minute walk, to evaluate the city's parks and recreation system.

SUMMARY OF LONG-RANGE VISION

PHYSICAL

The community envisions Fremont as a city where public open spaces are essential to its health, well-being, and vibrancy. They desire parks and trails that are accessible to all, equitably distributed, and interconnected to foster strong community bonds. The city will prioritize sustainable planning and management to ensure the lasting quality of existing open spaces and strategically expand the public open space network to meet the needs of a growing population. A commitment to environmental stewardship will protect the natural beauty of parks and trails, while safety and accessibility will be prioritized for all residents. By integrating programming and amenities that reflect the unique character of each neighborhood, the city aims to create inclusive and engaging public spaces that enrich the lives of community members. When adding new parks to the network, the city will evaluate the community's needs and desired amenities to ensure the park typology and amenities are appropriate for the neighborhood. A similar strategy will be used to expand the city's trail network, resulting in a public open space network that is interwoven with the community's needs and desires.



Future park and trail network plan

SUMMARY OF DECISION-MAKING FRAMEWORK

ORGANIZATIONAL STRUCTURE

Fremont falls below the National Recreation and Park Association's (NRPA) lower quartile jurisdictional population full time staffing number. Fremont is also behind it's peers when it comes to full time equivalent (FTE) employees. This data is supported by community feedback and declining park conditions. It is recommended that Fremont hire 6 more full-time staff to align with peers and the NRPA.

One recommended Parks and Recreation management strategy is zone management. Zone management, a method of organizing park maintenance by geographic areas, can address the challenges of growing park networks. By assigning specific staff to each zone, it aims to foster ownership, improve efficiency, and enhance relationships with park visitors. Key benefits include familiar staff, reduced travel time, and positive relationships with visitors. Challenges include resource allocation, infrastructure needs, and existing practices.

Different types of maintenance facilities can support zone management, such as a central hub, smaller facilities, and storage boxes. By carefully considering these factors, parks can implement zone management to improve park maintenance efficiency and visitor satisfaction.

LEVEL-OF-SERVICE (LOS) METRICS

The Fremont Parks and Recreation department aims to provide high-quality park amenities that meet the needs of its residents. To achieve this goal, the department has set level of service standards based on NRPA guidelines and community expectations. These standards will help guide decisions about the number and location of recreational amenities. The department will regularly review and update these standards to ensure they remain relevant and effective. By prioritizing park amenities, the City can attract residents, businesses, and tourists, enhance property values, and foster a strong sense of community.

POLICIES

The policy goals for Fremont's parks and recreation system aim to create vibrant and inclusive public spaces that benefit residents, businesses, and visitors. The goals focus on connection, growth, sustainability, protection, and activation, addressing the need for accessible and well-maintained parks, recreational amenities, and programs. They prioritize economic and environmental benefits, promoting sustainable practices and supporting local businesses. Ultimately, these goals seek to enhance the quality of life in Fremont by fostering community engagement, promoting health and wellness, and preserving natural resources. The city can take specific actions to achieve these goals, such as expanding park usability, providing recreational amenities, securing funding, and promoting parks as part of a unified public space system.

FACILITY LIFE CYCLES

Parks and recreation facilities go through a life cycle similar to that of living things. New facilities are planned, built, and begin to operate. Just as a living thing may need care and maintenance as it ages, facilities and must be regularly evaluated to ensure they continue to serve their intended purpose. If they are no longer meeting

the needs of the community, improvements may be necessary. Facility phases (master planning, design, construction, operation, and evaluation) and facility actions (new park/facility, maintain, life cycle replacement, minor refresh, major refresh, and divest) will help to guide the City through all stages of new and existing park facilities.

SUMMARY OF FUNDING, PHASING, AND IMPLEMENTATION STRATEGY

The city of Fremont has allocated over \$15.6 million for facility and park improvements through 2028, which will be funded by various sources including tax revenues, grants, and bonds. These improvements will be prioritized based on their alignment with the city's Parks and Recreation Master Plan goals and their ability to address community needs, improve safety and accessibility, promote sustainability, and reduce flood risk. Specific examples of prioritized projects include bioretention planting beds, flood storage, and floodplain restoration. By carefully considering these criteria, Fremont can ensure that its public open space initiatives are beneficial to the entire community and address stormwater management challenges.

PRIORITY PROJECTS

PARKS & RECREATION SYSTEM

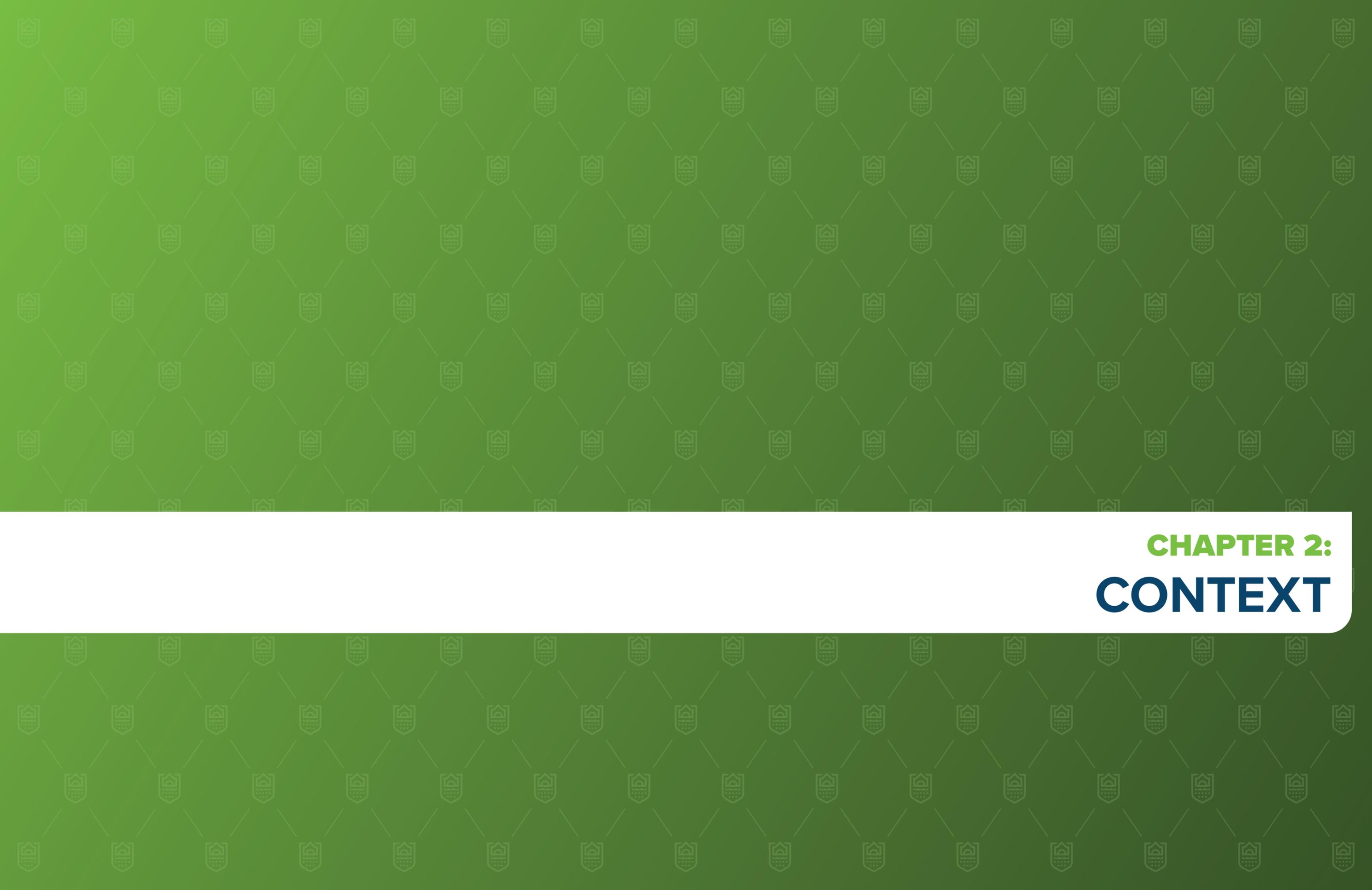
- New Open Lands park south of power plant
- New Neighborhood or Pocket Park to the south east of the city

JOHN C. FREMONT PARK

- Amphitheater
- Playground / Splash Pad / Restrooms / Concessions
- Streetscape improvements along Broad St, 8th St, and Main St

JOHNSON PARK

- Flood storage grading & water diversion structures from power plant
- Fieldhouse & parking
- Competition fields



CHAPTER 2: **CONTEXT**

AGENCY MISSION, VISION, VALUES, AND ROLE(S)

PARKS AND RECREATION MISSION

The Fremont Parks and Recreation Department's mission is to enhance the quality of life for the citizens of Fremont and their guests by providing and/or facilitating quality leisure service programs and facilities while protecting and improving the environment.

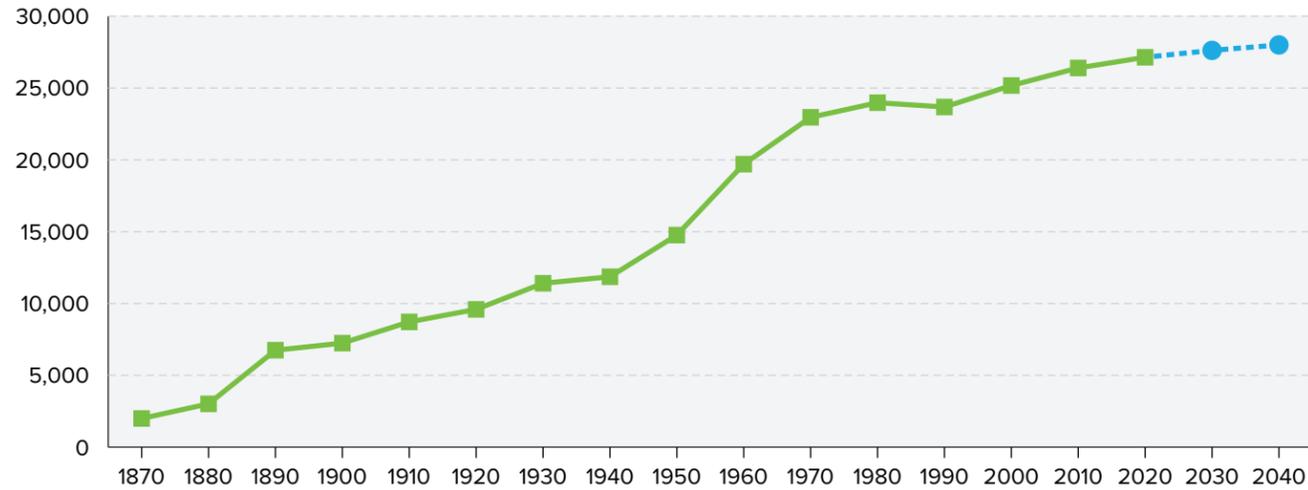
DEMOGRAPHICS

POPULATION GROWTH

Fremont's population experienced consistent growth over the past two decades. In 2023, the city reached a peak population of 27,602, marking a 0.95% increase from the previous year's count of 27,342. This 2022 figure itself represented a slight 0.05% uptick from the 27,329 residents recorded in 2021. Between 2000 and 2023, Fremont's total population expanded by 2,295 individuals. While the recent data indicates a continued growth trend, long-term projections suggest that the city has not reached its maximum population yet.

With its estimated current population of approximately 27,602, Fremont is the 6th most populated city in the state of Nebraska out of 582 cities. By 2040 the city is expected to grow by approximately 4.8%, from 27,602 residents to around 29,000.

City of Fremont Historical Population, 1870-2040



Source: US Census Bureau; American Community Survey 5-Year Estimates

COMMUNITY AGE

Fremont is slightly younger than Dodge County. With a median age of 37.9 that is 1.5 years younger than that of the county, 39.4.

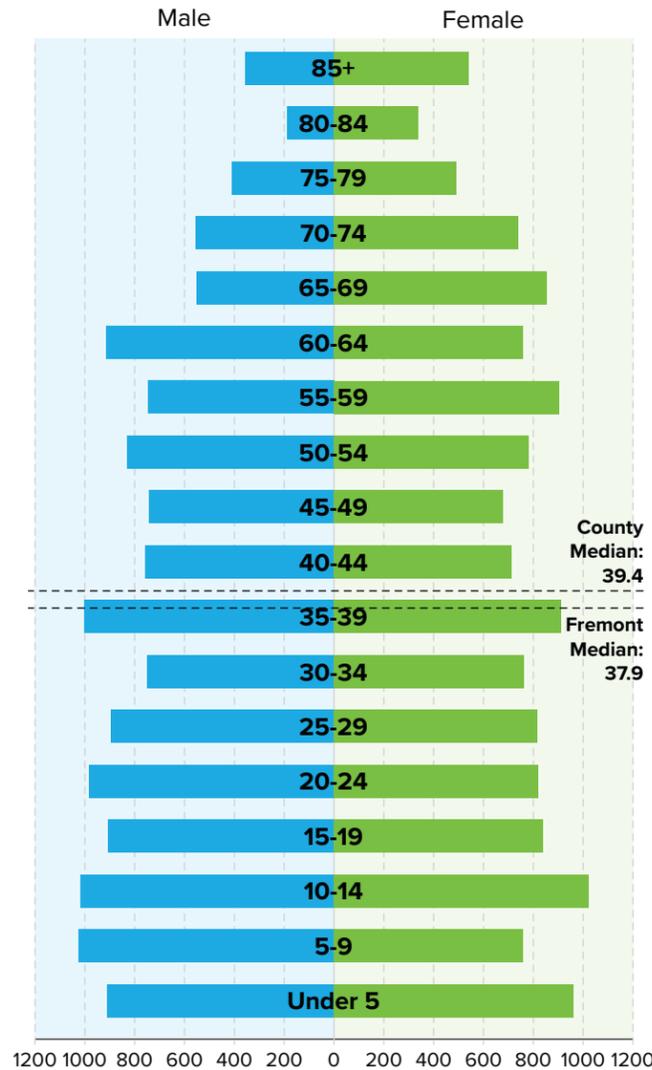
COMMUNITY INCOME

Fremont's median annual household income is approximately \$62,226, nearly 7% lower than the \$66,793 median annual household income for Dodge County. Fremont also has a poverty level of 9.5% which is slightly higher than the surrounding county's poverty level of 9.1%.

RACE & ETHNICITY

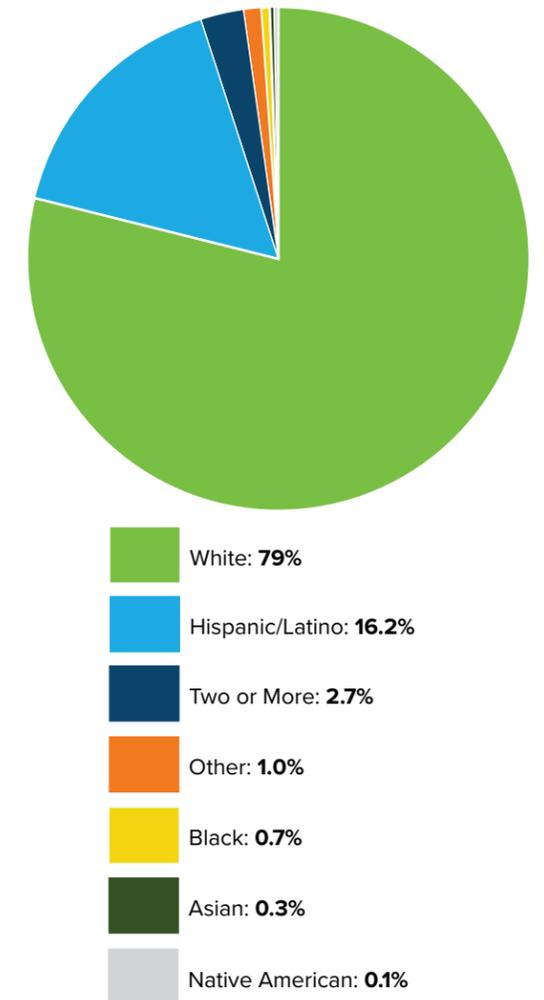
Fremont and Dodge County share a similar racial and ethnic makeup. A very large portion of the city's residents are white. More than three quarters of the remaining fifth of Fremont is Hispanic or Latino.

City of Fremont Age by Sex



Sources: American Community Survey 5-Year Estimates

City of Fremont Ethnicity



Sources: American Community Survey 5-Year Estimates

PLANNING CONTEXT

In recent years, the City has engaged in a collaborative planning process with regional and state partners, laying a robust foundation for the Parks and Recreation Master Plan. The Comprehensive Plan, a blueprint for Fremont's growth and development, provides invaluable insights into the city's trajectory. Moreover, the concurrent development of the 2045 Long Range Transportation Plan offers essential context for understanding future mobility patterns and infrastructure needs. By building upon the knowledge gleaned from these foundational documents, the Parks and Recreation Master Plan is poised to create a visionary road map for enhancing Fremont's public spaces and recreational opportunities.

(2012) GREENPRINT FOR TOMORROW

Greenprint for Tomorrow is the City's previous Parks and Recreation Master Plan that aimed to create a long-term strategy for developing and improving Fremont's parks, public spaces, and recreational programs. It was intended to guide future decisions to enhance the community's quality of life, attract visitors, and ensure that park facilities met the community's high expectations.

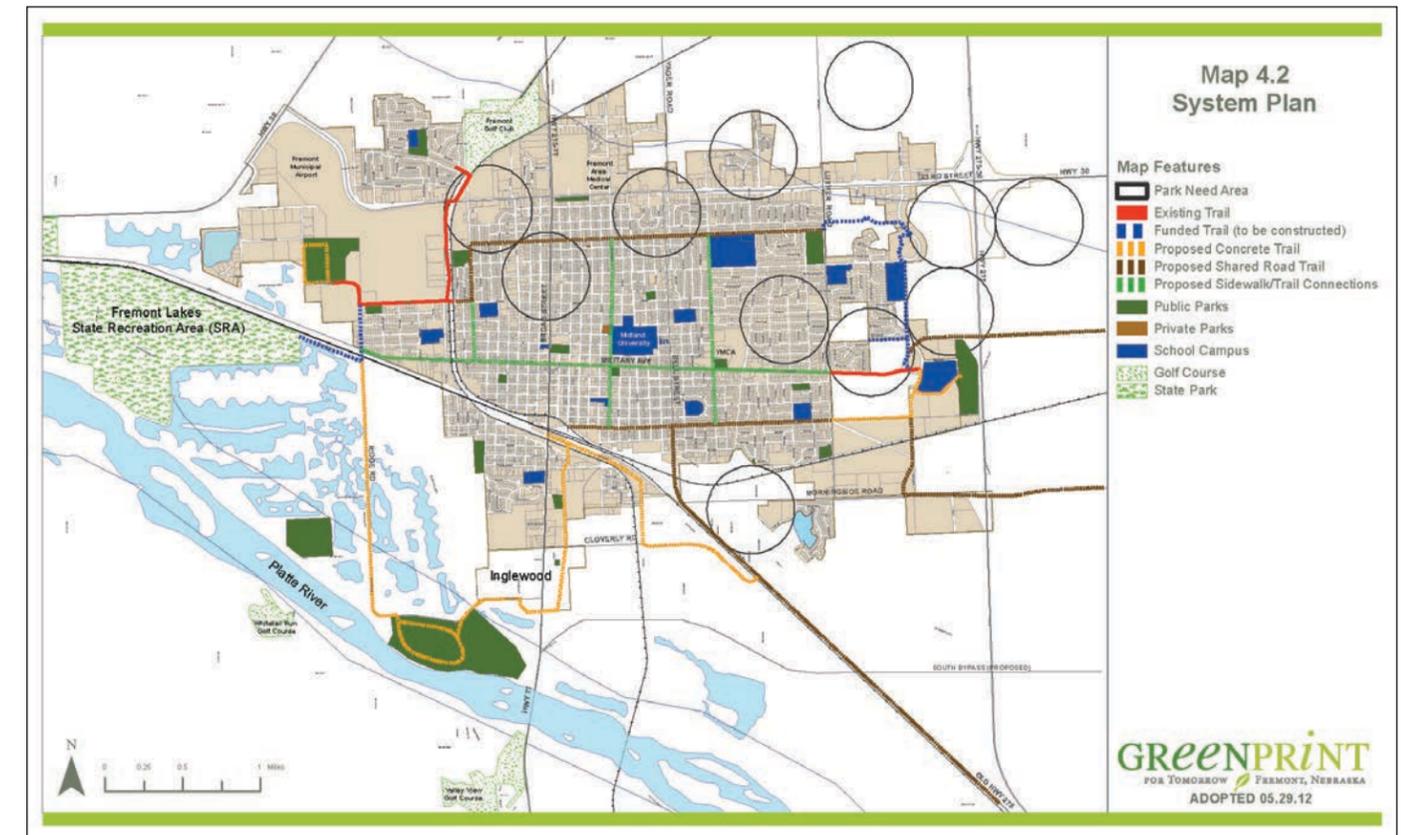
GOALS

In 2012 the City's overall goal was maintaining and improving its existing parks while providing for a balanced and broader variety of facilities, programs, public spaces, and amenities, all of which contribute to the fabric of our highly livable neighborhoods and quality of life.

- Provide parks and recreation facilities that meet – or exceed – the established local standards and provide for both the present and future needs of the community.
- Ensure that all park facilities are maintained in efficient and cost effective manners to promote safety and the highest quality appearance.
- Build on the existing trails to develop a citywide network of off-street trails, on-street bikeways, and sidewalks.
- Ensure that recreational programs meet the interests and needs of persons of all ages and abilities by providing programs independently and in cooperation with program partners.
- Broaden the community's cultural infrastructure and its integration into the parks and recreation system and programs.
- Ensure the success of the department through the professional development and technical advancement of staff and other departments or board members.
- Ensure that the administration of the Parks and Recreation Department is effective, accessible, and customer-friendly.
- Maximize the efficient use of resources to develop and maintain a first-class system of parks, open spaces, and recreational facilities and improvements.
- Maintain strong communication with community residents and other public agencies and private sector organizations.
- Protect and sustain natural areas, resource features, and environmentally sensitive lands.
- Partner in contributing to the City's economic development by attracting tourists and businesses to the recreational attractions in and around Fremont.

BUILDOUT

Since 2012 there have been no additional parks added to the City's park network, however, several trail segments have been completed. (See page 58 and 59)



(2012) DOWNTOWN REVITALIZATION PLAN

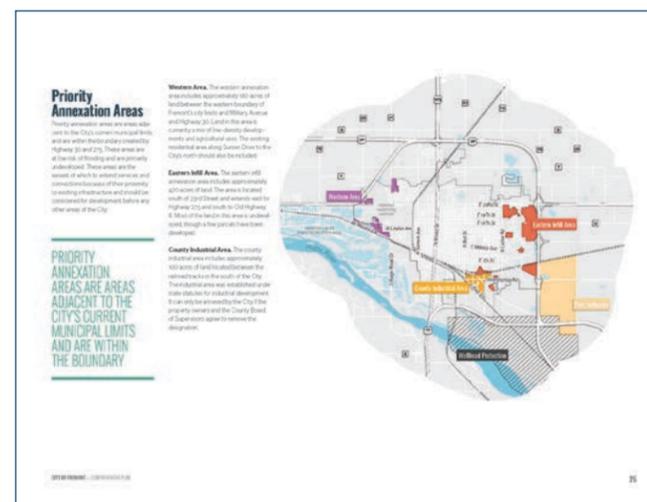
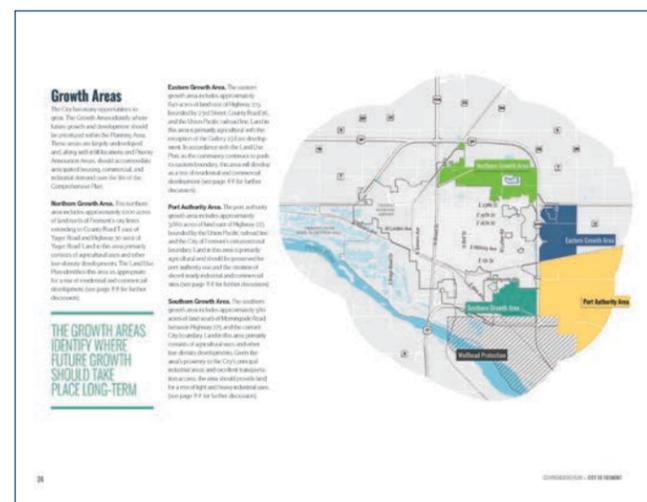
The City of Fremont's Downtown Revitalization Plan establishes a comprehensive foundation for the future vision for the heart of the community – its downtown area. As part of this planning process, the new location and site plan for the city's police station was presented as well as how its relocation could impact the future use and design of John C Fremont Park, which is located within the downtown core. The plan outlines a preliminary design concept for this park including the construction of a potential amphitheater. The recommendations provided in this plan helped to lead discussions around the future of John C Fremont Park as well as how parks and recreation can serve as a tool for downtown redevelopment and placemaking.

(2021) DODGE COUNTY AND COMMUNITIES, NEBRASKA COUNTY-WIDE HOUSING STUDY

The Dodge County and Communities, Nebraska County-Wide Housing Study offers a detailed examination of current and future housing needs in the area, addressing aspects such as supply, demand, and affordability of housing stock in the city of Fremont and Dodge County. As new housing projects emerge and the community continues to grow, there is an increasing need to ensure that parks and recreational facilities are adequately upgraded or expanded to meet increased demand and serve new growth areas of the community. By using the housing recommendations of this plan along with projected growth areas identified in the City's Comprehensive Plan, the Parks and Recreation Department can determine where services need to be expanded as well as where new services should be invested in the community. This thoughtful strategy to recreational amenities advocates for a balanced approach that maintains a high quality of life for residents and supports a well-rounded, healthy community.

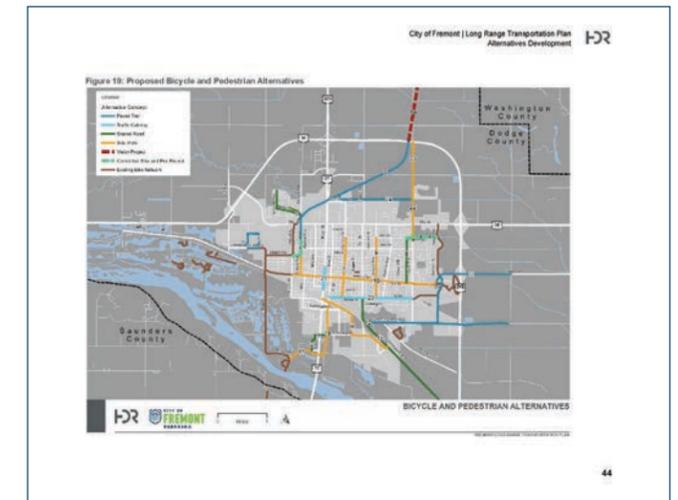
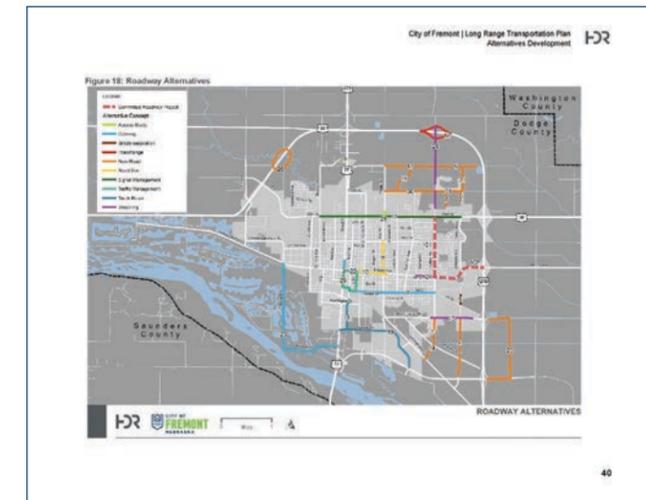
(2022) COMPREHENSIVE PLAN

The Comprehensive Plan, adopted in October 2022, outlines a vision for growth and development while enhancing the quality of life for Fremont residents. It emphasizes the importance of a well-connected, accessible park and recreation system to support community well-being, health, and engagement. Specific recommendations mentioned for the Fremont parks system include upgrading existing park facilities, expanding open green spaces, and developing new recreational areas to meet the diverse needs of the community. Some of the recommendations mentioned in the Parks, Open Space, and Recreation section of this plan include improving connectivity between parks and other community amenities through pedestrian and bike trails, identifying areas for new parks and recreation facilities that serve new community growth areas, and developing a maintenance and operation plan for existing park amenities. The City's goal through the implementation of these and other recommendations is to create a more vibrant, active community and bolster its attractiveness as a place to live, work, and play.



(2022) 2045 LONG RANGE TRANSPORTATION PLAN

The Long-Range Transportation Plan outlines the city's transportation infrastructure, necessary improvements, and ongoing maintenance of those assets over the coming decades. A significant aspect of the plan is its focus on trail and sidewalk improvements. By improving these transportation links in the community, the City can make it easier for residents and visitors to access their parks, trails, and recreational facilities, thereby encouraging more active lifestyles and enhancing quality of life. Increasing trail connectivity throughout town, particularly from north to south, is a top priority of this plan and the parks department. Filling in any remaining gaps to their trail system as well as finding new paths for expanding this system are also considered top priorities of this plan. The emphasis on pedestrian and bike-friendly infrastructure not only promotes healthier living but also supports the growth of a cohesive and connected community by seamlessly linking recreational spaces with residential areas and local amenities.



PARKS AND RECREATION SYSTEM

While this plan focuses specifically on the parks and recreation system, this system does not exist in isolation. It is part of a comprehensive public open space network that contributes to the identity of Fremont. This public open space network consists of the following:

- Parks
- Recreation Facilities
- Hard and Soft Surface Trails
- Natural Areas
- School Facilities
- Private Facilities
- Streetscapes
- Stormwater

Together, Fremont's 21 parks total approximately 460 acres of public space connected by over 15 miles of hard and soft surface trails.

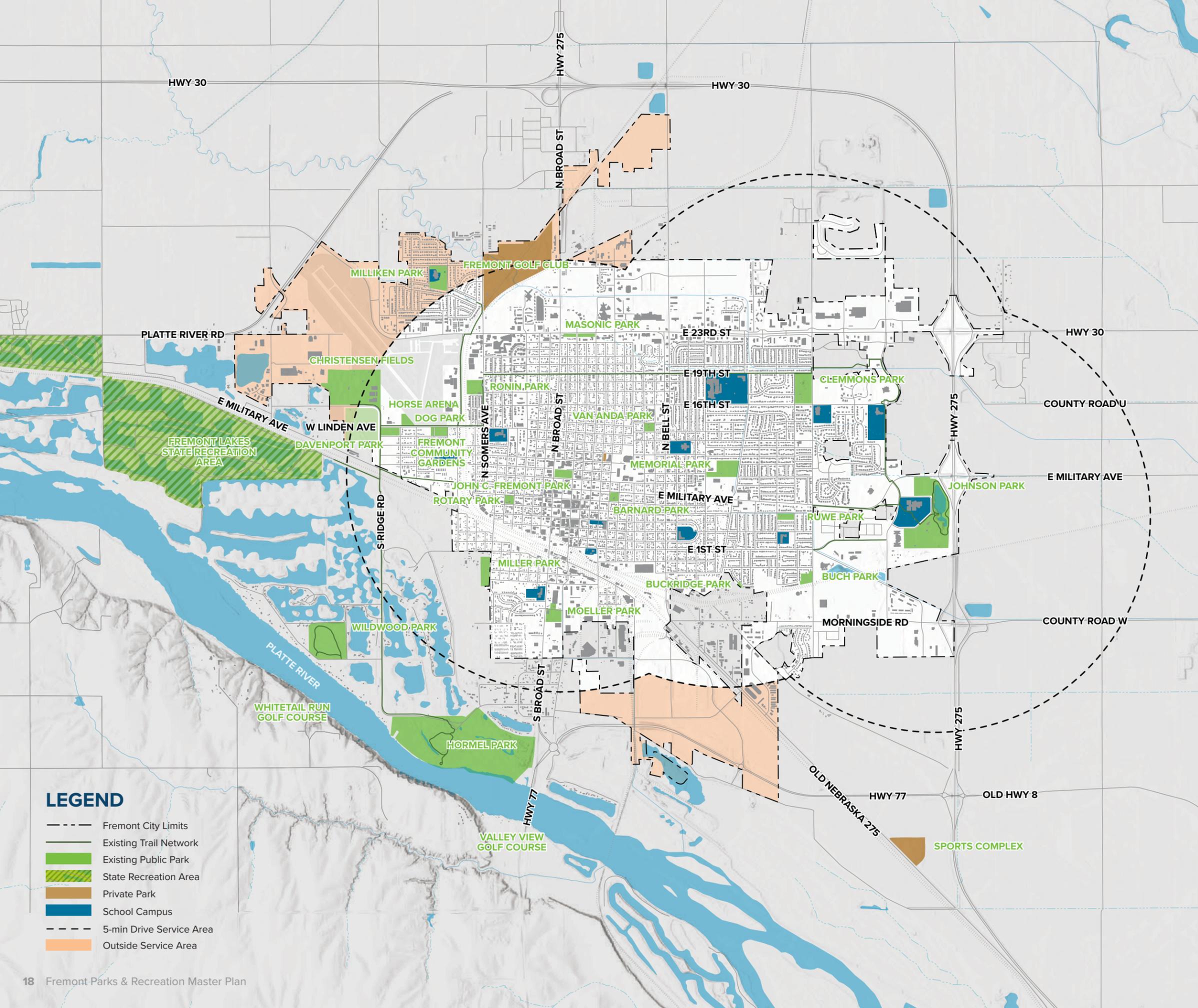
EXISTING PUBLIC OPEN SPACE NETWORK

COMMUNITY PARK

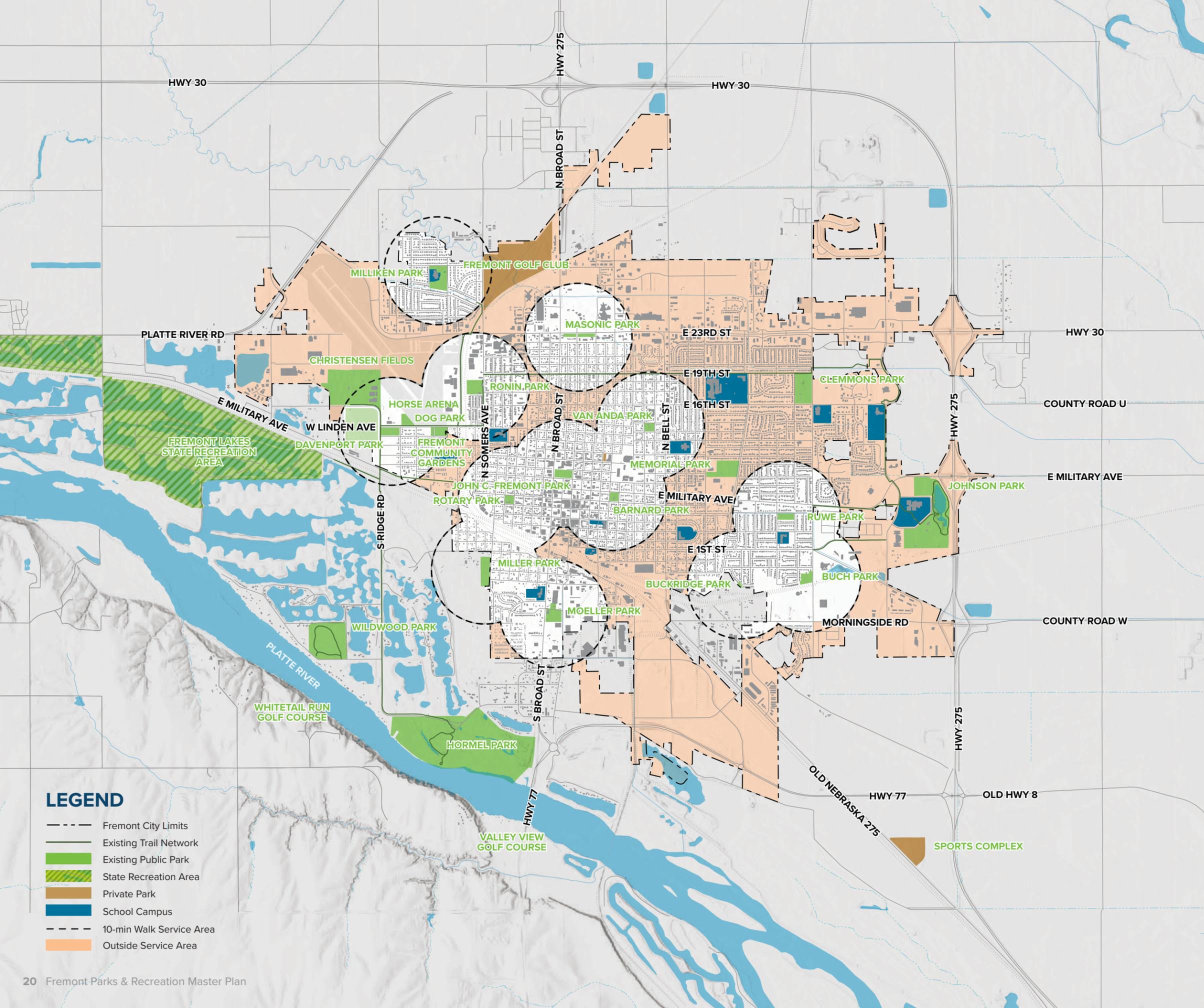
- Parks greater than 10 Acres (or based on community use / importance of park)
- Typical service area: 5 minute drive (2 miles) distance from the park

FREMONT'S COMMUNITY PARKS

1. Clemmons Park
2. John C. Fremont Park
3. Johnson Park



- Fremont City Limits
- Existing Trail Network
- Existing Public Park
- State Recreation Area
- Private Park
- School Campus
- 5-min Drive Service Area
- Outside Service Area



EXISTING PUBLIC OPEN SPACE NETWORK

NEIGHBORHOOD PARK

- Parks between 1 and 10 Acres
- Typical service area: 10 minute walk (0.5 miles) distance from the park

FREMONT'S NEIGHBORHOOD PARKS

1. Barnard Park
2. Buch Park
3. Davenport Park
4. Fremont Rotary Park
5. Masonic Park
6. Miller Park
7. Milliken Park
8. Moeller Park
9. Ronin Park
10. Ruwe Park
11. Van Andam Park

POCKET PARK

- Parks less than 1 Acre
- Typical service area: 10 minute walk (0.5 miles) distance from the park

FREMONT'S POCKET PARKS

1. Buckridge Park

LEGEND

- Fremont City Limits
- Existing Trail Network
- Existing Public Park
- State Recreation Area
- Private Park
- School Campus
- - - 10-min Walk Service Area
- Outside Service Area

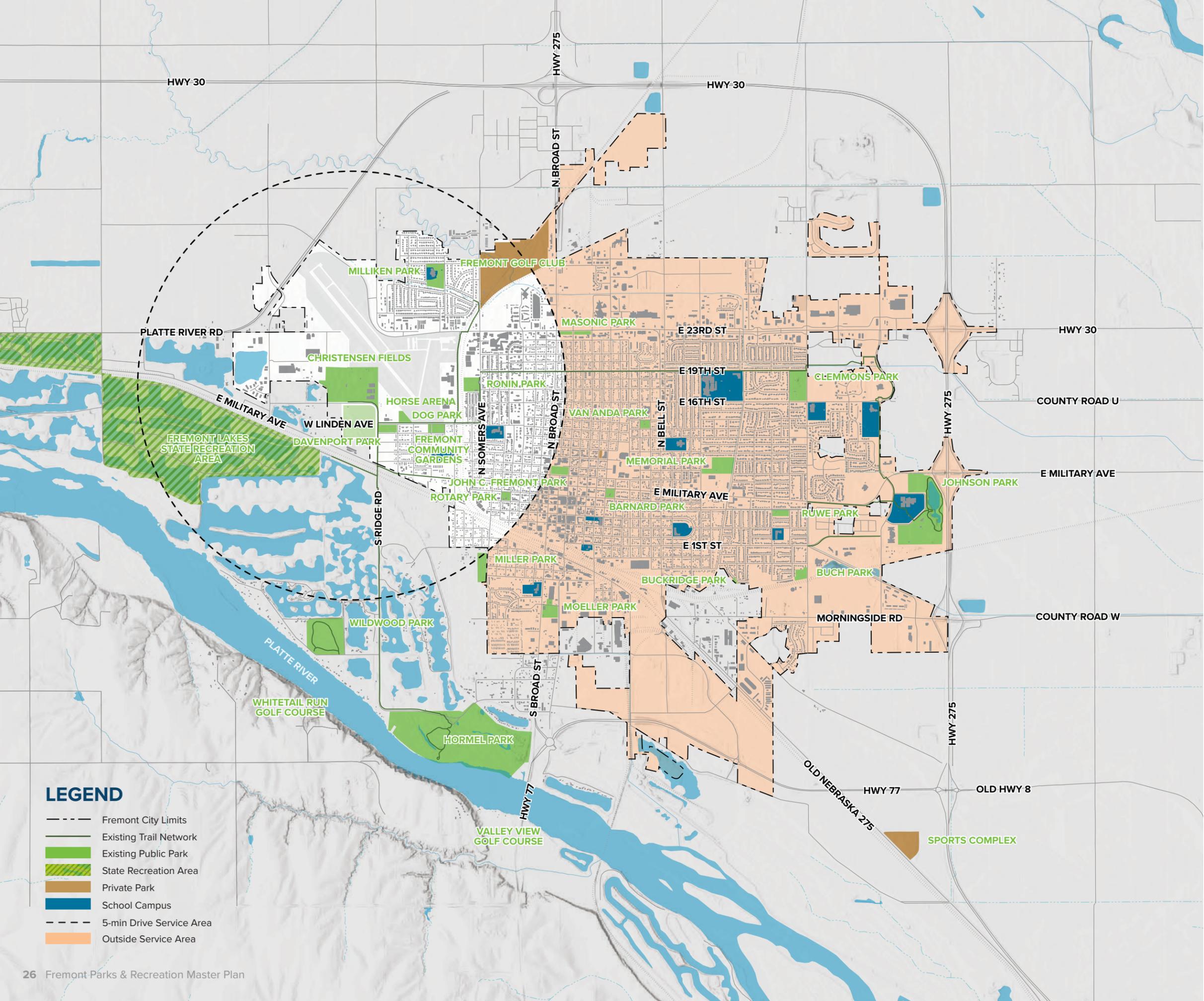
EXISTING PUBLIC OPEN SPACE NETWORK

SPORTS COMPLEX

- No size limit (determined by use type)
- Typical Service Area: 5 minute drive

FREMONT'S SPORTS COMPLEX

1. Christensen Fields
2. Memorial Park



LEGEND

- Fremont City Limits
- Existing Trail Network
- Existing Public Park
- State Recreation Area
- Private Park
- School Campus
- - - 5-min Drive Service Area
- Outside Service Area

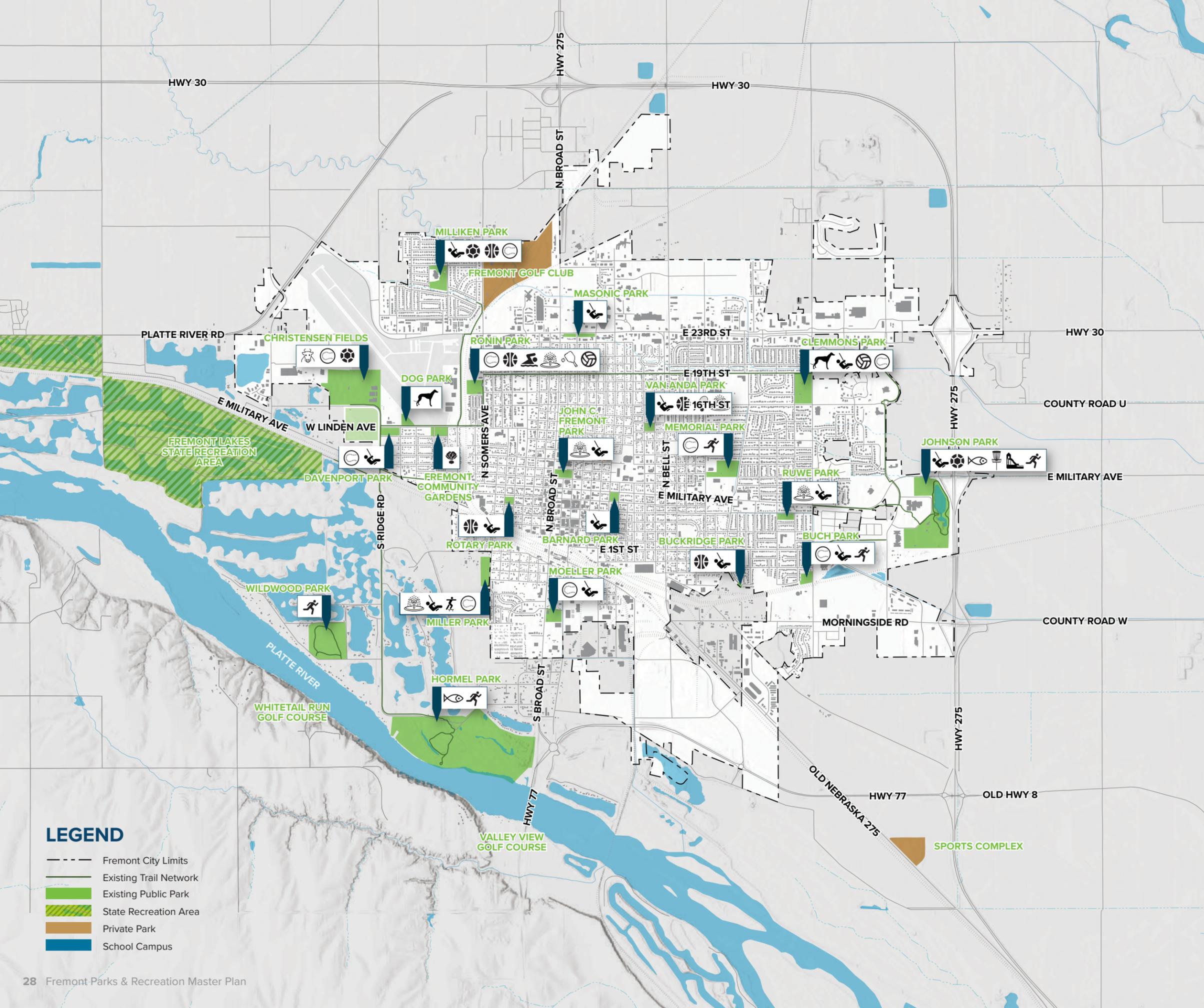
AMENITY SUMMARY

LEGEND

-  Soccer
-  Volleyball
-  Basketball
-  Frisbee Golf
-  Dog Park
-  Tennis Court
-  Playground
-  Baseball / Softball
-  Playground
-  Pool
-  Trail
-  Boat Ramp
-  Pickleball
-  Splashpad
-  Fremont Youth Rodeo
-  Community Garden
-  Skate Park

LEGEND

-  Fremont City Limits
-  Existing Trail Network
-  Existing Public Park
-  State Recreation Area
-  Private Park
-  School Campus



OTHER ELEMENTS OF THE PUBLIC REALM

Fremont's parks and recreation system is an integral part of the city's identity and quality of life. This master plan seeks to guide the development and management of these valuable public spaces. To fully understand the role of parks and recreation in Fremont, it is essential to consider them within the broader context of the city's public space network.

THE PUBLIC SPACE NETWORK

Fremont's public space network encompasses a diverse range of areas and facilities, including:

- Parks: A variety of green spaces, from pocket parks to larger community parks.
- Recreation Facilities: Community centers, pools, playgrounds, sports fields, and other facilities for active recreation.
- Natural Areas: Preserved lands, such as wetlands, prairies, and river corridors, that provide ecological benefits and recreational opportunities.
- Trails: A network of pedestrian and bike paths connecting parks, neighborhoods, and natural areas.
- School Facilities: Playgrounds, fields, and gyms that can be shared with the community through partnerships.
- Cultural Facilities: Museums, libraries, and other institutions that enhance the city's cultural landscape.
- Streetscapes: Tree-lined streets, landscaped medians, and public art that contribute to the overall aesthetic and function of the public space network.

Together, these elements create a cohesive and interconnected system that supports the health, well-being, and quality of life of Fremont's residents.

SUMMARY OF EXISTING CONDITIONS

Fremont, a city renowned for its natural beauty and community spirit, seeks to revitalize its park and recreation system to meet the evolving needs of its residents. While the city has faced challenges in maintaining its parks, this master plan outlines a strategic vision to create a thriving system that offers diverse and enriching experiences. By identifying strengths and areas for improvement, the plan presents a road map for the next two decades, guiding Fremont in developing parks that enhance the quality of life for all.

Adding on to the previous parks and recreation master plan, "Green Print", this master plan breaks each park out into several classifications. Some of these classifications will be new. (See page 15) A park classification system provides a common framework for understanding the types and quality of amenities within a city's park system. By categorizing parks based on factors such as size, landcover, amenities, and proximity to residential areas, cities can identify gaps in access, quality, and equity. A robust park classification system can inform a variety of planning decisions, including:

- Communications: Internal and external messaging about park resources and programming.
- Parkland acquisitions: Identifying optimal locations and criteria for future park development.

- Development: Determining the level of investment needed for improvements in specific parks.
- Programming and activation: Selecting appropriate activities and events for different park types.
- Operations: Establishing maintenance schedules and resource allocation based on park needs.

By classifying parks based on factors such as size, landcover, amenities, and immediate context, the City of Fremont can gain a deeper understanding of the strengths and weaknesses of its park system. This information can be used to inform strategic planning decisions, allocate resources effectively, and ensure that all residents have equitable access to high-quality park spaces.

IMPLICATIONS FOR THE PARKS AND RECREATION MASTER PLAN

The Parks and Recreation Master Plan adopts a comprehensive definition of access, recognizing it as the ability to enter and utilize a space or resource. Park and outdoor access is evaluated through multiple factors, including:

- The distance between communities and their park and outdoor amenities.
- The ability of users of various ages and abilities to safely reach parks and greenways.
- The quality and universal design of spaces and activities to ensure they are welcoming and accessible to all individuals.

A cornerstone of the Plan's vision is that all households have access to a high-quality park within a short distance. The analysis of 10-minute walksheds around existing public parks and greenways serves as one metric to measure this accessibility. However, the 10-minute walkshed is not the sole determinant. The master plan's recommendations for system expansion and improvements also consider factors such as:

- Quality of existing park and outdoor assets.
- Population density served by existing amenities.
- Historical inequities in public investment and environmental degradation within Fremont communities.

The Plan's objectives for enhancing park and outdoor access are further informed by community feedback, as outlined in Chapter 3. This feedback highlights the primary barriers that prevent residents from more frequent park and outdoor use, as well as the amenities and events that would make the city's park and outdoor system more appealing and inclusive.



CHAPTER 3:
NEEDS & PRIORITIES
ASSESSMENT

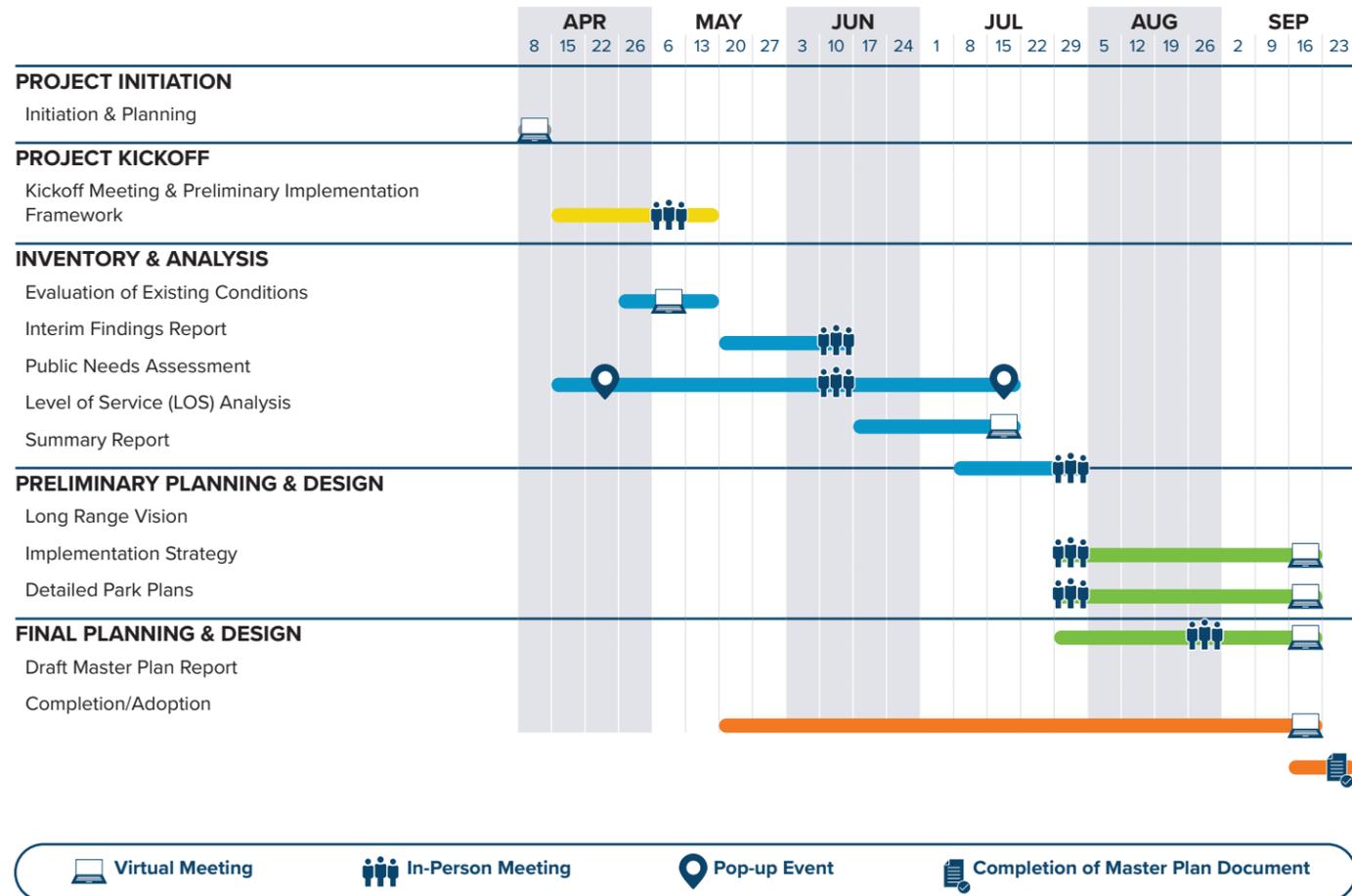
OVERVIEW OF PROCESS

Through the process of a comprehensive Parks and Recreation Master Plan, the City of Fremont aimed to assess existing park amenities, develop management strategies, and secure funding for current and future park initiatives. The planning process commenced with an inventory and analysis phase, meticulously cataloging park features in GIS such as facilities, fields, courts, and playgrounds. This inventory serves as the basis for the final recommendations of this plan for the City of Fremont to implement into its park system immediately as well as to consider in future planning efforts.

COMMUNITY ENGAGEMENT

To ensure community values and feedback were considered in the final master plan recommendations, the planning team employed a multifaceted engagement strategy, including a statistically valid survey and a series of community pop-up events and stakeholder meetings.

2024 PROJECT SCHEDULE



QUALITATIVE TECHNIQUES

ADVISORY COMMITTEE

Regular monthly *advisory committee meetings* played a crucial role in the engagement process. These meetings brought together a diverse group of community stakeholders, including local leaders, residents, and park enthusiasts. The ongoing dialogue during these sessions provided continuous feedback and insights, helping to refine and shape the Parks Master Plan based on collective expertise and community priorities.



Advisory Committee members engaged in a regular progress meeting with the project planning team

COMMUNITY EVENTS & COMMUNITY-WIDE SURVEY

Furthermore, a *pop-up table* was set up during the annual John C Fremont Days event, which served as an informal yet effective way to engage with the broader public. At this event, attendees were invited to share their thoughts on current park usage and suggest future improvements. This interactive approach allowed for real-time conversations and ensured that the planning process was connected to the community's immediate experiences and expectations.

These platforms aimed to elicit diverse perspectives, foster community support, and transparently communicate project progress. Overall, these varied outreach tactics ensured a thorough and inclusive engagement process, capturing a wide range of community voices and perspectives in the development of the Fremont Parks Master Plan.

A comprehensive community-wide survey was conducted which collected both Qualitative and Quantitative data. The following graphics represent the community's common / trending thoughts regarding Fremont's parks and recreation system. Please see the Quantitative Techniques section for more information on the survey and its results.

50% OF SURVEY TAKERS FREQUENT JOHN C. FREMONT PARK

ARE THERE ANY ADDITIONS OR IMPROVEMENTS YOU WOULD LIKE TO SEE IN JOHN C. FREMONT PARK?

- PERMANENT BATHROOMS
- ENCLOSURES AND SHADE FOR KID'S PLAY SPACES
- SPLASH PAD EXPANSION
- SKATE PARK
- BETTER LIGHTING
- ADDITIONAL PARKING AND SEATING

WHAT AREAS DO YOU USE MOST IN JOHN C. FREMONT PARK?

- PLAYGROUND AND SPLASH PAD
- OPEN LAWN
- JOHN C. FREMONT DAYS
- SHELTER AND PICNIC AREA

WHAT IS YOUR FAVORITE PART / AREA / ACTIVITY IN JOHN C. FREMONT PARK?

- CONCERT IN THE PARK SERIES
- PLAYGROUND AND SPLASH PAD
- OPEN LAWN
- JOHN C. FREMONT DAYS

PLEASE SPECIFY A REASON WHY YOU DON'T CURRENTLY VISIT JOHN C. FREMONT PARK.

- DOESN'T FEEL SAFE FOR MY KIDS
- NOTHING TO DO THERE
- THERE ARE BETTER PLAYGROUNDS AND SPLASH PADS AT OTHER PARKS.
- THE PARK ISN'T IN WALKING DISTANCE FROM HOME.
- NOT ACCESSIBLE



Fremont residents and Parks and Recreation representatives drawing with chalk

55% OF SURVEY TAKERS FREQUENT JOHNSON PARK

ARE THERE ANY ADDITIONS OR IMPROVEMENTS YOU WOULD LIKE TO SEE IN JOHNSON PARK?

- ADD WATER TO THE LAKE
- NOISE BUFFER FROM THE HIGHWAY
- TRADITIONAL SWING SET
- REPAIR AND IMPROVE THE DISC GOLF HOLES
- HANDICAP ACCESSIBILITY AND SAFETY AROUND THE LAKE

WHAT IS YOUR FAVORITE PART / AREA / ACTIVITY IN JOHNSON PARK?

- WALKING PATH & BIKE TRAIL
- FISHING & THE LAKE
- PLAYGROUNDS
- PRACTICING DISC GOLF, BUT IT'S NOT A FULL COURSE, SO I CAN'T ACTUALLY PLAY IT

WHAT AREAS DO YOU USE MOST IN JOHNSON PARK?

- THE POOL & SPLASH PAD
- PLAYGROUNDS
- DISC GOLF HOLES
- WALKING PATH & BIKE TRAIL

PLEASE SPECIFY A REASON WHY YOU DON'T CURRENTLY VISIT JOHNSON PARK.

- IT'S OUT OF THE WAY AND FAR FROM HOME
- DON'T KNOW WHERE IT IS
- DON'T LIKE THE LOCATION NEXT TO THE HIGHWAY
- LAKE IS TOO LOW, SMELLS, AND COLLECTS TRASH
- IT'S FORGETTABLE AND UNINVITING



Fremont Parks and Recreation representatives operating booth at John C. Fremont Days

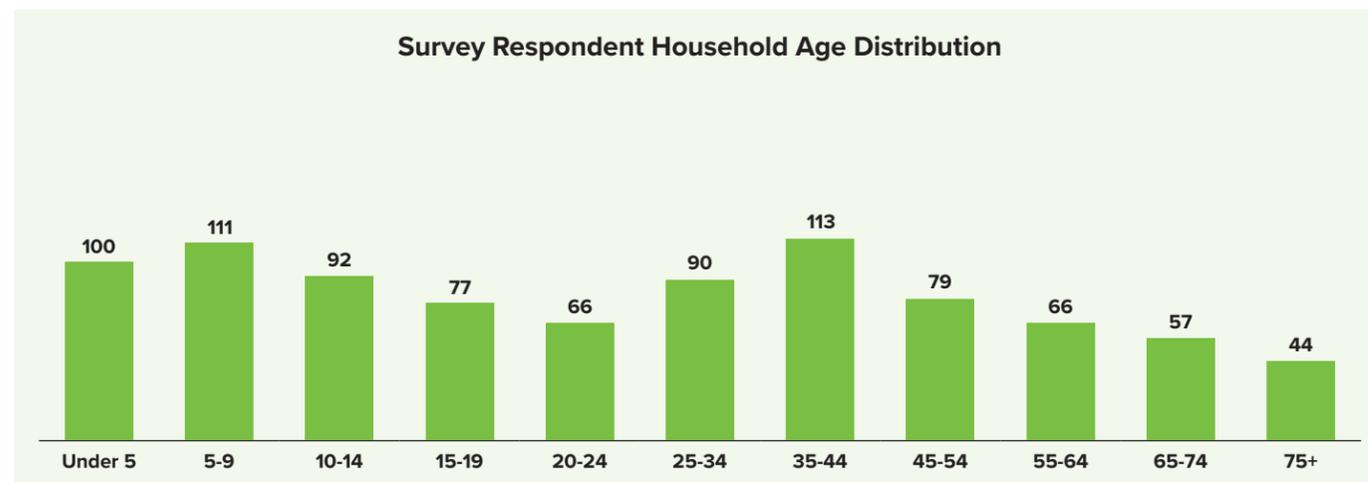
QUANTITATIVE TECHNIQUES

A comprehensive quantitative assessment of the community was conducted. This included a community-wide survey to gather public input on park preferences, needs, and usage patterns. Simultaneously, an inventory and analysis of the existing natural and built systems were undertaken to assess the current state of park infrastructure, green spaces, and recreational facilities. A needs assessment focused on identifying disparities in park access and quality within low-income and minority communities, ensuring equitable distribution of resources. To establish benchmarks for performance, peer city benchmarking was conducted, comparing the community's park system to similar cities. Finally, a level of service analysis was performed using national data compiled by the National Recreation and Parks Association, evaluating the availability and adequacy of park amenities to meet the community's needs.

COMMUNITY-WIDE SURVEY

One of the primary engagement tactics was a *statistically valid community-wide survey*, which collected feedback from over 300 respondents and was made available in both English and Spanish. This survey was designed to capture a broad spectrum of opinions on current park usage and future needs. The high response rate underscored the community's interest in contributing to the planning process and provided a solid foundation of data to inform the development of the master plan. Results from this survey are presented throughout this planning document and used to support its final recommendations.

The survey was open from April to August 2024 and received a robust response from the community, with a total of 333 individuals participating. With this sample size, the results of the survey have a 95% level of confidence with a $\pm 5\%$ margin of error. This extensive engagement effort aimed to capture a diverse range of perspectives on the current state of parks and future improvements needed to better serve the community. The insights gained from this survey will play a crucial role in shaping the future of Fremont's parks and recreational facilities. Additional results from this survey are available as an appendix to this plan.



Source: Fremont Park Master Plan Survey Results 2024

SAMPLING OF TOP 3 SURVEY RESULTS

BENEFITS OF PARKS, RECREATION, AND OPEN SPACE

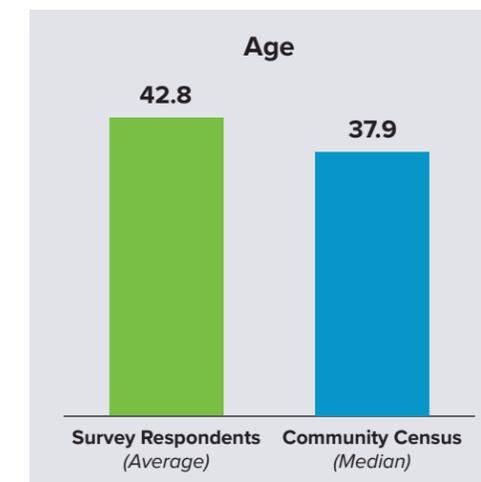
RECREATION & ATHLETICS
YOUTH DEVELOPMENT
COMMUNITY CHARACTER

REASONS PREVENTING THE USE OF PARKS, TRAILS, & FACILITIES

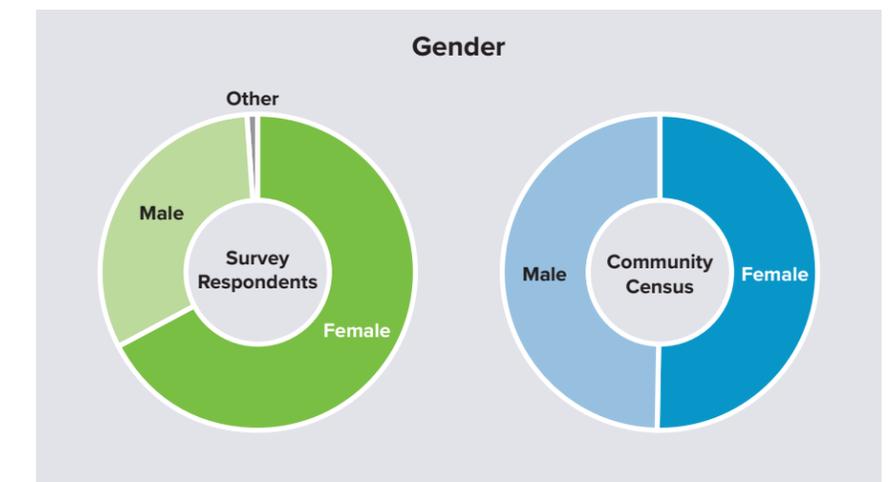
FACILITIES ARE NOT WELL MAINTAINED
NOT KNOWING WHERE PARKS ARE LOCATED
PARKS / FACILITIES ARE TOO FAR AWAY FROM HOME

TRAILS MOST USED IN THE LAST 12 MONTHS

JOHNSON LAKE TRAIL
FREMONT STATE LAKES TRAIL
FREMONT MIDDLE SCHOOL TRAIL



Sources: Fremont Park Master Plan Survey Results 2024; American Community Survey 5-Year Estimates



INVENTORY & ANALYSIS

The Fremont, NE parks master plan employed a comprehensive approach to inventory and analyze existing park conditions. The team leveraged publicly accessible GIS data, including land use, flood maps, topography, and census data, providing a foundational understanding of the park environment. To supplement this data, field surveys and mapping were conducted to assess park amenities, overall condition, and document existing conditions using ESRI Field Maps.

Through the application of spatial analysis tools, the team was able to effectively inventory and analyze current park conditions and their associated impacts. By combining GIS data with field observations, the team gained valuable insights into the strengths, weaknesses, and opportunities for park improvement. This analysis enabled the team to develop informed projections and plans for future park development, ensuring that the master plan aligns with the community's needs and aspirations.

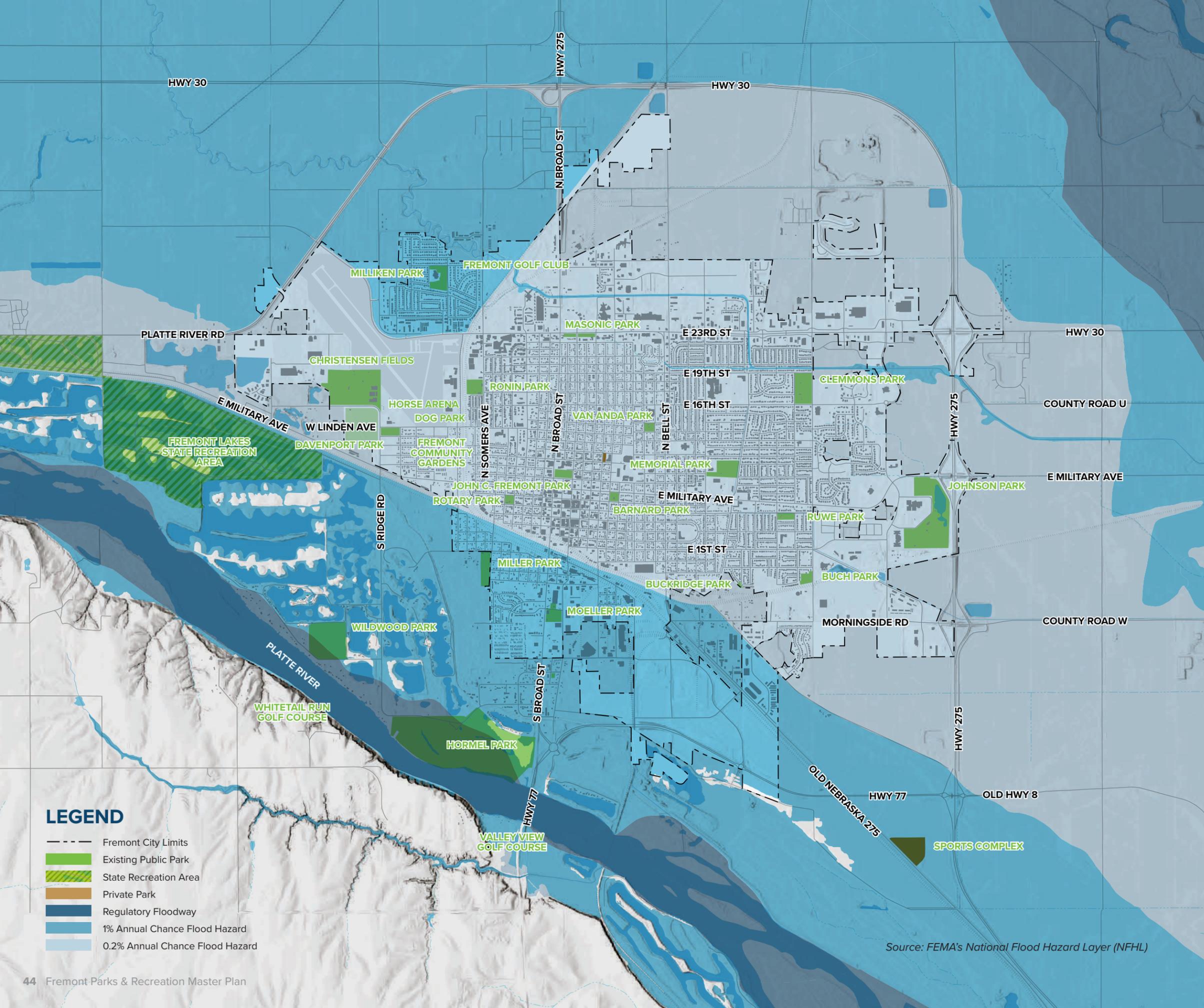
The findings from this inventory and analysis were vetted with the Steering Committee and evaluated alongside national and peer-city metrics. This rigorous process established a baseline from which to build future park and outdoor improvements and investments. By comparing Fremont's park system to established benchmarks, the team was able to identify areas where the city excels and areas that require greater attention.



JEO performing amenity survey in Fremont's parks



JEO performing amenity survey in Fremont's parks



FEMA FLOOD HAZARD MAP

Floods occur naturally and can happen almost anywhere. They may not even be near a body of water, although river and coastal flooding are two of the most common types. Heavy rains, poor drainage, and even nearby construction projects can put residents at risk for flood damage.

Flood maps are one tool that communities use to know which areas have the highest risk of flooding. FEMA maintains and updates data through flood maps and risk assessments.

Flood maps show how likely an area is to flood. Any place with a 1% chance or more of experiencing a flood each year is considered to be high risk.

FEMA's flood hazard mapping provides invaluable data for cities planning their park and open space networks. By carefully considering FEMA's flood hazard mapping data, cities can create park and open space networks that are not only enjoyable but also resilient to the challenges posed by flooding. This proactive approach will help protect public safety, preserve valuable public assets, and enhance the overall quality of life for residents.

LEGEND

- Fremont City Limits
- Existing Public Park
- State Recreation Area
- Private Park
- Regulatory Floodway
- 1% Annual Chance Flood Hazard
- 0.2% Annual Chance Flood Hazard

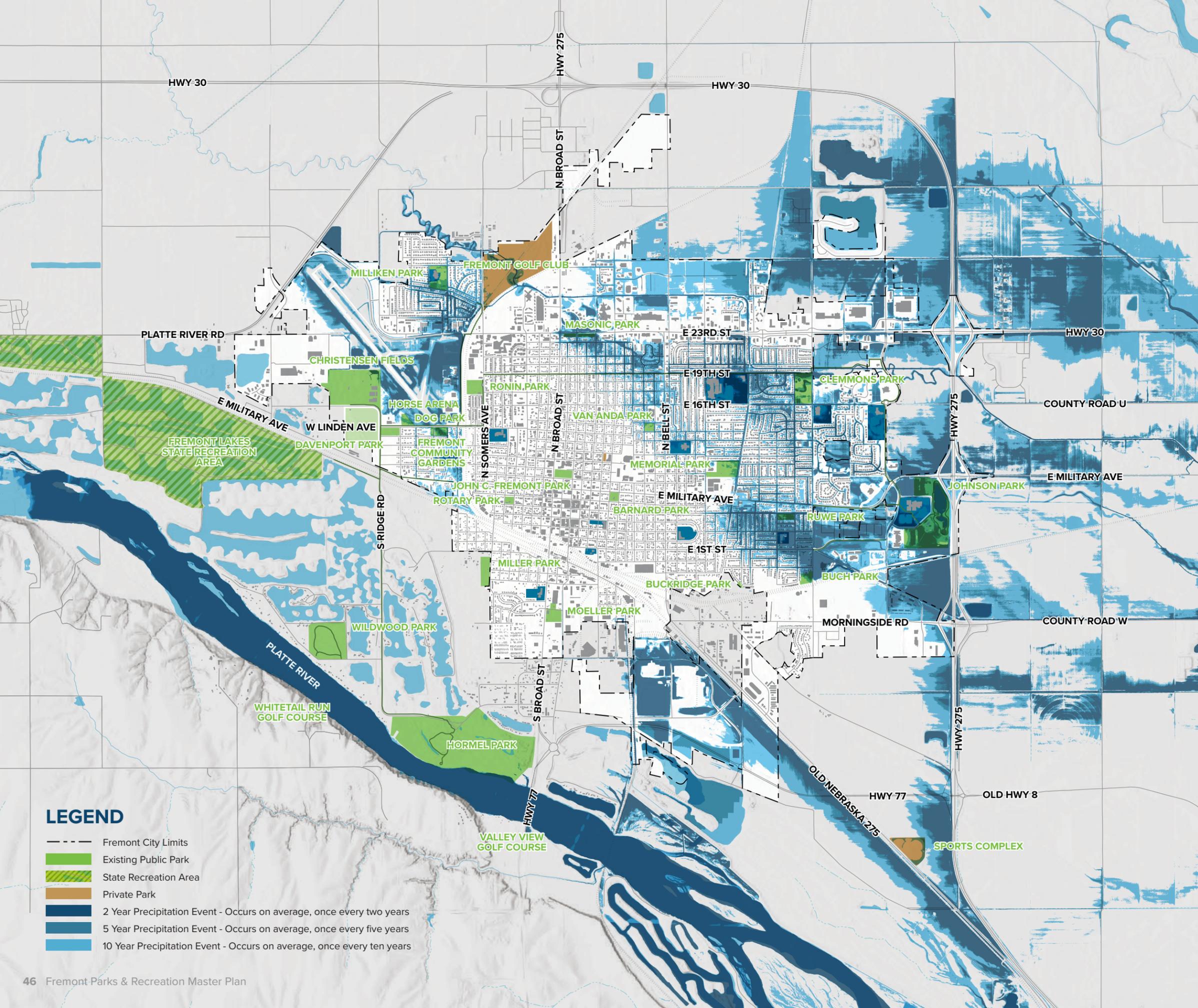
Source: FEMA's National Flood Hazard Layer (NFHL)

HYDROLOGIC ENGINEERING CENTER-RIVER ANALYSIS SYSTEM (HEC-RAS) PRECIPITATION MODELING

The City of Fremont and Dodge County have experienced some of the nation's highest rates of flooding events since the U.S. began tracking impacts in 1953.

Nebraska's Flood Hazard Mitigation Plan repeatedly ranks Dodge County among the top 10 counties for exposure to riverine flooding. Expected annual losses in the county are ranked among the highest in the state.

This map shows the existing 2 year, 5 year, and 10 year flood events within and around the city of Fremont.



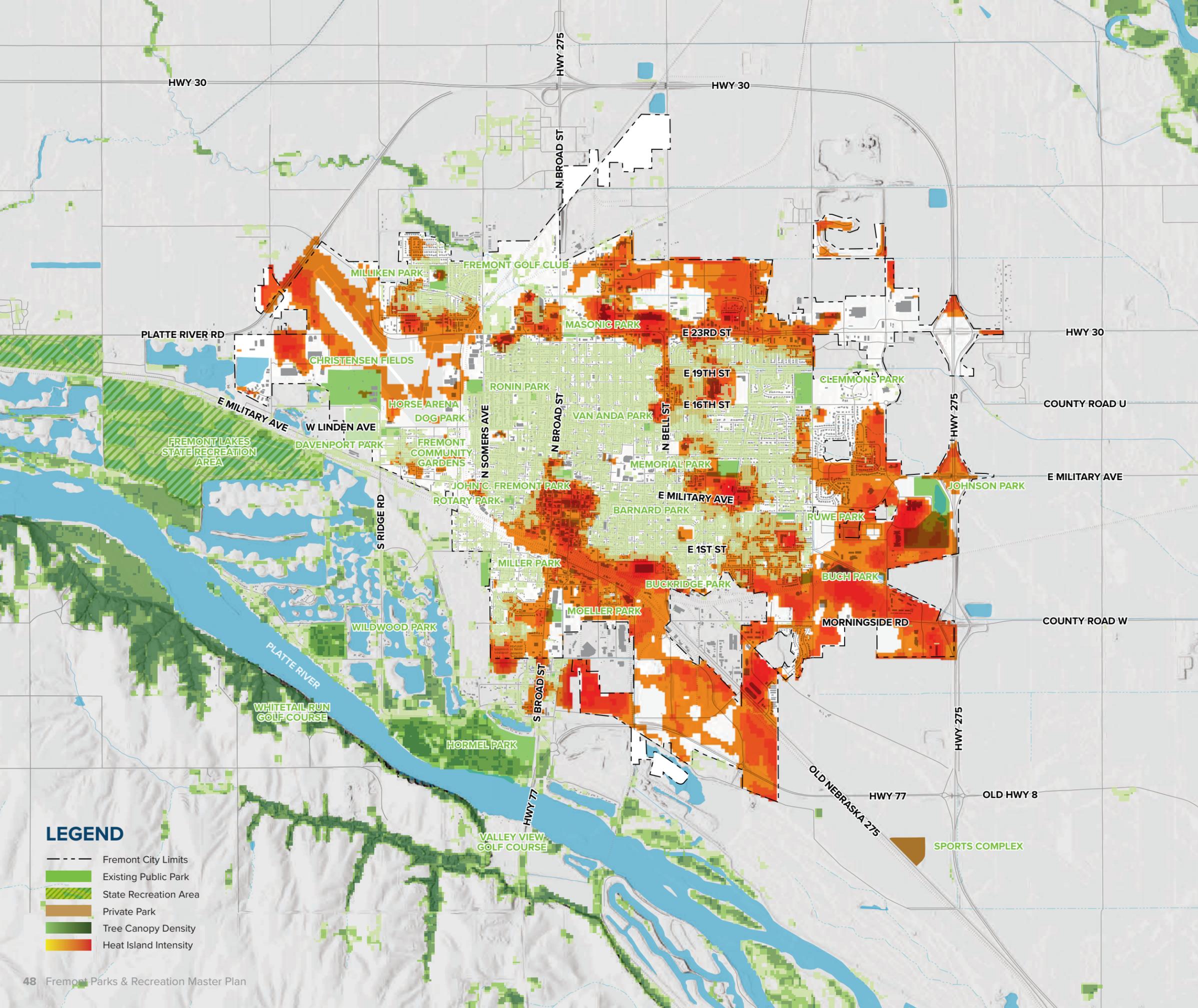
LEGEND

- Fremont City Limits
- Existing Public Park
- State Recreation Area
- Private Park
- 2 Year Precipitation Event - Occurs on average, once every two years
- 5 Year Precipitation Event - Occurs on average, once every five years
- 10 Year Precipitation Event - Occurs on average, once every ten years

TREE CANOPY & HEAT ISLAND

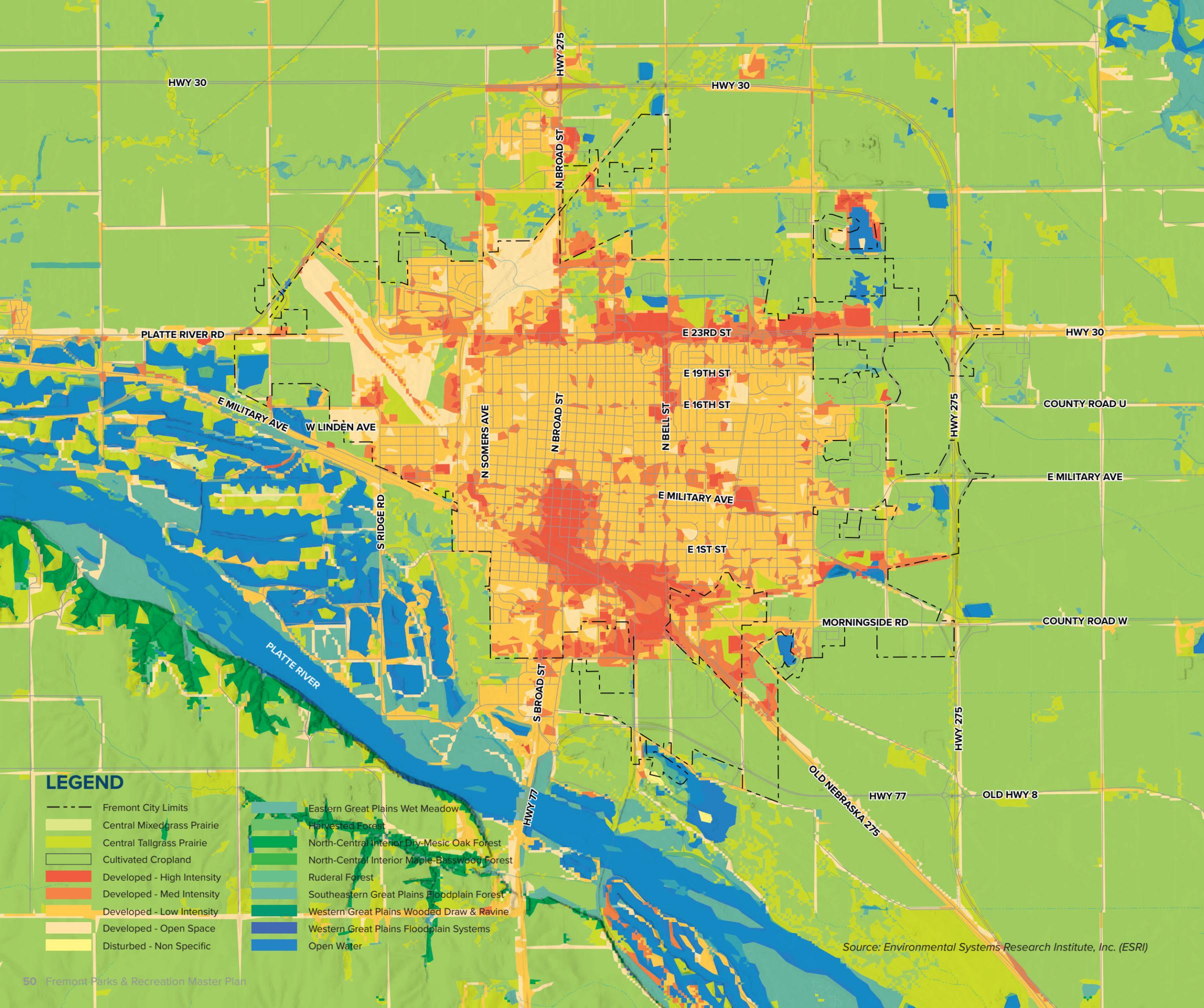
A city's tree canopy can significantly enhance its quality of life by providing numerous environmental, aesthetic, and health benefits. Trees improve air quality, reduce urban heat, and support biodiversity, creating a more pleasant and livable environment. They also offer shade and recreational spaces that promote outdoor activities, which are vital for physical and mental well-being.

Fremont's tree canopy is densest in the center of town with a few pockets of heat islands existing along major street corridors, commercial districts, and undeveloped edges of town. Its park system complements the existing tree canopy conditions by providing accessible green spaces which includes trees and other vegetation for residents to enjoy in the community. Together, the tree canopy and park system can foster a vibrant, healthy community, making Fremont a more attractive place to live and work.



LEGEND

- Fremont City Limits
- Existing Public Park
- State Recreation Area
- Private Park
- Tree Canopy Density
- Heat Island Intensity



LANDCOVER

The map to the left features a diverse array of land cover types, including mixed grass, developed, harvested forest, floodplain forest, and open water. The presence of natural features like wetlands, green belts, and forest not only enhances the ecological value of community parks but also provides opportunities for recreational activities and wildlife habitats.

Urban areas benefit from parks that incorporate tree cover and landscaped spaces, promoting aesthetic appeal and community engagement. Additionally, the integration of different land cover types ensures that parks are strategically located to serve various neighborhoods, fostering accessibility and encouraging outdoor activity. Overall, Fremont's land cover within city limits is developed, ranging from high intensity to open space. This diversity enriches the community's park system, supporting environmental sustainability and enhancing the quality of life for residents.

LEGEND

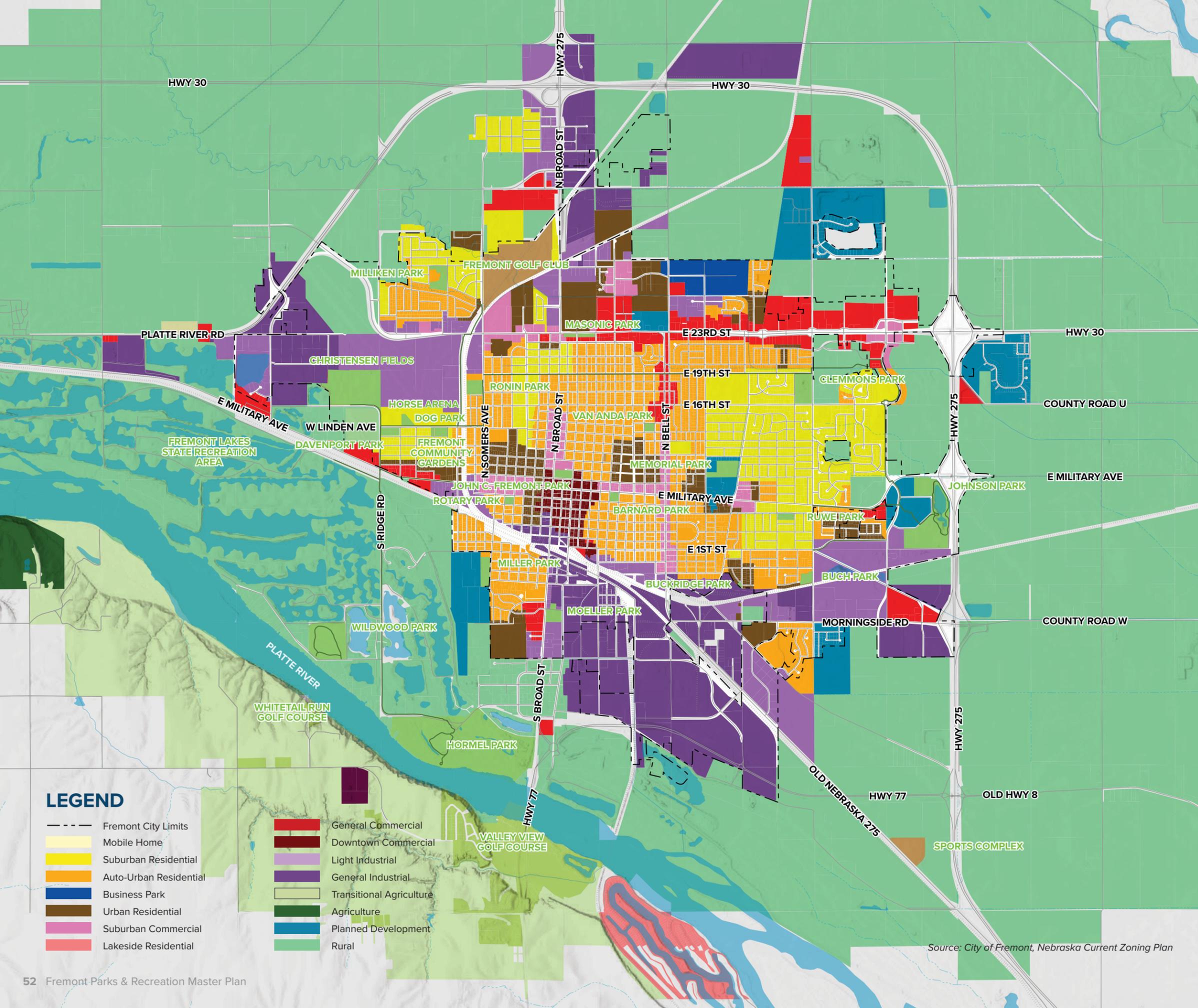
- Fremont City Limits
- Central Mixedgrass Prairie
- Central Tallgrass Prairie
- Cultivated Cropland
- Developed - High Intensity
- Developed - Med Intensity
- Developed - Low Intensity
- Developed - Open Space
- Disturbed - Non Specific
- Eastern Great Plains Wet Meadow
- Harvested Forest
- North-Central Interior Dry-Mesic Oak Forest
- North-Central Interior Maple-Basswood Forest
- Ruderal Forest
- Southeastern Great Plains Floodplain Forest
- Western Great Plains Wooded Draw & Ravine
- Western Great Plains Floodplain Systems
- Open Water

Source: Environmental Systems Research Institute, Inc. (ESRI)

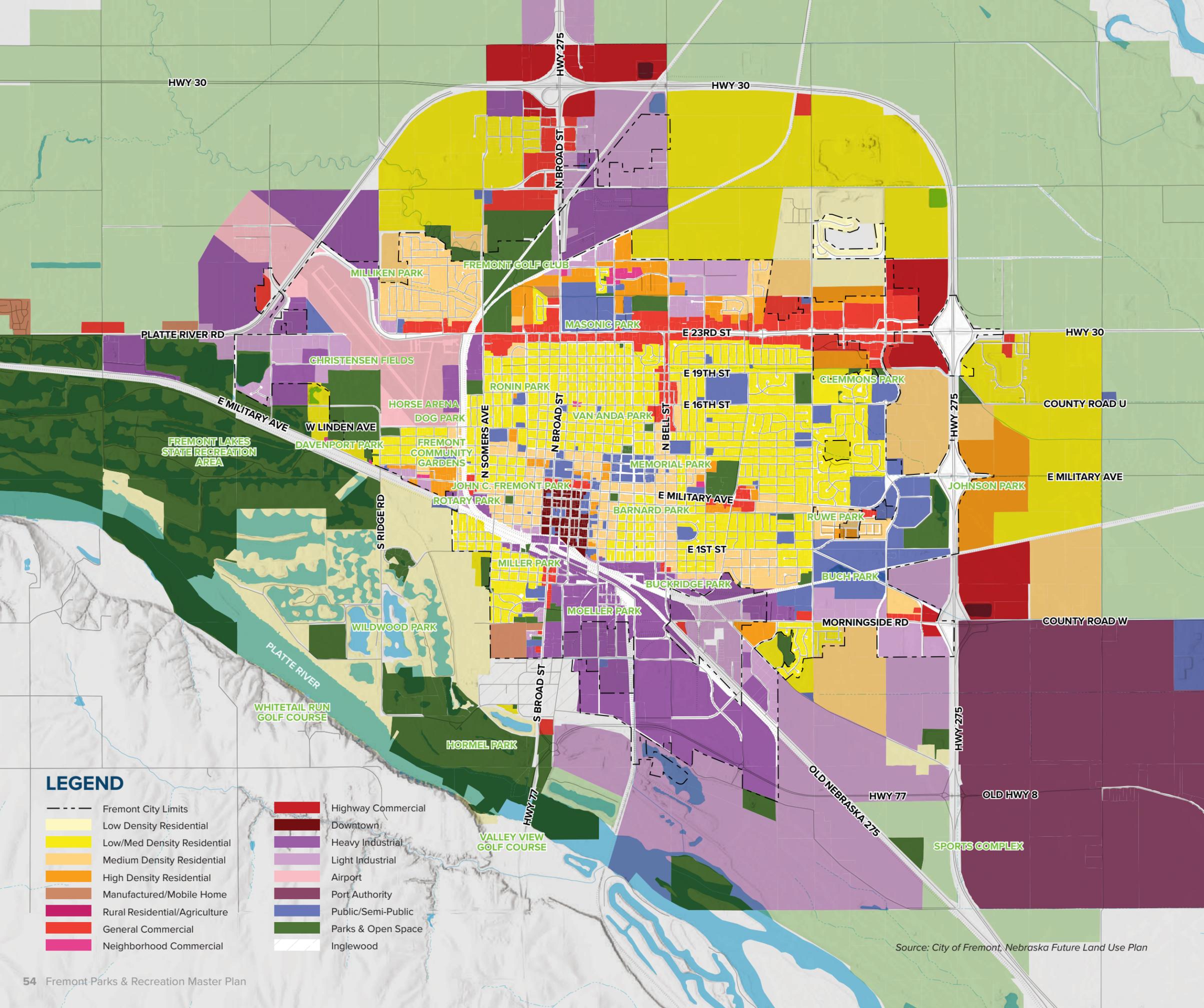
CURRENT ZONING PLAN

Zoning divides land within the City's limits and extraterritorial jurisdiction into districts to protect the health, safety, morals, and general welfare of the community. Each property within the community is designated as one of the following base zoning districts. The City has also established several overlay districts to further regulate areas of special interest, which apply across the boundaries of the base zoning districts. Regulations for each zoning district can be found in the City's Comprehensive Plan.

As noted in this map, existing parks are mostly located in the core of the community with others also being located near residential zones, encouraging outdoor activities and fostering community interactions. Additionally, zoning regulations help preserve natural landscapes, allowing for parks that enhance biodiversity and provide ecological benefits. As the City continues to grow, better distribution of its parks and recreational amenities will need to be strategically considered by parks staff to ensure new populations of the community are being served.



Source: City of Fremont, Nebraska Current Zoning Plan



LEGEND

- Fremont City Limits
- Low Density Residential
- Low/Med Density Residential
- Medium Density Residential
- High Density Residential
- Manufactured/Mobile Home
- Rural Residential/Agriculture
- General Commercial
- Neighborhood Commercial
- Highway Commercial
- Downtown
- Heavy Industrial
- Light Industrial
- Airport
- Port Authority
- Public/Semi-Public
- Parks & Open Space
- Inglewood

FUTURE LAND USE

The City of Fremont's future land use and zoning map illustrated to the left aims to create a balanced and sustainable urban environment, incorporating a mix of residential, commercial, and recreational areas.

As residential areas expand in the north and east portions of town, these proposed zoning policies will promote the inclusion of accessible parks and recreational facilities within walking distance for future residents of those growth areas. This approach enhances community connectivity and encourages active lifestyles. Additionally, mixed-use zones can foster vibrant public spaces that also serve as social hubs.

Overall, Fremont's zoning and land use strategies will play a crucial role in shaping a cohesive and well-connected park system that enhances community well-being and quality of life in the future.

Source: City of Fremont, Nebraska Future Land Use Plan

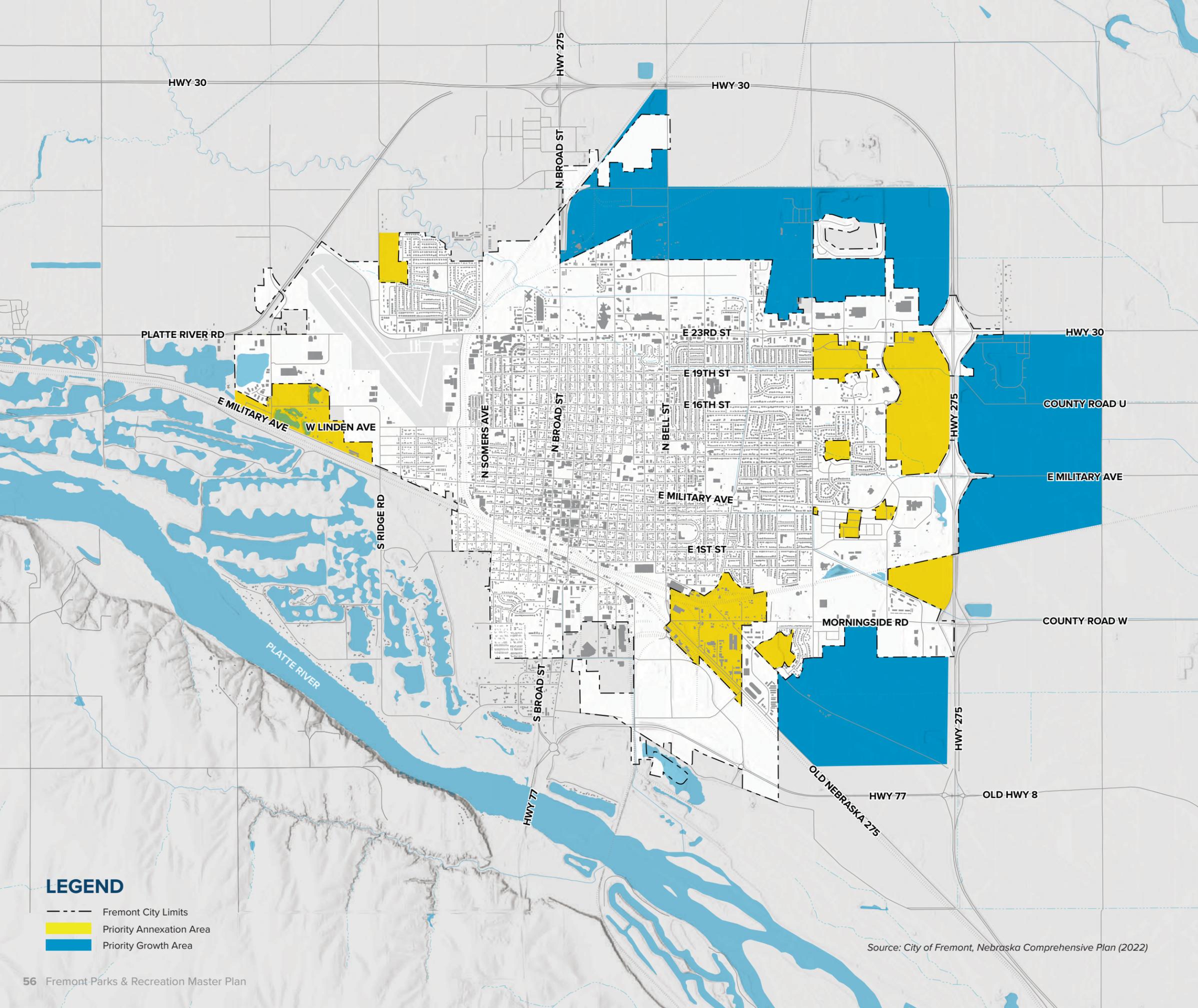
PRIORITY GROWTH & ANNEXATION AREAS

As the community grows, three areas of town have been determined to be highest priority to concentrate this growth in population, infrastructure, and other City services.

The north portion highlighted in this map is projected to primarily be new residential growth in coming decades. This emphasizes the need to expand park and recreation services to this corner of the community to ensure a balanced service network for all residents and users of Fremont's park system.

The eastern growth area would include "jumping" NE Highway 275. This potential growth could feature new commercial and mixed use development that provides opportunity for high density construction.

The southeaster growth area featured is already starting to see some development happen with a projected multi-unit residential complex set to be constructed. This portion of the city is currently underserved by several park amenities, including access to a public neighborhood park.



VEHICULAR CIRCULATION

Well-planned roads and thoroughfares can facilitate easy access to parks, allowing more residents to engage with outdoor spaces. This network is crucial for ensuring that parks are reachable not only by car but also by alternative modes of transportation, such as biking and walking.

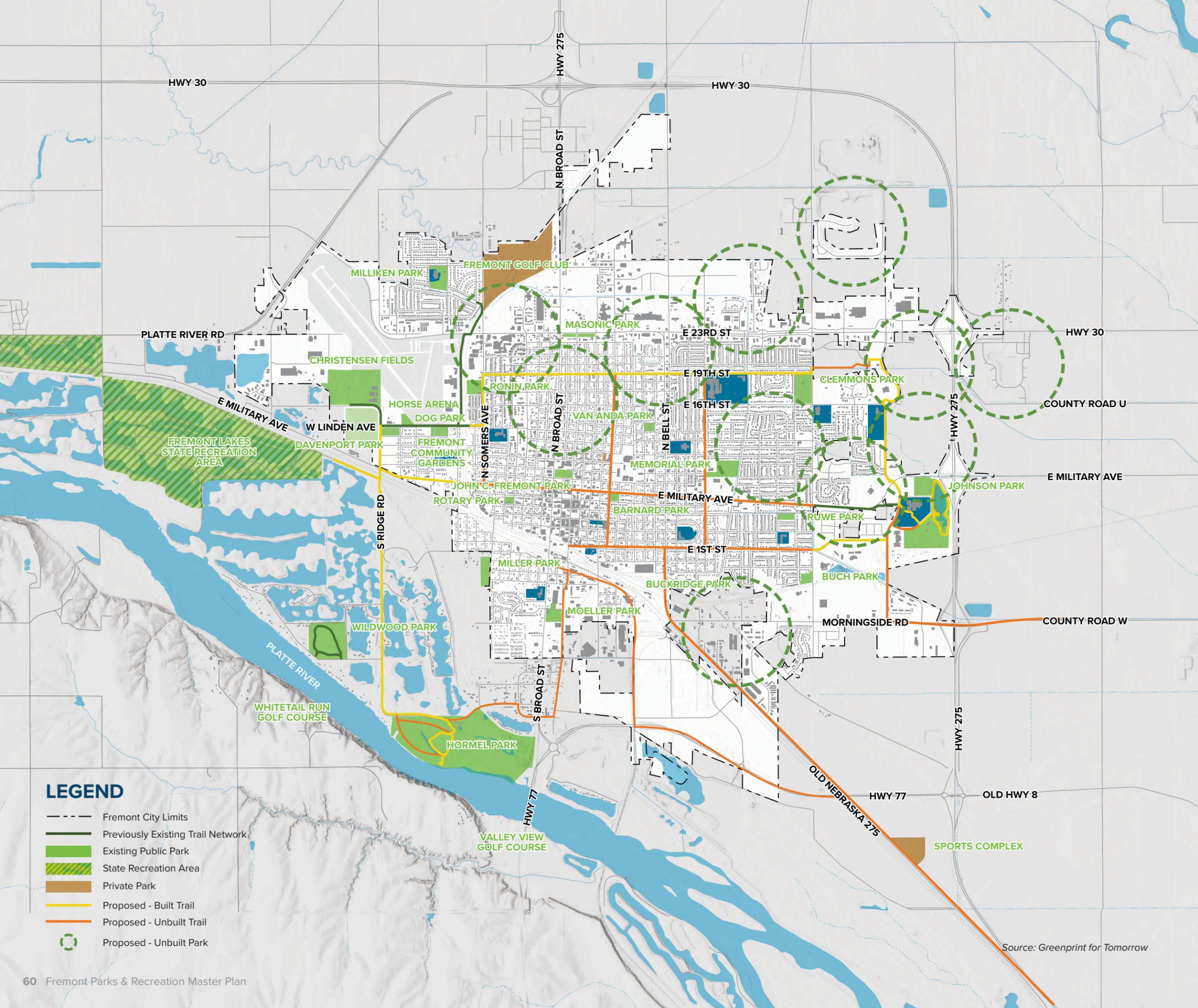
Heavy traffic along main arterials and collector streets in some areas can pose challenges to recreational access for some residents, potentially deterring them from visiting parks. To mitigate this, Fremont can prioritize improvements in pedestrian and cycling pathways that connect neighborhoods to parks, promoting safer and more active transportation options. Overall, the effectiveness of Fremont's vehicular circulation plays a vital role in determining the accessibility and usability of its park system, not only by residents, but also by visitors to the community who come here to specifically use its parks and recreation amenities.



2012 MASTER PLAN IMPLEMENTATION

This map shows the proposed and completed trail and park projects from the 2012 Greenprint for Tomorrow. Several miles of trail have been constructed or striped on shared lane roadways that were proposed in the previous master plan. Ridge Road and 19th Street are examples of these trail connections which serve to connect the south western city parks to the west side of the city and connect the east and west sides of the city together. Unfortunately many of the north - south trails have not been constructed continuing a lack of connection between these two sides of the city to present day.

This plan can significantly influence a new parks and recreation plan in several ways. First, it provides a historical context and baseline for understanding the community's past priorities and investments in recreational facilities. This information can help identify areas where the previous plan succeeded or fell short. Second, the constructed elements of the previous plan serve as existing assets that need to be considered when planning new facilities. These assets may need to be integrated into the new system, expanded upon, or repurposed. Third, the proposed but unbuilt elements of the previous plan can offer valuable insights into the community's long-term vision for recreation. These ideas may be incorporated into the new plan, potentially with modifications to reflect current needs and trends. Finally, the previous plan's successes and failures can inform decision-making on the new plan. By analyzing the factors that contributed to the plan's effectiveness or shortcomings, we can avoid repeating mistakes and develop a more successful strategy for the future.

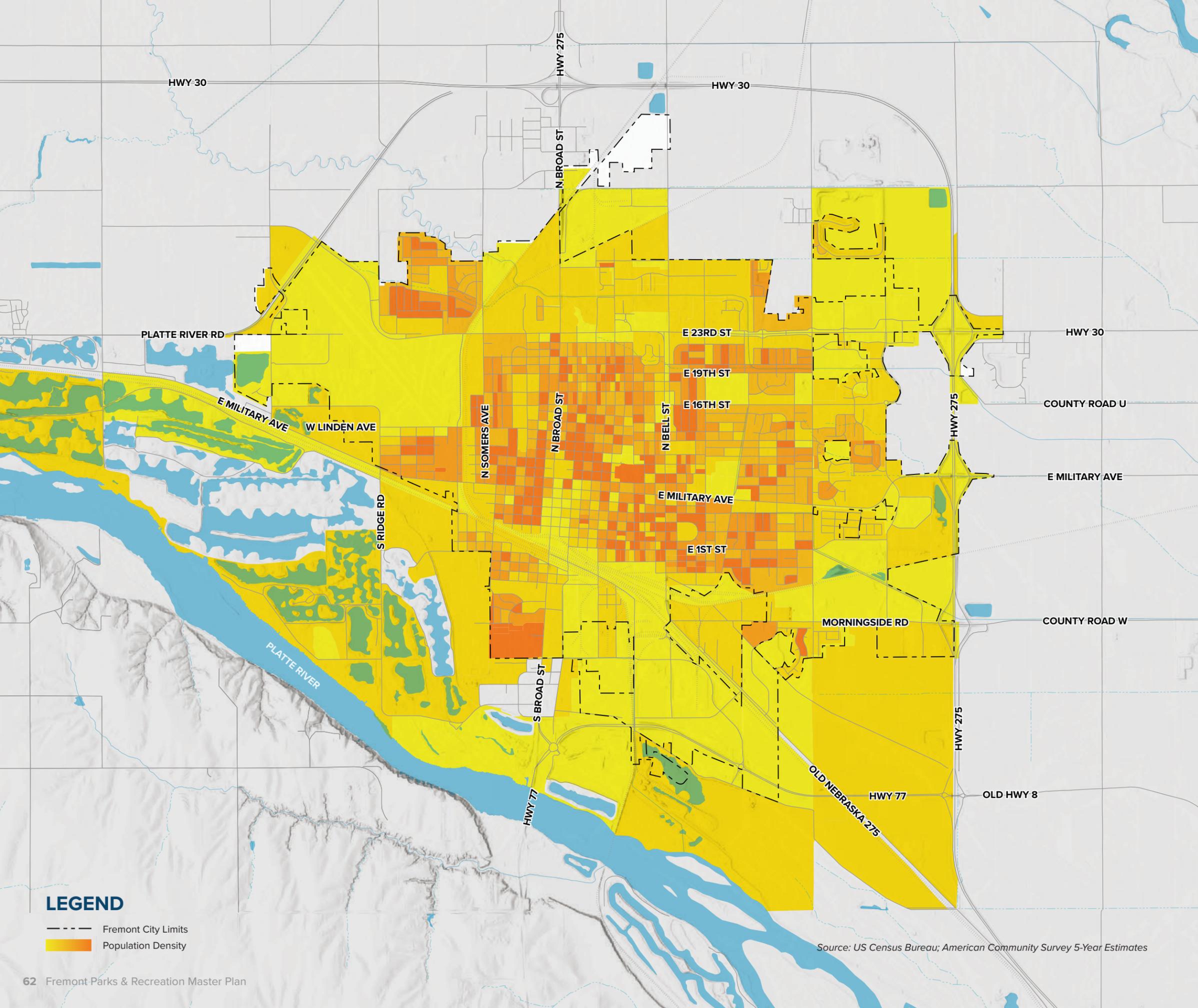


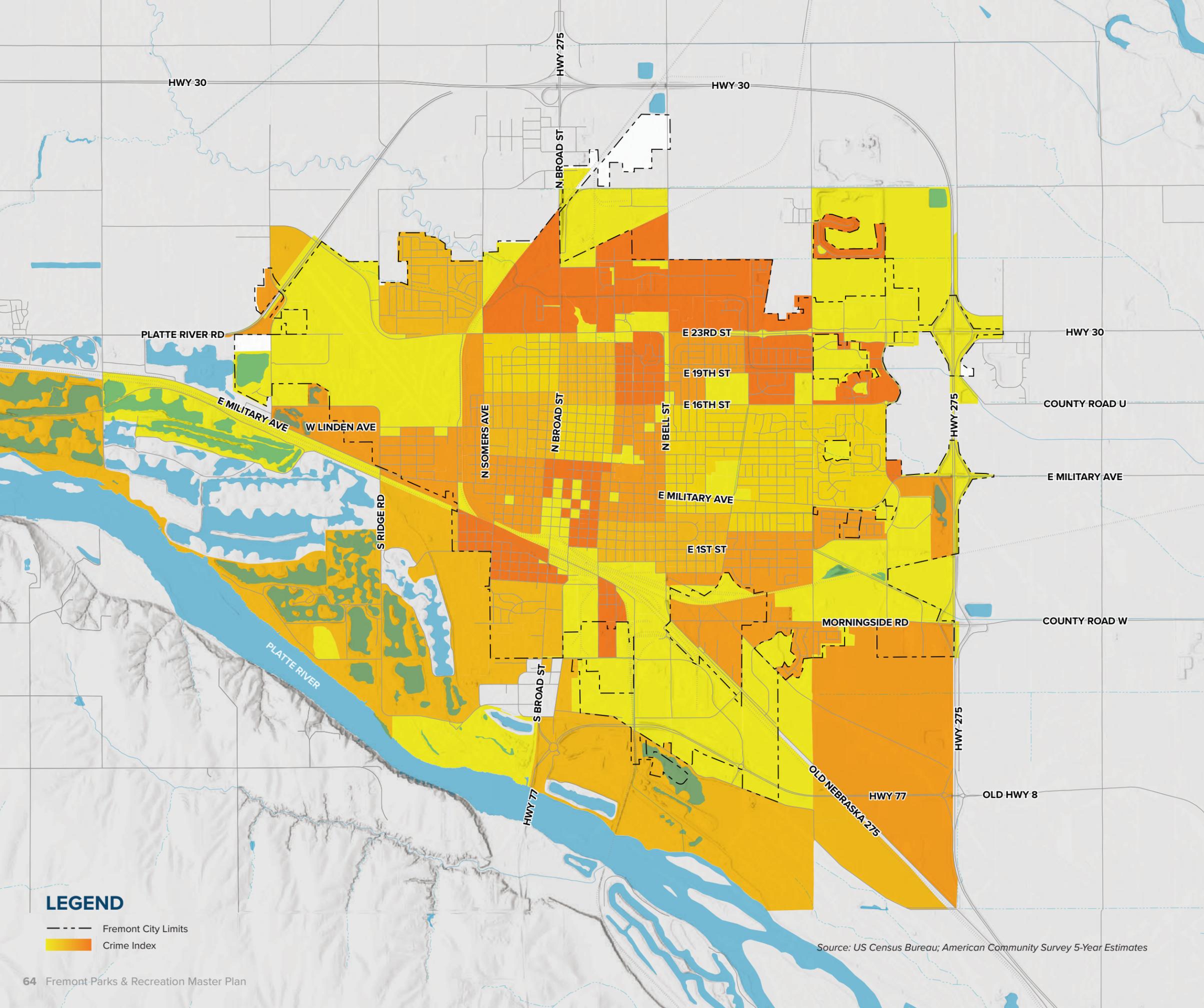
POPULATION DENSITY

Fremont's 2023 population density, shown as a Percentage of Total Normalization, influences its city infrastructure and services in several key ways. As a growing urban area, higher population density often leads to increased demand for essential services such as public transportation, waste management, and emergency services. This necessitates efficient planning and resource allocation to ensure that infrastructure keeps pace with population growth.

In areas with higher density, the city may prioritize the development of multi-family housing and mixed-use spaces, promoting walkability and reducing reliance on vehicles. This can lead to improved access to amenities, including parks and recreation services.

However, increased density can also strain existing infrastructure, requiring ongoing investment and upgrades to roads, utilities, and public facilities. Balancing these demands is crucial for maintaining service quality and ensuring the City can continue to support its growing population.





CRIME INDEX

For a city, a higher crime index could deter community members from using parks or recreation amenities, impacting their accessibility and perceived safety. Consequently, park design and maintenance become critical; well-lit areas, visibility, and regular upkeep can enhance safety and encourage usage.

To address concerns about safety, the city may implement community policing strategies and collaborate with local organizations to promote park activities and events, fostering a sense of community ownership. Additionally, parks that are well-integrated into neighborhoods can benefit from increased foot traffic, which consequentially can help deter crime activity.

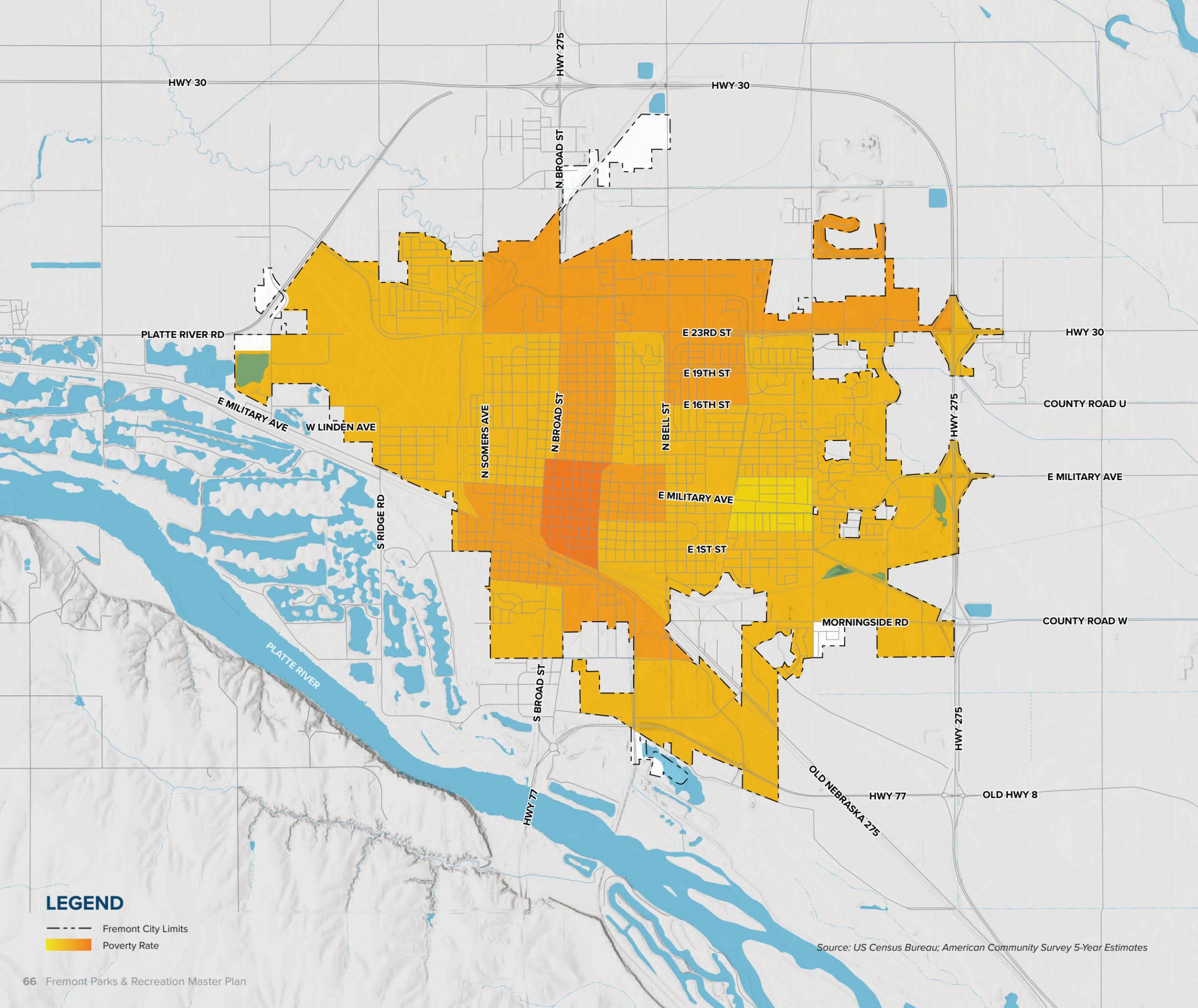
Overall, addressing crime through thoughtful park design and community initiatives is essential for creating inviting, safe spaces that promote active use and enhance the overall quality of life in Fremont.

POVERTY RATE

Fremont's poverty rate highlights economic disparities within the community and informs the city's approach to social services and needed infrastructure investments. A higher poverty rate can indicate limited access to essential resources such as education, healthcare, and recreational opportunities, impacting residents' overall quality of life.

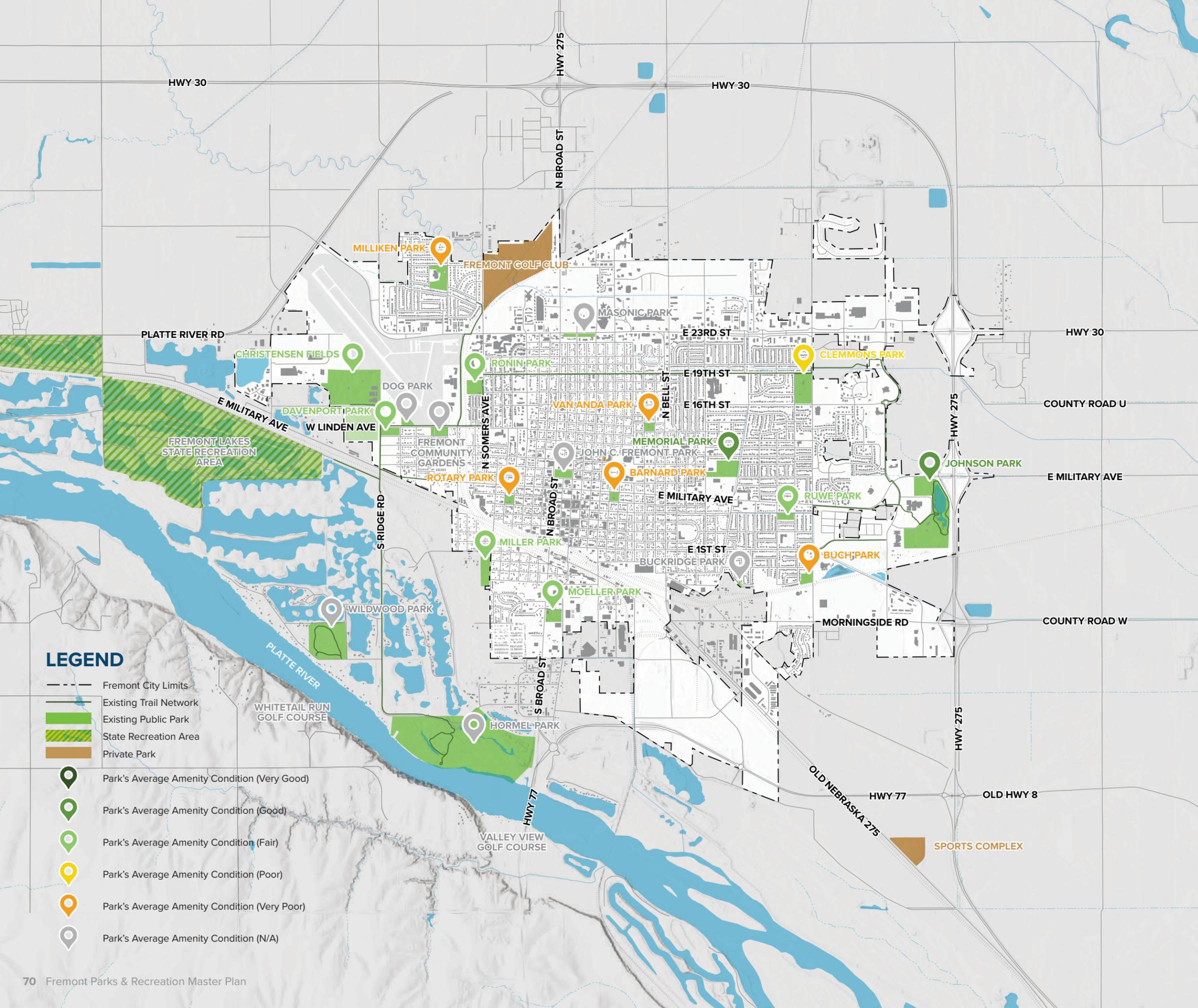
This economic challenge can influence the development and maintenance of public spaces, including parks, as funding may be directed toward urgent social services rather than community amenities. However, recognizing these needs can also lead to targeted initiatives aimed at improving access to parks and recreational programs, particularly in underserved areas.

Providing equitable access to parks can play a vital role in fostering social cohesion and promoting healthier lifestyles, ultimately contributing to poverty alleviation in Fremont.



PARK RESTROOM CONDITIONS

This map illustrates park restroom conditions based on the average of all restroom conditions within each park. Conditions were recorded during a field study conducted for this master plan. The colors indicate varying condition ratings from Very Poor to Very Good. These results were based on a visual inspection by project team members of all restrooms within a park.





LEGEND

- Fremont City Limits
- Existing Trail Network
- Existing Public Park
- State Recreation Area
- Private Park
- 📍 Park's Average Amenity Condition (Very Good)
- 📍 Park's Average Amenity Condition (Good)
- 📍 Park's Average Amenity Condition (Fair)
- 📍 Park's Average Amenity Condition (Poor)
- 📍 Park's Average Amenity Condition (Very Poor)
- 📍 Park's Average Amenity Condition (N/A)

PARK PLAYGROUND CONDITIONS

This map illustrates park playground conditions based on the average of all playground conditions within each park. Conditions were recorded during a field study conducted for this master plan. The colors indicate varying condition ratings from Very Poor to Very Good. These results were based on a visual inspection by project team members of all playgrounds within a park.

PARKS WITH PLAYGROUNDS BY SURFACING MATERIAL

Poured In Place

- Buch Park
- Johnson Park

Rubber Mulch

- Milliken Park (1/2)

Pea Gravel

- Clemmons Park
- Davenport Park
- Miller Park
- Milliken Park (1/2)
- Rotary Park

Woodchips

- Barnard Park
- Buckridge Park
- Christensen Fields
- John C. Fremont Park
- Masonic Park
- Moeller Park
- Ronin Park
- Ruwe Park
- Van Anda Park

PARK FIELD CONDITIONS

This map illustrates park field conditions based on the average of all diamond, rectangular, and multi-use field conditions within each park. Conditions were recorded during a field study conducted for this master plan. The colors indicate varying condition ratings from Very Poor to Very Good. These results were based on a visual inspection by project team members of all fields within a park.



NEEDS ASSESSMENT

Fremont's significant eastern growth has created a pressing need for additional parks and recreational facilities to meet the evolving needs of its residents. A comprehensive needs assessment is essential to inform the development of a park master plan that addresses these challenges and ensures a sustainable, high-quality park system for the future.

The needs assessment focuses on evaluating the quantity and quality of existing parks, identifying recreational needs, assessing equity and accessibility, considering environmental factors, and examining funding and resource allocation. By gathering data on these key areas, Fremont's Parks and Recreation Master Plan prioritizes improvements, allocates resources effectively, and creates a vision for a park system that benefits all members of the community.

A collaborative effort between city departments, elected officials, and community stakeholders was crucial in conducting the needs assessment and developing the park master plan. By working together, these groups identified shared priorities, built consensus, and ensured that the Plan reflects the unique needs and aspirations of the Fremont community.



John C Fremont Days, Summer 2024

POPULATION DISTRIBUTION BY RACE / ETHNICITY

Fremont's race / ethnicity distribution, shown as a Percentage of Total Normalization, can be used to identify whether a correlation exists between minority housing and existing park conditions. This will lend support to recommendations for future improvements, investments, and park and trail system expansion.

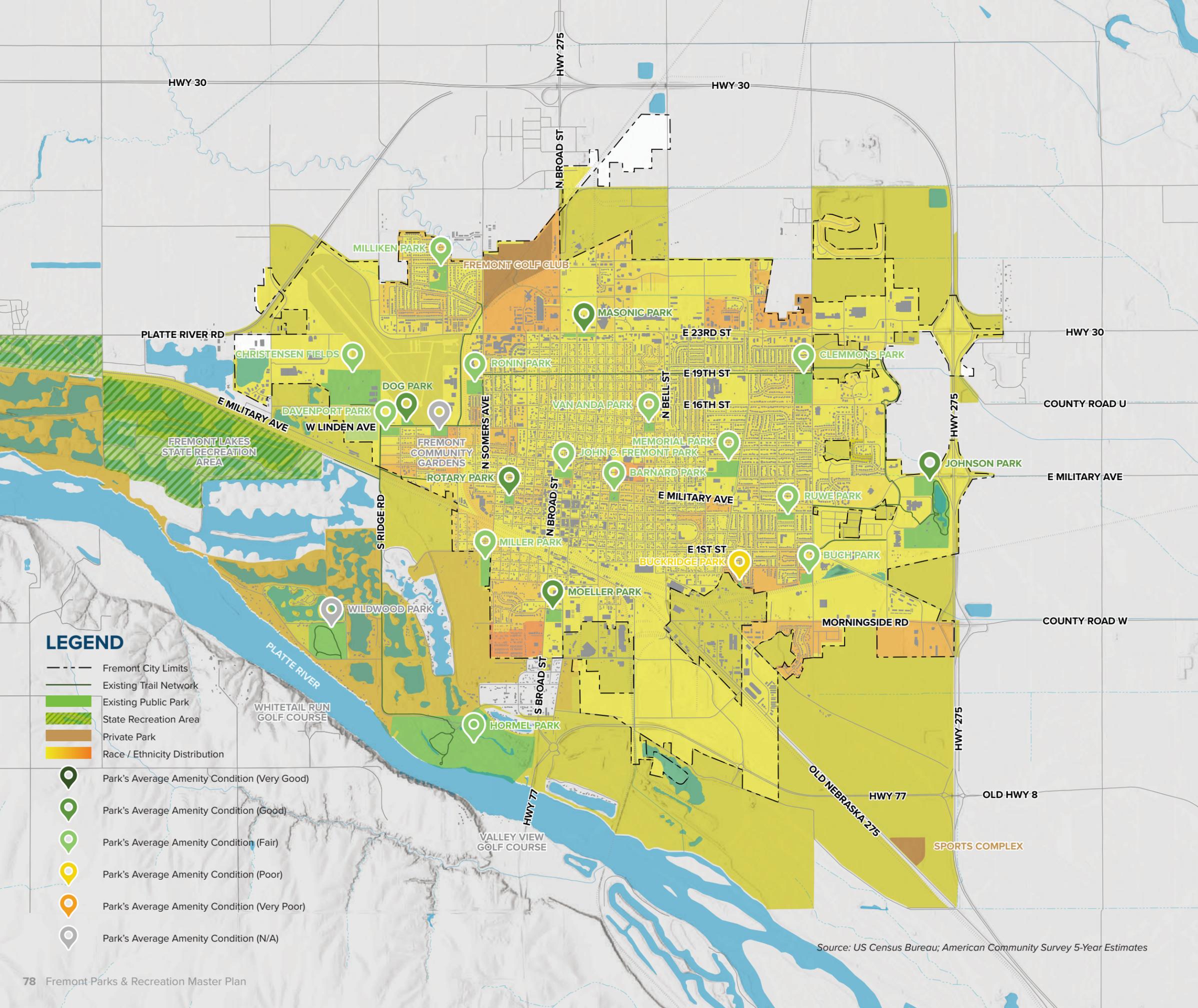


Source: US Census Bureau; American Community Survey 5-Year Estimates

MINORITY POPULATION DISTRIBUTION & PARK CONDITIONS

This map compares the distribution of minority populations in the City of Fremont with the conditions of local parks. The analysis is used to reveal any relationships between demographic factors and park quality. As the map on the left shows, access to well-maintained recreational facilities is evenly distributed across the city.

This map serves as an important tool for identifying any inequalities that may exist and emphasizes the fairness with which the parks and recreation department maintains the city's parks.

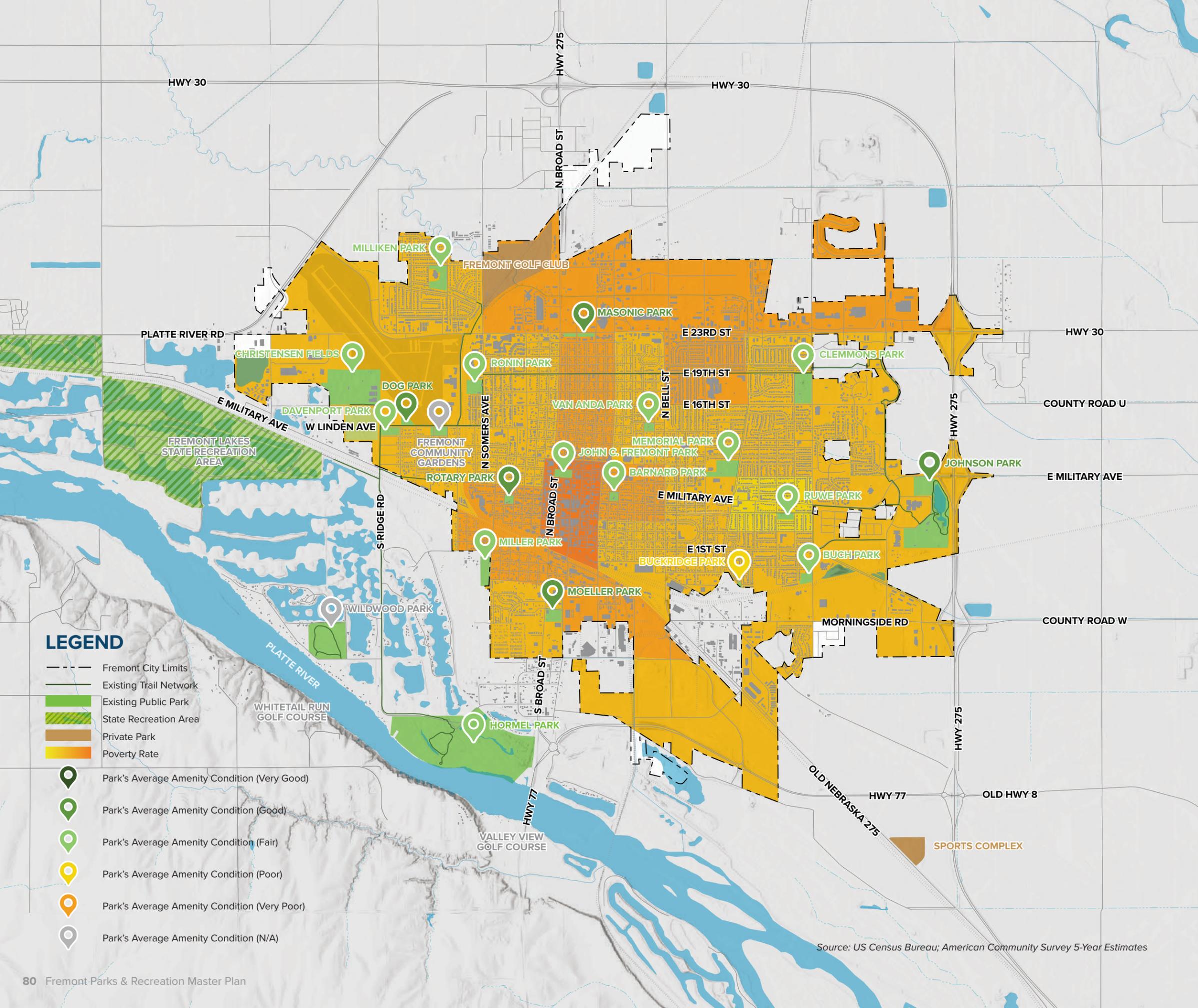


POVERTY & PARK CONDITIONS

This map illustrates the relationship between poverty rates in the City of Fremont and the conditions of its parks and amenities, ranked from Very Good to Very Poor. This ranking reflects the quality of each park and its need for updates or maintenance.

Overall, parks in good or fair condition are fairly distributed across all poverty levels. For instance, Masonic Park, rated Good, is located in a medium poverty area, while John C. Fremont Park, rated Good, is situated in one of the highest poverty density areas.

While park maintenance appears relatively even across socioeconomic groups, this map serves as a valuable tool for understanding how demographic factors impact access to recreational resources. It highlights the need for targeted improvements in park facilities, especially in areas facing higher poverty rates.



LEGEND

- Fremont City Limits
- Existing Trail Network
- Existing Public Park
- State Recreation Area
- Private Park
- Poverty Rate
- 📍 Park's Average Amenity Condition (Very Good)
- 📍 Park's Average Amenity Condition (Good)
- 📍 Park's Average Amenity Condition (Fair)
- 📍 Park's Average Amenity Condition (Poor)
- 📍 Park's Average Amenity Condition (Very Poor)
- 📍 Park's Average Amenity Condition (N/A)

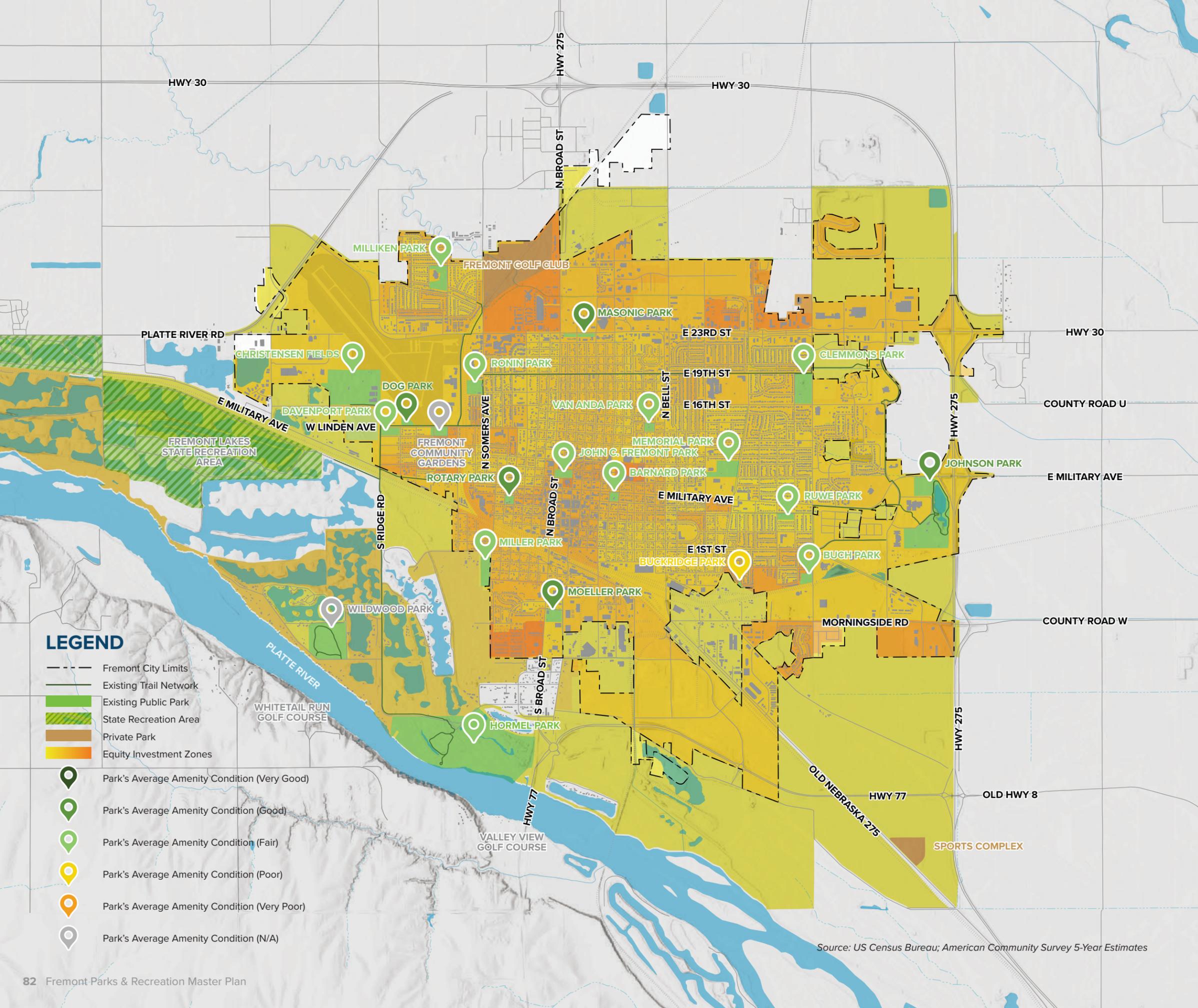
Source: US Census Bureau; American Community Survey 5-Year Estimates

EQUITY INVESTMENT ZONES & PARK CONDITIONS

This map compares park conditions in relation to equity investment zones within the City of Fremont. Equity investment zones are shown as the overlay of minority distribution and poverty mapping. The analysis reveals a diverse range of park conditions within these zones, with a mix of parks categorized from Very Good to Very Poor.

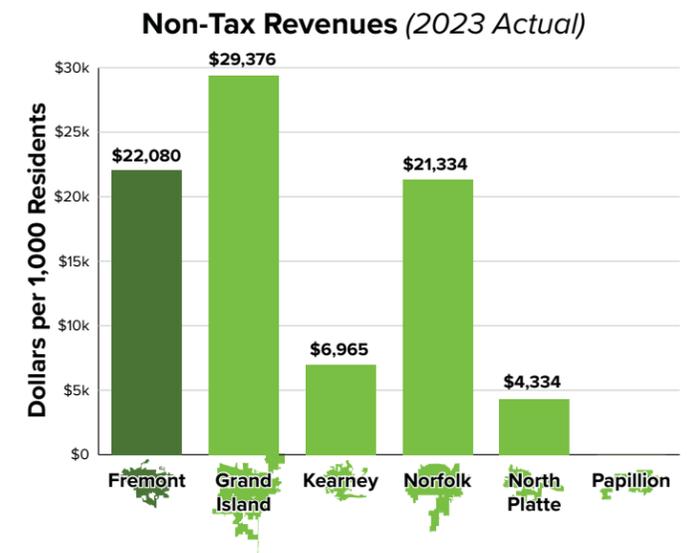
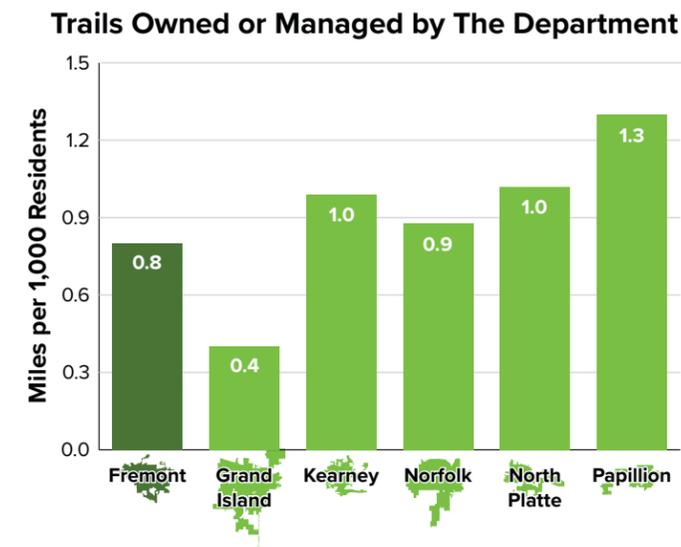
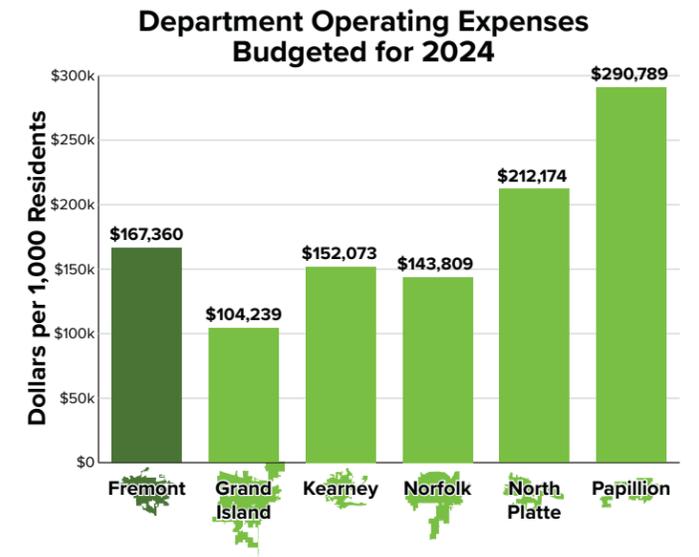
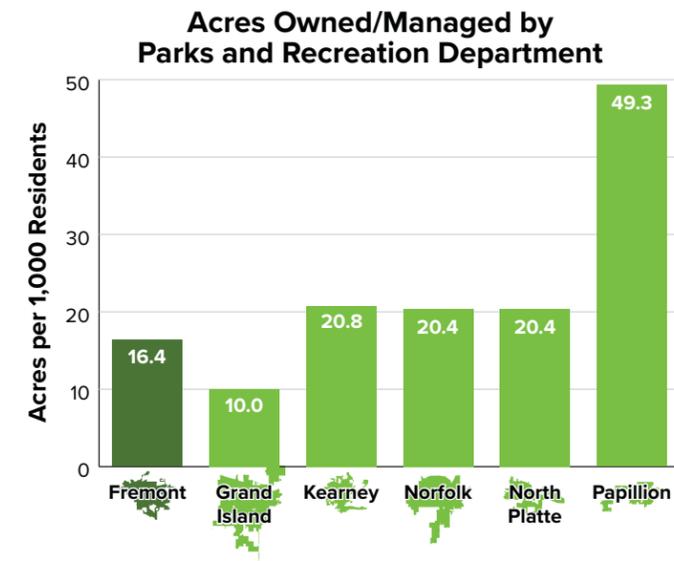
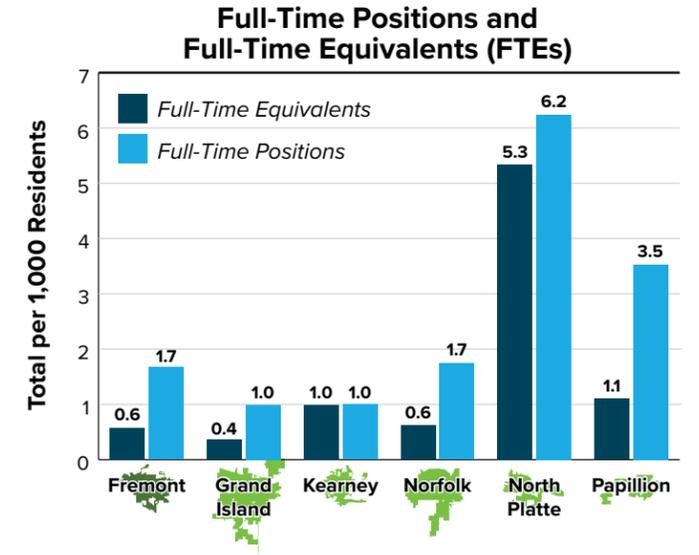
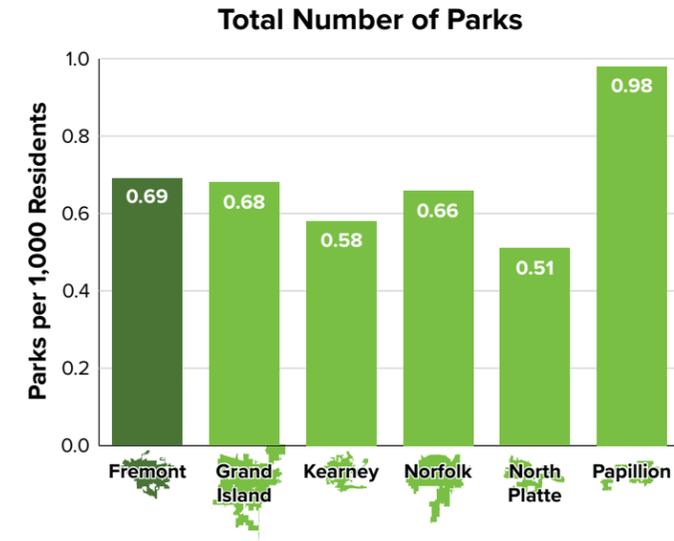
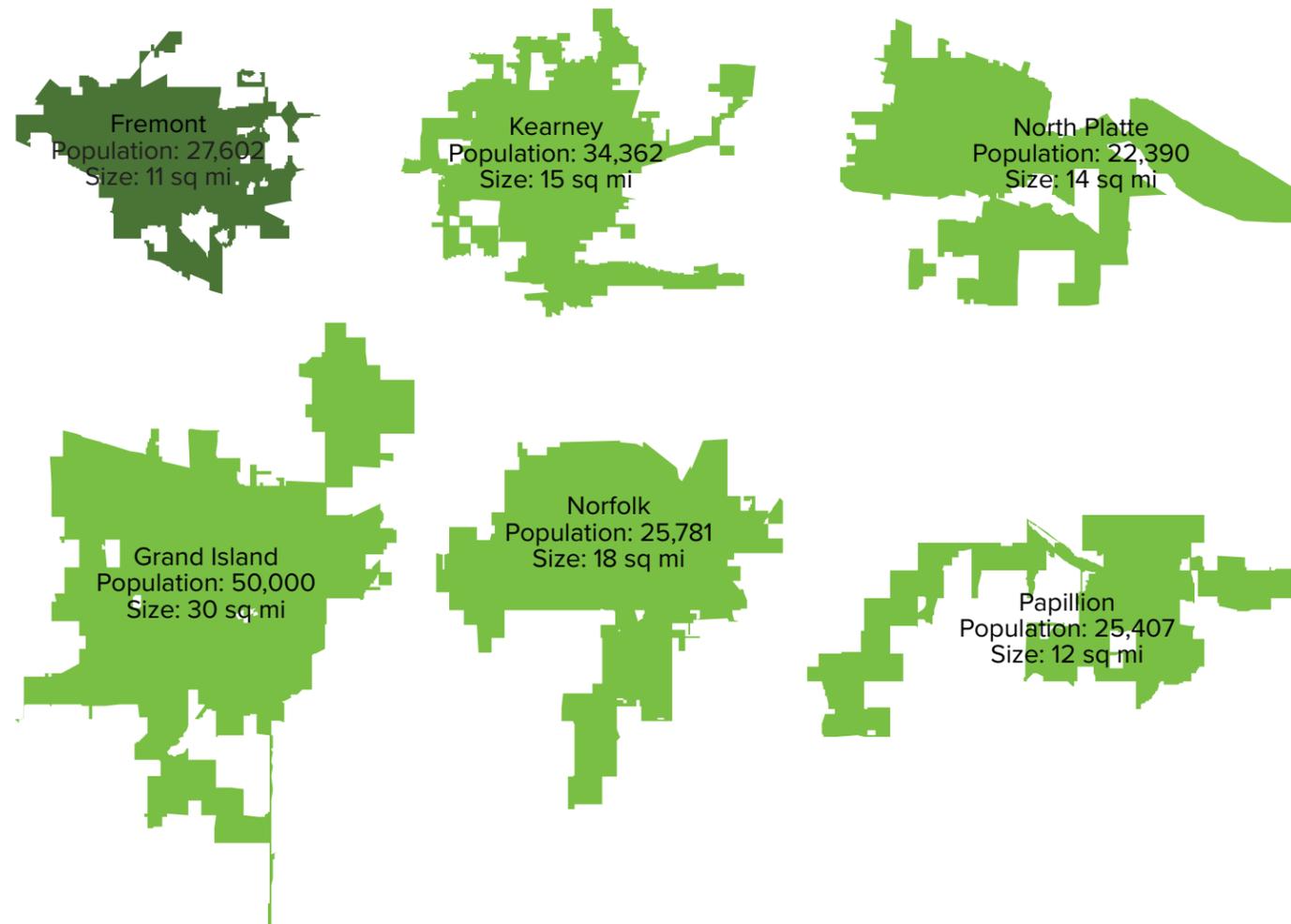
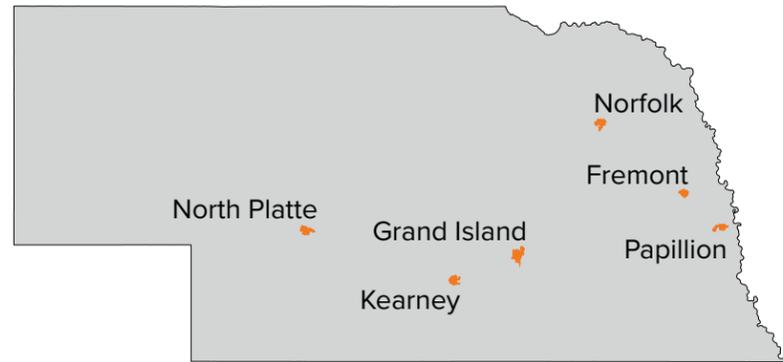
Most parks in the equity investment zones are rated in Good to Fair condition, indicating an equitable distribution of parks. Only one park, Buckridge Park, falls into the Poor condition rating within an area of higher equity investment.

This map helps to show where investment in public open space should occur to address social and economic disparities within the city.



PEER BENCHMARKING

Fremont's Parks and Recreation Department and parks system were benchmarked against five peer Nebraska cities that have similar demographic characteristics, climate, and location within the state of Nebraska. Data that includes park, trail, acreage, staffing, budget, revenue, marketing, programs, facilities, planning, development, and community integration were recorded for each peer city. See Appendix B for more results from this analysis.



LEVEL OF SERVICE (LOS) ANALYSIS

Unfortunately, no uniform level of service standards exist for parks and recreation amenities across the country. In general, there are two types of standards that cities use to analyze service: population-based standards and access standards. The Parks and Recreation Master Plan defines both population-based standards and access standards by amenity.

The City of Fremont offers a robust number of amenities for its residents; however, different parts of the city have different levels of access to these amenities. For example, residents living near Van Anda Park can walk to tennis courts in under 10 minutes while those living around the current perimeter of the city limits are well outside walking distance from tennis courts.

USING LOS STANDARDS

Population-based service standards determine the quantity of recreational amenities required, while access-based standards identify the location of these amenities to ensure optimal accessibility for the current and future population. Together, these level of service standards inform decisions about the distribution and number of recreational facilities.

The population-based and access standards offer a comprehensive view of current public space amenities, highlighting their service levels and identifying future needs. These standards help prioritize actions to ensure equitable access to recreational amenities for all residents. While not all amenities have specific standards, those with broad user bases and growing inventories benefit from these guidelines. Level of service standards are dynamic and should be updated periodically to reflect changing industry trends and demographic shifts. It's recommended for the City to maintain an annual inventory of recreational amenities and conduct a five-year review of recommended standards to align with evolving needs.



Father and son walking through park

POPULATION BASED STANDARDS

Population-based level of service is represented as a ratio of number of amenities to population. The existing ratio is compared to a recommended ratio, which indicates whether additional amenities are needed or whether the community has an excess amount of an amenity. **This analysis was performed by focusing on Fremont's public amenities** but includes a current LOS calculation based on the combination of private and public amenities.

The 2024 NRPA Agency Performance Review was used for the purpose of evaluating Fremont's amenities by a population-based standard. This report presents the data and key insights from 1,000 park and recreation agencies collected by the Agency Performance Survey within Park Metrics. This report provides data based on a national average for all "Agencies" as well as averages for "Jurisdiction Population" ranges. The City of Fremont currently fits within the 20,000 - 49,999 "Jurisdiction Population" range.

ACCESS STANDARDS

Access standards for recreational amenities specify the maximum distance residents should have to travel to reach a particular amenity by a particular mode of transportation. While population-based standards determine the quantity of amenities needed, access standards identify where new amenities or improved access to existing ones are required.

Residents' expectations for the proximity of recreational amenities to their homes vary depending on the amenity type. Residents typically expect walking distance accessibility for amenities like basketball courts or playgrounds that require minimal equipment, have open usage, and are popular with children. For amenities like dog parks or community centers that cater to specific subsets of residents or have scheduled programming, residents are willing to travel slightly farther but still desire nearby locations. Both categories require access standards. Amenities catering to niche user groups generally do not require access standards, as residents are often willing to travel longer distances to utilize them.

Industry access standards were used for the purpose of evaluating the City of Fremont's parks and recreation system: a 5 - minute drive standard and a 10 - minute walk standard

5 - MINUTE DRIVE STANDARD

- Diamond Fields (Baseball / Softball)
- Pickleball Courts
- Dog Parks
- Skateboard Park
- Waterparks (Pool + Splash Pad + Other)
- Swimming Pools
- Splash Pads
- Community Gardens

10 - MINUTE WALK STANDARD

- Rectangular Fields (Football / Soccer / Multiuse)
- Tennis Courts
- Basketball Courts
- Volleyball Courts
- Walking Loops / Running Tracks
- Playgrounds (Multiple pieces of equipment)
- Tot Lots (Space used for small children / Can include swings, slides, and see-saws)



Fremont Parks and Recreation representatives explain LOS analysis to Fremont residents

NUMBER OF PARKS PER RESIDENT

ACRES OF PARKLAND PER RESIDENT

KEY

Recommended LOS based on national jurisdictional average



Fremont's current LOS based on facilities owned & managed by the Parks & Recreation Department



MILES OF TRAILS

RESTROOMS

National Recreation and Park Association % of agencies providing this amenity nationwide

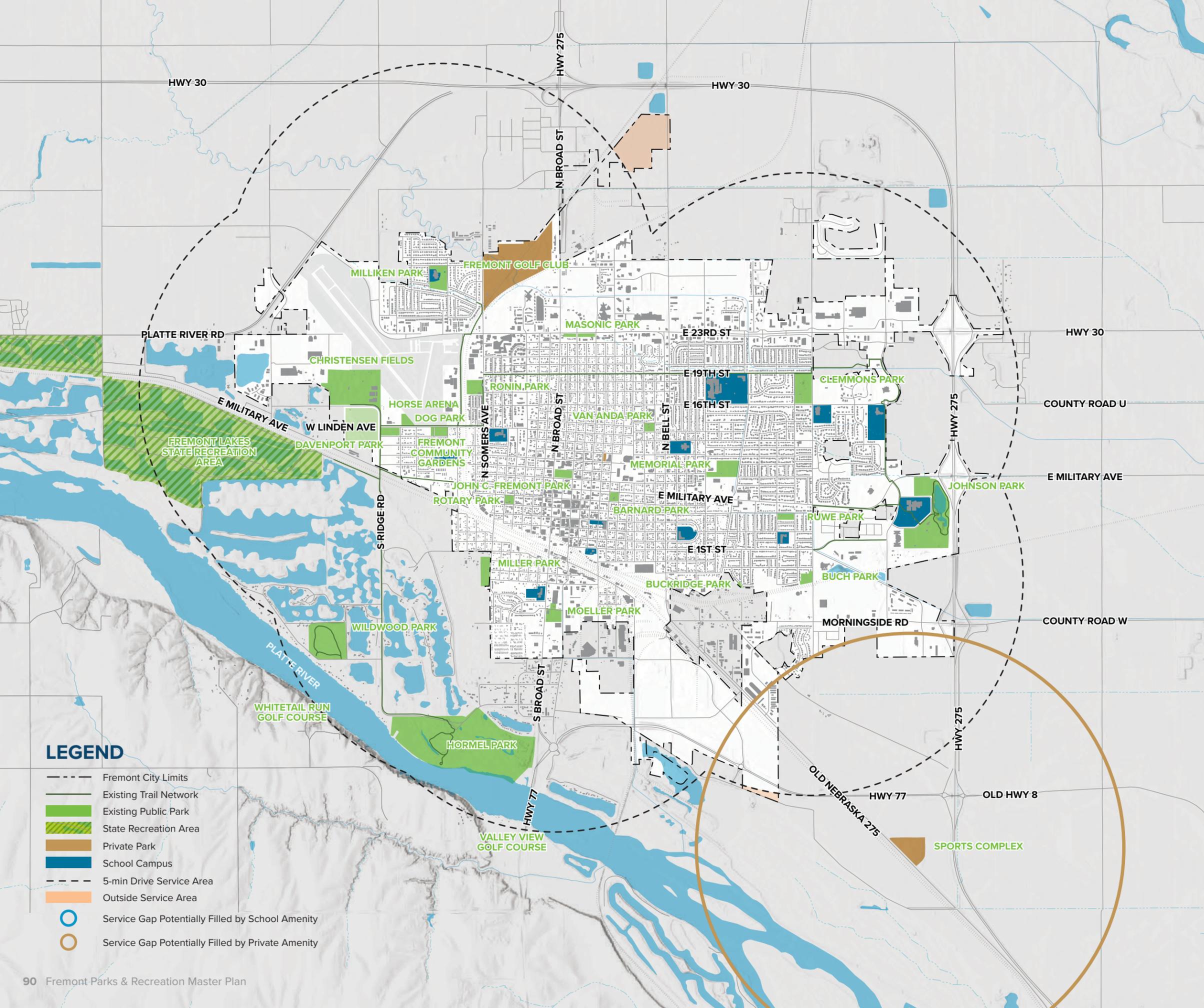
Provided by 28% of Agencies

Light green represents Fremont's current LOS (Up to recommended LOS)



Dark green represents Fremont's current LOS (Over recommended LOS)





LEGEND

- Fremont City Limits
- Existing Trail Network
- Existing Public Park
- State Recreation Area
- Private Park
- School Campus
- 5-min Drive Service Area
- Outside Service Area
- Service Gap Potentially Filled by School Amenity
- Service Gap Potentially Filled by Private Amenity

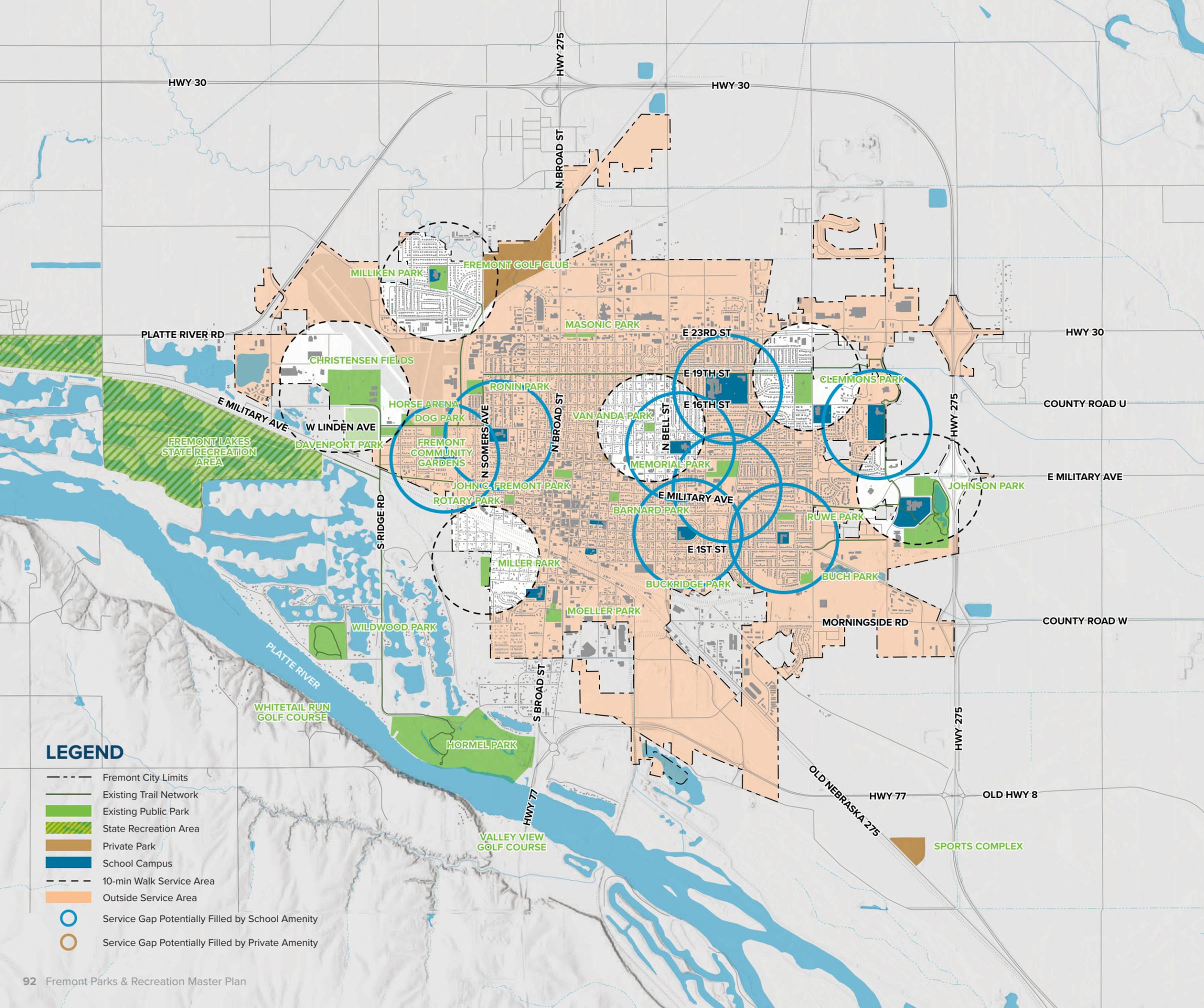
DIAMOND FIELDS
ACCESS STANDARD:
5 MINUTE DRIVE
 Provided by 85% of Agencies



CURRENT LOS
2.7

PUBLIC + PRIVATE LOS
3.5
 This number represents the Level Of Service provided by the combination of both private and public facilities

NUMBER OF DIAMOND FIELDS
15 **+0**
 in 2024 by 2040



LEGEND

- Fremont City Limits
- Existing Trail Network
- Existing Public Park
- State Recreation Area
- Private Park
- School Campus
- - - 10-min Walk Service Area
- Outside Service Area
- Service Gap Potentially Filled by School Amenity
- Service Gap Potentially Filled by Private Amenity

RECTANGULAR FIELDS

**ACCESS STANDARD:
10 MINUTE WALK**

Provided by 83% of Agencies



CURRENT LOS

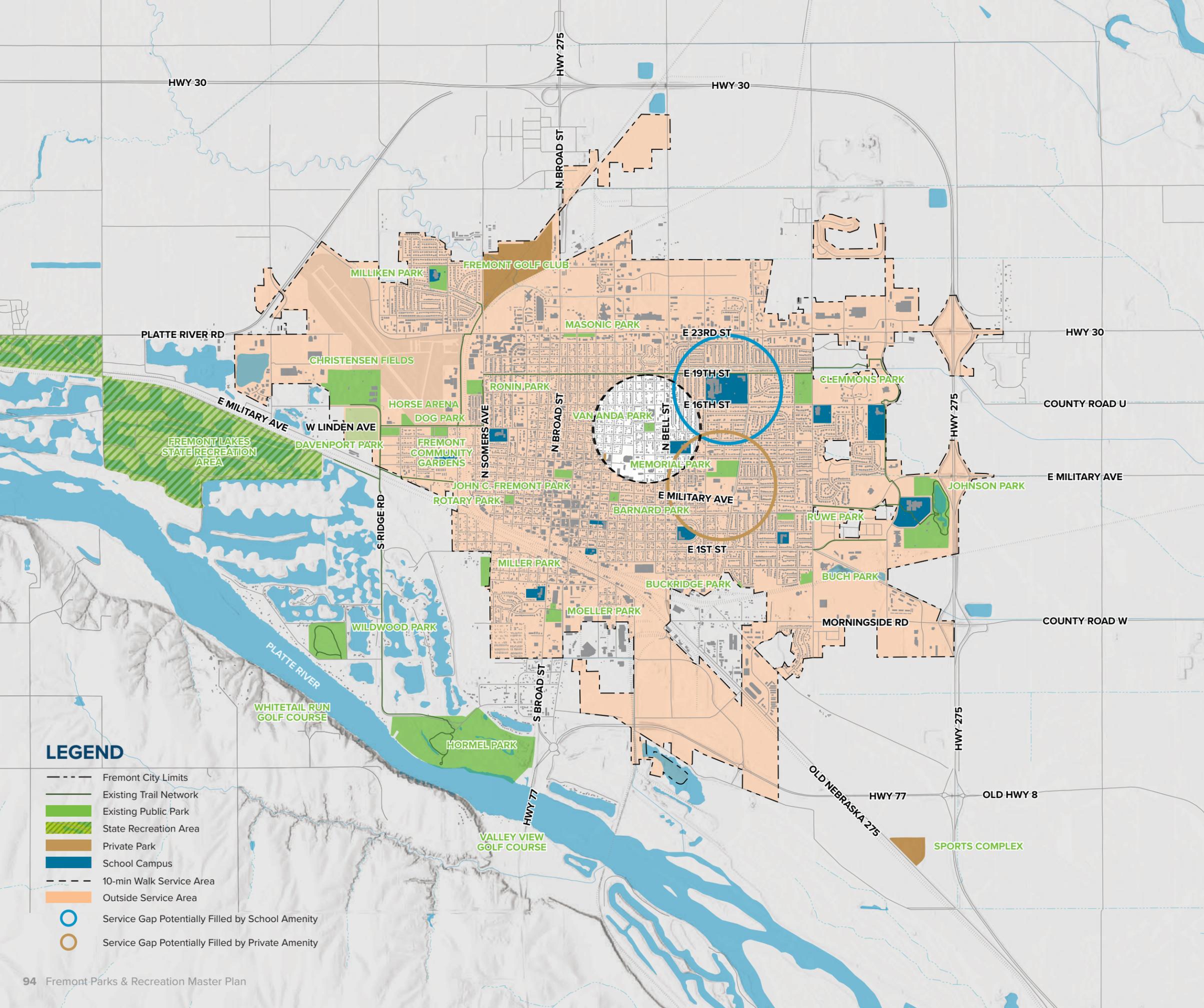
3.1

PUBLIC + PRIVATE LOS

5.8

NUMBER OF RECTANGULAR FIELDS

17 **+0**
in 2024 by 2040



LEGEND

- Fremont City Limits
- Existing Trail Network
- Existing Public Park
- State Recreation Area
- Private Park
- School Campus
- - - 10-min Walk Service Area
- Outside Service Area
- Service Gap Potentially Filled by School Amenity
- Service Gap Potentially Filled by Private Amenity

TENNIS COURTS

**ACCESS STANDARD:
10 MINUTE WALK**

Provided by 72% of Agencies



CURRENT LOS

0.7

PUBLIC + PRIVATE LOS

6.5

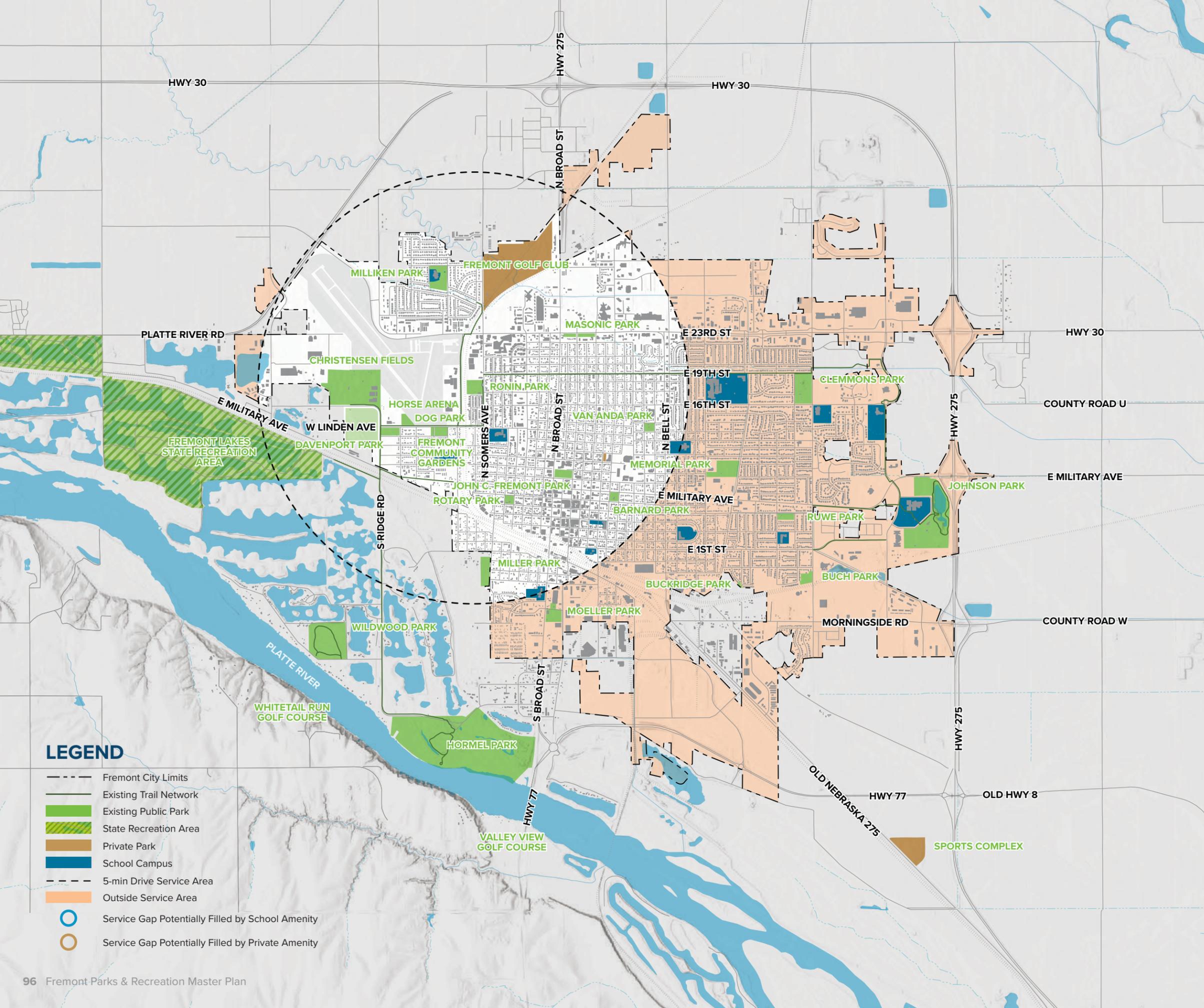
NUMBER OF TENNIS COURTS

2

in 2024

+3

by 2040



LEGEND

- Fremont City Limits
- Existing Trail Network
- Existing Public Park
- State Recreation Area
- Private Park
- School Campus
- 5-min Drive Service Area
- Outside Service Area
- Service Gap Potentially Filled by School Amenity
- Service Gap Potentially Filled by Private Amenity

PICKLEBALL COURTS

**ACCESS STANDARD:
5 MINUTE DRIVE**

Provided by 42% of Agencies



CURRENT LOS

1.4

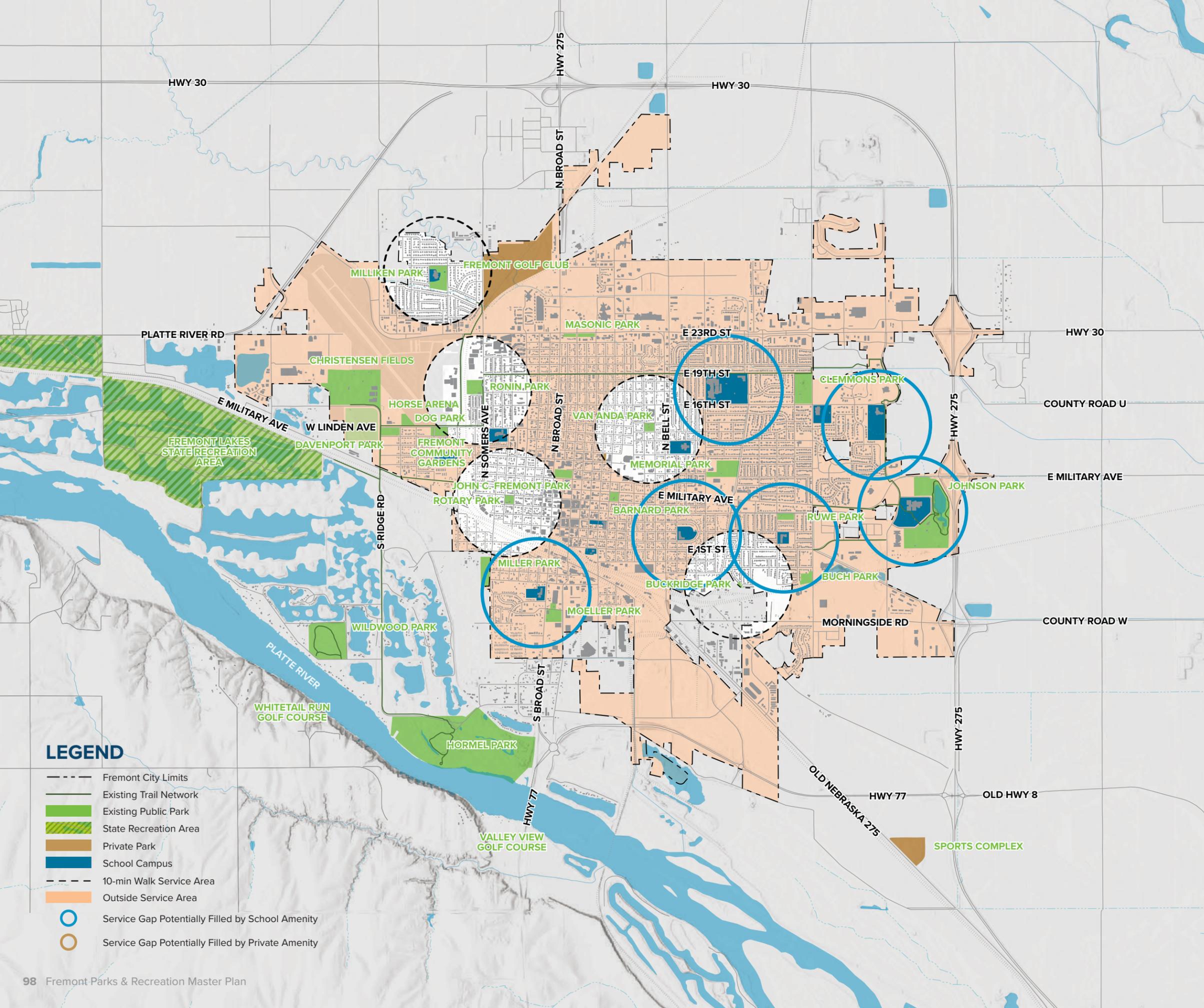
NUMBER OF PICKLEBALL COURTS

4

in 2024

+0

by 2040



LEGEND

- Fremont City Limits
- Existing Trail Network
- Existing Public Park
- State Recreation Area
- Private Park
- School Campus
- 10-min Walk Service Area
- Outside Service Area
- Service Gap Potentially Filled by School Amenity
- Service Gap Potentially Filled by Private Amenity

BASKETBALL COURTS

**ACCESS STANDARD:
10 MINUTE WALK**

Provided by 84% of Agencies



CURRENT LOS

2.2

PUBLIC + PRIVATE LOS

4.7

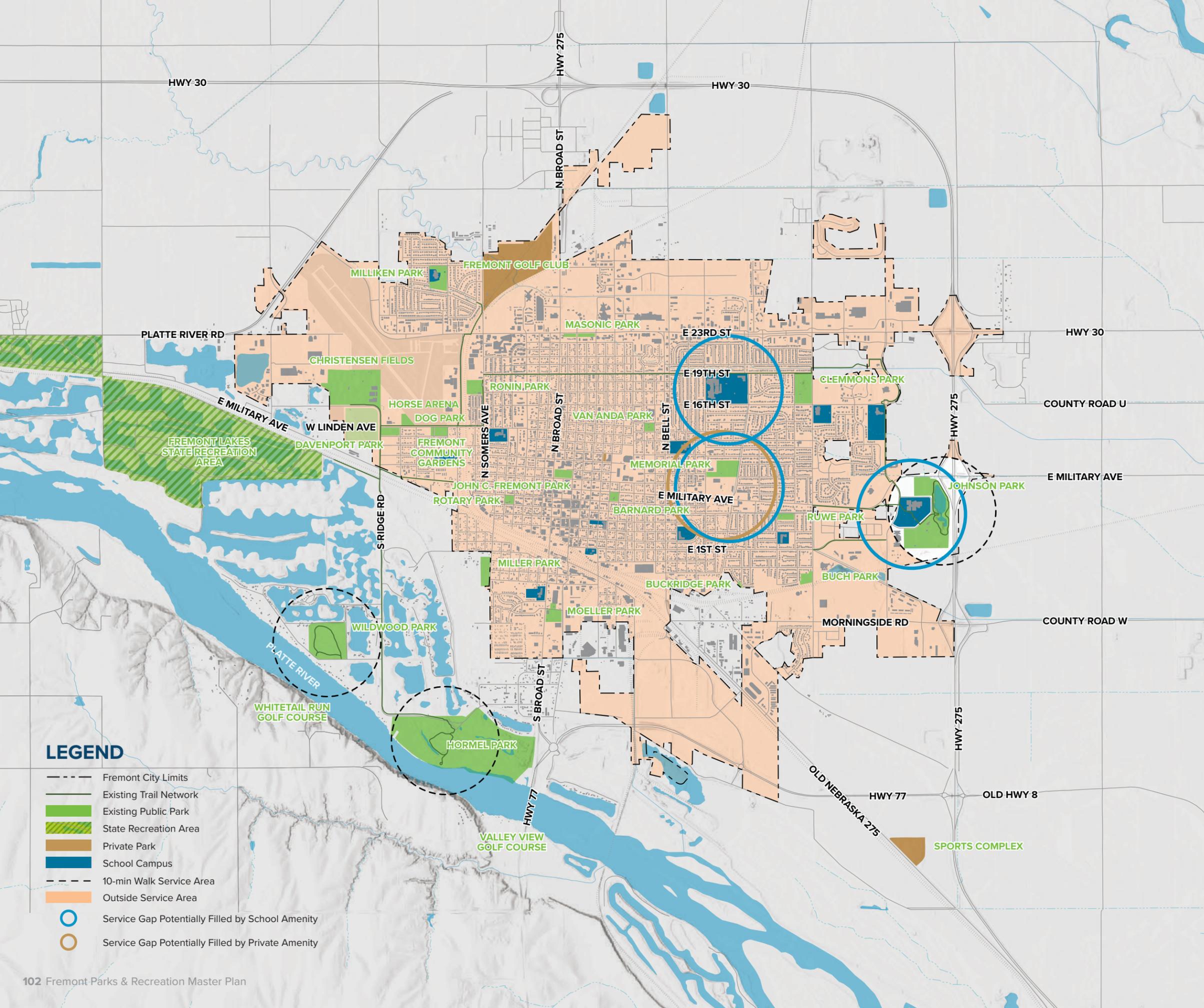
NUMBER OF BASKETBALL COURTS

6

in 2024

+0

by 2040



LEGEND

- Fremont City Limits
- Existing Trail Network
- Existing Public Park
- State Recreation Area
- Private Park
- School Campus
- - - 10-min Walk Service Area
- Outside Service Area
- Service Gap Potentially Filled by School Amenity
- Service Gap Potentially Filled by Private Amenity

**WALKING LOOPS /
RUNNING TRACKS**

**ACCESS STANDARD:
10 MINUTE WALK**

Provided by 19% of Agencies



CURRENT LOS

1.1

PUBLIC + PRIVATE LOS

2.5

**NUMBER OF WALKING LOOPS /
RUNNING TRACKS**

3

+0

in 2024

by 2040

DOG PARKS

**ACCESS STANDARD:
5 MINUTE DRIVE**

Provided by 68% of Agencies



CURRENT LOS

0.7

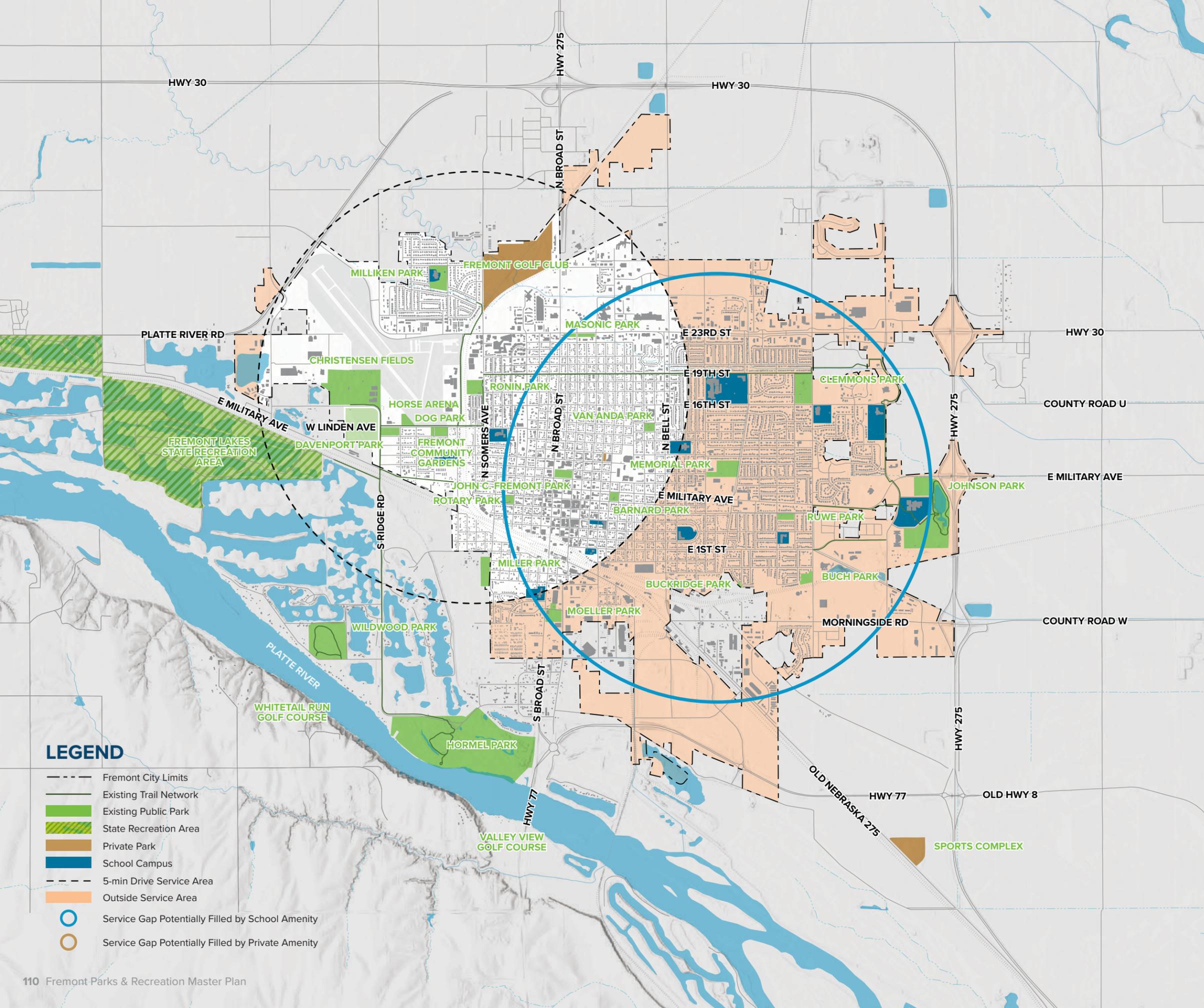
NUMBER OF DOG PARKS

2 +0

in 2024 by 2040

LEGEND

- Fremont City Limits
- Existing Trail Network
- Existing Public Park
- State Recreation Area
- Private Park
- School Campus
- 5-min Drive Service Area
- Outside Service Area
- Service Gap Potentially Filled by School Amenity
- Service Gap Potentially Filled by Private Amenity



LEGEND

- Fremont City Limits
- Existing Trail Network
- Existing Public Park
- State Recreation Area
- Private Park
- School Campus
- 5-min Drive Service Area
- Outside Service Area
- Service Gap Potentially Filled by School Amenity
- Service Gap Potentially Filled by Private Amenity

SWIMMING POOLS
ACCESS STANDARD:
5 MINUTE DRIVE
 Provided by 49% of Agencies



CURRENT LOS
0.4

PUBLIC + PRIVATE LOS
0.7

NUMBER OF SWIMMING POOLS

1	+0
in 2024	by 2040

SPLASH PADS

**ACCESS STANDARD:
5 MINUTE DRIVE**

Provided by 23% of Agencies



CURRENT LOS

1.8

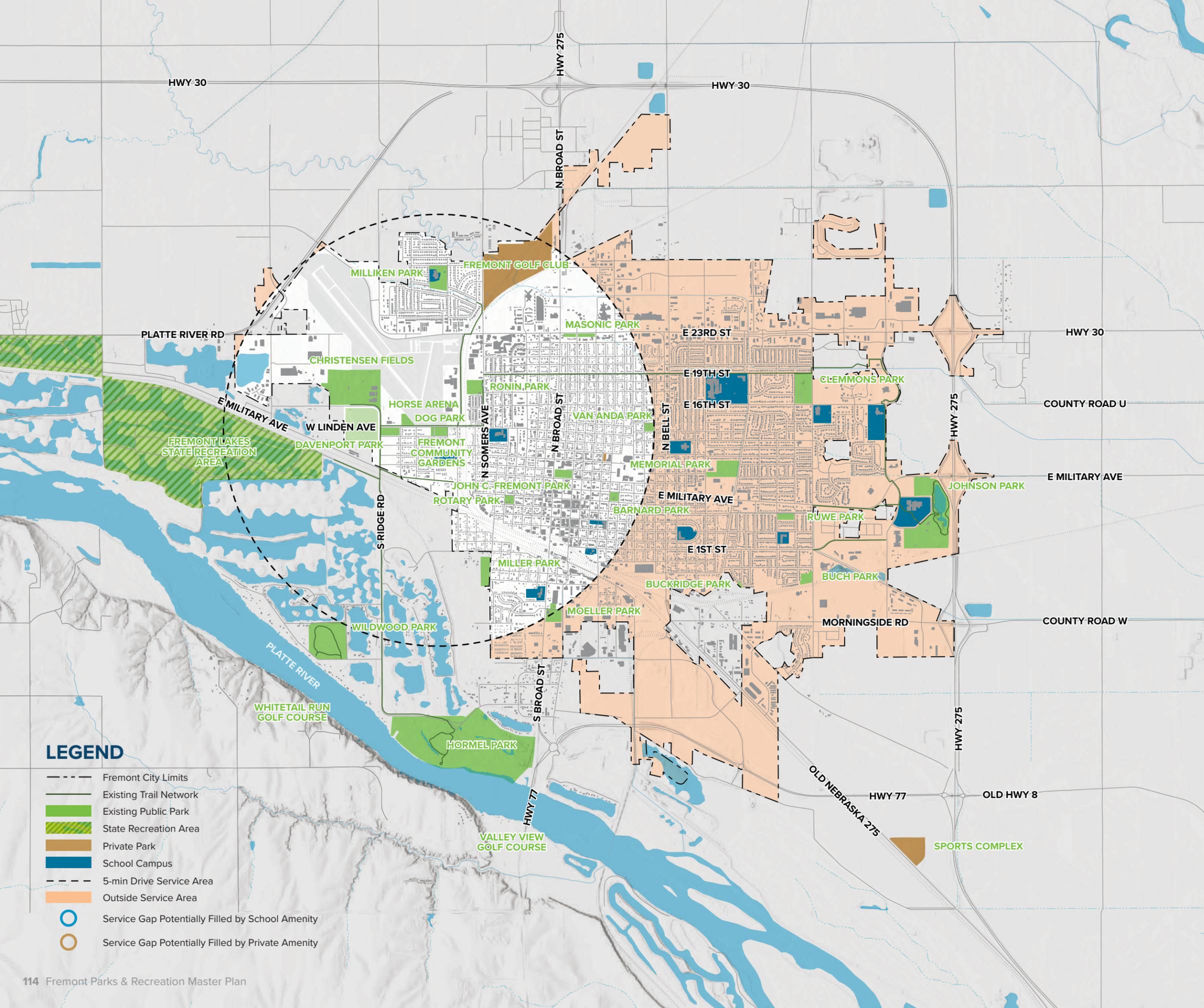
NUMBER OF SPLASH PADS

5 +0

in 2024 by 2040

LEGEND

- Fremont City Limits
- Existing Trail Network
- Existing Public Park
- State Recreation Area
- Private Park
- School Campus
- 5-min Drive Service Area
- Outside Service Area
- Service Gap Potentially Filled by School Amenity
- Service Gap Potentially Filled by Private Amenity



LEGEND

- Fremont City Limits
- Existing Trail Network
- Existing Public Park
- State Recreation Area
- Private Park
- School Campus
- 5-min Drive Service Area
- Outside Service Area
- Service Gap Potentially Filled by School Amenity
- Service Gap Potentially Filled by Private Amenity

COMMUNITY GARDENS

**ACCESS STANDARD:
5 MINUTE DRIVE**

Provided by 52% of Agencies

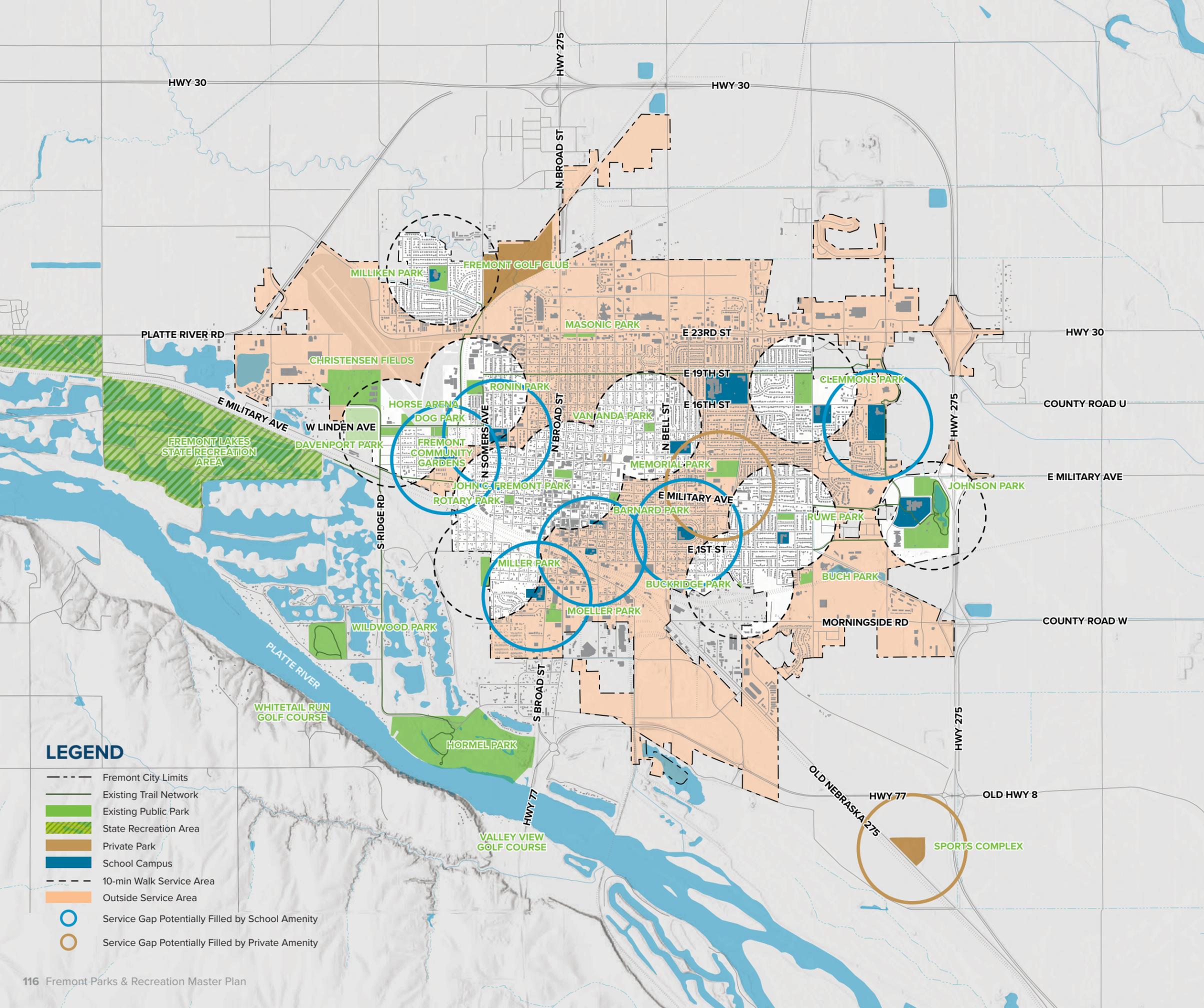


CURRENT LOS

0.4

NUMBER OF COMMUNITY GARDENS

1 **+0**
in 2024 by 2040



PLAYGROUNDS

**ACCESS STANDARD:
10 MINUTE WALK**

Provided by 93% of Agencies



CURRENT LOS

2.4

PUBLIC + PRIVATE LOS

5.1

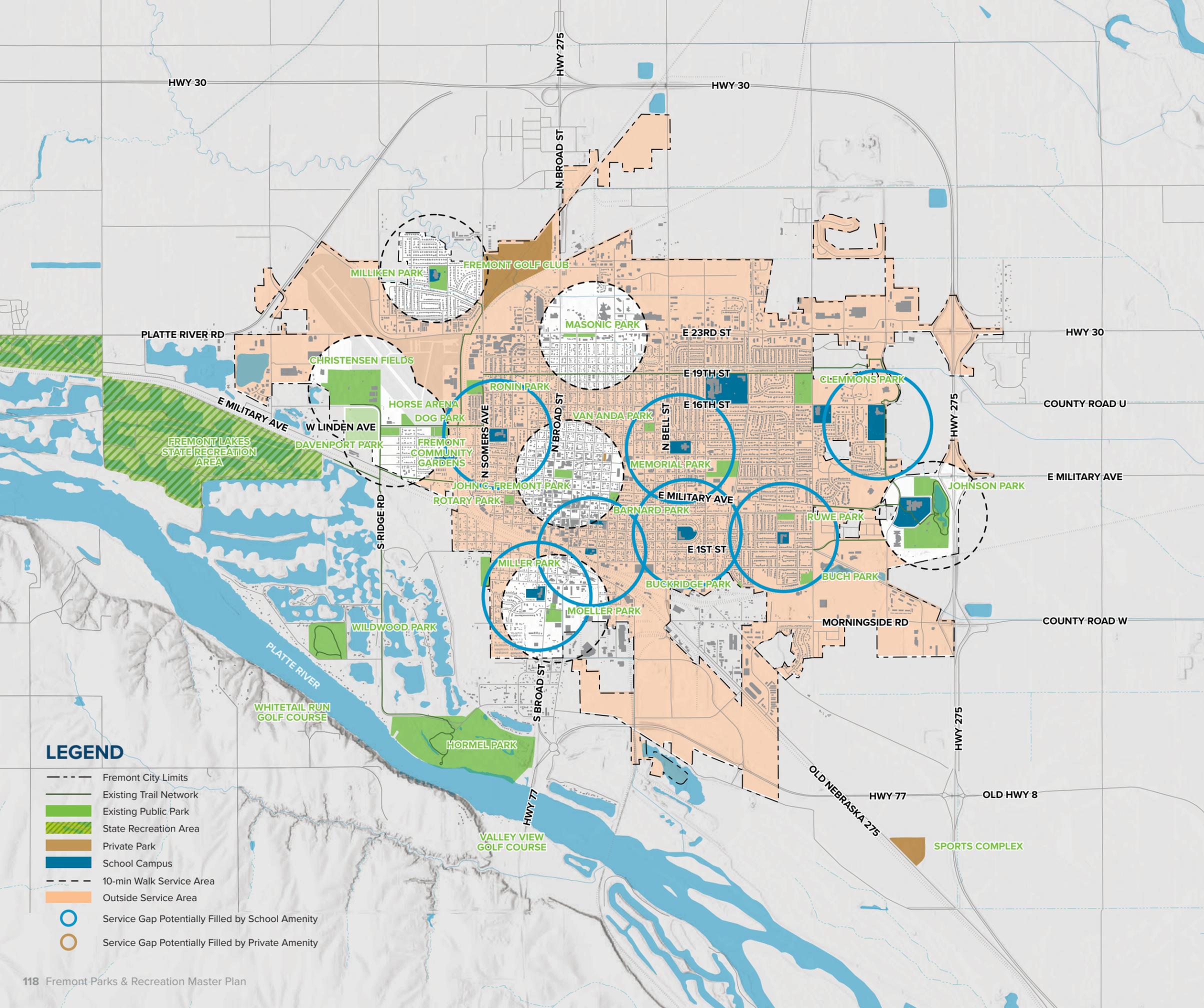
NUMBER OF PLAYGROUNDS

13

in 2024

+0

by 2040



LEGEND

- Fremont City Limits
- Existing Trail Network
- Existing Public Park
- State Recreation Area
- Private Park
- School Campus
- 10-min Walk Service Area
- Outside Service Area
- Service Gap Potentially Filled by School Amenity
- Service Gap Potentially Filled by Private Amenity

TOT LOTS
ACCESS STANDARD:
10 MINUTE WALK
 Provided by 53% of Agencies



CURRENT LOS
2.6

PUBLIC + PRIVATE LOS
5.1

NUMBER OF TOT LOTS
7 in 2024 **+0** by 2040

NEEDS AND PRIORITIES ASSESSMENT SUMMARY

INVENTORY AND ANALYSIS

On average, the park amenities in Fremont City parks are in poor condition. While playgrounds and athletic fields are well-maintained, the overall condition of the parks and most other amenities is lacking. There was no strong correlation between park conditions and local demographics, as poor conditions were evenly spread throughout the city. However, the parks in the best condition tend to be located in areas with the highest poverty rates and greater minority residents. This indicates a disparity that highlights the need for balanced investments across city parks to ensure equitable access for all residents.

NEEDS ASSESSMENT

When assessing where improvements need to be made throughout the city, it is essential to evaluate not only the amenities provided within parks but also the quality and functionality of those amenities to ensure a positive experience for all residents. Park conditions should be assessed both in isolation and in relation to the communities they serve. Historically, minority groups and residents living in poverty have faced unequal access to parks and other recreational amenities compared to more affluent, non-minority populations.

It is imperative that all residents of Fremont, regardless of their socioeconomic background, have equitable access to parks that offer a diverse range of high-quality amenities. By analyzing park conditions alongside demographic data, including poverty levels and the geographic distribution of minority populations, the City can identify areas where disparities in access exist. This data-driven approach allows the City to strategically direct investments into underserved neighborhoods, improving park quality and fostering greater equity.

Current analysis reveals that while park conditions are generally suboptimal across Fremont, the parks in better condition are located in areas with lower poverty rates and fewer minority residents. This highlights the need for targeted investments in parks within historically underserved communities to ensure that all residents benefit from high-quality public spaces. The City can bridge this gap by prioritizing equity in park improvements, ultimately fostering a more inclusive and accessible park system for all.

PEER BENCHMARKING

When comparing Fremont to its peer cities on a per capita basis, Fremont is behind most of its peers in several categories: Land size, the number of full time Parks and Recreation employees, and acres of land owned/operated by the Department to name a few. However, the City is ahead of most of its peers in other categories: Total number of parks, non-tax revenues, and total capital budget.

LEVEL OF SERVICE

Overall, the City of Fremont meets or exceeds the recommended Level of Service (LOS) for most public amenities, although it falls short for tennis courts. While achieving the recommended LOS is important, it's essential to recognize where these benchmarks may not fully address the city's specific needs. By comparing Fremont to similar cities and analyzing who benefits from these amenities, it may become evident that the city lacks sufficient access and quantity in certain areas. Particularly, while Fremont has enough amenities to meet projected city growth until 2040, amenities could be redistributed and dispersed more evenly across the city to better serve the community..



Johnson Park accessible playground



CHAPTER 4:
LONG-RANGE VISION

THE PARKS AND RECREATION SYSTEM

The community envisions a Fremont where public open spaces are essential to the health, well-being, and vibrancy of the city. The parks and trails will be accessible to all, equitable in their distribution, and interconnected, fostering strong community bonds. Through sustainable planning and management, the city will ensure the lasting quality of existing open spaces while strategically expanding the public open space network to meet the needs of a growing population. A commitment to environmental stewardship will protect the natural beauty of the parks and trails, and safety and accessibility will be prioritized for all residents. By integrating programming and amenities that reflect the unique character of each neighborhood, the city will create inclusive and engaging public spaces that enrich the lives of community members.

The following goals were developed with the input of the community and vetted by the stakeholder group:



CONNECT

- Create accessible, equitable, and connected public spaces
- Build and strengthen community bonds within Fremont's public open space network



GROW

- Develop frameworks to strategically expand the public open space network while not sacrificing the quality of existing parks and trails



SUSTAIN

- Ensure the lasting quality of the existing public open space network and natural areas through sustainable design and planning practices
- Maximize the many health benefits that the public open space network can offer to the community



Bike riders explore Fremont's city trails



Visitors enjoy the splash pad at John C Fremont Park during the annual John C. Fremont Days celebration



Fremont Parks and Recreation staff invite elementary school students to assist in a tree planting



PROTECT

- Commitment to environmentally responsible stewardship of Fremont's public open space network
- Increase safety for residents utilizing Fremont's parks and trails
- Ensure the longevity of Fremont's public open space network through strategic management and financing practices



ACTIVATE

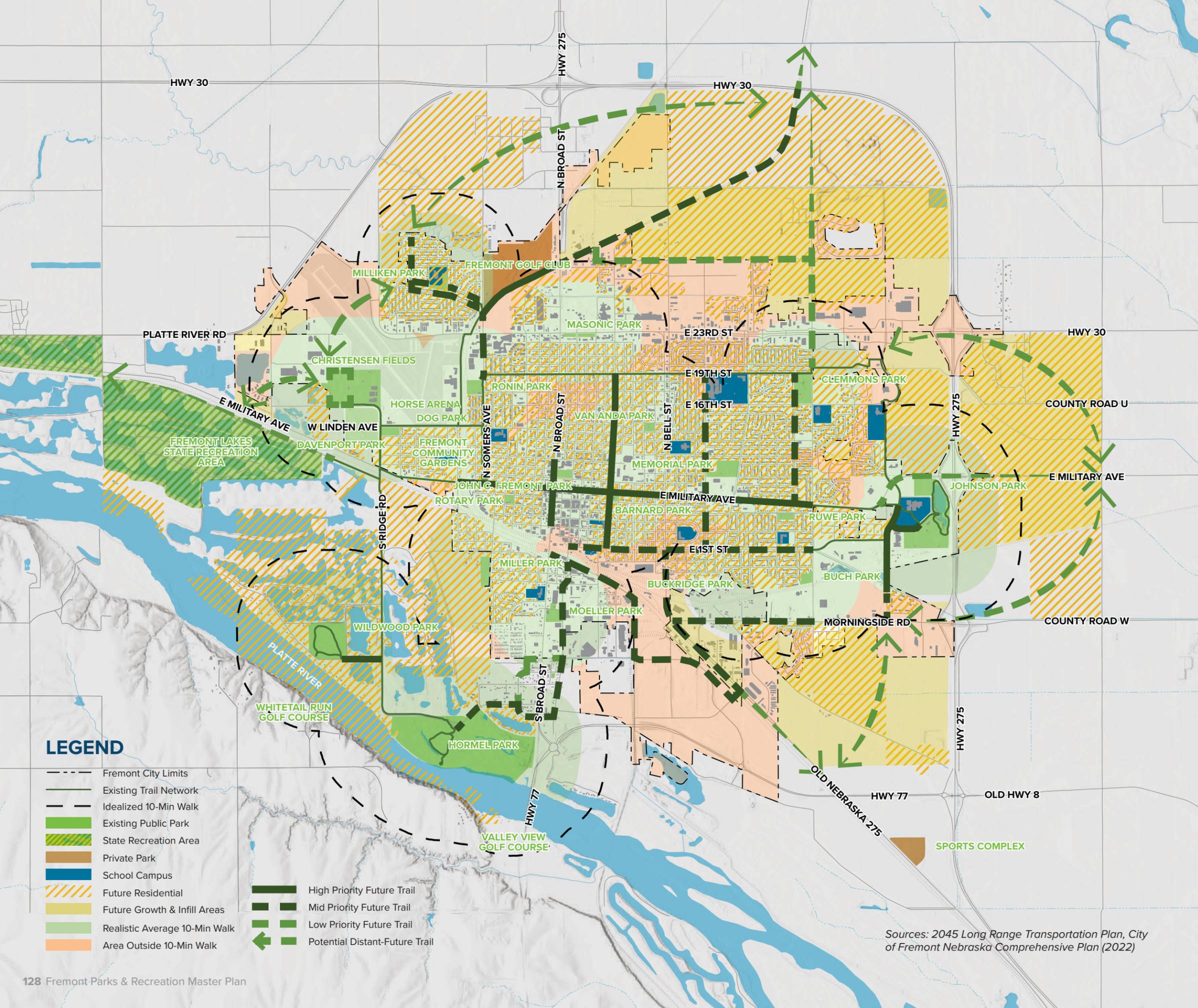
- Integrate the programming of each park into the adjacent neighborhoods and the surrounding community to create authentic and inclusive spaces
- Provide an equal distribution of park amenities throughout the public open space network that service the adjacent neighborhood's needs

FUTURE TRAIL NETWORK EXPANSION

This map shows existing and future trails and trail connections in relation to the City's existing public open space network.

The basis of this map consists of the existing parks and recreation system shown with its current parks, idealized 10-minute walk distance, and realistic 10-minute walk distance. Layered on top of this base is all residential land uses from the future land use plan and the priority growth and annexation areas identified in the Fremont Nebraska Comprehensive Plan (2022).

The high priority, mid priority, and low priority trails are shown in locations identified in the 2045 Long Range Transportation Plan which can be referenced for trail type and right of way location recommendations. These proposed trails have been vetted by the City and the community and this plan aims to supplement those previous planning efforts by adding recommendations for potential distant-future trail connections. These trail connections are very loosely defined and will need to be vetted and planned as the city and the public open space network continues to grow.



LEGEND

- Fremont City Limits
- Existing Trail Network
- Idealized 10-Min Walk
- Existing Public Park
- State Recreation Area
- Private Park
- School Campus
- Future Residential
- Future Growth & Infill Areas
- Realistic Average 10-Min Walk
- Area Outside 10-Min Walk
- High Priority Future Trail
- Mid Priority Future Trail
- Low Priority Future Trail
- Potential Distant-Future Trail

Sources: 2045 Long Range Transportation Plan, City of Fremont Nebraska Comprehensive Plan (2022)

PARKS AND RECREATION VISION PLAN

This map shows the combination of the proposed future parks and the proposed future trail network.

Each new park added to the City's public open space network should be evaluated by which park typology the community and the neighborhood is most in need of and in terms of what amenities are most needed and most appropriate. Using a similar strategy for expanding the City's trail network will create a public open space network that's interwoven with the needs and desires of the community.



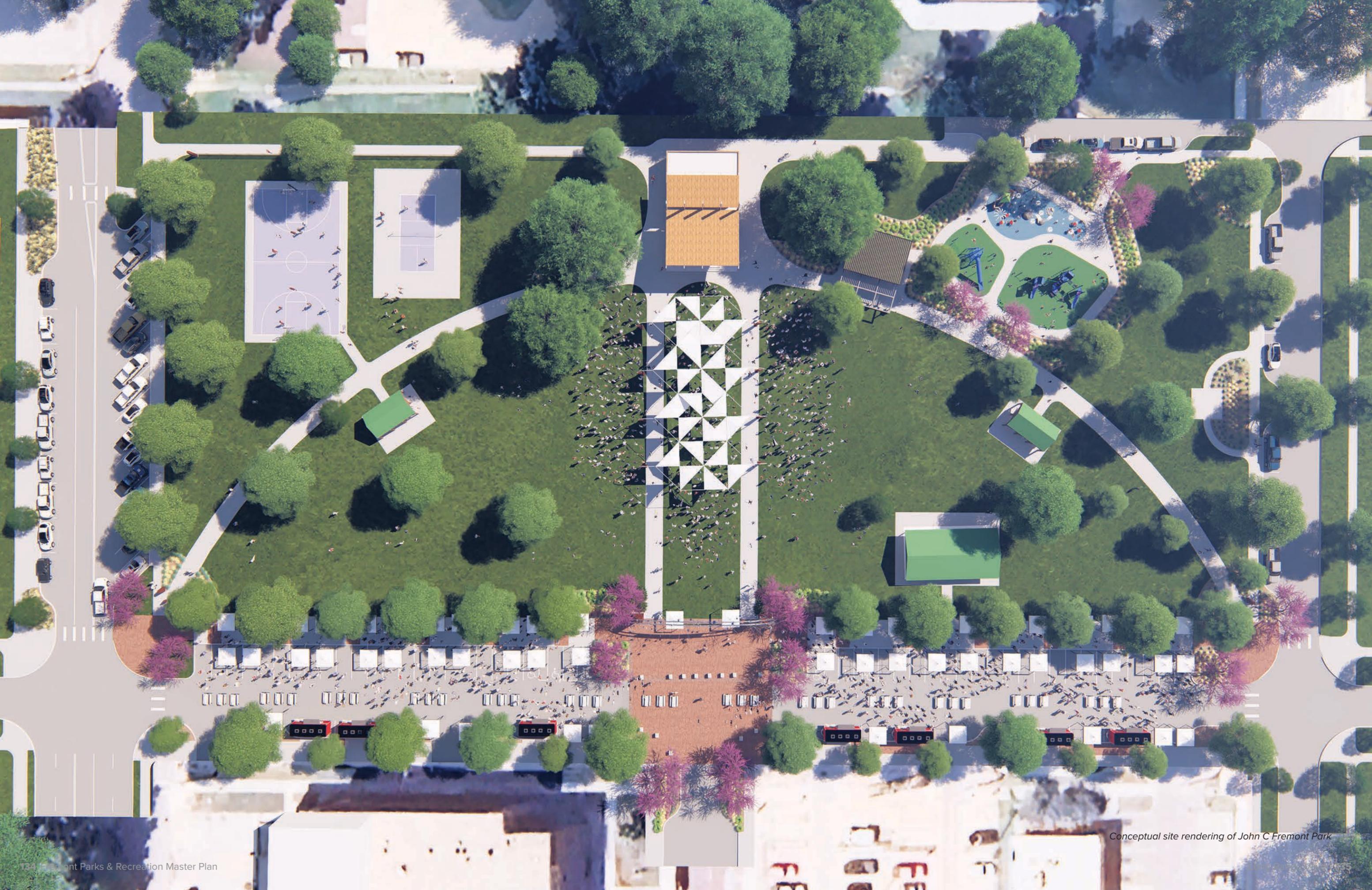
JOHN C FREMONT PARK

John C. Fremont Park offers a diverse range of activities for all ages during their annual JCF Days event. From historical parades and rodeos to food contests and live music, there is something to entertain everyone. The new master plan incorporates several new features identified by the community and stakeholder groups as well as the City. These features address a need identified by the community and/or a service gap identified in the LOS analysis. The updates to the park will serve to improve the functionality of larger community gatherings while improving day-to-day usability. This plan incorporates improvements proposed in the Downtown Revitalization Plan.

LEGEND

1. Amphitheater
2. Restroom / Concessions / Mechanical Pump Building
3. Accessible / Inclusive Playground & Splashpad
4. Small Shelter
5. Existing Monument
6. Existing Large Shelter
7. Park Entrance Archway
8. Basketball Court
9. Multiuse Court
10. Park Entry Columns
11. Community Art Installation
12. Raised Pedestrian Intersection with Decorative Pavement
13. Traffic Calming / Pedestrian Oriented Intersection
14. Bioretention Planting Beds for Stormwater Management (Not all are labeled)





Conceptual site rendering of John C. Fremont Park



Conceptual rendering of John C Fremont Days



JOHN C. FREMONT PARK

Conceptual rendering of John C Fremont Days (Looking north along Park Avenue)



Conceptual rendering of John C Fremont DC



Looking into park from 8th Street and Broad Street



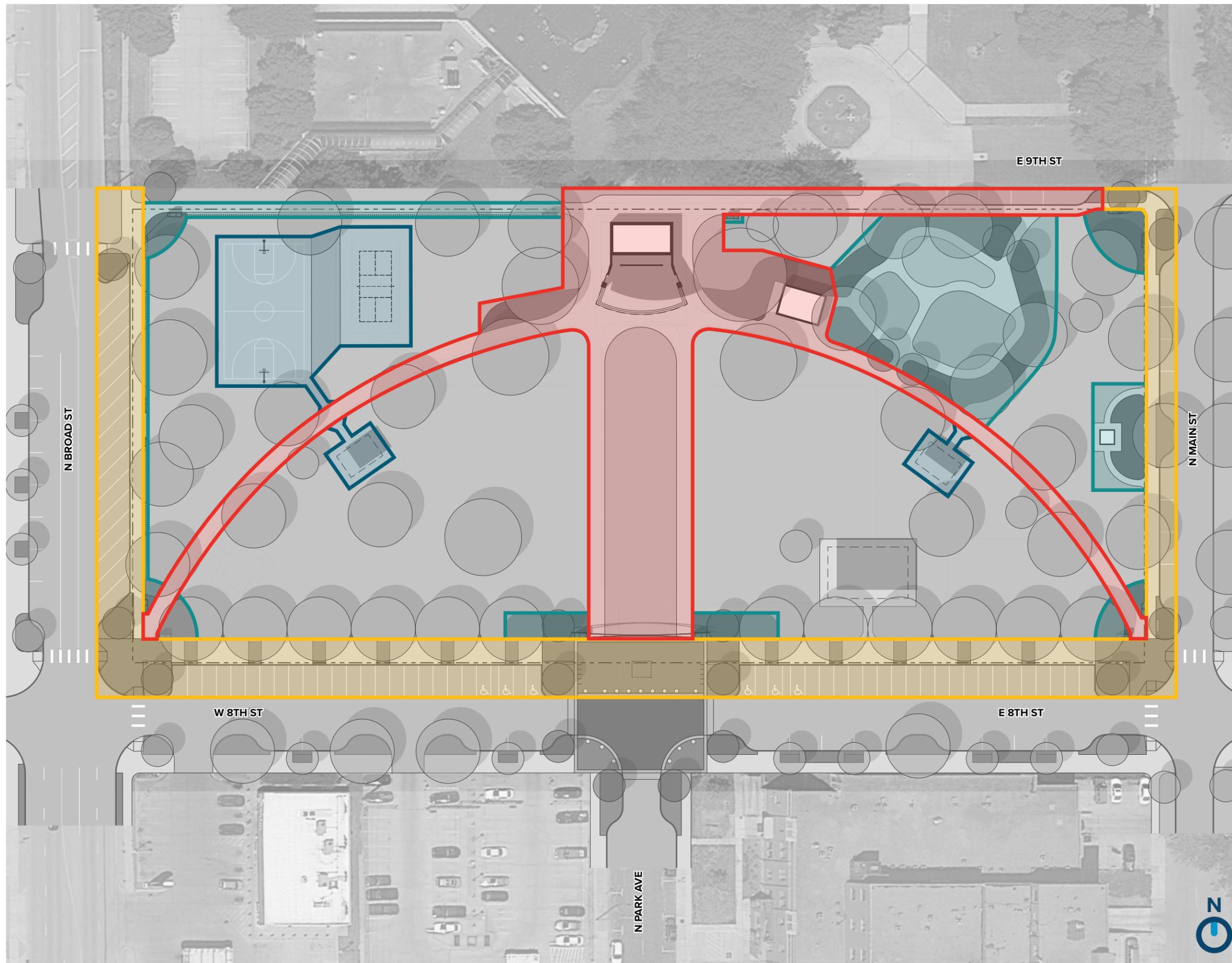
Looking into park from 8th Street and Main Street



Conceptual rendering of playground and splash pad



Conceptual rendering of playground and splash pad



PHASING PLAN

Phasing for John C. Fremont Park was established by city staff to incorporate priority projects to drive development in the area as well as improve the park conditions and programming for current residents. Funding has already been identified for the first phase of improvements which includes Capital Improvement Plan dollars supplemented by grant funding. Below is a break down of phases and an estimate for each phase in 2024 dollars. Costs include demolition of existing materials and a 20% contingency.

PHASE 1A: \$1,900,000*

- Amphitheater
- Restroom / Concessions / Pump Building
- Landscaping

PHASE 1B: \$1,670,000*

- Streetscape Improvements
- Parking / Curb & Gutter
- Decorative Pavement
- Sidewalks / Accessible Curb Ramps
- Bike Racks / Bollards , Benches
- Landscaping

PHASE 2: \$2,010,000*

- Playground & Surfacing
- Splashpad
- Entrance Archway / Park Columns & Fencing
- Landscaping

PHASE 3: \$330,000*

- Small Park Shelters
- Multi-use Courts

* Final project costs may vary significantly based on specific design choices and project requirements. Factors such as the size and type of project specific features, equipment selection, building modifications, and additional amenities will influence the overall budget. Please note that this initial estimate is a general guideline and may not reflect the exact costs of the final project.



JOHNSON PARK

Johnson Park is a prime example of a community park currently serving the community with a water park, football field, recreation field, Johnson Lake with a loop trail and boat ramp and 7 disc golf baskets. It's also an invaluable asset to the community when it comes to stormwater management and flood storage. The proposed master plan for Johnson Park builds on these programs and functions to improve the parks value to the adjacent neighborhoods, surrounding community, and regional cities.

The master plan envisions a key, year round, attraction in the form of a field house at the center of the park improvements. Building on to this would be the potential to have multiple competition fields and several new recreation fields designed with the potential to host tournaments and generate revenue in mind.

Several secondary improvements include the addition of restroom facilities, ADA fishing pier, ADA canoe/kayak launch, and expanded internal trail network, new trail head, a fruit tree orchard, expanded disc golf course, and environmental/stormwater/flood storage improvements. See the following page for more information on flood storage capacity improvements and improvements to Johnson Lake water level.

LEGEND

- | | |
|---|---|
| <ul style="list-style-type: none"> 1. (2) 75m x 120m Recreation Fields
(2) 36m x 60m Recreation Fields
(1) Recreation Football Field 2. Restroom Building 3. City of Fremont Entrance Feature 4. (180) Parking Stalls with ADA Parking 5. Existing Equipment Storage 6. Park Entry Feature / Signage 7. Boat Dock & ADA Canoe / Kayak Launch / Fishing Platform 8. Existing Restrooms & Shelter 9. Existing Playground 10. Existing Fremont Splash Station 11. Lazy River Addition 12. Trailhead / Restrooms / Shelter Building | <ul style="list-style-type: none"> 13. Existing Maintenance / Storage Building 14. Fruit Tree Orchard 15. (7) Existing Disc Golf Baskets
(2) New Disc Golf Baskets 16. Fieldhouse
(2) 75m x 120m Competition Soccer / Football Fields
Office Space
Restrooms
Meeting / Dressing Rooms
Concessions 17. (370) Parking Stalls with ADA Parking 18. (2) 75m x 120m Competition Fields 19. (3) 36m x 60m Recreation Fields 20. Pedestrian Bridge Over Wetland 21. (9) Disc Golf Baskets |
|---|---|



STORMWATER AND FLOOD STORAGE

The Fremont Parks and Recreation Master Plan, as it relates to Johnson Park improvements, is integrally connected to a previous planning project related to flood mitigation and Johnson Lake recreation. In coordination with Headwaters Economics, JEO developed the Fremont - Johnson Park Flood Storage Feasibility study. This study compiled stakeholder input to identify goals and objectives that would benefit the community in multiple ways. The following is an abbreviated list of comments collected from stakeholders:

- Flood reduction for neighborhoods and community
- Connection to existing and future neighborhoods
- Expanded trail network
- Lazy river aquatic center
- Fruit tree orchard
- Demand for additional sports fields
- Future fieldhouse
- Gateway entry elements along Military Avenue
- Outdoor systems education

The proposed improvements of this study included storm structure improvements and diversion structure installation along with regrading of ditches to allow water discharged from the power plant to supplement the ground water filling Johnson Lake. Improvements also included excavating soil to increase the flood storage capacity of the park and depositing it within the park to serve as a building pad for a future field house. The image to the left shows difference between the existing and proposed improvements during a 2 Year Flood and 5 Year Flood.

LEGEND

- Existing 2 Year Flood Extents
- Proposed 2 Year Flood Extents
- Proposed 5 Year Flood Extents



Conceptual site rendering of Johnson Park



Conceptual rendering of outdoor competition fields, trail loop, and disc golf



Conceptual rendering of outdoor competition fields, trail loop, and disc golf



Conceptual rendering of wetland area and trail loop



Conceptual rendering of orchard and competition fields



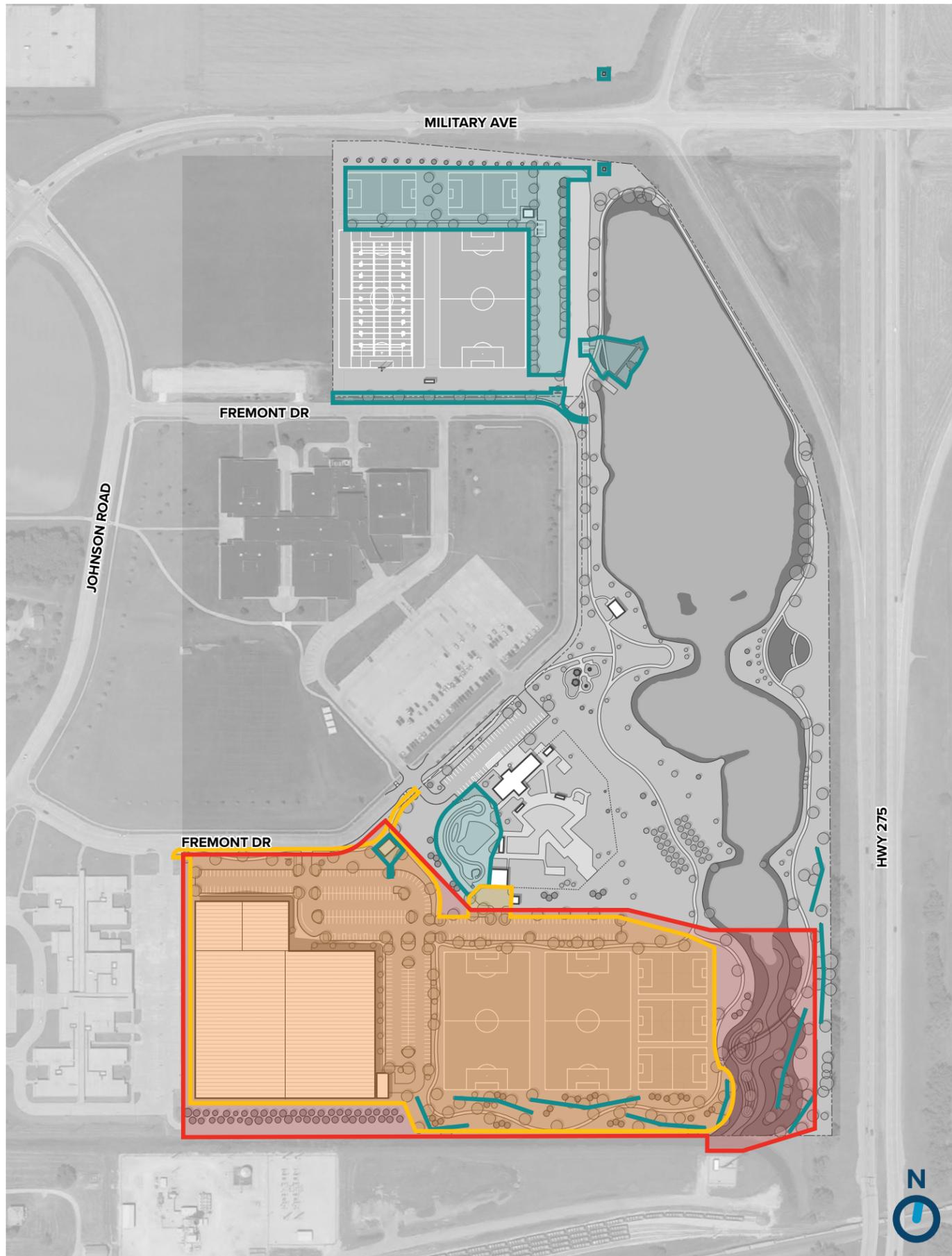
Conceptual rendering of wetland area, board walk, and loop trail



Conceptual rendering of trailhead / restroom building



Conceptual rendering of northern recreation fields



PHASING PLAN

Phasing for Johnson Park was established by city staff to incorporate priority projects to improve the flood storage capacity of the park, seasonal programming for current residents, and to allow the city to host large tournaments. Please refer to the list of priority projects on pages 214 and 215 for concurrent priority projects at John C. Fremont Park. There are currently no Capital Improvement Plan dollars assigned to future projects at Johnson Park but there are several funding sources listed in Appendix E.

Below is a break down of phases and an estimate for each phase in 2024 dollars. Costs include demolition of existing materials and a 20% contingency. Low priority project costs should be reevaluated again prior to setting aside money for these improvements and pursuing grant funding as inflation and supply chain issues may play a factor in increasing costs into the future.

PHASE 1: \$1,550,000*

- Mass Grading
- Boardwalk
- Loop Trail Reconnection
- Landscaping

PHASE 2: \$68,500,000*

- Fieldhouse
- Exterior Competition Fields & Lighting
- Parking
- Trail Addition
- Landscaping

PHASE 3: \$8,190,000*

- Lazy River
- Trailhead / Restrooms
- Disc Golf Course Expansion
- Landscaping

PHASE 4: \$1,100,000*

- U10 Recreation Fields
- Restroom
- Fremont Entry Feature
- ADA Parking / Dock / Canoe and Kayak Launch
- Landscaping

* Final project costs may vary significantly based on specific design choices and project requirements. Factors such as the size and type of project specific features, equipment selection, building modifications, and additional amenities will influence the overall budget. Please note that this initial estimate is a general guideline and may not reflect the exact costs of the final project.

INTEGRATION WITH OTHER ELEMENTS OF THE PUBLIC REALM

INTEGRATION WITH STORMWATER MANAGEMENT AND FLOOD MITIGATION

Integrating the parks and recreation master plan with stormwater management and flood storage in Fremont offers several potential benefits. By incorporating green infrastructure solutions such as rain gardens, bioswales, and detention ponds into park designs, the city can improve stormwater quality, reduce flooding risks, and create more resilient urban spaces. These features can also provide valuable recreational amenities, such as walking paths, fishing ponds, and picnic areas. Additionally, integrating these plans can help optimize land use, ensuring that parks and recreational facilities are located in areas that are less prone to flooding and can serve as natural flood buffers. This approach can contribute to a more sustainable and resilient city, while also enhancing the quality of life for residents.

INTEGRATION WITH OTHER CITY AND COUNTY PLANS

The Master Plan can be effectively integrated into other city planning efforts by aligning its goals and objectives with those of the comprehensive plan, transportation plan, and other plans and studies. For instance, the Master Plan identifies specific parks and recreation areas that support the comprehensive plan's vision for the city's growth and development. By coordinating with the transportation plan, the master plan can ensure that parks and recreation facilities are accessible by various modes of transportation, promoting active lifestyles and reducing reliance on single-occupied vehicles. Additionally, the Master Plan identifies parks and recreation. Additionally, the Master Plan identifies parks and recreation spaces that can contribute to the city's housing goals, such as providing green spaces for residents, supporting community-building activities, and enhancing property values.

In addition to the ways the Master Plan can integrate with other city planning efforts, these other plans and studies can also integrate with the Master Plan. For example, the comprehensive plan can incorporate the Master Plan's recommendations into its land use and zoning regulations. This can ensure that parks and recreation areas are protected from development that could compromise their intended use, and instead, incorporated into their planning and design. The transportation plan can identify transportation infrastructure improvements that support access to parks and recreation facilities, such as bike paths, pedestrian walkways, and public transit routes. Housing studies can consider the role of parks and recreation facilities in creating desirable neighborhoods and attracting residents, and can incorporate these factors into housing development guidelines.

By working together, these plans can create a more interconnected and sustainable city where residents have access to high-quality parks, recreation facilities, transportation options, and affordable housing.

ANTICIPATED BENEFITS

CONNECT

- **Enhanced Community Engagement:** A well-integrated master plan can foster stronger connections between the city and its residents, leading to increased participation in park and recreation activities.
- **Improved Accessibility:** By considering accessibility and safety in project planning, the master plan can help create more inclusive and welcoming public spaces.

GROW

- **Strategic Expansion:** The master plan can guide the strategic expansion of the park and recreation system, ensuring that new facilities and amenities meet the needs of the growing community.
- **Economic Development:** Well-planned parks and recreation facilities can attract new residents and businesses, contributing to economic growth.

SUSTAIN

- **Environmental Stewardship:** By incorporating stormwater management and flood storage, the master plan can help protect the environment and ensure the long-term sustainability of the park and recreation system.
- **Improved Quality of Life:** Parks and recreation facilities can enhance the overall quality of life for residents by providing opportunities for exercise, relaxation, and social interaction.

PROTECT

- **Increased Resilience:** The master plan can help the city become more resilient to climate change by addressing flood risk and incorporating sustainable practices.
- **Public Safety:** Well-maintained parks and recreation facilities can contribute to public safety by providing safe and welcoming spaces for residents.

ACTIVATE

- **Community Programming:** A comprehensive master plan can support the development of a diverse range of park and recreation programs that meet the needs of different community members.
- **Economic Vitality:** Activated parks and recreation facilities can contribute to the economic vitality of the city by attracting visitors and supporting local businesses.

A comprehensive parks and recreation master plan that incorporates the prioritization criteria, integrates with other city, county, and state planning efforts, and addresses stormwater management and flood storage can provide significant benefits to the city of Fremont. By focusing on connection, growth, sustainability, protection, and activation, the Master Plan will help create a more vibrant, resilient, and equitable community.



CHAPTER 5:
**DECISION-MAKING
FRAMEWORK**

When compared to Fremont’s five peer cities, this is how Fremont’s Parks and Recreation department ranks in some of the benchmark survey categories:

4th	Total number of parks
6th	Total acres owned or managed by the department
5th	Total acres owned or managed by the department per capita
4th	Total acres regularly maintained by the department
4th	Total acres regularly maintained by the department per capita
5th (Tied)	Total full-time positions
3rd	Total acres owned or managed by the department per full-time employees
5th	Total department operating expenses budgeted for 2024
3rd	Operating expenses per total acres owned or managed by the department
4th	Operating expenses per total acres regularly maintained by the department

ORGANIZATIONAL STRUCTURE

STAFFING PLAN

The NRPA jurisdictional population lower quartile number for full time agency staffing is almost 20 while the median peer city benchmark agency staffing number is 23. This indicates that Fremont’s Parks and Recreation department is lacking full time employees. Fremont also ranks 4th with it’s peer cities when comparing the total number of full time equivalent (FTE) employees. This data is supported by what the community and the Parks and Recreation department relayed during the master planning process. This can be seen in the declining park conditions and lack of maintenance with the public open space network. It is recommended that Fremont’s Parks and Recreation department consider hiring 6 more full time agency staff members to align with their peer cities, the NRPA, and to keep up with size, number, and diversity of it’s current park and trail system.

Another important factor to consider with staffing of the department is distribution of the staff across the various areas of responsibilities of the department. The National Recreation and Park Association lists the Responsibilities of Park and Recreation Staff, as an Average Percentage Distribution of Agency Full-Time Equivalent (FTE) Employees, as:

46% Operations / Maintenance	31% Programmers	16% Administrators
4% Other	3% Capital Development	

Outside of parks maintenance, Parks and Recreation staff are responsible for outdoor recreational facilities across the city, such as sports fields, water parks, and natural areas. The following recommendations and approaches are based on research on national standards and other research and analysis. The goal of the following recommendations is to improve efficiency, uncover areas where services are lacking, and make the most of the current and planned staffing to provide the best possible services.

As the city of Fremont continues to grow and the public open space network expands with new parks and trails, one method to address these changes can be referred to as zone management. Zone management is a method of organizing park maintenance by geographic areas and assigning specific staff to each zone. This approach aims to foster a sense of ownership, improve efficiency, and enhance relationships with park visitors.

KEY BENEFITS OF ZONE MANAGEMENT:

- Staff become familiar with their specific zones, developing expertise and a strong connection to the parks they maintain.
- Reduced travel time and localized maintenance facilities contribute to increased efficiency and productivity.
- Zone staff become familiar faces, fostering positive relationships with park visitors.

CHALLENGES AND CONSIDERATIONS:

- Determining the appropriate allocation of resources, including staffing, facilities, and costs, is crucial for successful implementation.
- Localized maintenance facilities may be necessary to support zone staff effectively.
- The existing “districting” of River Parks may provide insights into potential zone management strategies.

TYPES OF MAINTENANCE FACILITIES:

- A central hub for all maintenance support, including vehicles, materials, and storage.
- Smaller facilities located in other parks to provide staff with frequently used equipment and tools.
- Small storage boxes or spaces within park restrooms for storing essential tools and materials.

Zone management offers a promising approach to improving park maintenance efficiency and visitor satisfaction. By carefully considering resource allocation, infrastructure needs, and existing practices, parks can effectively implement this strategy to enhance their overall operations.

INTER-LOCAL AGREEMENTS AND PARTNERSHIPS

Inter-local partnerships have been established and will continue to influence the future of Fremont's public open space network. Successful partnerships thrive with clear responsibilities creating mutual benefits. As circumstances change, partnership agreements may need to be updated to accurately reflect roles and responsibilities.

LOS AND PERFORMANCE METRICS

Parks, trails, and recreation facilities offer much more than just opportunities for reflection, connection with nature, and physical activity. They are integral to the identity of a community, attracting residents, businesses, and tourists alike. In fact, a significant majority of Fremont residents believe that parks, paved trails, recreation facilities, and programs are essential to the city's character. Studies have consistently demonstrated that proximity to high-quality parks and recreation facilities can lead to increased property values.

The Fremont Parks and Recreation department has set the goal of providing the level of service of park amenities as measured by NRPA and outlined in this plan (See chapter 3). When combined, population-based standards and access-standards, form the basis of the level of service standards that will help guide decisions about how many recreational amenities are needed and where. The greatest challenge coming out of the data collection, survey, and peer benchmark analysis will be to maintain amenities at the high standard that the community expect.

The level of service standards for recreation amenities should be dynamic and adaptable to shifts in industry trends and community demographics. To ensure that these standards remain relevant and effective, the City should consider an annual inventory of its existing amenities. Furthermore, it is recommended that a comprehensive review of the recommended level of service standards will be undertaken approximately every five years, coinciding with the updates to the needs assessment. This approach will guarantee that the City's recreation facilities and services align with the evolving needs and expectations of its residents.

POLICIES

The following policy **goals** are crucial for ensuring the long-term sustainability and success of Fremont's parks and recreation system. By focusing on connection, growth, sustainability, protection, and activation, the city aims to create vibrant and inclusive public spaces that benefit residents, businesses, and visitors alike. The goals address the high-level need for accessible and well-maintained parks, recreational amenities, and programs that cater to diverse needs and preferences. They also prioritize the economic and environmental benefits of these spaces, promoting sustainable practices and supporting local businesses. Ultimately, these policy goals seek to enhance the quality of life in Fremont by fostering community engagement, promoting health and wellness, and preserving natural resources. These goals are then supported by **actions** that the city can take to move towards the ideal future they envision for themselves.

GOALS

CONNECT

- Expand the usability of existing parks.
- Expand existing parks and secure new parkland to serve growing and underserved communities.
- Continue to build new parks to serve newly developing parts of the city.
- Ensure access to spaces designed for casual, impromptu use.
- Assess and augment the capacity of downtown parks for community events.

GROW

- Provide recreational amenities according to service standards.
- Expand year-round usability of existing recreation facilities.
- Strive for universal access.
- Ensure facilities and programs respond to changing user needs.
- Promote public health and wellness through programming.

SUSTAIN

- Expand the network of paved, multi-use trails.
- Increase safe routes to parks and recreation facilities.
- Ensure trails function for various recreational and transportation users.
- Secure sufficient funding for development, maintenance, and programming.
- Consider and budget for both up-front and ongoing costs.
- Generate revenue from parks, recreation facilities, and programs.
- Ensure maintenance standards are clear and consistently implemented.
- Strengthen sustainability policies and practices.

PROTECT

- Encourage park- and recreation-oriented development.
- Promote parks and recreation as part of a unified public space system.
- Update and develop new marketing and communication materials.
- Regularly measure and report on the progress of Master Plan implementation.
- Engage users, partners, and staff in planning, development, programming, and maintenance.
- Develop a unified design language for parks and recreation facilities.
- Promote the planting, preservation, and maintenance of canopy trees and native vegetation.

- Incorporate public art into parks and recreation facilities.
- Ensure adequate “eyes on the street” around and in parks and recreation facilities.
- Update guidelines and policies on safety and security.

ACTIVATE

- Promote the synergy between parks, recreation, and economic health.
- Provide amenities for residents while unlocking recreation tourism potential.
- Encourage park- and recreation-oriented development.
- Improve marketing and communication to enhance operations and user satisfaction.
- Promote parks and recreation as part of a unified public space system.
- Update and develop new marketing and communication materials.
- Regularly measure and report on the progress of Master Plan implementation.
- Engage users, partners, and staff in planning, development, programming, and maintenance.
- Develop a unified design language for parks and recreation facilities.
- Strive for design excellence in development and refresh of parks and recreation facilities.
- Promote the planting, preservation, and maintenance of canopy trees and native vegetation.
- Incorporate public art into parks and recreation facilities.
- Update guidelines and policies on safety and security.

ACTIONS

USABILITY AND GROWTH OF THE PUBLIC OPEN SPACE SYSTEM

1. Consider the potential connections and synergies between adjacent parks, recreation facilities, natural areas, stormwater management lands, schools, trails, and complete streets to maximize user experience and benefits when developing corridor, subarea, or redevelopment plans. By examining how these elements can interact and complement each other, we can create more cohesive, accessible, and enjoyable spaces for the community.
2. Every park should have a comprehensive framework plan that outlines its intended uses and specifies where these activities will take place within the park’s boundaries.

3. The design and functionality of parks should be regularly assessed using this plan’s design guidelines. This evaluation will help determine if any parks require updates or improvements to ensure they continue to meet the needs of the community.
4. Identify opportunities to increase the size or number of community gardens and urban agriculture areas within parks.
5. Establish agreements with neighboring schools to share park amenities.
6. Ensure new parks align with neighborhood needs and include appropriate amenities.
7. Connect proposed parks to the city’s park and recreation classification system.

8. Purchase adjacent properties to increase park size when feasible.
9. Require new parks to be accessible, usable, connected to the city’s public space network, and meet design and maintenance standards.
10. Convert stormwater utility sites into new or expanded public spaces.
11. Incorporate casual use areas into park master plans and framework plans.
12. Expand festival streets and temporary closures for event-related flex space.
13. Explore the addition of a multi-use venue for events, recreation, and economic benefits.

RECREATION, PROGRAMMING, AND ACCESS

14. Regularly assess parks to add or modify amenities and improve access based on community needs.
15. Stay informed about national and regional recreation trends to inform amenity choices.
16. Develop a citywide lighting policy for parks and recreation facilities.
17. Consider converting select fields to synthetic turf for extended use.
18. Offer a variety of recreational experiences, including playgrounds for universal access.
19. Implement ADA upgrades according to the city’s transition plan.
20. Evaluate opportunities to repurpose or expand the use of existing facilities before building new ones.
21. Offer programs catering to various ages, interests, abilities, and cultures.
22. Regularly assess program participation and adjust offerings accordingly.
23. Evaluate program participation, finances, and outcomes.

24. Develop a pricing policy based on program and service classifications.
25. Enhance fitness, wellness, and healthy lifestyle programming.
26. Emphasize the health benefits of recreation programs in informational materials.
27. Collaborate with local healthcare providers on a park prescription program.

TRAILS AND CONNECTIVITY

28. Continue to implement the recommendations of the 2045 Long Range Transportation Plan.
29. Coordinate paved trail development with transportation and stormwater planning.
30. Ensure all parks and community centers have major paved trail connections.
31. Evaluate opportunities to improve connections across or around current barriers.
32. Collaborate with surrounding communities and Dodge County on trail expansion.
33. Work with developers to incorporate trail expansion into their plans.
34. Address gaps in sidewalks and on-street bicycle facilities connecting parks and recreation facilities.
35. Avoid or overcome physical barriers to access in new park and recreation facility locations.
36. Provide trail education and etiquette resources for all users, including “learn to ride” areas.
37. Consider parallel trails or complete street corridors in areas where widening existing trails is not feasible.

ENVIRONMENTAL STEWARDSHIP AND SUSTAINABILITY

38. Promote the planting, preservation, and maintenance of canopy trees to improve air quality, reduce stormwater runoff, and provide shade.

- 39. Develop horticultural standards that emphasize native and resilient plants over mowed lawn and paved paths in suitable areas, fostering biodiversity and reducing maintenance.
- 40. Integrate native plants with high pollinator value to increase the ecological value and biodiversity of parks, benefiting local ecosystems.
- 41. Prioritize the use of raw water or other efficient irrigation systems to conserve water and build resiliency.
- 42. Add interpretive signage within parks to highlight their natural resources and the benefits they provide, educating visitors.
- 43. Explore opportunities to use public art to interpret natural resources and enhance the aesthetic appeal of parks.

EDUCATION AND COMMUNITY ENGAGEMENT

- 44. Provide nature-based education programs that cater to different age groups, including young children, teens, adults, and seniors.
- 45. Cross-promote nature-based education, recreation, and training programs in recreation to increase awareness and participation.
- 46. Establish a shared approach for the care and maintenance of plantings and habitat areas across City-owned properties, ensuring consistency and efficiency.

HISTORICAL AND CULTURAL PRESERVATION

- 47. Continue to include historical and cultural interpretative elements in new and existing parks and recreation facilities, where appropriate.
- 48. Identify critical historic and cultural resources that may need protection and have potential educational and interpretive components.

FINANCIAL SUSTAINABILITY AND RESOURCE MANAGEMENT

- 49. Regularly adjust capital improvement expansion fees to cover the costs of building new parks and maintaining existing facilities.
- 50. Identify a funding source to support park construction and the expansion of parks and recreation facilities in established parts of the city.
- 51. Identify asset management schedules and set maintenance schedules and standards for assets and capital facilities at the time they are approved.
- 52. Plan for increases in operations and maintenance budgets for the Parks and Recreation Departments commensurate with additional assets and capital facilities.
- 53. Regularly update recreational fees and charges based on a defined pricing and cost recovery philosophy.
- 54. Evaluate the use of additional pricing strategies such as by residency, day of week, and time of day to increase cost recovery.

REVENUE GENERATION FROM PARKS, RECREATION FACILITIES, AND PROGRAMS

- 55. Expand the offering or permitting of concessions in community parks, at trail-heads, and at special events in parks and recreation facilities.
- 56. Pursue additional revenue from special events, such as weddings and quinceañeras, that rent park and recreation facility spaces.
- 57. Expand capacity to proactively set revenue goals, seek revenue generating opportunities, provide a point of contact for those looking to rent public spaces for events, and liaise with the City's overall special events office and the visitor center.
- 58. Engage private, nonprofit, and public philanthropic partners in support of the parks, trails, facilities, and programming.

ASSET MANAGEMENT AND PARTNERSHIP

- 59. Implement a unified asset management system across the Community Services service area.
- 60. Merge marketing, communication, and partnership efforts at the Community Services level.
- 61. Encourage boards and commissions to support projects with multiple benefits.
- 62. Develop a guide to streamline the partnership process for organizations.
- 63. Assign dedicated staff to maintain communication with partners.
- 64. Regularly monitor and share the results of partnership agreements.

RESIDENT ENGAGEMENT AND VOLUNTEERISM

- 65. Explore diverse strategies to encourage resident involvement, including time, talent, and financial contributions.
- 66. Promote volunteerism during citywide events.
- 67. Encourage cross-departmental training on maintenance practices.

PARK AND RECREATION MAINTENANCE

- 68. Establish consistent maintenance standards for similar types of public spaces.
- 69. Create and update maintenance standards for parks, recreation facilities, and trails.
- 70. Assign maintenance tasks based on departmental strengths and knowledge.
- 71. Collaborate with partner organizations to share maintenance responsibilities.
- 72. Focus on reducing waste, greenhouse gases, energy consumption, water usage, and light pollution.
- 73. Incorporate climate change predictions into park design, maintenance, and operations.

- 74. Educate staff on sustainable practices and cost-benefit analysis.
- 75. Create programs to promote sustainable practices.

PARK DESIGN AND AESTHETICS

- 76. Standardize signage, lighting, and plantings for efficiency and a cohesive identity.
- 77. Maintain consistent design for structures and equipment across different park types.
- 78. Refer to the plan's design guidelines for park and recreation projects.
- 79. Learn from successful design solutions in other park systems.
- 80. Implement proven park planning, design, and operation practices.

ARBORICULTURE AND PUBLIC ART

- 81. Prioritize tree health, diversity, and resilience.
- 82. Safeguard trees during development and maintenance projects.
- 83. Create a plan for incorporating public art into parks and recreation facilities.
- 84. Coordinate art design and installation with park construction timelines.

COMMUNITY ENGAGEMENT AND DEVELOPMENT

- 85. Establish a Park Ambassador Program: Increase resident presence and enforce park rules.
- 86. Promote new development that faces parks and recreation facilities.

FACILITY LIFE CYCLES

Parks and recreation facilities go through a life cycle similar to that of living things. New facilities are planned, built, and begin to operate. Just as a living thing may need care and maintenance as it ages, facilities and must be regularly evaluated to ensure they continue to serve their intended purpose. If they are no longer meeting the needs of the community, improvements may be necessary.

FACILITY PHASE SUMMARY

MASTER PLANNING

- The city acquires land, identifies water sources, and creates a master plan that outlines the facility’s purpose, amenities, and layout. Community involvement is essential during this phase.

DESIGN

- Detailed construction plans are developed based on the master plan. These plans include infrastructure improvements, amenities, and landscaping.

CONSTRUCTION

- A contractor is selected to build the facility according to the design plans. The city monitors the construction process to ensure quality and completion.

OPERATION

- The city manages and maintains the facility to support public use.

EVALUATION

- The facility’s effectiveness is periodically assessed to determine if it still meets community needs and if any improvements are necessary.

FACILITY ACTION SUMMARY

NEW PARK/FACILITY

- Building new parks or facilities to meet increasing demand.

MAINTAIN

- Keeping existing parks and facilities in good condition.

LIFE CYCLE REPLACEMENT

- Replacing worn-out amenities with similar ones.

MINOR REFRESH

- Updating existing parks with minor changes to address community needs.

MAJOR REFRESH

- Creating a new master plan for parks that need significant improvements.

DIVEST

- Closing parks that are no longer serving their purpose.

OPERATIONS, FEES, AND COST RECOVERY GOALS

CAPITAL IMPROVEMENTS PLAN

Capital improvement plan (CIP) funds are allocated to prioritize and fund future maintenance and new construction projects, not only within a Parks and Recreation Department, but within all public departments. These funds are typically derived from various sources, including property taxes, bonds, grants, and donations. The department’s leadership and staff collaborate to assess the current state of the park system, identify critical needs and deficiencies, and develop a comprehensive plan outlining the necessary improvements. This plan is then prioritized based on factors such as safety, accessibility, community demand, and cost-effectiveness. Once approved, the capital improvement plan serves as a road map for allocating funds towards specific projects, ensuring that the department’s resources are utilized efficiently to enhance the quality and sustainability of the park system. Below is a summary of the CIP dollars allocated for Parks and Recreation improvements:

FISCAL YEAR 2025	\$923,475
FISCAL YEAR 2026	\$13,174,500
FISCAL YEAR 2027	\$405,000
FISCAL YEAR 2028	\$1,113,632

In relation to the priority project timeline for this plan this equates to \$14,097,975 in funding allocated to Parks and Recreation improvements during the first two years following the completion of this plan and \$15,616,607 in total for the first four years following the completion of the plan.

OPERATING EXPENDITURE COMPARISONS

	NRPA - JURISDICTIONAL POPULATION (MEDIAN)	NRPA - JURISDICTIONAL POPULATION (LOWER QUARTILE)	FREMONT
ANNUAL OPERATING EXPENDITURES (TOTAL)	\$3,462,654	\$2,003,128	\$4,578,249
ANNUAL OPERATING EXPENDITURES PER CAPITA	\$114.81	\$62.32	\$166.36
ANNUAL OPERATING EXPENDITURES PER ACRE OF PARK AND NON-PARK SITES	\$9,013	\$4,383	\$9,931

On their own, these numbers would indicate that Fremont’s Parks and Recreation Department is spending more money than the median and lower quartile jurisdictional population range (20,000 - 49,999 residents) identified by the NRPA. However, it must also be taken into consideration that the city of Fremont owns 16.75 acres of park land per 1,000 residents (461 acres total) while the median park acreage per 1,000 residents is 11.2 acres and the lower quartile acreage is 6.2 acres. This means **Fremont owns approximately 270% more park acres** than the NRPA’s jurisdictional population (lower quartile). Fremont’s Parks and Recreation Department’s operating budget is well below the comparative operating budgets of the NRPA’s jurisdictional population which would indicate a lack in funding for the department.

AGENCY FEES AND COST RECOVERY GOALS

The city of Fremont ranks second, with it’s peer cities, in total non-tax revenues (\$607,543). With total department operating expenses budgeted for 2024 at \$4,578,249, cost recovery for the Parks and Recreation Department is crucial for several reasons:

- It ensures that the department can maintain and improve its facilities and programs without relying solely on tax dollars. By charging fees for services like facility rentals, program participation, and permits, the department can generate revenue that directly supports its operations.
- Cost recovery helps to promote accountability and efficiency. When fees are set at a level that covers the costs of providing a service, it encourages the department to manage its resources wisely and avoid unnecessary expenses.
- Cost recovery can contribute to a sense of fairness among taxpayers. If a department can generate revenue through fees, it reduces the burden on taxpayers to fund all of its activities, ensuring that those who directly benefit from the department’s services are also contributing to their support.

To evaluate fees and set cost recovery goals, the Parks and Recreation Department should consider several factors.

- It should conduct a thorough analysis of the costs associated with each service, including direct costs like staff salaries and equipment expenses, as well as indirect costs like overhead and maintenance.
- The department should assess the demand for its services and the willingness of users to pay for them. This can be done through surveys, market research, and analysis of historical usage data.
- The department should compare its fees to those charged by similar parks and recreation departments in other communities. This will help to ensure that its fees are competitive and fair.
- The department should establish clear cost recovery goals and track its progress toward achieving them.

	NRPA - JURISDICTIONAL POPULATION (MEDIAN)	NRPA - JURISDICTIONAL POPULATION (LOWER QUARTILE)	FREMONT
PARKS AND RECREATION REVENUE PER CAPITA	\$25.84	\$11.72	\$22.08
REVENUE AS A PERCENTAGE OF OPERATING EXPENDITURES (COST RECOVERY)	25.9%	15.4%	13.27%

Revenue comparison to NRPA Jurisdictional Population values; Source: 2024 NRPA Agency Performance Review

DESIGN STANDARDS

DESIGN GUIDELINES

Design guidelines are a blueprint for creating new parks and recreation facilities, improving existing ones, and determining when updates are necessary. They ensure that these spaces are well-integrated into their surroundings, actively engage the community, and protect natural resources. Ultimately, design guidelines help us exceed public expectations for safe, high-quality parks and recreation facilities.

To create park and recreation facilities that harmoniously blend with their surroundings and offer exceptional visitor experiences, these design guidelines have been developed. They encompass overall site design, compatibility with the local environment, accessible entry and circulation, clear navigation, and distinct functional areas within the site.

DESIGN

PARK SYSTEM DESIGN LANGUAGE

Establish a unified design language across all Fremont parks and recreation facilities to create a cohesive public space system. Signage, wayfinding, and overall aesthetics should be consistent, particularly for neighborhood and pocket parks. Larger community parks offer opportunities for more distinctive design elements. This consistency will enhance the Fremont brand, making parks easily recognizable and welcoming to all visitors. While maintaining a unified look, unique identity features can still be incorporated to reflect the character of individual parks.

DESIGN VOCABULARY

The design approach must be sensitive to the scale and character of the site, ensuring that both landscape and architectural elements harmoniously integrate with the existing environment.

CONTEXT

MIXED-USE

Parks and recreation facilities thrive when surrounded by a vibrant mix of residential, commercial, and retail spaces. By strategically locating parks at key intersections, we can create dynamic hubs of activity that benefit the entire community. The specific combination of land uses should be tailored to each park’s unique characteristics.

BUILDING FRONTAGE / ENTRANCE

To maximize the benefits of parks and recreation facilities, buildings adjacent to or across the street should be oriented to face them. Ground floor spaces with active uses, such as retail or restaurants,

create a sense of community and enhance safety by providing visibility into the park. Building entrances located near the park attract additional visitors and contribute to higher property values for surrounding properties.

STREETSCAPE ENHANCEMENTS

Transform streets adjacent to parks and recreation facilities into inviting extensions of these green spaces. By incorporating trees, planters, rain gardens, and other landscaping elements that align with Fremont's Streetscape Standards, we can create visually appealing corridors that clearly signal the proximity of recreational amenities to all users.

ACCESS & CONNECTIVITY

INTEGRATED PUBLIC SPACE

Parks, recreation facilities, and neighboring public spaces should be seamlessly interconnected. While residents don't typically distinguish between who owns what, they do notice differences in how these areas function and connect. Barriers and interruptions in access hinder enjoyment and usability. Similarly, natural ecosystems disregard jurisdictional lines and should be managed as interconnected systems.

STREET GRID CONNECTIVITY

Parks and recreation facilities should seamlessly integrate into their surrounding neighborhoods. To maintain a cohesive transportation network, these spaces should minimize disruptions to the street grid. Where possible, parks should preserve physical and visual connections to adjacent streets through features like gateways, sight lines, or pedestrian paths. This ensures a strong relationship between the park and the community it serves.



SAFE PEDESTRIAN ACCESS

Prioritize sidewalks and safe pedestrian crossings. While street frontage can enhance accessibility and safety, excessive vehicular traffic can discourage walking. Providing sidewalks and well-marked crossings, both at intersections and mid-block, encourages pedestrian activity and creates a sense of security.

MAJOR TRAIL CONNECTION

Strengthen the paved trail network by strategically locating parks and recreation facilities. These facilities can function as trailheads, destinations, or rest areas, enhancing the overall trail experience. Moreover, they can serve as crucial links, expanding the trail system's reach.

TRAIL TYPE SEPARATION

Separating pedestrians and cyclists on larger park trails can improve safety and enjoyment. By creating distinct paths for different users, conflicts are reduced and the park's recreational character is emphasized. To further differentiate the experiences, consider using varied trail materials. For instance, a stone-finished path might be ideal for walking, while asphalt is better suited for cycling.



BIKE CONNECTION

Create a comprehensive low-stress bike network connecting to parks and recreation facilities. Ensure routes are safe and enjoyable for cyclists of all ages and abilities. Support bike use with ample racks and repair stations.



TRANSIT CONNECTION

Integrate parks and recreation facilities with transit systems. These two essential community elements share a common user base. Just as trails connect people to destinations, transit can link residents to green spaces and recreational opportunities. Specific spaces, such as plazas, can be strategically located near transportation hubs or rideshare drop-off points, creating welcoming and vibrant spaces for both travelers and locals.

SHARED PARKING

To optimize land use, especially in high-density neighborhoods, explore shared parking arrangements to minimize or eliminate on-site surface parking. In areas where parks, recreation centers, and other public facilities are located near each other, shared parking can be a more effective use of space than dedicated on-site parking or relying solely on street parking.

PARK FRONTAGE

Parks and recreation facilities should be designed to be easily seen from surrounding streets, trails, and adjacent land uses. Visible activity within these spaces can stimulate interest, encourage visitation, and create a sense of security.

WAYFINDING



GATEWAY

Enhance the visibility and welcoming atmosphere of major park and recreation facility entrances by incorporating distinct gateway features. These features should clearly mark entry points and invite visitors to explore. Architectural elements, landscaping, art installations, and signage can all be utilized to create impactful gateways. Strategic placement and design of these features can effectively direct visitor traffic within park and recreation spaces.

PATH HIERARCHY

Develop a system of on-site paths that offer a variety of experiences. Prioritize path types based on their importance, accessibility needs, and connections to other site areas. Maintain consistent path dimensions and materials within each category.



SUPPORT FACILITIES

Parks and recreation facilities require adequate support facilities, such as restrooms and water fountains, to optimize their use. The specific support facilities needed may vary depending on the type of park or facility.

ZONES

HIGH INTENSITY USE AREA

Parks and recreation areas often become focal points within densely populated neighborhoods, integrated into pedestrian and cycling networks, and frequently chosen as venues for events and gatherings. This concentrated use can significantly impact the space's condition. To ensure longevity and comfort, areas expecting heavy foot traffic, such as entrances and gathering spots, should be designed with durable materials and resilient landscaping. Even when not hosting large events, these areas should maintain a welcoming ambiance.

PROGRAMMABLE SPACE

Create versatile open areas that can function as community hubs. Parks and recreation facilities should be designed to host a range of gatherings, from intimate meet-ups to large-scale events. These spaces should be adaptable to accommodate various activities, including informal play, picnics, and other uses when not in event mode. A combination of paved and natural surfaces, along with features like amphitheaters, can enhance the overall experience.

RECREATION AREA

Develop recreational areas and facilities that directly address the community's needs. The effectiveness of parks and recreation depends on their alignment with the desires of residents. This can involve a mix of traditional and groundbreaking designs.

PASSIVE USE SPACE

Just as planned activities require dedicated areas, parks and recreation facilities should also provide spaces for unstructured leisure. These areas, free from scheduled events, encourage visitors to relax, socialize, or play informally. Features such as seating, picnic spots, and open grassy areas can foster a sense of community and well-being.

NATURAL AREA

Often overlooked, natural environments like woodlands, wetlands, and stream corridors are essential components of park infrastructure. Recognizing that these systems extend beyond park boundaries and that many communities rely on parks for their primary access to nature, we can maximize their benefits. By incorporating best stormwater management practices, restoring ecosystems, providing habitat, and planting diverse, climate-resilient vegetation, we can create spaces that both support nature and enhance the visitor experience. Native, low-water-use plants are crucial for building drought resilience.

FLOODPLAIN

To mitigate flood risks, development in flood-prone areas should be carefully considered. Prioritize the preservation of natural floodplains and wetlands, while minimizing structures and recreational facilities. Building within the 100-year floodplain should be strictly avoided, and construction within the 500-year floodplain should be limited.

FEATURES

LOOP TRAIL

Enhance visitor enjoyment and fitness with loop trails. These circular paths offer a unique opportunity to discover different areas of the park while providing clear mileage or step markers for those tracking their exercise progress.



IDENTITY FEATURE

Enhance a park or recreation facility's identity through distinctive architectural, landscape, art, or signage elements. Just as gateways signal entrances, these features can create a unique and memorable park experience. Incorporate decorative arches, sculptures, or water fountains to attract visitors and establish recognizable landmarks for gathering or providing directions.



NATURAL FEATURE

Safeguard and enrich the invaluable natural and historical assets within our area. Wetlands, stream corridors, historic structures, and routes contribute to a rich tapestry of experiences, drawing both local residents and tourists. Parks and recreation facilities featuring these elements serve as vital hubs for learning and discovery.

APPLYING THE GUIDELINES

The following pages show park prototypes illustrating how the various design guidelines apply to each individual park classification.

COMMUNITY PARK PROTOTYPE

PASSIVE RECREATION

- ✓ Seating
- ✓ Casual Use Space
- ✓ Community Gardens
- ✓ Internal Walking Trails
- ✓ Unique Landscape Features
- ✓ Natural Spaces

ACTIVE RECREATION

- ✓ Biking Trails
- ✓ Outdoor Fitness / Exercise Equipment
- ✓ Creative Play Attractions
- ✓ Playgrounds
- ✓ Rectangular Fields
- ✓ Diamond Fields
- ✓ Batting Cages
- ✓ Basketball Courts
- ✓ Tennis / Pickleball Courts
- ✓ Volleyball Courts
- ✓ Water Play
- ✓ Disc Golf
- ✓ Skate Park
- ✓ Cornhole
- ✓ Horseshoes

FACILITIES

- ✓ Dog Parks
- ✓ Individual Picnic / Sitting Areas
- ✓ Group Picnic Areas
- ✓ Park Shelters
- ✓ Outdoor Event Spaces
- ✓ Boat Ramp
- ✓ Docks
- ✓ Restrooms

DESIGN

- ✓ Park System Design Language
- ✓ Design Vocabulary

ECONOMIC & ENVIRONMENTAL

- ✓ Stormwater Management

CONTEXT

- ✓ Mixed-Use
- ✓ Building Frontage / Entrance
- ✓ Streetscape Enhancements

ACCESS & CONNECTIVITY

- ✓ Street Grid Connectivity
- ✓ Safe Pedestrian Access
- ✓ Major Trail Connection
- ✓ Bike Connection
- ✓ Transit Connection
- ✓ Integrated Public Space
- ✓ Trail Type Separation
- ✓ Shared Parking
- ✓ Park Frontage

WAYFINDING

- ✓ Gateway
- ✓ Path Hierarchy
- ✓ Support Facilities

ZONES

- ✓ High Intensity Use Area
- ✓ Programmable Space
- ✓ Recreation Area
- ✓ Passive Use Space
- ✓ Natural Area
- ✓ Floodplain

FEATURES

- ✓ Loop Trail
- ✓ Identity Feature
- ✓ Natural Feature

COMMUNITY PARKS

Community parks are the one of the largest type of park, often spanning an average of 24 acres. Designed to serve multiple neighboring communities, these parks draw residents from a wider area. They should offer a diverse range of recreational activities, including both active and passive options. Preserving unique landscapes and open spaces is essential, while also accommodating group activities and community events. Additionally, community parks should provide distinctive recreational opportunities that aren't feasible or desirable at the smaller neighborhood park level. To support revenue generation and additional amenities, these parks may include facilities like recreation or community centers, or other specialized recreational options. A permanent and accessible public restroom is a crucial component of any community park.

SIZE

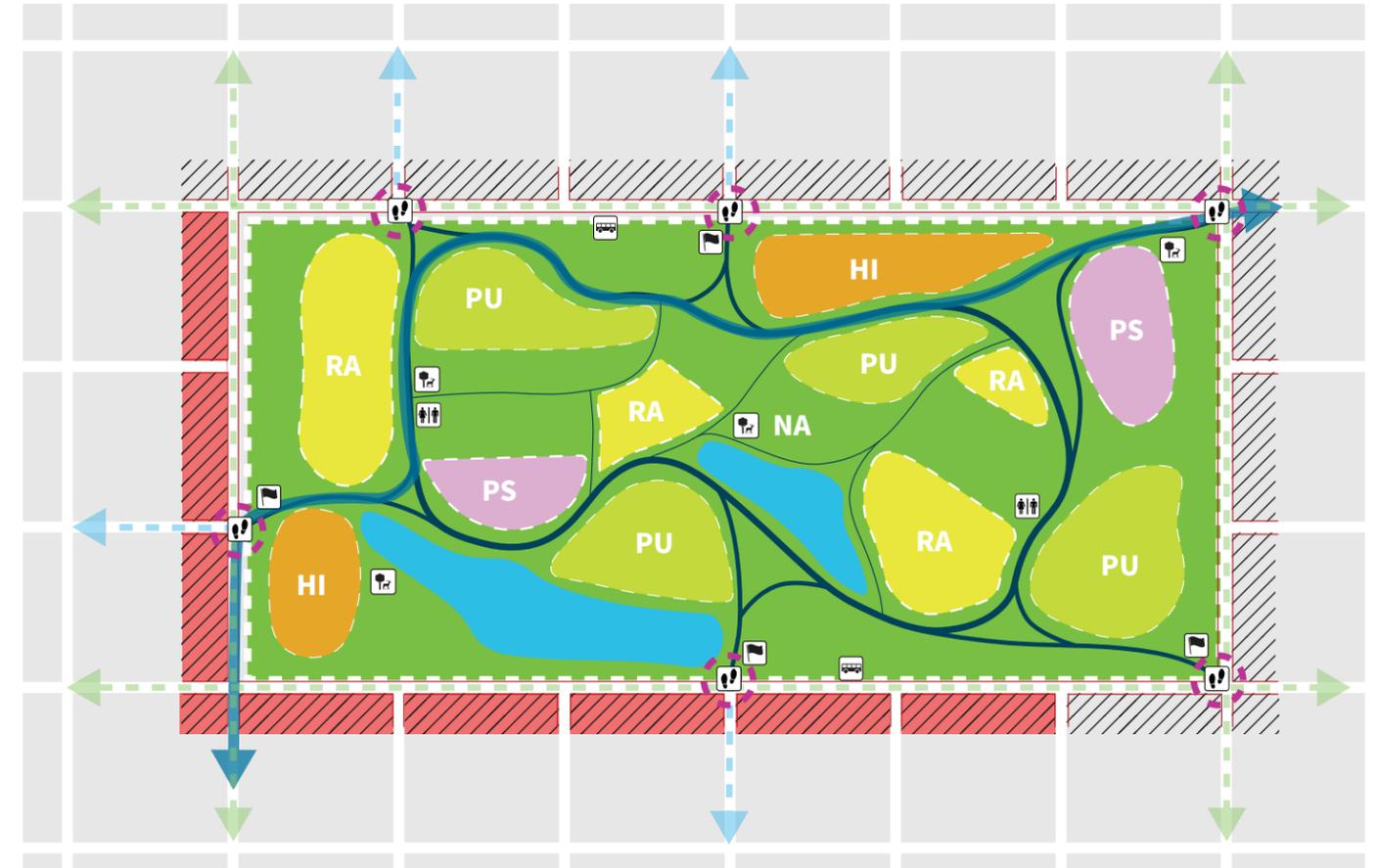
Parks greater than 10 Acres (or based on community use / importance of park)

STANDARD LENGTH OF VISIT

1 - 5 Hours

ACCESSIBILITY

Community parks should be easily accessible to residents, and they should be connected to the city's trail network, low-stress bicycle network, sidewalks, and major streets. This ensures that people from all parts of the city can reach the parks without difficulty. Additionally, since community parks serve residents from longer distances, on-site parking should also be provided to accommodate visitors.



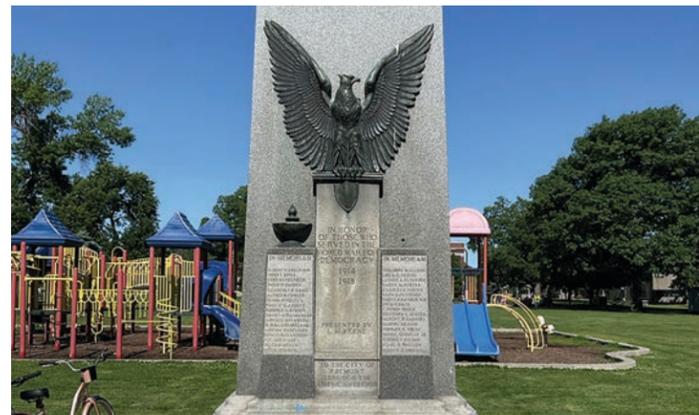
COMMUNITY PARK PROTOTYPE

Park Classification	Community Park	Clemmons Park	John C. Fremont Park	Johnson Park	Memorial Park
Size (acres)	Greater Than 10 Acres (or based on community use/ importance)	16.1	4.31	63.7	12.6
Passive Recreation					
Seating	✓	✓	✓	✓	✓
Casual Use Space	✓	✓	✓	✓	✓
Community Gardens	✓				
Internal Walking Trails	✓	✓	✓	✓	✓
Unique Landscape Features	✓			✓	
Natural Spaces	✓			✓	
Active Recreation					
Biking Trails	✓			✓	
Outdoor Fitness / Exercise Equipment	✓				
Creative Play Attractions	✓				
Playgrounds	✓	✓	✓	✓	
Rectangular Fields	✓	✓		✓	
Diamond Fields	✓	✓			✓
Batting Cage	✓				
Basketball Courts	✓				
Tennis Courts	✓				
Volleyball Courts	✓	✓			
Pickleball Courts	✓				
Splash Pad			✓		
Swimming Pool					
Water Park	✓			✓	
Disc Golf	✓			✓	
Skate Park	✓				
Cornhole	✓				
Horseshoes	✓				
Facilities					
Dog Parks	✓	✓			
Individual Picnic / Sitting Areas	✓	✓	✓	✓	✓
Group Picnic Areas	✓	✓	✓	✓	
Park Shelters	✓	✓	✓	✓	
Outdoor Event Spaces	✓	✓	✓		
Boat Ramp	✓	✓			
Dock	✓	✓		✓	
Restrooms	✓	✓	✓	✓	✓

Park Classification	Community Park	Clemmons Park	John C. Fremont Park	Johnson Park	Memorial Park
Size (acres)	Greater Than 10 Acres (or based on community use/ importance)	16.1	4.31	63.7	12.6
Design					
Park System Design Language	✓		✓		✓
Design Vocabulary	✓		✓	✓	✓
Context					
Mixed-Use	✓	✓	✓	✓	
Building Frontage / Entrance	✓	✓	✓		✓
Streetscape Enhancements	✓	✓	✓	✓	✓
Access & Connectivity					
Integrated Public Spaces	✓	✓	✓		
Street Grid Connectivity	✓	✓	✓	✓	✓
Pedestrian Access	✓	✓	✓	✓	✓
Major Trail Connection	✓	✓		✓	
Trail Type Separation	✓			✓	
Bike Connection	✓	✓		✓	✓
Transit Connection	✓				
Shared Parking	✓	✓		✓	✓
Park Frontage	✓	✓	✓	✓	
Wayfinding					
Gateway	✓				
Path Hierarchy	✓	✓	✓	✓	✓
Support Facilities	✓	✓	✓	✓	✓
Zones					
High Intensity Use Area	✓	✓	✓	✓	✓
Programmable Space	✓	✓	✓	✓	✓
Recreation Area	✓	✓	✓	✓	✓
Passive Use Space	✓	✓	✓	✓	
Natural Area	✓			✓	
Floodplain	✓	✓	✓	✓	
Features					
Loop Trail	✓			✓	
Identity Feature	✓	✓	✓		✓
Natural Feature	✓	✓		✓	



Clemmons Park signage



John C Fremont Park memorial monument



Splash Station waterpark at Johnson Park



Diamond field at Memorial Park

NEIGHBORHOOD PARK PROTOTYPE

PASSIVE RECREATION

- Seating
- Casual Use Space
- Community Gardens
- Internal Walking Trails
- Unique Landscape Features
- Natural Spaces

ACTIVE RECREATION

- Biking Trails
- Outdoor Fitness / Exercise Equipment
- Creative Play Attractions
- Playgrounds
- Rectangular Fields
- Diamond Fields
- Batting Cages
- Basketball Courts
- Tennis / Pickleball Courts
- Volleyball Courts
- Water Play
- Disc Golf
- Skate Park
- Cornhole
- Horseshoes

FACILITIES

- Dog Parks
- Individual Picnic / Sitting Areas
- Group Picnic Areas
- Park Shelters
- Outdoor Event Spaces
- Boat Ramp
- Docks
- Restrooms

DESIGN

- Park System Design Language
- Design Vocabulary

ECONOMIC & ENVIRONMENTAL

- Stormwater Management

CONTEXT

- Mixed-Use
- Building Frontage / Entrance
- Streetscape Enhancements

ACCESS & CONNECTIVITY

- Street Grid Connectivity
- Safe Pedestrian Access
- Major Trail Connection
- Bike Connection
- Transit Connection
- Integrated Public Space
- Trail Type Separation
- Shared Parking
- Park Frontage

WAYFINDING

- Gateway
- Path Hierarchy
- Support Facilities

ZONES

- High Intensity Use Area
- Programmable Space
- Recreation Area
- Passive Use Space
- Natural Area
- Floodplain

FEATURES

- Loop Trail
- Identity Feature
- Natural Feature

NEIGHBORHOOD PARKS

Neighborhood parks should be designed to serve the needs of residents who live within walking distance of their homes. These parks should offer a balance of passive and active recreational opportunities, catering to the diverse interests of the local community. The focus should be on serving residents from adjacent neighborhoods, rather than attracting visitors from more distant areas.

SIZE

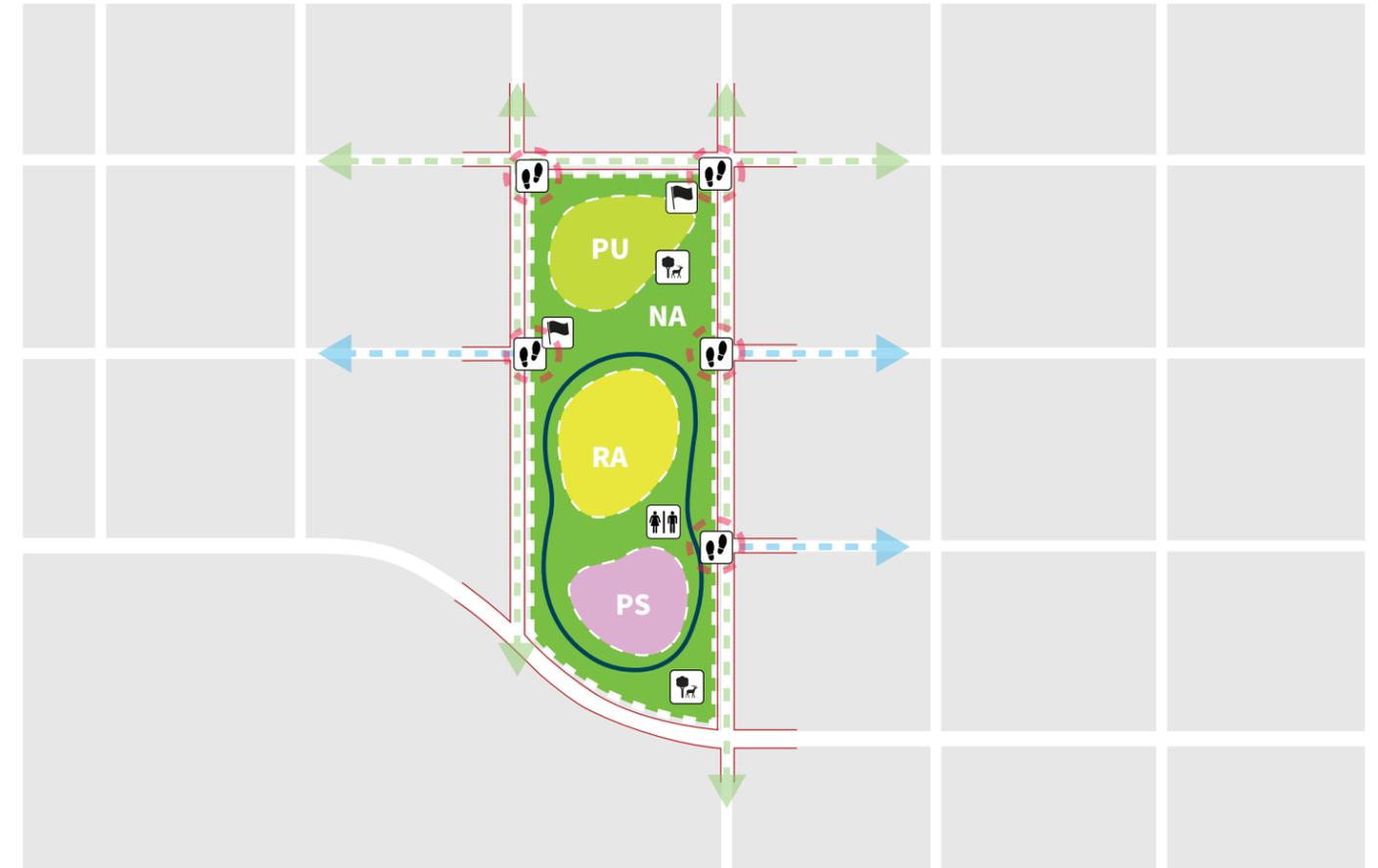
Parks between 1 and 10 Acres

STANDARD LENGTH OF VISIT

1 - 3 Hours

ACCESSIBILITY

Neighborhood parks should be easily accessible to residents by foot, bicycle, or car. Sidewalks, low-stress bike paths, and local streets should provide convenient routes to the parks. There should be no physical barriers or busy roads that hinder access. Trails should connect to the parks whenever possible, enhancing their accessibility. In addition, there should be ample street parking nearby for those who choose to drive.



NEIGHBORHOOD PARK PROTOTYPE

Park Classification	Neighborhood Park	Barnard Park	Buch Park	Davenport Park	Fremont Rotary Park	Masonic Park
Size (acres)	1 - 10 Acres	2.4	3.9	4.5	2.3	3
Passive Recreation						
Seating	✓	✓	✓	✓	✓	✓
Casual Use Space	✓	✓	✓	✓	✓	✓
Community Gardens	✓					
Internal Walking Trails	✓	✓		✓	✓	
Unique Landscape Features						
Natural Spaces	✓					
Active Recreation						
Biking Trails						
Outdoor Fitness / Exercise Equipment	✓					
Creative Play Attractions	✓					
Playgrounds	✓	✓	✓	✓	✓	✓
Rectangular Fields	✓	✓				
Diamond Fields			✓	✓		
Batting Cage						
Basketball Courts	✓				✓	
Tennis Courts	✓					
Volleyball Courts	✓					
Pickleball Courts	✓					
Splash Pad	✓					
Swimming Pool	✓					
Water Park						
Disc Golf	✓					
Skate Park						
Cornhole	✓					
Horseshoes	✓					
Facilities						
Dog Parks						
Individual Picnic / Sitting Areas	✓	✓	✓	✓	✓	✓
Group Picnic Areas				✓		
Park Shelters	✓	✓	✓	✓	✓	
Outdoor Event Spaces						
Boat Ramp	✓					
Dock	✓					
Restrooms	✓			✓	✓	

Park Classification	Neighborhood Park	Miller Park	Milliken Park	Moeller Park	Ronin Park	Ruwe Park	Van Anda Park
Size (acres)	1 - 10 Acres	8.2	9.2	7.2	6.9	3.2	2.5
Passive Recreation							
Seating	✓	✓	✓	✓	✓	✓	✓
Casual Use Space	✓	✓	✓		✓	✓	✓
Community Gardens	✓						
Internal Walking Trails	✓	✓	✓		✓	✓	✓
Unique Landscape Features							
Natural Spaces	✓						
Active Recreation							
Biking Trails					✓		✓
Outdoor Fitness / Exercise Equipment	✓		✓				
Creative Play Attractions	✓	✓	✓				
Playgrounds	✓	✓	✓	✓	✓	✓	✓
Rectangular Fields	✓		✓				✓
Diamond Fields		✓	✓	✓	✓		
Batting Cage							
Basketball Courts	✓		✓		✓		✓
Tennis Courts	✓						✓
Volleyball Courts	✓				✓		
Pickleball Courts	✓				✓		
Splash Pad	✓	✓			✓	✓	✓
Swimming Pool	✓				✓		
Water Park							
Disc Golf	✓						
Skate Park		✓					
Cornhole	✓						✓
Horseshoes	✓	✓					
Facilities							
Dog Parks							
Individual Picnic / Sitting Areas	✓	✓	✓		✓	✓	✓
Group Picnic Areas						✓	
Park Shelters	✓	✓			✓	✓	✓
Outdoor Event Spaces							
Boat Ramp	✓						
Dock	✓						
Restrooms	✓	✓			✓	✓	✓



Buch Park signage



Playground at Davenport Park



Playground at Milliken Park



Splash pad at Van Anda Park

NEIGHBORHOOD PARK PROTOTYPE

Park Classification	Neighborhood Park	Barnard Park	Buch Park	Davenport Park	Fremont Rotary Park	Masonic Park
Size (acres)	1 - 10 Acres	2.4	3.9	4.5	2.3	3
Design						
Park System Design Language	✓		✓	✓	✓	✓
Design Vocabulary	✓	✓	✓	✓	✓	✓
Context						
Mixed-Use						
Building Frontage / Entrance						
Streetscape Enhancements	✓	✓	✓	✓	✓	✓
Access & Connectivity						
Integrated Public Spaces	✓	✓			✓	
Street Grid Connectivity	✓	✓	✓	✓	✓	✓
Pedestrian Access	✓	✓	✓	✓	✓	✓
Major Trail Connection				✓		
Trail Type Separation				✓		
Bike Connection	✓		✓	✓	✓	
Transit Connection		✓		✓	✓	
Shared Parking		✓		✓		
Park Frontage	✓			✓		
Wayfinding						
Gateway	✓			✓		
Path Hierarchy						
Support Facilities	✓			✓	✓	
Zones						
High Intensity Use Area						
Programmable Space	✓	✓	✓	✓	✓	
Recreation Area	✓	✓	✓	✓	✓	
Passive Use Space	✓	✓	✓		✓	✓
Natural Area	✓					
Floodplain	✓					
Features						
Loop Trail	✓					
Identity Feature	✓	✓			✓	✓
Natural Feature	✓					

Park Classification	Neighborhood Park	Miller Park	Milliken Park	Moeller Park	Ronin Park	Ruwe Park	Van Anda Park
Size (acres)	1 - 10 Acres	8.2	9.2	7.2	6.9	3.2	2.5
Design							
Park System Design Language	✓	✓				✓	
Design Vocabulary	✓	✓			✓	✓	
Context							
Mixed-Use							
Building Frontage / Entrance							
Streetscape Enhancements	✓	✓	✓		✓	✓	✓
Access & Connectivity							
Integrated Public Spaces	✓	✓			✓		
Street Grid Connectivity	✓	✓	✓	✓	✓	✓	✓
Pedestrian Access	✓	✓	✓		✓	✓	✓
Major Trail Connection					✓		
Trail Type Separation							
Bike Connection	✓	✓			✓		
Transit Connection							
Shared Parking		✓		✓	✓		
Park Frontage	✓	✓			✓	✓	
Wayfinding							
Gateway	✓	✓			✓		
Path Hierarchy					✓		
Support Facilities	✓	✓	✓		✓	✓	✓
Zones							
High Intensity Use Area			✓		✓		
Programmable Space	✓	✓	✓		✓		
Recreation Area	✓	✓	✓	✓	✓	✓	✓
Passive Use Space	✓	✓			✓	✓	✓
Natural Area	✓						
Floodplain	✓						
Features							
Loop Trail	✓						
Identity Feature	✓	✓	✓				
Natural Feature	✓						



Barnard Park entrance



Playground at Masonic Park



Skateboard park at Miller Park



Pickleball courts at Ronin Park

POCKET PARK PROTOTYPE

PASSIVE RECREATION

- Seating
- Casual Use Space
- Community Gardens
- Internal Walking Trails
- Unique Landscape Features
- Natural Spaces

ACTIVE RECREATION

- Biking Trails
- Outdoor Fitness / Exercise Equipment
- Creative Play Attractions
- Playgrounds
- Rectangular Fields
- Diamond Fields
- Batting Cages
- Basketball Courts
- Tennis / Pickleball Courts
- Volleyball Courts
- Water Play
- Disc Golf
- Skate Park
- Cornhole
- Horseshoes

FACILITIES

- Dog Parks
- Individual Picnic / Sitting Areas
- Group Picnic Areas
- Park Shelters
- Outdoor Event Spaces
- Boat Ramp
- Docks
- Restrooms

DESIGN

- Park System Design Language
- Design Vocabulary

ECONOMIC & ENVIRONMENTAL

- Stormwater Management

CONTEXT

- Mixed-Use
- Building Frontage / Entrance
- Streetscape Enhancements

ACCESS & CONNECTIVITY

- Street Grid Connectivity
- Safe Pedestrian Access
- Major Trail Connection
- Bike Connection
- Transit Connection
- Integrated Public Space
- Trail Type Separation
- Shared Parking
- Park Frontage

WAYFINDING

- Gateway
- Path Hierarchy
- Support Facilities

ZONES

- High Intensity Use Area
- Programmable Space
- Recreation Area
- Passive Use Space
- Natural Area
- Floodplain

FEATURES

- Loop Trail
- Identity Feature
- Natural Feature

POCKET PARKS

Pocket parks, which are small, passive spaces designed for short-term enjoyment, offer a valuable addition to urban neighborhoods. These parks are often located on sites unsuitable for larger recreational facilities and provide residents with opportunities to relax and connect with nature. While their designs may be simple, pocket parks typically include essential elements like lawn areas and shade trees. Unlike larger parks, they are not programmed by the city, allowing visitors to enjoy them at their own pace.

SIZE

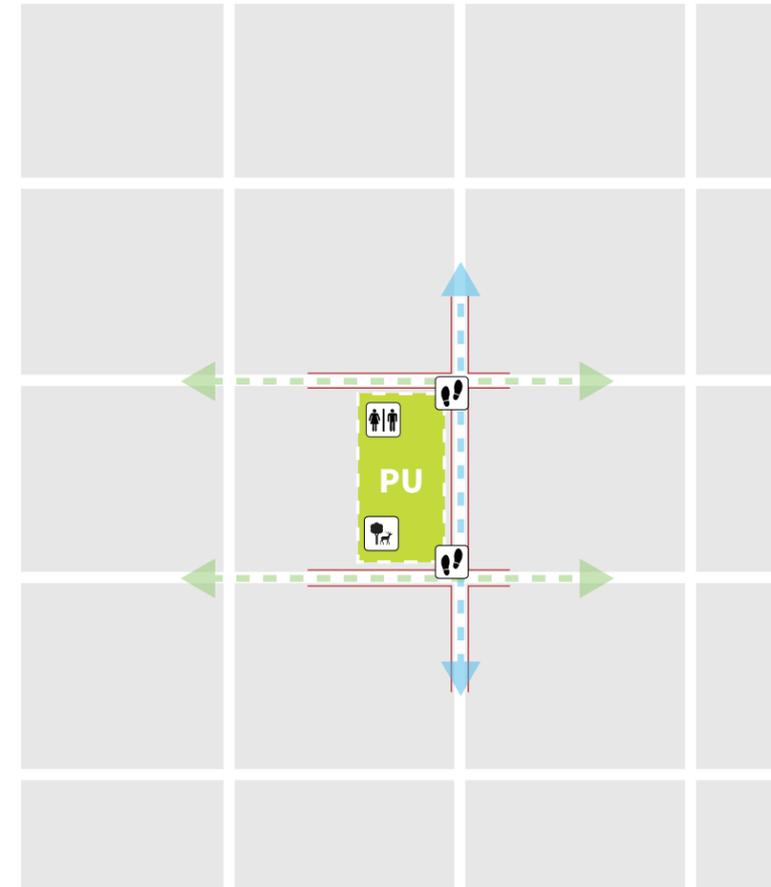
Parks less than 1 Acre

STANDARD LENGTH OF VISIT

30 Minutes - 1 Hour

ACCESSIBILITY

Pocket parks should be easily accessible through the city's sidewalks and local streets, ensuring that residents can enjoy them without having to travel far. Additionally, these parks should be situated away from busy thoroughfares and noisy areas to provide a peaceful and relaxing environment for visitors.



POCKET PARK PROTOTYPE

Park Classification	Pocket Park	Buckridge Park
Size (acres)	Less Than 1 Acre	0.5
Passive Recreation		
Seating	✓	✓
Casual Use Space	✓	✓
Community Gardens		
Internal Walking Trails		
Unique Landscape Features		
Natural Spaces		
Active Recreation		
Biking Trails		
Outdoor Fitness / Exercise Equipment		
Creative Play Attractions		
Playgrounds	✓	✓
Rectangular Fields		
Diamond Fields		
Batting Cage		
Basketball Courts	✓	✓
Tennis Courts		
Volleyball Courts	✓	
Pickleball Courts		
Splash Pad		
Swimming Pool		
Water Park		
Disc Golf		
Skate Park		
Cornhole		
Horseshoes		
Facilities		
Dog Parks		
Individual Picnic / Sitting Areas	✓	✓
Group Picnic Areas		
Park Shelters	✓	
Outdoor Event Spaces		
Boat Ramp		
Dock		
Restrooms		

Park Classification	Pocket Park	Buckridge Park
Size (acres)	Less Than 1 Acre	0.5
Design		
Park System Design Language	✓	
Design Vocabulary	✓	
Context		
Mixed-Use		
Building Frontage / Entrance		
Streetscape Enhancements	✓	✓
Access & Connectivity		
Integrated Public Spaces	✓	
Street Grid Connectivity	✓	✓
Pedestrian Access	✓	✓
Major Trail Connection		
Trail Type Separation		
Bike Connection	✓	
Transit Connection		
Shared Parking		
Park Frontage	✓	✓
Wayfinding		
Gateway		
Path Hierarchy		
Support Facilities	✓	
Zones		
High Intensity Use Area		
Programmable Space		
Recreation Area		✓
Passive Use Space	✓	✓
Natural Area		
Floodplain		
Features		
Loop Trail		
Identity Feature		
Natural Feature	✓	



Playground equipment at Buckridge Park

SPECIAL USE PARK PROTOTYPE

PASSIVE RECREATION

- Seating
- Casual Use Space
- Community Gardens
- Internal Walking Trails
- Unique Landscape Features
- Natural Spaces

ACTIVE RECREATION

- Biking Trails
- Outdoor Fitness / Exercise Equipment
- Creative Play Attractions
- Playgrounds
- Rectangular Fields
- Diamond Fields
- Batting Cages
- Basketball Courts
- Tennis / Pickleball Courts
- Volleyball Courts
- Water Play
- Disc Golf
- Skate Park
- Cornhole
- Horseshoes

FACILITIES

- Dog Parks
- Individual Picnic / Sitting Areas
- Group Picnic Areas
- Park Shelters
- Outdoor Event Spaces
- Boat Ramp
- Docks
- Restrooms

DESIGN

- Park System Design Language
- Design Vocabulary

ECONOMIC & ENVIRONMENTAL

- Stormwater Management

CONTEXT

- Mixed-Use
- Building Frontage / Entrance
- Streetscape Enhancements

ACCESS & CONNECTIVITY

- Street Grid Connectivity
- Safe Pedestrian Access
- Major Trail Connection
- Bike Connection
- Transit Connection
- Integrated Public Space
- Trail Type Separation
- Shared Parking
- Park Frontage

WAYFINDING

- Gateway
- Path Hierarchy
- Support Facilities

ZONES

- High Intensity Use Area
- Programmable Space
- Recreation Area
- Passive Use Space
- Natural Area
- Floodplain

FEATURES

- Loop Trail
- Identity Feature
- Natural Feature

SPECIAL USE PARKS

Special use parks may be smaller than traditional parks but they often offer a more focused and specialized experience. These parks are designed with a specific purpose in mind such as community gardens and dog parks for example. Their unique characteristics can make them a popular destination for individuals seeking a more specialized outdoor experience.

SIZE

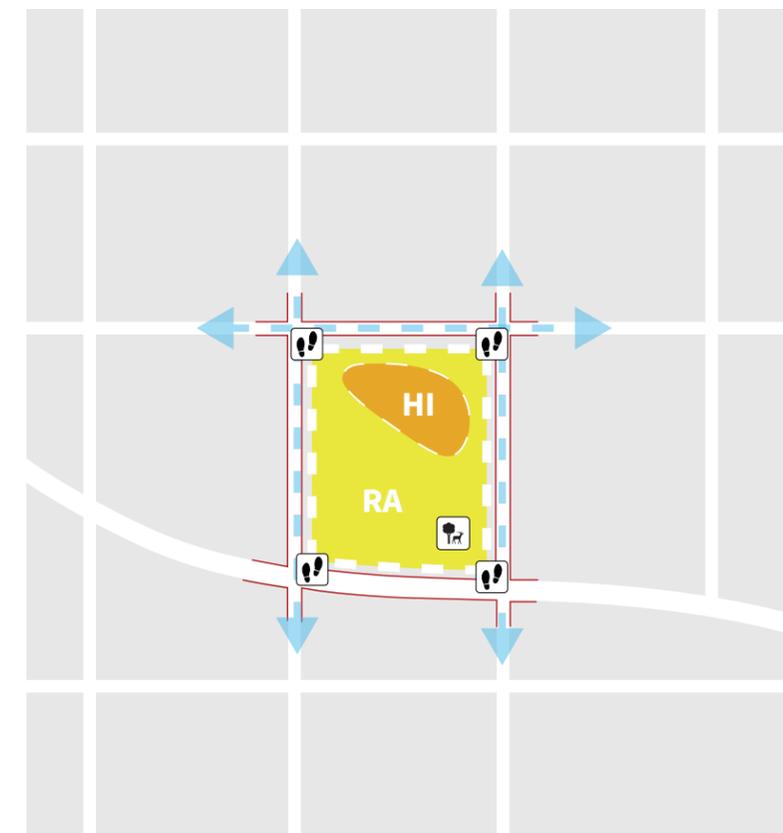
Parks less than 5 Acres (with single use type)

STANDARD LENGTH OF VISIT

Varies

ACCESSIBILITY

Depending on park use and park location, access to special use parks can vary greatly.



SPECIAL USE PARK PROTOTYPE

Park Classification	Special Use Park	Fremont Community Gardens	Dog Park	Riecken-Nelson Park
Size (acres)	Less Than 5 Acre	3.9	2.7	Within Christensen Fields
Passive Recreation				
Seating	✓		✓	
Casual Use Space				✓
Community Gardens	—	✓		
Internal Walking Trails				
Unique Landscape Features				
Natural Spaces		✓		
Active Recreation				
Biking Trails				
Outdoor Fitness / Exercise Equipment				
Creative Play Attractions				
Playgrounds				
Rectangular Fields				
Diamond Fields				
Batting Cage				
Basketball Courts				
Tennis Courts				
Volleyball Courts				
Pickleball Courts				
Splash Pad				
Swimming Pool				
Water Park				
Disc Golf				
Skate Park	—			
Cornhole				
Horseshoes				
Facilities				
Dog Parks	—		✓	
Individual Picnic / Sitting Areas			✓	
Group Picnic Areas				
Park Shelters			✓	
Outdoor Event Spaces				
Boat Ramp				
Dock				
Restrooms	✓			

Park Classification	Special Use Park	Fremont Community Gardens	Dog Park	Riecken-Nelson Park
Size (acres)	Less Than 5 Acre	3.9	2.7	Within Christensen Fields
Design				
Park System Design Language	✓			
Design Vocabulary	✓			✓
Context				
Mixed-Use				
Building Frontage / Entrance				✓
Streetscape Enhancements	✓			
Access & Connectivity				
Integrated Public Spaces				
Street Grid Connectivity	✓	✓		
Pedestrian Access	✓	✓	✓	
Major Trail Connection				
Trail Type Separation				
Bike Connection		✓		
Transit Connection				✓
Shared Parking				✓
Park Frontage			✓	
Wayfinding				
Gateway				
Path Hierarchy				
Support Facilities				✓
Zones				
High Intensity Use Area	✓			
Programmable Space				✓
Recreation Area	✓		✓	✓
Passive Use Space		✓		
Natural Area				
Floodplain				
Features				
Loop Trail				
Identity Feature				
Natural Feature		✓		



Fremont Community Gardens



Homegrown vegetables



Dog and ball at Fremont's Dog Park



Dogs resting together in the shade at Fremont's Dog Park

OPEN LANDS PROTOTYPE

PASSIVE RECREATION

- Seating
- Casual Use Space
- Community Gardens
- Internal Walking Trails
- Unique Landscape Features
- Natural Spaces

ACTIVE RECREATION

- Biking Trails
- Outdoor Fitness / Exercise Equipment
- Creative Play Attractions
- Playgrounds
- Rectangular Fields
- Diamond Fields
- Batting Cages
- Basketball Courts
- Tennis / Pickleball Courts
- Volleyball Courts
- Water Play
- Disc Golf
- Skate Park
- Cornhole
- Horseshoes

FACILITIES

- Dog Parks
- Individual Picnic / Sitting Areas
- Group Picnic Areas
- Park Shelters
- Outdoor Event Spaces
- Boat Ramp
- Docks
- Restrooms

DESIGN

- Park System Design Language
- Design Vocabulary

ECONOMIC & ENVIRONMENTAL

- Stormwater Management

CONTEXT

- Mixed-Use
- Building Frontage / Entrance
- Streetscape Enhancements

ACCESS & CONNECTIVITY

- Street Grid Connectivity
- Safe Pedestrian Access
- Major Trail Connection
- Bike Connection
- Transit Connection
- Integrated Public Space
- Trail Type Separation
- Shared Parking
- Park Frontage

WAYFINDING

- Gateway
- Path Hierarchy
- Support Facilities

ZONES

- High Intensity Use Area
- Programmable Space
- Recreation Area
- Passive Use Space
- Natural Area
- Floodplain

FEATURES

- Loop Trail
- Identity Feature
- Natural Feature

OPEN LANDS

Open lands parks offer a significant public benefit by preserving and nurturing native ecology. Although recreational amenities aren't essential, these parks often include features for passive activities like hiking, biking, and birdwatching. Additionally, they can serve a dual purpose by acting as stormwater management systems and flood storage, mitigating the effects of heavy rainfall events on the community.

SIZE

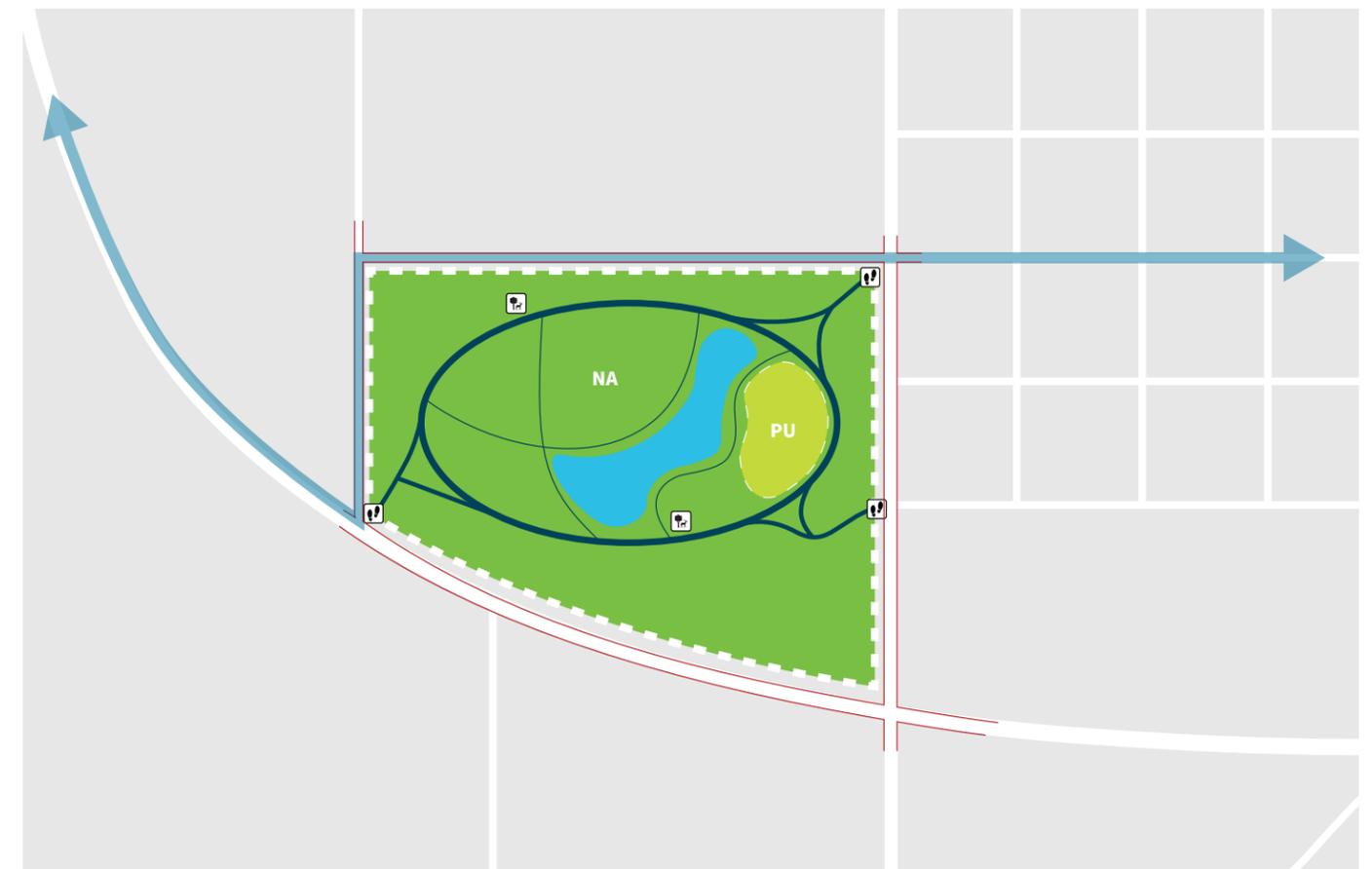
No size limit (determined by ecology)

STANDARD LENGTH OF VISIT

Varies

ACCESSIBILITY

Open lands should be easily accessible to residents by bicycle or car. Low-stress bike paths, and local streets should provide convenient routes to the parks. Trails should connect to the parks whenever possible, enhancing their accessibility. In addition, an adequate amount of parking should be provided based on community use.



OPEN LANDS PROTOTYPE

Park Classification	Open Lands	Hormel Park	Wildwood Park
Size (acres)	No Limit	204.5	41.3
Passive Recreation			
Seating			
Casual Use Space	✓	✓	✓
Community Gardens			
Internal Walking Trails		✓	✓
Unique Landscape Features	✓	✓	✓
Natural Spaces	✓	✓	✓
Active Recreation			
Biking Trails	✓	✓	✓
Outdoor Fitness / Exercise Equipment			
Creative Play Attractions			
Playgrounds			
Rectangular Fields			
Diamond Fields			
Batting Cage			
Basketball Courts			
Tennis Courts			
Volleyball Courts			
Pickleball Courts			
Splash Pad			
Swimming Pool			
Water Park			
Disc Golf			
Skate Park			
Cornhole			
Horseshoes			
Facilities			
Dog Parks			
Individual Picnic / Sitting Areas	✓		
Group Picnic Areas			
Park Shelters			
Outdoor Event Spaces			
Boat Ramp	✓	✓	
Dock	✓	✓	
Restrooms			

Park Classification	Open Lands	Hormel Park	Wildwood Park
Size (acres)	No Limit	204.5	41.3
Design			
Park System Design Language	✓		
Design Vocabulary	✓	✓	✓
Context			
Mixed-Use			
Building Frontage / Entrance			
Streetscape Enhancements	✓	✓	✓
Access & Connectivity			
Integrated Public Spaces			
Street Grid Connectivity			
Pedestrian Access	✓	✓	✓
Major Trail Connection	✓	✓	✓
Trail Type Separation	✓	✓	✓
Bike Connection	✓	✓	✓
Transit Connection			
Shared Parking			
Park Frontage	✓	✓	✓
Wayfinding			
Gateway			
Path Hierarchy	✓	✓	✓
Support Facilities			
Zones			
High Intensity Use Area			
Programmable Space			
Recreation Area			
Passive Use Space	✓	✓	✓
Natural Area	✓	✓	✓
Floodplain	✓	✓	✓
Features			
Loop Trail	✓	✓	✓
Identity Feature			
Natural Feature	✓	✓	✓



Wooded trail



Hormel Park signage



View of the Platte River from Hormel Park

SPORTS COMPLEX PROTOTYPE

ACTIVE RECREATION

- Gymnasium
- Pool / Aquatics
- Rectangular Fields
- Diamond Fields
- Tennis / Pickleball Courts Fields
- Volleyball Courts

FACILITIES

- Spectator Seating
- Concessions / Catering Kitchen / Food Truck Parking
- Snacks / Vending
- Restrooms

DESIGN

- Park System Design Language
- Design Vocabulary

ECONOMIC & ENVIRONMENTAL

- Stormwater Management

CONTEXT

- Mixed-Use
- Building Frontage / Entrance
- Streetscape Enhancements

ACCESS & CONNECTIVITY

- Street Grid Connectivity
- Safe Pedestrian Access
- Major Trail Connection
- Bike Connection
- Transit Connection
- Integrated Public Space
- Trail Type Separation
- Shared Parking
- Park Frontage

WAYFINDING

- Gateway
- Path Hierarchy
- Support Facilities

ZONES

- High Intensity Use Area
- Programmable Space
- Recreation Area
- Passive Use Space
- Natural Area
- Floodplain

FEATURES

- Loop Trail
- Identity Feature
- Natural Feature

SPORTS COMPLEX

Sports complexes are multi-purpose facilities that combine outdoor fields and courts for general recreational use with indoor spaces suitable for hosting tournaments and events. These complexes should be designed to accommodate spectators and offer food and beverage options, either through concessions or a catering kitchen. Additionally, their location near other amenities, such as stores and restaurants, would enhance the overall experience for visitors during tournaments and events.

SIZE

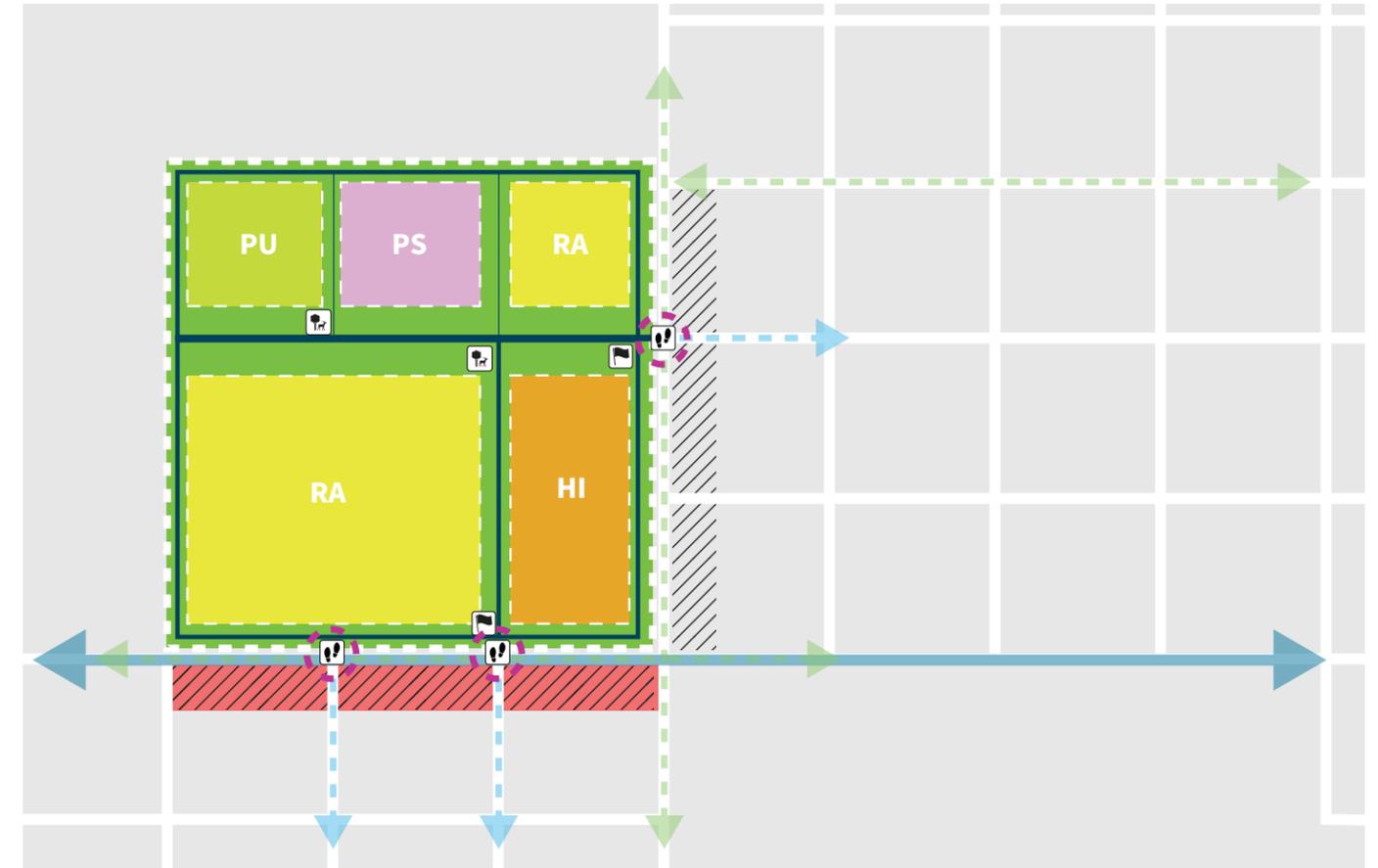
No size limit (determined by use type)

STANDARD LENGTH OF VISIT

1 - 6 Hours

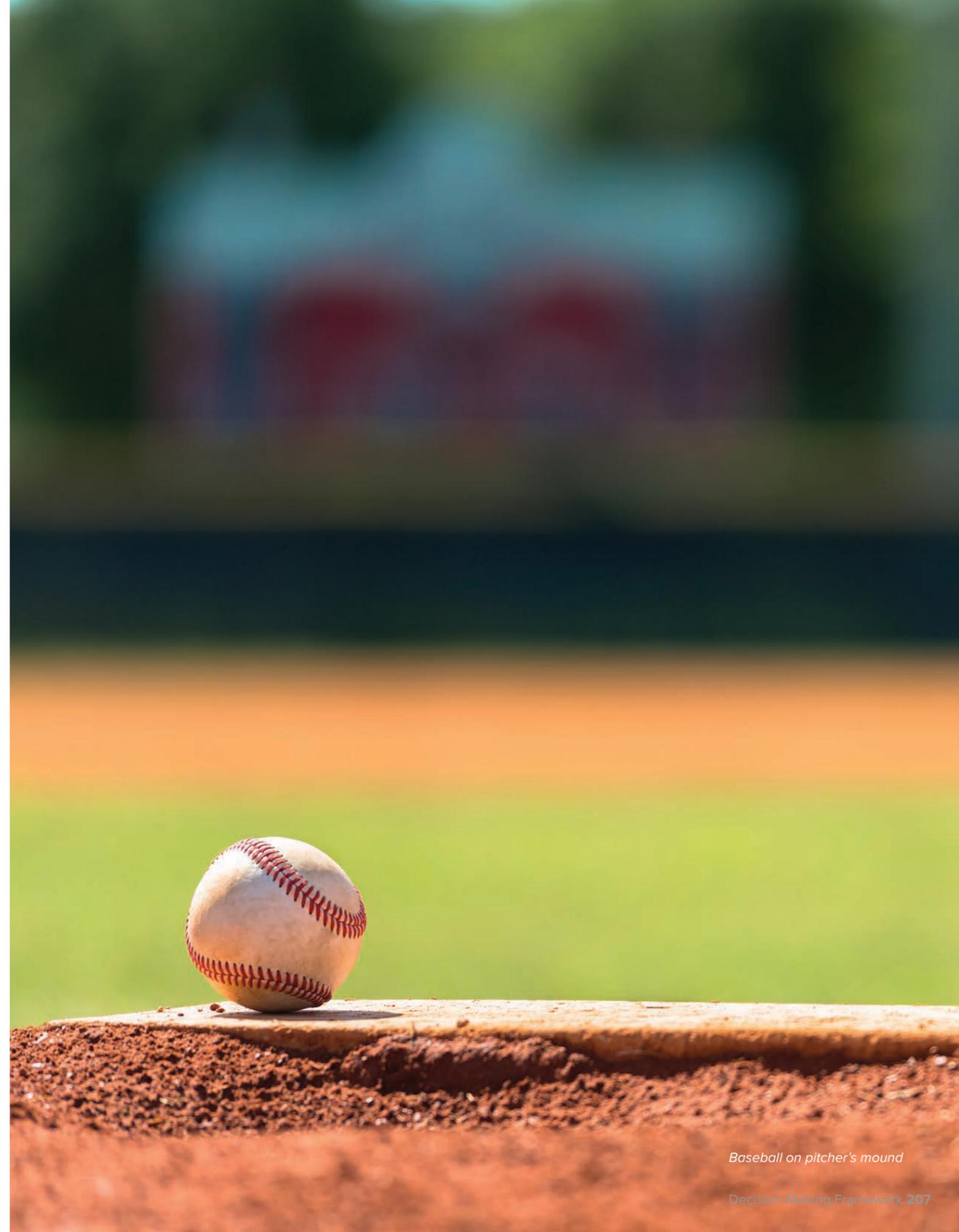
ACCESSIBILITY

Sports complexes should be easily accessible by various modes of transportation. Pedestrians and cyclists should be able to reach the site via well-maintained sidewalks and low-stress bike routes. For those driving, the complexes should be located near major streets to ensure easy access. Additionally, to accommodate sports tournaments, the complexes should either have sufficient on-site parking or be located in areas with ample street parking.



SPORTS COMPLEX PROTOTYPE

Park Classification	Sports Complex	Christensen Fields
Size (acres)	No Limit	57.9
Active Recreation		
Gymnasium	✓	✓
Pool/Aquatics	✓	
Rectangular Fields	✓	✓
Diamond Fields	✓	✓
Tennis Courts	✓	
Pickleball Courts	✓	
Facilities		
Spectator Seating	✓	✓
Concessions/Catering Kitchen/ Food Truck Parking	✓	✓
Snacks/Vending	✓	✓
Restrooms	✓	✓
Design		
Park System Design Language	✓	
Design Vocabulary	✓	✓
Context		
Mixed-Use	✓	
Building Frontage / Entrance	✓	✓
Streetscape Enhancements	✓	✓
Access & Connectivity		
Integrated Public Spaces	✓	
Street Grid Connectivity	✓	
Pedestrian Access	✓	✓
Major Trail Connection	✓	✓
Trail Type Separation	✓	✓
Bike Connection	✓	✓
Transit Connection	✓	✓
Shared Parking	✓	✓
Park Frontage	✓	✓
Wayfinding		
Gateway	✓	✓
Path Hierarchy	✓	
Support Facilities	✓	✓
Zones		
High Intensity Use Area	✓	
Programmable Space	✓	✓
Recreation Area	✓	✓
Passive Use Space	✓	
Natural Area	✓	✓
Floodplain	✓	✓
Features		
Loop Trail		
Identity Feature	✓	✓
Natural Feature	✓	✓



Baseball on pitcher's mound

SUMMARY OF TYPICAL AMENITY BY CLASSIFICATION

Park Classification	Community Park	Neighborhood Park	Pocket Park	Special Use Park	Open Lands
Size (acres)	Greater Than 10 Acres (or based on community use/importance)	1 - 10 Acres	Less Than 1 Acre	Less Than 5 Acres	No Limit
Passive Recreation					
Seating	✓	✓	✓	✓	
Casual Use Space	✓	✓	✓		✓
Community Gardens	✓	✓		-	
Internal Walking Trails	✓	✓			
Unique Landscape Features	✓				✓
Natural Spaces	✓	✓			✓
Active Recreation					
Biking Trails	✓				✓
Outdoor Fitness / Exercise Equipment	✓	✓			
Creative Play Attractions	✓	✓			
Playgrounds	✓	✓	✓		
Rectangular Fields	✓	✓			
Diamond Fields	✓				
Batting Cage	✓				
Basketball Courts	✓	✓	✓		
Tennis Courts	✓	✓			
Volleyball Courts	✓	✓	✓		
Pickleball Courts	✓	✓			
Splash Pad		✓			
Swimming Pool		✓			
Water Park	✓				
Disc Golf	✓	✓			
Skate Park	✓			-	
Cornhole	✓	✓			
Horseshoes	✓	✓			
Facilities					
Dog Parks	✓			-	
Individual Picnic / Sitting Areas	✓	✓	✓		✓
Group Picnic Areas	✓				
Park Shelters	✓	✓	✓		
Outdoor Event Spaces	✓				
Boat Ramp	✓	✓			✓
Dock	✓	✓			✓
Restrooms	✓	✓		✓	

SUMMARY OF DESIGN GUIDELINES BY CLASSIFICATION

Park Classification	Community Park	Neighborhood Park	Pocket Park	Special Use Park	Open Lands
Size (acres)	Greater Than 10 Acres (or based on community use/importance)	1 - 10 Acres	Less Than 1 Acre	Less Than 5 Acres	No Limit
Design					
Park System Design Language	✓	✓	✓	✓	✓
Design Vocabulary	✓	✓	✓	✓	✓
Context					
Mixed-Use	✓				
Building Frontage / Entrance	✓				
Streetscape Enhancements	✓	✓	✓	✓	✓
Access & Connectivity					
Integrated Public Spaces	✓	✓	✓		
Street Grid Connectivity	✓	✓	✓	✓	
Pedestrian Access	✓	✓	✓	✓	✓
Major Trail Connection	✓				✓
Trail Type Separation	✓				✓
Bike Connection	✓	✓	✓		
Transit Connection	✓				
Shared Parking	✓				
Park Frontage	✓	✓	✓		
Wayfinding					
Gateway	✓	✓			
Path Hierarchy	✓				✓
Support Facilities	✓	✓	✓		
Zones					
High Intensity Use Area	✓			✓	
Programmable Space	✓	✓			
Recreation Area	✓	✓		✓	
Passive Use Space	✓	✓	✓		✓
Natural Area	✓	✓			✓
Floodplain	✓	✓			✓
Features					
Loop Trail	✓	✓			✓
Identity Feature	✓	✓			
Natural Feature	✓	✓	✓		✓



CHAPTER 6:
**SUMMARY OF
FUNDING, PHASING,
& IMPLEMENTATION
STRATEGY**

PROJECTED FUNDING OVER THE NEXT 2 YEARS AND BEYOND

For the next 2 years, the city of Fremont has designated over \$14 million in Capital Improvement Plan (CIP) funds for facility and park improvements. This amount, combined with the CIP funds designated through the end of the 2028 fiscal year, will total over \$15.6 million. These funds will be sourced through fund revenues, federal and state grants, GO bonds, and keno funds.

PRIORITIZATION CRITERIA

UNDERSTANDING THE MASTER PLAN GOALS:

The Master Plan outlines four primary goals: Connect, Grow, Sustain, Protect, and Activate. These goals, when combined with the need for effective stormwater management and flood storage, provide a comprehensive framework for evaluating the potential impact of any project on the community.

APPLYING THE PROJECT PRIORITIZATION CRITERIA:

When selecting projects for further planning and construction/implementation, the following criteria should be considered in relation to these goals and stormwater management:

CONNECT

- **Community Need & Impact:** Projects should directly address needs identified by residents, serve a diverse population, and serve to mitigate the impacts of flooding on those neighborhoods most impacted.
- **Safety & Accessibility:** Ensure projects improve safety, accessibility, and flood resilience, especially for those with disabilities.
- **Alignment with Master Plan Goals:** Projects should contribute to creating accessible, equitable, and connected public spaces while incorporating stormwater management solutions.

GROW

- **Community Need & Impact:** Projects should expand the public open space network while maintaining quality and incorporating stormwater management features.
- **Cost & Feasibility:** Consider projects that are feasible within the budget and timeline, and that address stormwater management needs.
- **Alignment with Master Plan Goals:** Projects should contribute to strategic expansion of the public open space network, while also addressing stormwater management challenges.

SUSTAIN

- **Sustainability & Environmental Impact:** Projects should minimize environmental impact, promote sustainability, and incorporate stormwater management features to reduce flooding and improve water quality.

- **Cost & Feasibility:** Consider projects that are sustainable in the long term, have low maintenance costs, and address stormwater management needs.
- **Alignment with Master Plan Goals:** Projects should ensure the lasting quality of the public open space network and address stormwater management challenges.

PROTECT

- **Safety & Accessibility:** Projects should improve safety, reduce flood risk, and ensure the longevity of the public open space network.
- **Sustainability & Environmental Impact:** Projects should protect natural areas, promote environmentally responsible stewardship, and incorporate stormwater management features.
- **Alignment with Master Plan Goals:** Projects should contribute to increasing safety, ensuring the longevity of the public open space network, and addressing stormwater management challenges.

ACTIVATE

- **Community Programming:** A comprehensive master plan can support the development of a diverse range of park and recreation programs that meet the needs of different community members.
- **Economic Vitality:** Activated parks and recreation facilities can contribute to the economic vitality of the city by attracting visitors and supporting local businesses.

SPECIFIC EXAMPLES OF PRIORITIZED PROJECTS:

Bioretention planting beds: Incorporating bioretention planting beds into park and streetscape designs can help manage stormwater runoff, improve water quality, create aesthetically pleasing spaces, and lower the temperature of urban environments.

Flood storage: Flood storage capacity can be increased through developing wetlands within parks and by deepening / enlarging ponds or lakes to accommodate more stormwater runoff and provide valuable ecosystem services.

Floodplain Restoration: Restoring floodplain areas can help reduce flood risk, improve water quality, and create valuable wildlife habitat.

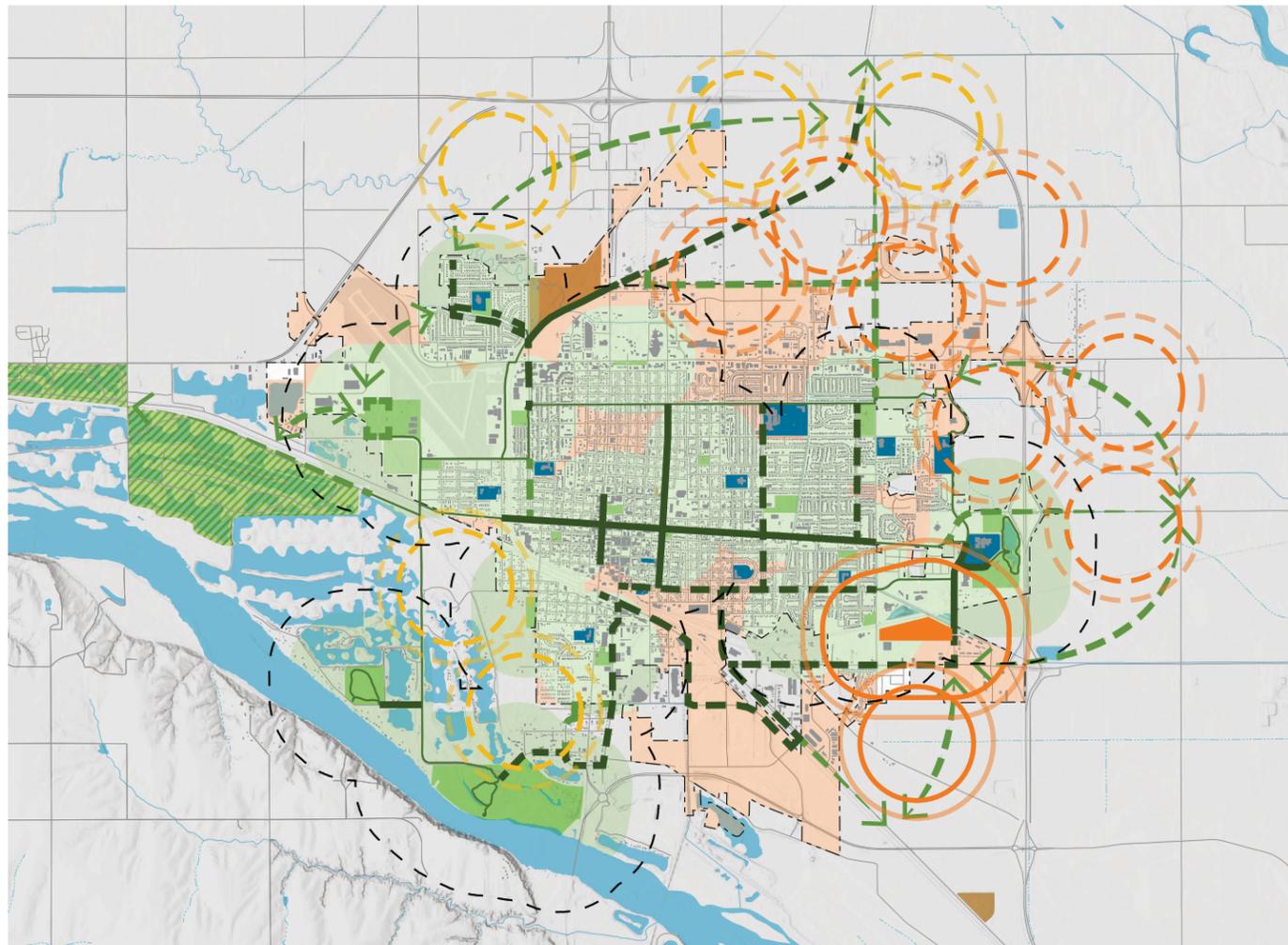
By carefully considering these criteria and aligning projects with the Master Plan goals, Fremont can ensure that its public open space initiatives are impactful, sustainable, and benefit the entire community, while also addressing stormwater management challenges and reducing flood risk.

PRIORITY PROJECTS

HIGH PRIORITY PROJECTS (2024 - 2026)

PARKS & RECREATION SYSTEM

- New Open Lands park south of power plant
 - Primary function: Flood storage
 - Secondary function: “Natural” park for passive recreation
- New Neighborhood or Pocket Park to the south east of the city
- New trail connections through the heart of the city connecting to existing parks and trails
- Consistent system-wide signage
 - Park name specific signage
 - Wayfinding signage
- Stormwater management / Flood storage



Future public open space network plan

JOHN C. FREMONT PARK

- Amphitheater
- Playground / Splash Pad / Restrooms / Concessions
- Park entrance archway and columns
- Streetscape improvements along Broad St, 8th St, and Main St

JOHNSON PARK

- Flood storage grading & water diversion structures from power plant
- Fieldhouse & parking
- Competition fields
- Johnson Lake Trail extension around south of lake & competition fields

LOW PRIORITY PROJECTS (2024 - 2030)

JOHN C. FREMONT PARK

- Small shelters
- Sports courts

JOHNSON PARK

- (North) Recreational fields
- (North) Parking expansion & addition of ADA stalls
- New dock with ADA canoe / kayak launch
- Add 2 new disc golf baskets to existing 7 basket course
- Lazy river added on to Fremont Splash Station
- Fruit tree orchard

5+ YEAR PROJECTS (2030+)

JOHNSON PARK

- Trailhead / Restrooms
- 9 new disc golf baskets along south side of park

PLAN UPDATES

This Master Plan is meant to be a living document that changes along with the needs and desires of the community it's meant to serve. The following are a few key reasons why Fremont's Parks and Recreation Master Plan should be updated periodically.

CHANGING NEEDS AND DEMOGRAPHICS

Communities evolve over time. New residents may have different recreational preferences than those who were there when the original plan was drafted. An update can ensure the City's parks and recreation system caters to the current population's needs and interests.

EVOLVING TRENDS

The types of outdoor activities people enjoy change. Updating the plan allows for incorporating new trends in fitness, sports, or play equipment to keep parks and programs relevant and attractive.

FACILITY MAINTENANCE AND UPGRADES

Park amenities and facilities wear down over time. A master plan update can assess the condition of existing amenities and prioritize necessary repairs, replacements, or upgrades.

NEW OPPORTUNITIES

Land acquisition, changes in surrounding areas, or grant opportunities might present possibilities for expanding the City's parks and recreation offerings. An update can explore these possibilities and integrate them into the vision for the community.

FREQUENCY OF UPDATES

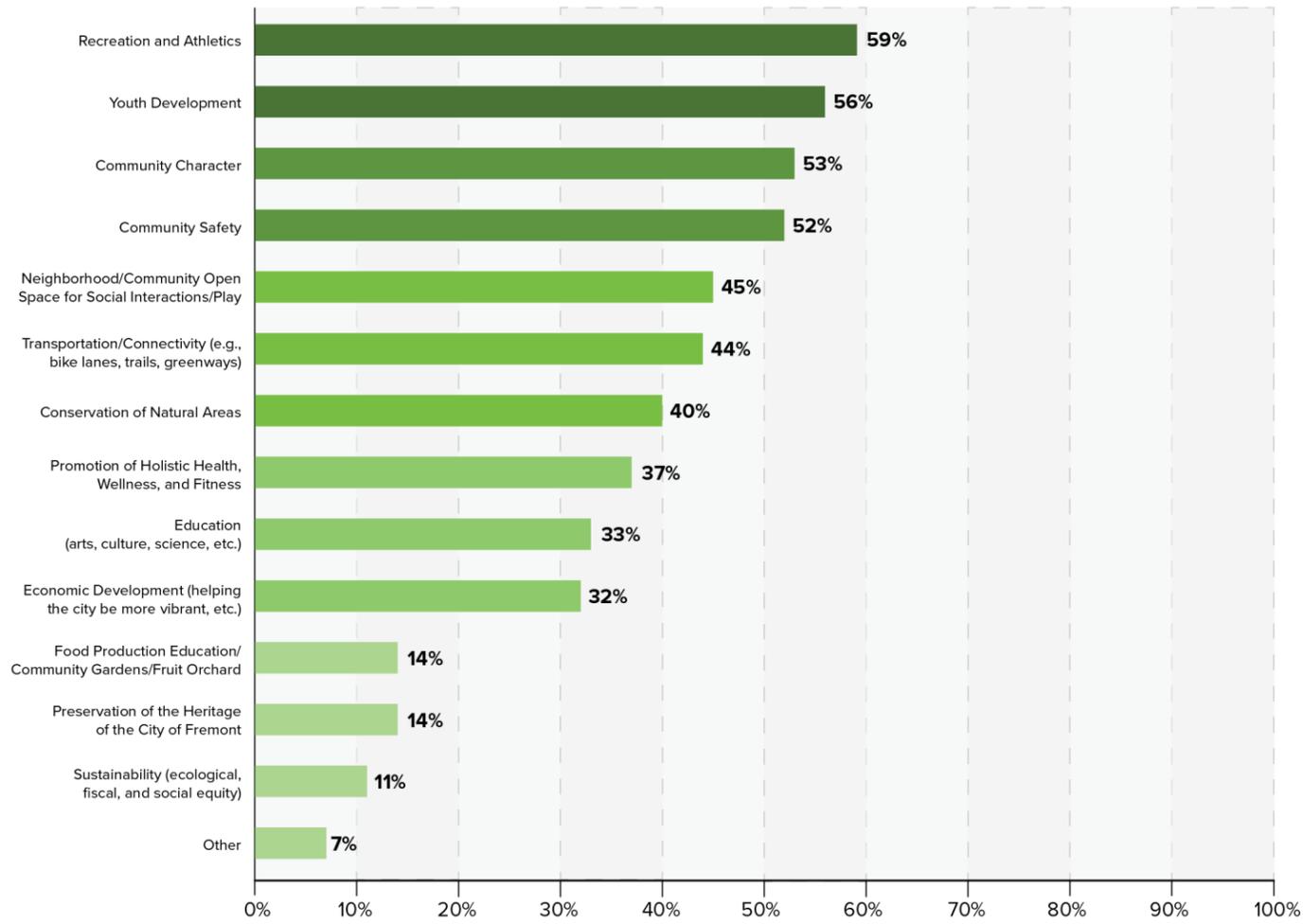
The ideal update frequency for a parks and recreation master plan can vary depending on the size and complexity of the public open space network, as well as the rate of change in the surrounding community. However, a general guideline suggests updating the plan every 10-15 years. Additionally, smaller revisions can be made in between to address urgent needs or capitalize on unexpected opportunities. Regular reviews and occasional updates ensure the Master Plan remains a relevant and dynamic document that guides the City's development and ensures it continues to serve the community effectively.



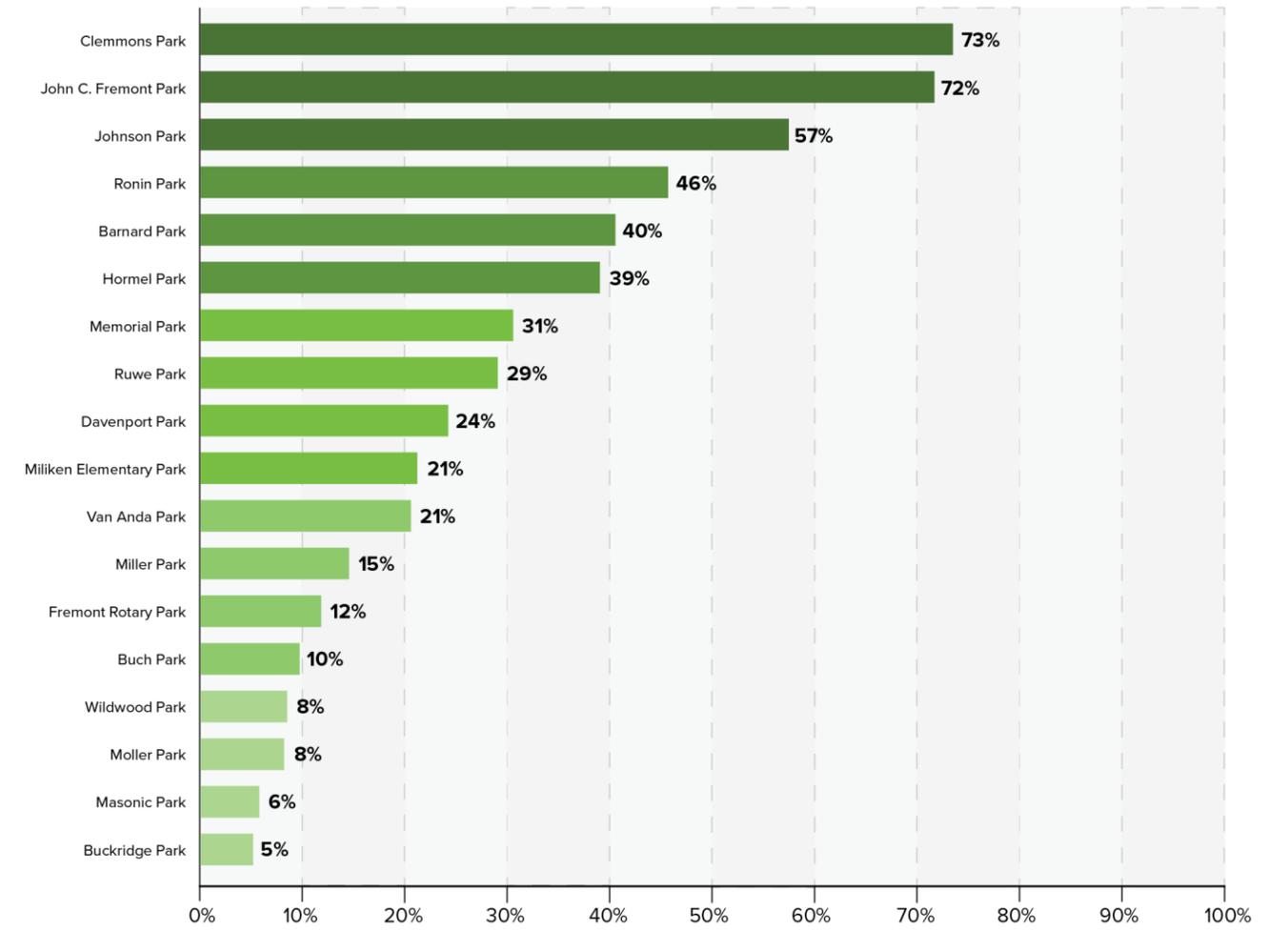
CHAPTER 7:
APPENDICES

APPENDIX A: COMMUNITY SURVEY RESULTS

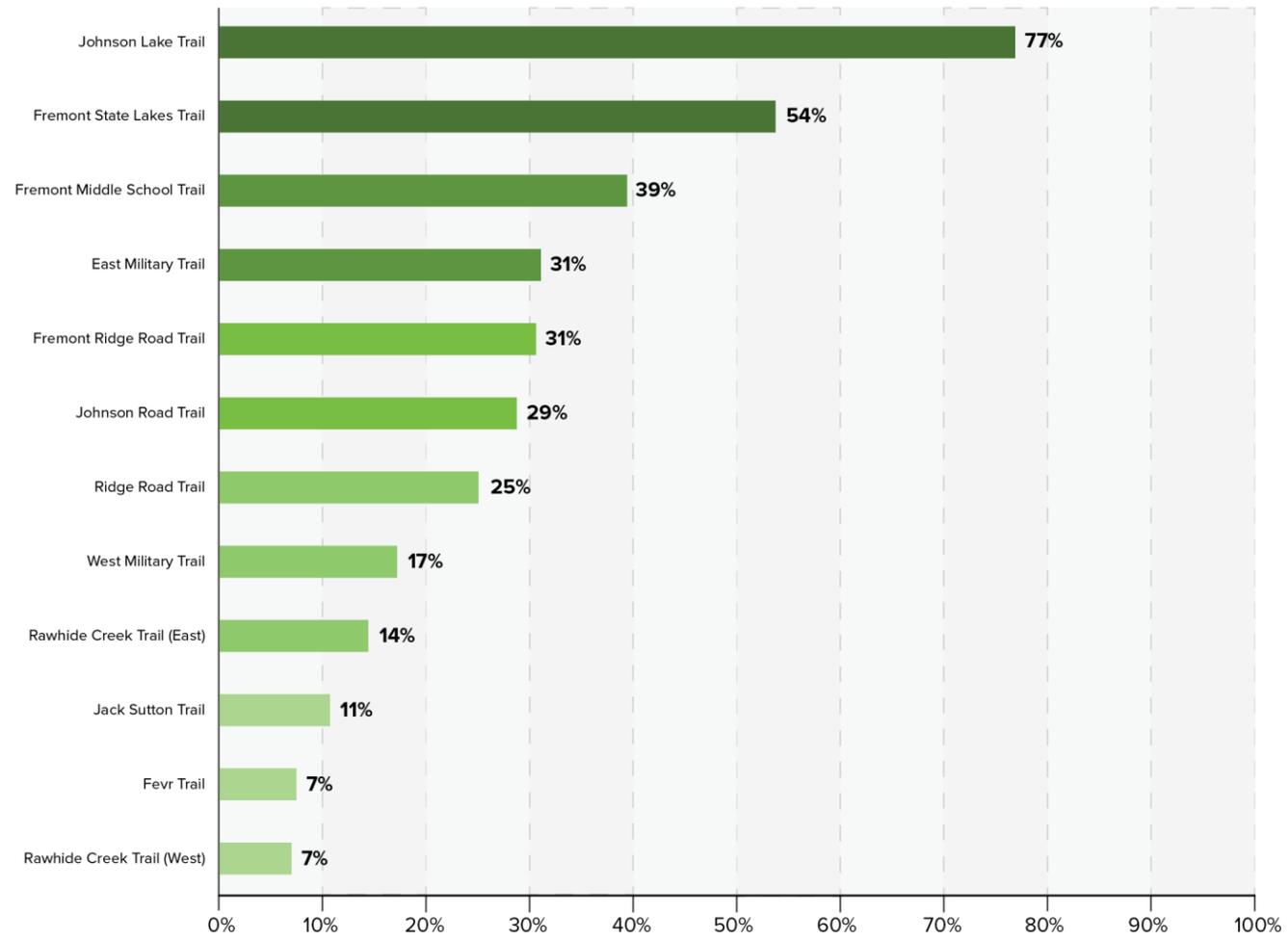
Parks, recreation, and open spaces benefits that are most important to respondents.



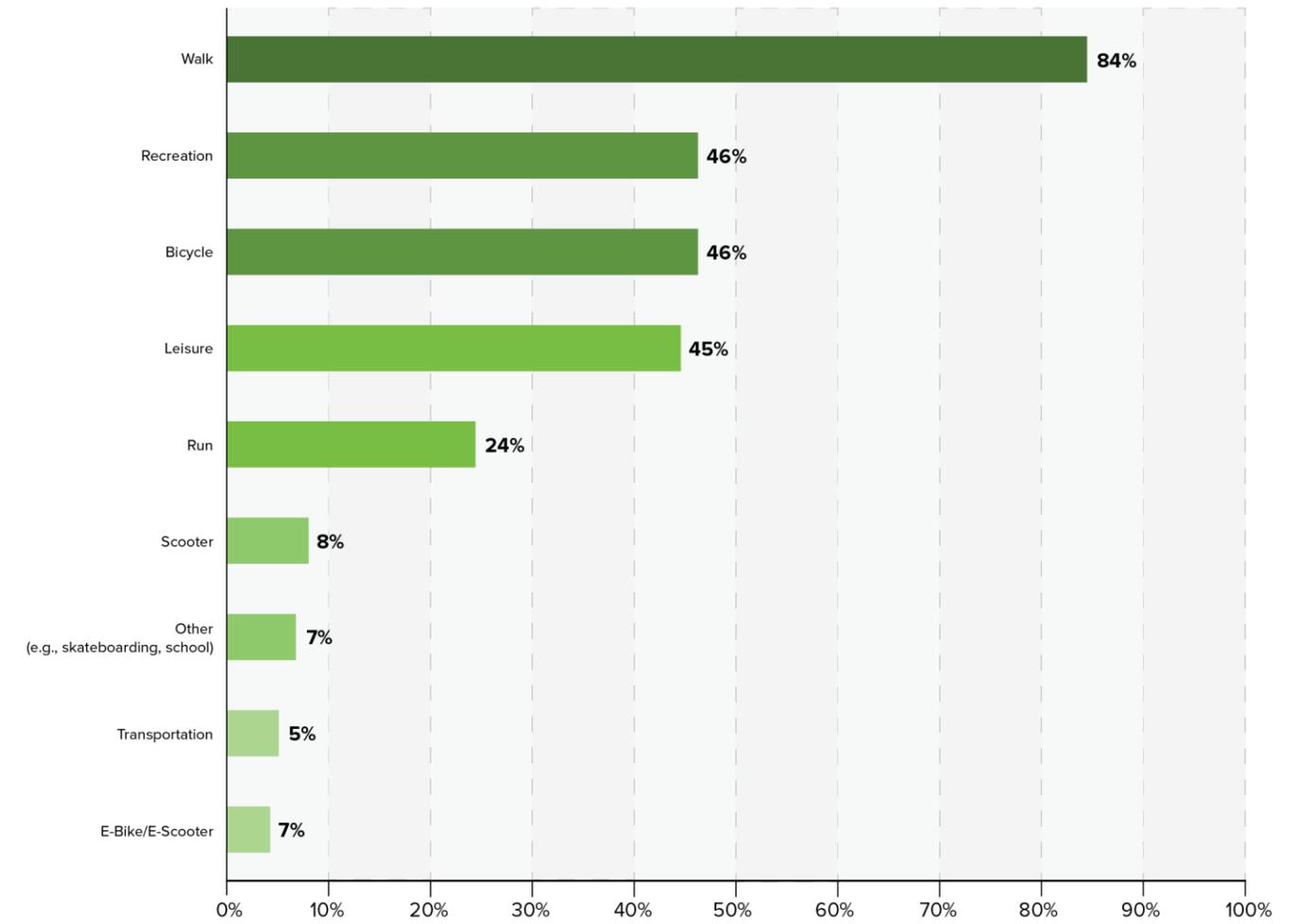
City of Fremont parks visited by respondents during the past 12 months.



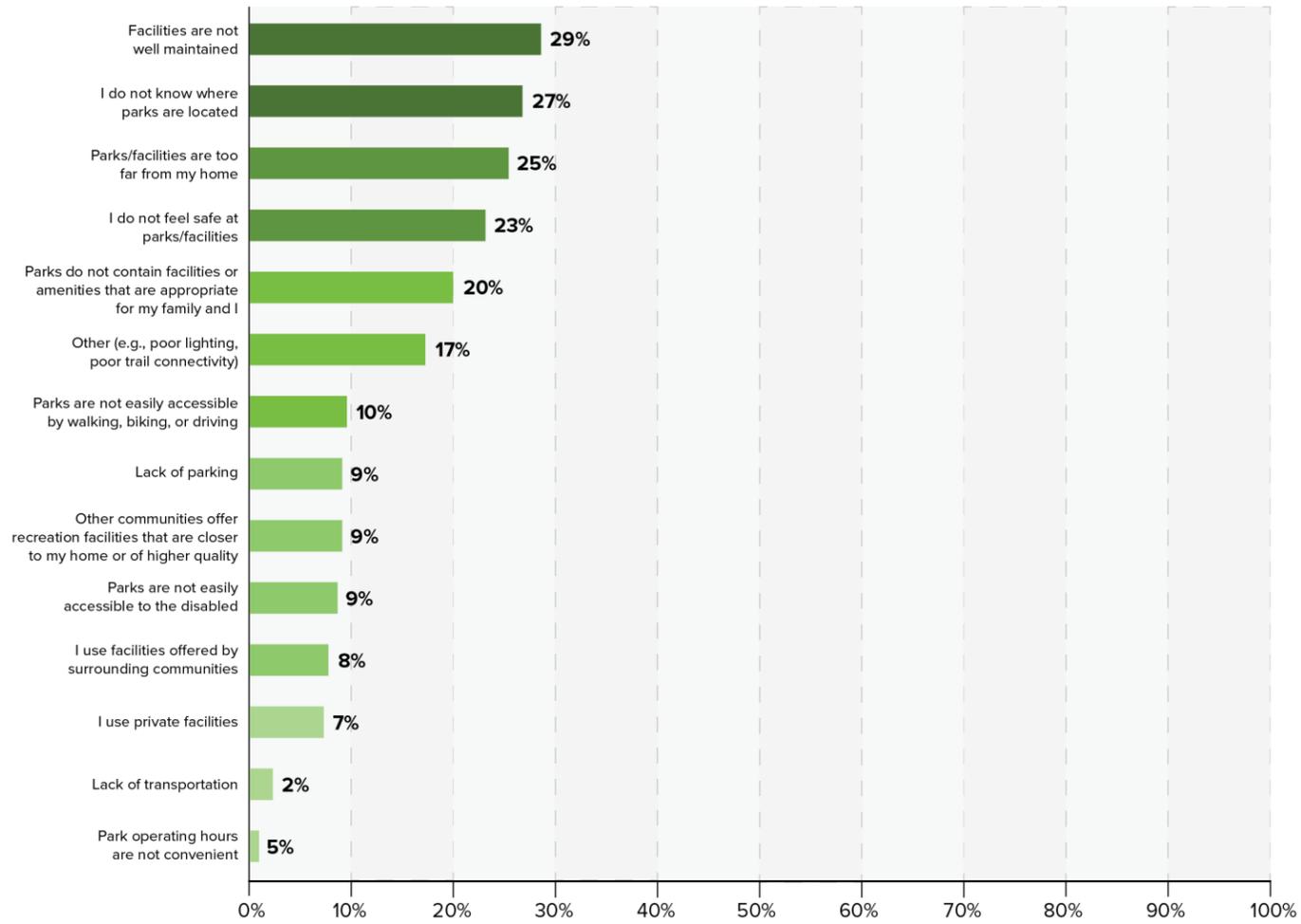
City of Fremont trails used by respondents during the past 12 months.



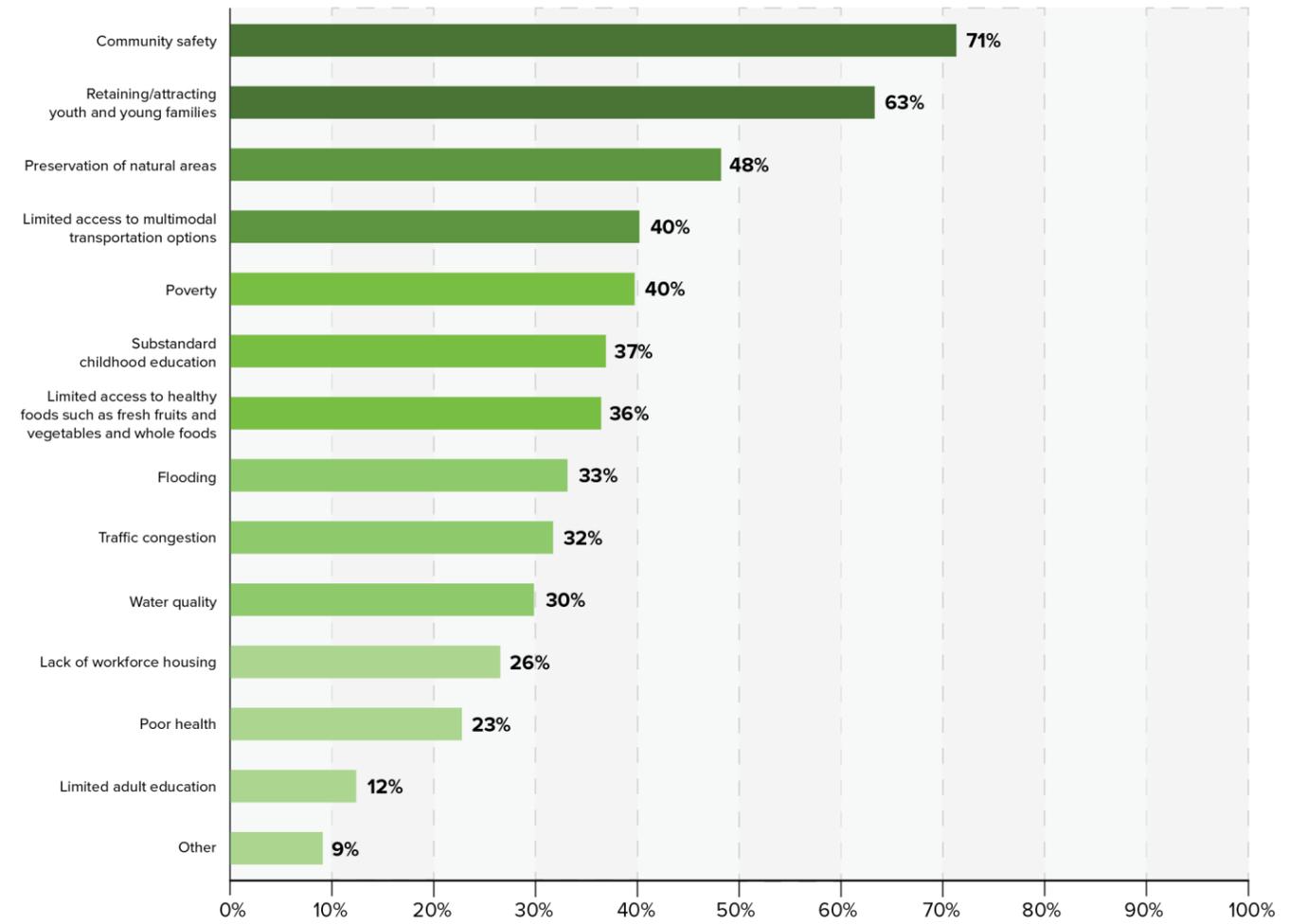
Reasons that respondents typically use the trails and the mode of travel.



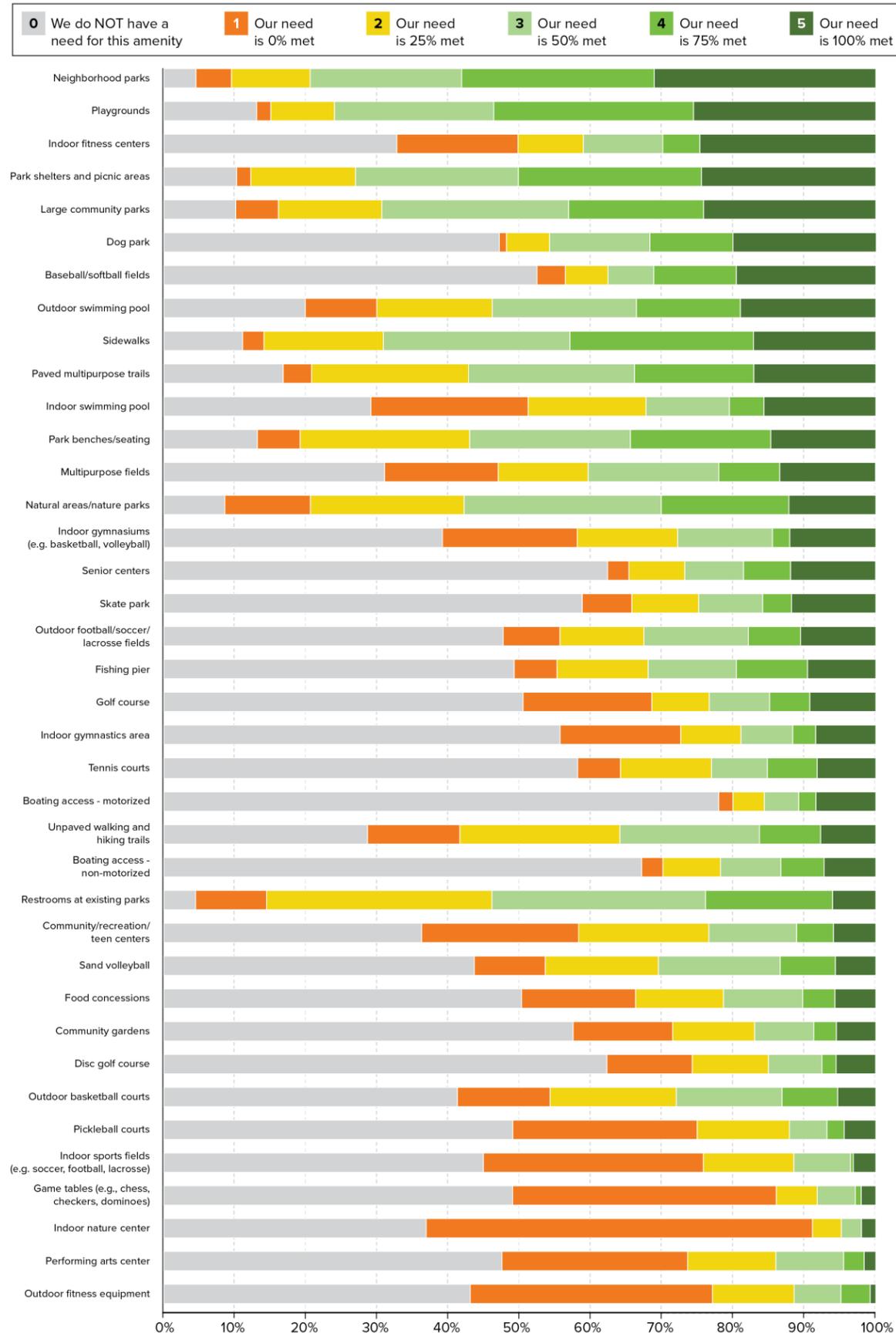
Reasons that prevent respondents from using parks, greenway trails, and recreation facilities of the City of Fremont more often.



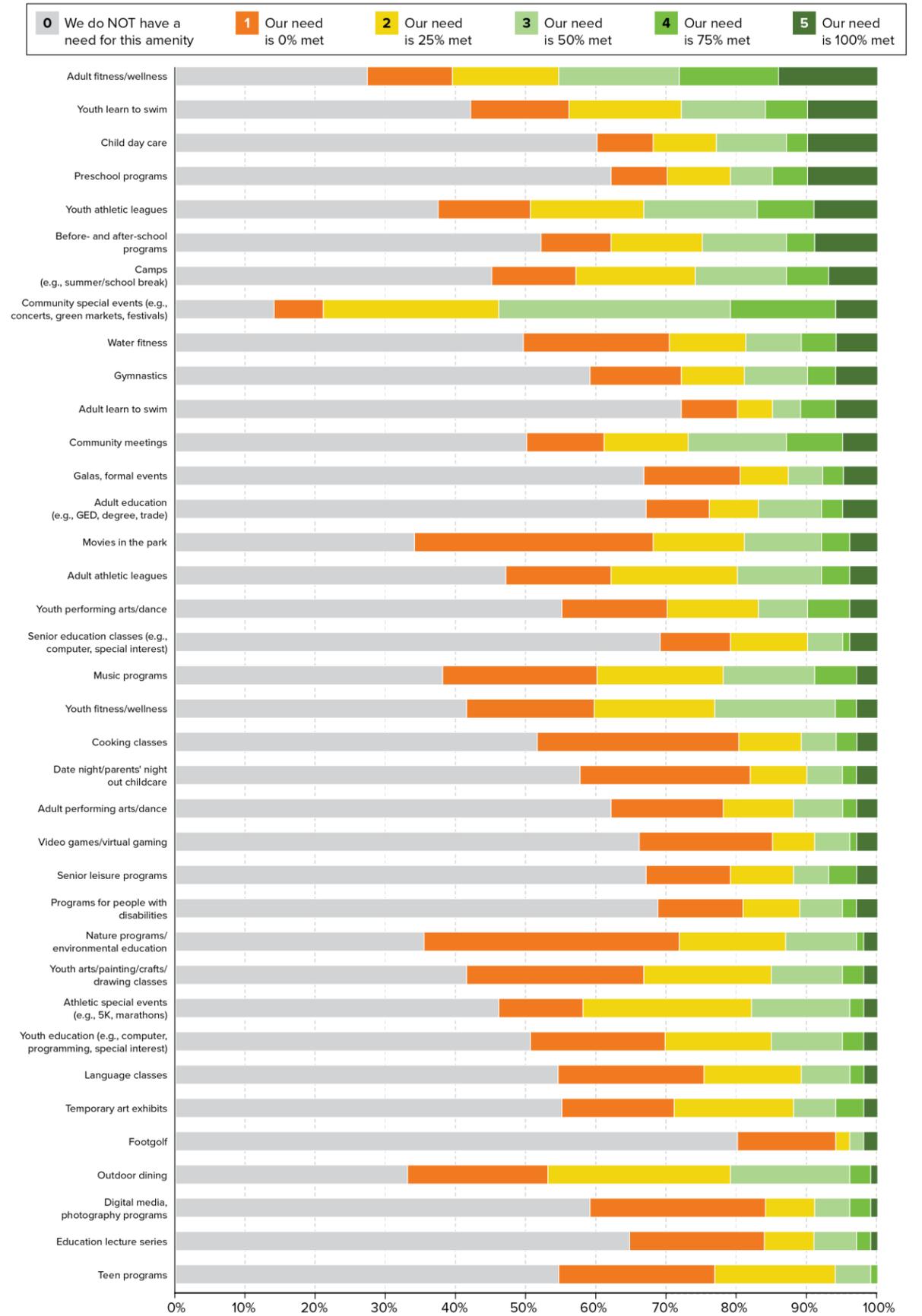
Social, economic, and environmental challenges that are most important to your respondents.



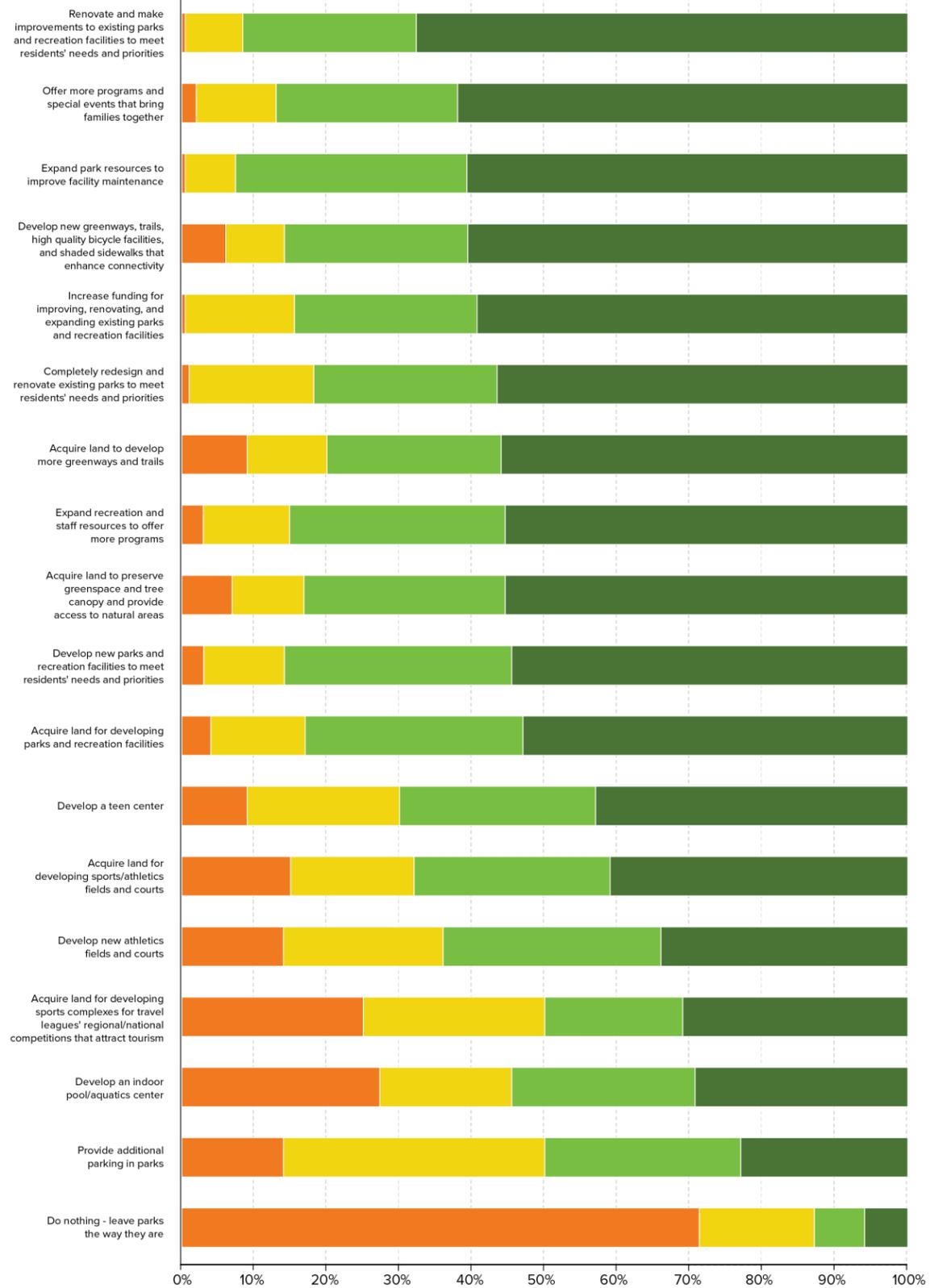
Respondents' needs for parks and recreation amenities.



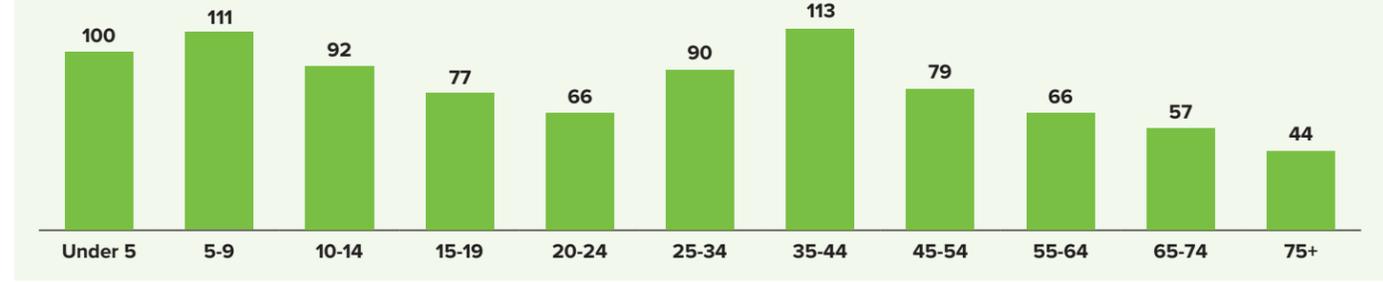
Respondents' needs for parks and recreation activities/programs.



How supportive respondents would be of actions that the City of Fremont could take to improve the parks and recreation system.

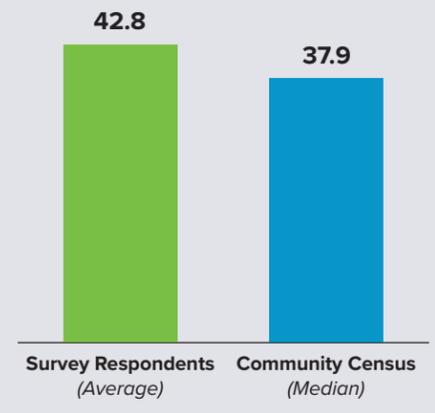


Survey Respondent Household Age Distribution

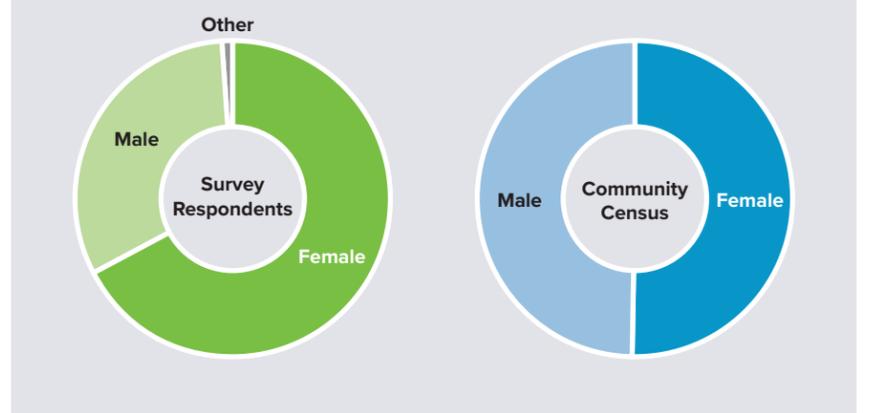


Source: Fremont Park Master Plan Survey Results

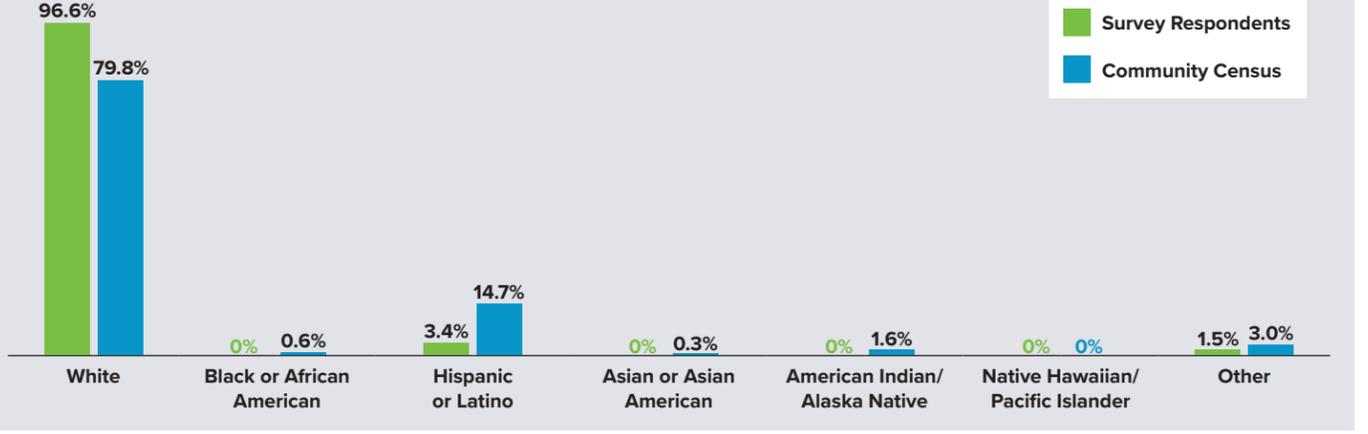
Age



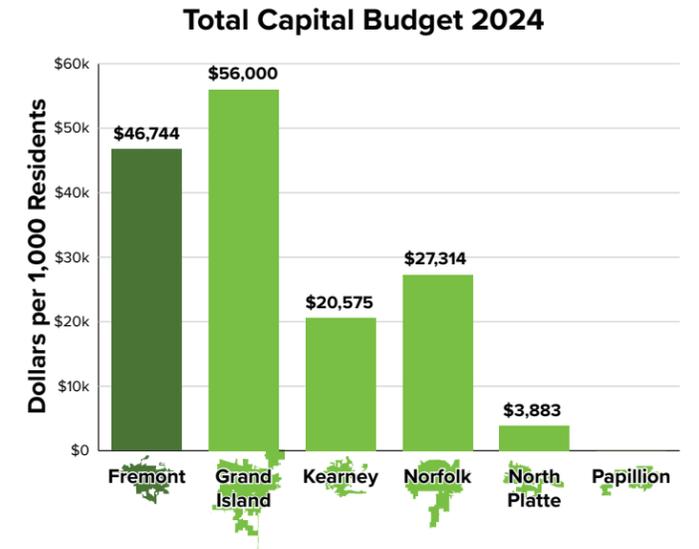
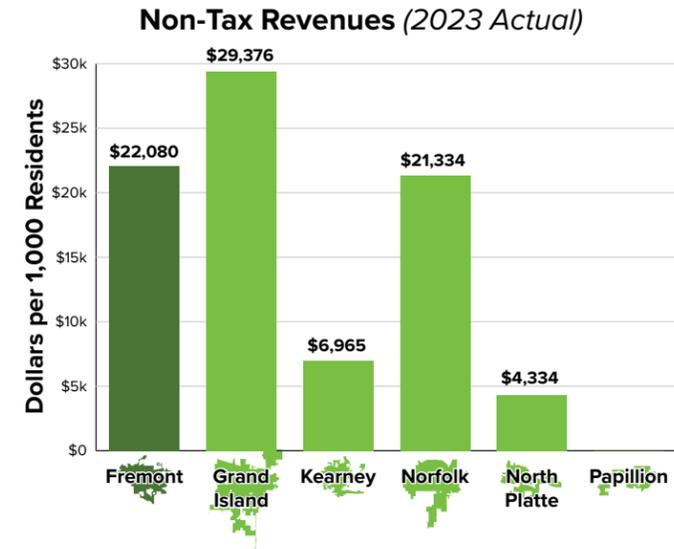
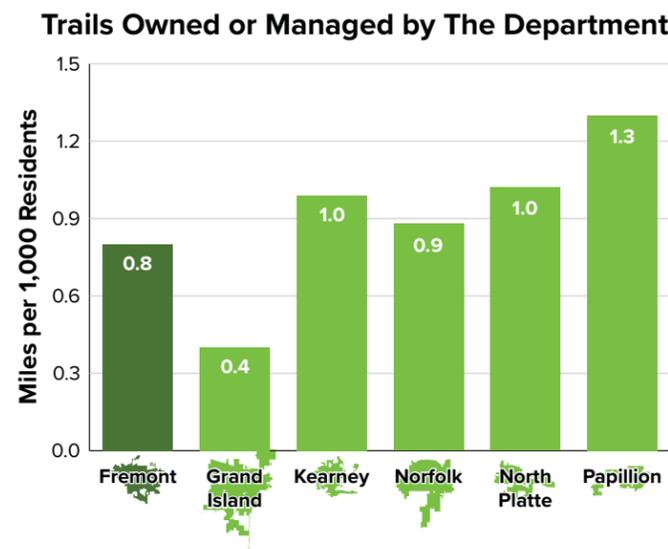
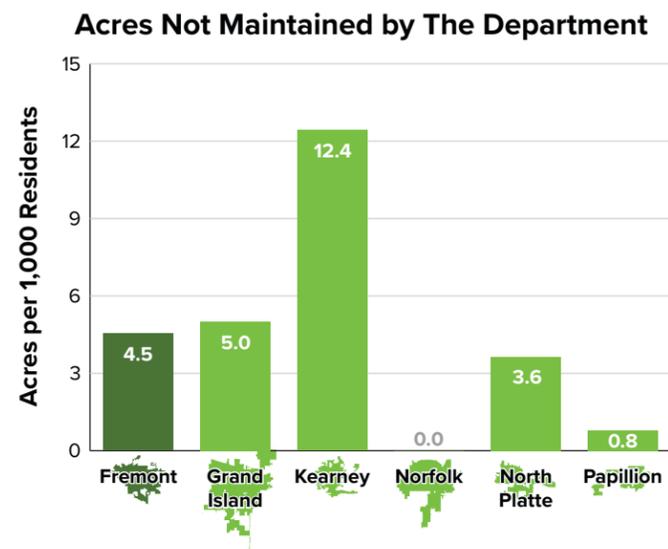
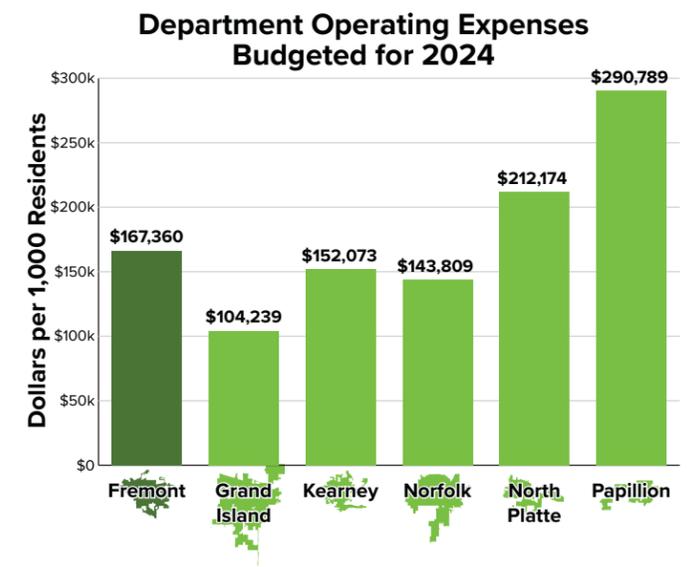
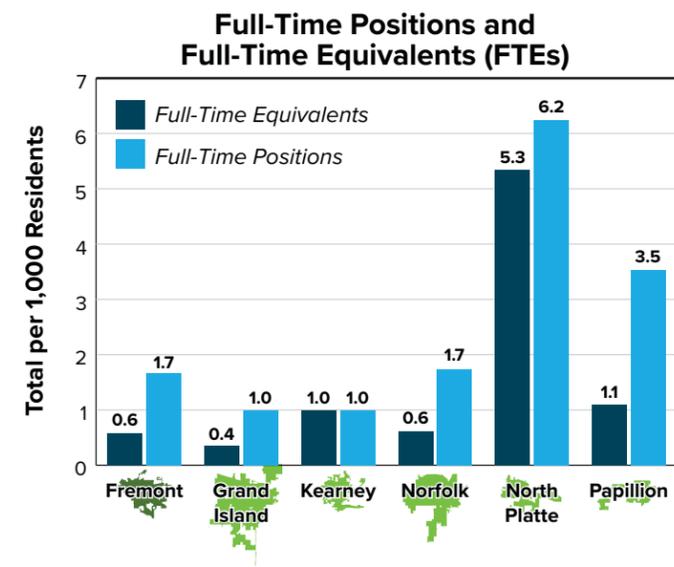
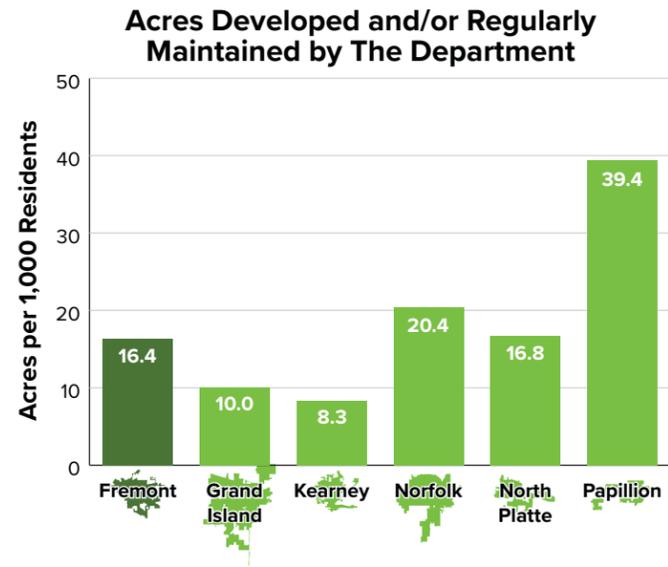
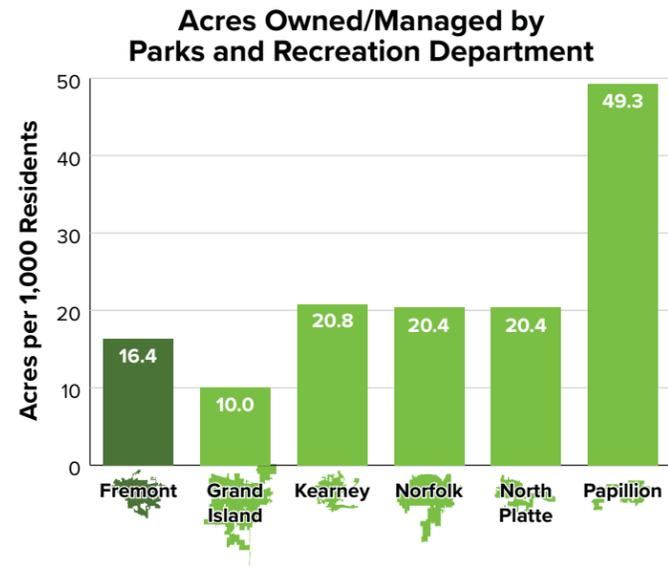
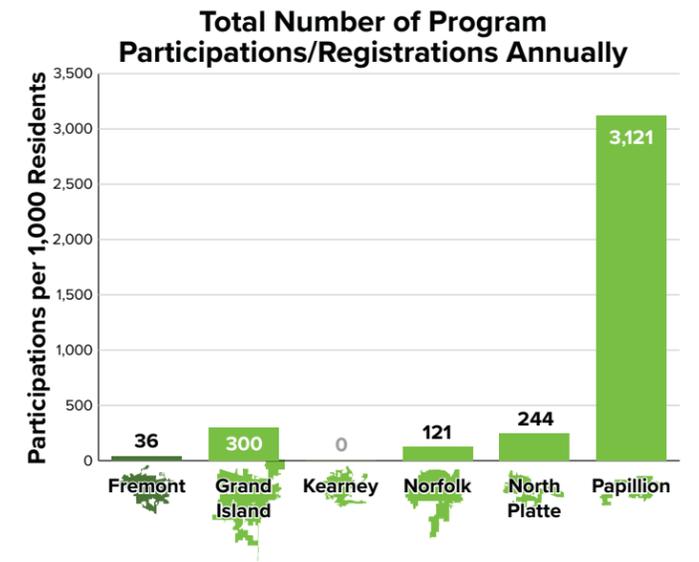
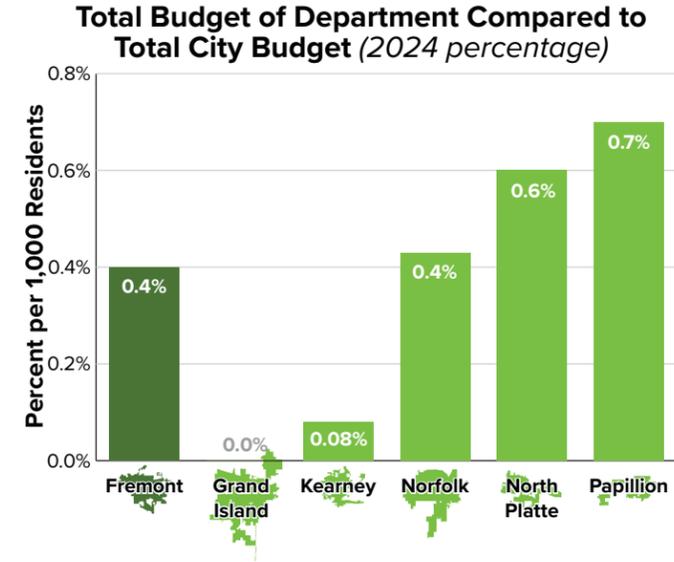
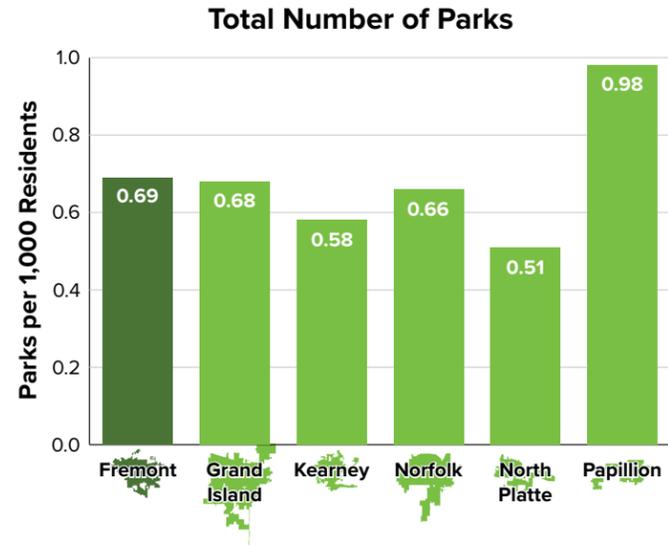
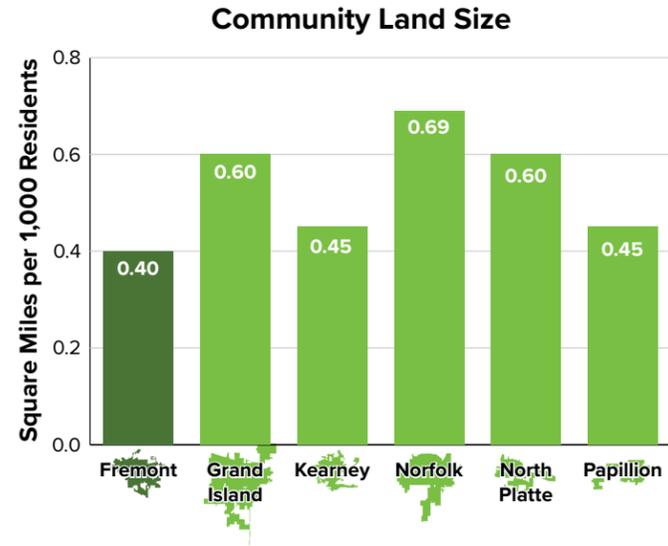
Gender



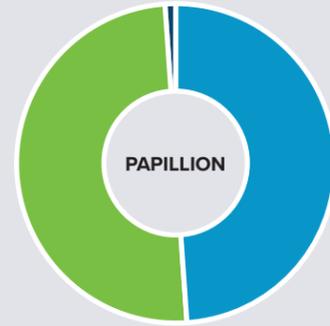
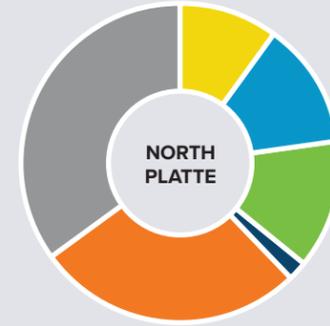
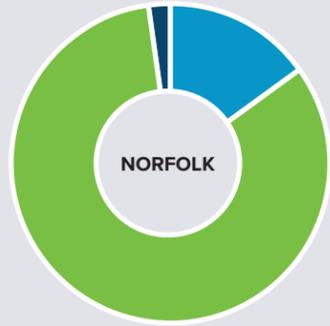
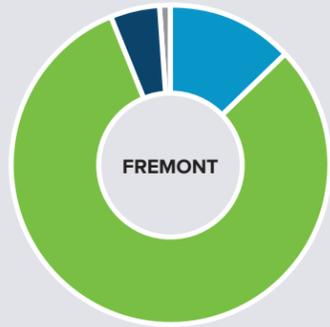
Household Race



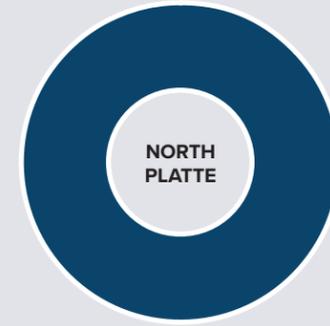
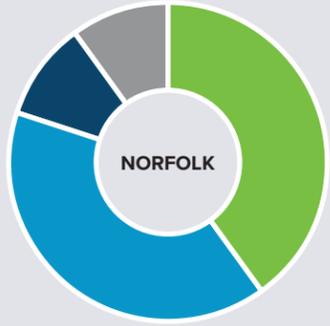
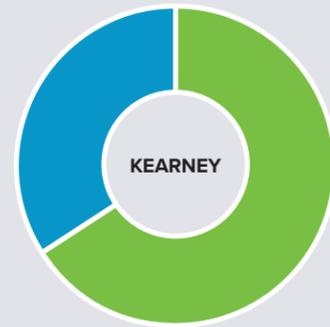
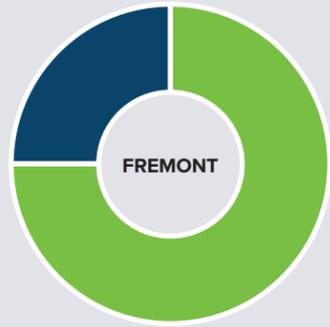
APPENDIX B: PEER BENCHMARKING



Operating Budget Sources
(2023 approx. %)



Capital Budget Delegated Spending
(approx. %)



APPENDIX C: PARK AMENITY SURVEY

Park / Recreation Facility	Barnard Park	Buch Park	Buckridge Park	Christensen Fields	Clemmons Park	Fremont Community Gardens	Dog Park	Davenport Park	Fremont Rotary Park		Hornel Park	John C. Fremont Park	Johnson Park	Masonic Park	Memorial Park	Miller Park	Milliken Park	Moeller Park	Recken-Nelson Park	Ronin Park	Ruwe Park	Van Anda Park	Wildwood Park	Total Amenities by Type:	
Park Classification	Neighborhood Park	Neighborhood Park	Pocket Park	Sports Complex	Community Park	Special Use Park	Special Use Park	Neighborhood Park	Neighborhood Park		Open Lands	Community Park	Community Park	Neighborhood Park	Sports Complex	Neighborhood Park	Neighborhood Park	Neighborhood Park	Special Use Park	Neighborhood Park	Neighborhood Park	Neighborhood Park	Open Lands		
Size (acres)	2.4	3.9	0.5	57.9	16.1	3.9	2.7	4.5	2.3		204.5	4.3	63.7	3	12.6	8.2	9.3	7.2	Within Christensen Fields	6.9	3.2	2.5	41.3	460.9	
Connectivity																									
Are there adjacent shared roads?	No	No	No	No	Yes	No	No	Yes	No		No	No	No	No	No	No	No	No	No	No	No	No	No	No	2
If YES, what is the name(s) of the adjacent shared roads?					19th Street			Fremont State Lakes Trail																	
If YES, is the road marked?					No			Yes																	
Are there adjacent trails?	No	No	No	Yes	Yes	Yes	Yes	Yes	No		Yes	No	Yes	No	No	No	No	No	Yes	Yes	No	No	No	No	9
If YES, what is the name(s) of the adjacent trails?				Fremont Ridge Road Trail	Rawhide Creek Trail	Fremont Ridge Road Trail	Fremont Ridge Road Trail	Fremont State Lakes Trail; Fremont Ridge Road Trail			Ridge Road Trail		Fremont Middle School Trail						Fremont Ridge Road Trail	Rawhide Creek Trail					
If YES, what is the surface type of the trail?				Concrete	Concrete	Concrete	Concrete	Concrete			Concrete		Concrete						Concrete	Concrete					
Are there internal trails?	No	No	No	No	No	No	No	No	No		Yes	No	Yes	No	No	No	No	No	No	No	No	No	No	No	2
If YES, what is the name(s) of the internal trails?											Ridge Road Trail		Johnson Lake Trail												
If YES, what is the surface type of the trail?											Gravel		Concrete												
Activities																									
Baseball Field				4	2			1							1		1	1			1				11
Basketball Court			1						1								2			1		1			6
Batting Cage				1																					1
Comhole																									1
Disc Golf												7													7
Football Field												1													1
Horseshoes																			1						1
Multipurpose Field				1												1	2					1			5
Pickleball Court																					4				4
Skateboard Park																1									1
Sledding Hill					1																				1
Soccer Field				8	1								1												11
Softball Field		1													1	2	1								4
Swimming Pool																									1
Tennis Court																					1			2	2
Track and Field		1																							4
Volleyball Court					1																				2
Furniture																									
Barricade																									1
Bench	6				7		1		6			3	14	1		2	5			2	2	2			51
Bike Rack													6				1								7
Bleachers				8				1							1					1					11
Drinking Fountain																	1								1
Dock																									1
Dog Waste Station											2														2
Flag Pole											1														1
Grill	1	1			4			1	3							1				1	1	1			15
Informational Sign		2			1			1			3	1	1	1		1				1	1		1		14
Splash Pad												1				1					1	1	1		5
Table	5	3	3		9		3	6	2			23	17	5		2	2			4	9	1			94
Trash Receptacle		2		8	13		2	6			1	2	12	2	6		4			4					64
Playground Equipment																									
Playgrounds			1	1				2	1			2	2	1		1	5	1		1	1	1			20
Number of playgrounds noted as poor condition or lower?																									0
Number of playgrounds noted as being for ages 2-6 years old?				1				1				1	1	1			1	1							7
Standalone Playground Equipment	1	2	1		2			2	1							1	3					3			16
Number of playgrounds noted as poor condition or lower?																									0
Number of pieces of equipment noted as being exclusively for 2-6 years old?		2						1	1							1							1		6
Recreation Fixtures																									
Dugout				8				2																	12
Scoreboard																									1
Amenities																									
Food Concessions				1									1												2
Structures																									
Boat Launch													1												1
Food Concessions				1																					1
Gazebo	1								1																2
Greenhouse																		1							1
Monument	8		1		3				2			4	4	3		2	1					5			33
Pavilion				1									1			1					1	1			5
Restroom	1				1		1	1	1						1	1					1	1	1		10
Shed					1			1				1	2		1						1				10
Shelter					1		2	1				1									1		1		7
Workshop																									1
Points of Interest																									
Community Garden						1																			1
Dog Park					1		1																		2
Total Amenities Per Park:	23	14	7	43	48	1	10	27	19		4	42	73	14	14	18	30	7	1	30	26	16	1	468	

APPENDIX D: SOURCES

1. FEMA's National Flood Hazard Layer (NFHL)
2. City of Fremont NE Current Zoning Plan - Sujun Shrestha, HLA
3. U.S. Census Bureau, 2022 American Community Survey 5-Year Estimates, Table S1901
4. U.S. Census Bureau, 2022 American Community Survey 5-Year Estimates, Table S0101
5. U.S. Census Bureau, 2022 American Community Survey 5-Year Estimates Subject Tables, Table S0101
6. U.S. Census Bureau, 2022 American Community Survey 5-Year Estimates, Table S1701
7. U.S. Census Bureau Population Estimates Program (PEP)

Capital Improvements Planning

One of the most vital functions of a local government is to construct and maintain the public works infrastructure. Without a network of roadways, sanitary sewer, water mains and other essential public facilities, a wide range of negative impacts are likely to be felt by residents and commercial enterprises which rely on local governments for their physical well-being and economic prosperity.

The 1990s saw the advent of two important and parallel trends. The first involved an increasing awareness on the part of local officials of the continuing deterioration of our nation's network of public facilities. The second involved a perhaps belated understanding on the part of these same public officials that an expanding economy requires an adequate infrastructure to sustain growth, especially within the fringe of expanding metropolitan areas.

Unfortunately, many local governments have failed to evaluate their capital facility repair and expansion needs, or to allocate sufficient resources to correct deficiencies. Recent experience has clearly demonstrated that this casual, short-sighted approach to capital project decision-making is likely to result in a funding crisis and an accelerated rate of deterioration of capital assets.

Those local governments which have sought to address these problems have often turned to Capital Improvements Programming. The plan is a tool used to allocate scarce resources in an efficient manner. Rather than allow capital improvement decisions to be made on an ill-defined, haphazard basis, the Capital Improvements Program and annual capital budget identifies the needs, the prioritization of the various project, and provides for the funding and an implementation strategy on an annual basis.

Nebraska State Statutes recognize the intrinsic relationship between the comprehensive development plan and the capital improvement plan. The authorizing statutes (Section 19-929) read, "The planning commission shall (a) make and adopt plans for the physical development of the municipality; including any areas outside its boundaries which the commission's judgment bear a relation to the planning of such municipality and including comprehensive development plan as defined in 19-903, (b) prepare and adopt such implemental means as a *capital improvements program*, subdivision regulations, building codes and zoning ordinances in cooperation with other interested municipal departments, and (c) consult with and advise public officials and agencies, public utilities, civic organizations, educational institutions, and citizens with relation to promulgation and implementation of the comprehensive development plans and its implemental programs.

A Capital Improvements Program can assist the community in achieving sound financial management practices by planning for the financing of construction, major rehabilitation and other capital projects which are consistent with the goals and objectives of the Comprehensive Development Plan. By applying a planned schedule of expenditures for capital improvements, the community can assure taxpayers that long-term expenditures can be averaged out so that major debt is not incurred all at once, and that maintenance, renewal and replacement requirements of public infrastructure are adequately addressed to protect the community's investment and maximize the useful life of facilities

For more information, go to:

<https://law.justia.com/codes/nebraska/chapter-19/statute-19-929/>

Civic and Community Center Financing Fund

The Civic and Community Center Financing Fund helps finance the construction s of new civic centers and recreation centers or renovate or expand existing civic centers or recreation centers, to assist in the conversation, rehabilitation, or reuse of historic buildings, to upgrade community centers, and for assistance for engineering and technical studies directly related to the above projects.

The fund may be used for site and infrastructure improvements directly related to the construction, renovation, or expansion of a center. It also may be used for the purchase and installation of fixed seating, lighting, carpeting, and other fixtures at a center, but not for temporary and/or portable furniture or equipment.

Evaluations of grant applications are based on a project’s potential for long-term positive impacts on the local and regional economies, attraction impact, readiness, and financial support. The municipality must own and operate the center for which grant assistance is sought.

All municipalities in the state of Nebraska are eligible to apply for assistance, except Omaha, Lincoln, and Ralston. Any municipality receiving a grant will not be awarded more than one grant in any two-year period.

Application due date: Preapplication: January 15th.
 Full Application: February 15th.
 Announcements: March 30th.

Maximum grant amount:

Grant Maximum Schedule A	
<i>Until the balance of the Fund reaches \$2,500,000</i>	
Population	Maximum Grant
100,000 to 299,999	\$2,250,000
40,000 to 99,999	\$1,125,000
20,000 to 39,999	\$750,000
10,000 to 19,999	\$600,000
less than 10,000	\$375,000

Grant Maximum Schedule B	
<i>After the balance of the Fund reaches \$2,500,000 and until it falls below \$1,000,000</i>	
Population	Maximum Grant
100,000 to 299,999	\$3,375,000
40,000 to 99,999	\$1,687,000
20,000 to 39,999	\$1,125,000
10,000 to 19,999	\$900,000
less than 10,000	\$562,000

Minimum planning grant amount: \$3,000 - \$15,000 for studies
Local match required: 50%, 50% of which must be cash match.

For more information, go to: <https://opportunity.nebraska.gov/programs/community/cccff/>

Creating High Impact Economic Futures Act

The CHIEF Act is codified in Neb. Rev. Stat. §§ 77-3113 to 77-3120 and replaces the Community Development Assistance Act (CDAA) that has been administered by the Nebraska Department of Economic Development since 1985.

The CHIEF Act goes into effect on January 1, 2025. Beginning on December 2, 2024, the Department plans to begin accepting applications to have projects or programs certified for tax credit status under the CHIEF Act. DED can award up to \$900,000 in tax credits per year for calendar years 2026 and 2027 with a total of \$300,000 allocated for each congressional district. DED can award up to \$3,000,000 in tax credits per year beginning in 2027 with a total of \$1,000,000 allocated for each congressional district. The maximum amount of credits per project or program certified for tax credit status shall not exceed \$150,000 per year for projects or programs located in the first or third congressional district. There is no such limit for projects or programs certified for tax credit status that are in the second congressional district.

For more information, go to: <https://opportunity.nebraska.gov/programs/incentives/chief/>

Community Project Funding (Congressional Directed Funding)

The fiscal year 2023 Consolidated Appropriations Act (P.L. 117-328), signed into law on December 29, 2022, included funding for Community Project Funding (CPF), which is also known as Congressionally Directed Spending. CPF is appropriated and allocated on an annual basis and at the sole discretion of Congress. The total funding amounts are specified in the Consolidated Appropriations Act corresponding with each fiscal year, if applicable.

CPF recipients and their allocations are determined by Congress. CPF grants cannot represent more than 80% of all eligible project costs.

General Obligation Bonds

General obligation bonds are a type of municipal government bond, which is government debt issued to raise money to finance public improvements. A general obligation bond is a municipal bond backed by the full faith and credit (taxing power) of the issuing jurisdiction, rather than the revenue from a given project. No assets are used as collateral for the bond and the bond is not dependent on revenue of any project for repayment. It is also common to retire general obligation bonds with utility revenues.

General obligation bonds are currently sold at market rates up to 20-year terms, depending on market conditions and credit worthiness of the issuer. If the city is interested in pursuing general obligation bonds, then it is recommended that the city contact its fiscal agent.

For more information, go to: <https://law.justia.com/codes/nebraska/chapter-16/statute-16-6-108/>

Joint Public Agency Act

The Joint Public Agency Act allows local governmental units to make the most efficient use of their taxing authority and other powers by enabling them to cooperate with other governmental units on a basis of mutual advantage and thereby to provide services and facilities in a manner and pursuant to forms of governmental organization that will accord best with geographic, economic, population, and other factors influencing the needs and development of local communities.

Any two or more public agencies may enter into agreements with one another for joint or cooperative action pursuant to the Joint Public Agency Act. Any combination of two or more public agencies may create one or more joint public agencies to exercise the powers and authority prescribed by the Joint Public Agency Act.

A joint public agency shall have only those powers of taxation as one or more of the participating public agencies has and only as specifically provided in the agreement proposing creation of the joint public agency, except that a joint public agency shall not levy a local option sales tax. Participating public agencies may agree to allow the joint public agency to levy a property tax rate not to exceed a limit as provided in the agreement if the agreement also limits the levy authority of the overlapping participating public agencies collectively to the same amount. The levy authority of a joint public agency shall be allocated by the city or county as provided in section 77-3443, and the agreement may require allocation of levy authority by the city or county.

Any joint public agency may issue such types of bonds as its board may determine subject only to any agreement with the holders of outstanding bonds, including revenue or general obligation bonds. Except as provided in section 72-2304, bonds issued for purposes of the Public Facilities Construction and Finance Act may be issued with no requirement for a vote.

The Joint Public Agency Act is necessary for the welfare of the state and its inhabitants and shall be construed liberally to affect its purposes.

For more information go to: <https://law.justia.com/codes/nebraska/chapter-13/statute-13-2025-01/>

Lease Purchase Agreement

The mayor and council of any city of the first or second class and the chairman and board of trustees of any village, in addition to other powers granted by law, may enter contracts for lease of real or personal property for any purpose for which the city or village is authorized by law to purchase property or construct improvements.

To utilize a Lease Purchase Agreement for most projects, the municipality must first create a “Facilities Corporation” which is a 501(c)(3) non-profit organization. The Facilities Corporation is a separate “agency” of the community, governed by a Board of Directors appointed by the chief elected. The Board is comprised of three, five or seven members, and cannot be the governing body itself.

A lease purchase agreement allows the municipality to purchase and use an item while making payments. These items include pieces of equipment, such as fire trucks, or real estate, such as land or buildings. The Facilities Corporation purchases the item and then leases it back to the community. The Facilities Corporation issues bonds for the cost of the item. The municipality then levies a tax (property or sales tax) which is used to repay the Lease Purchase Agreement, pursuant to the contract terms. The Lease payments match the corporation’s bond payments.

Capital expenditures (land and buildings) are subject to the municipal levy lid (Section 77-3442(b)) but not the spending lid (13-519.01). In contract, equipment purchases are subject to both lids.

Such agreements shall not be restricted to a single year and may provide for the purchase of the property in installment payments.

For more information, go to: <https://law.justia.com/codes/nebraska/chapter-19/statute-19-2421/>

Local Capital Campaign

A capital campaign is a time-limited effort by a community or non-profit organization to raise significant dollars for a specific project. Often the money raised is to fund the acquisition, construction, or renovation of a building. Sometimes, capital campaigns are used to build an endowment for the future. In other cases, capital campaigns fund an extraordinary expenditure such as an expensive piece of equipment. Whatever the case, capital campaigns have a beginning and an end, but often span several years. They employ all the usual means of raising funds such as direct mail and direct solicitation and require extraordinary preparation and skillful execution.

These capital campaigns must be viewed as large-giver campaigns. National fundraising statistics show that 10%-15% of the fundraising goal will be given by the lead donor; 97% of the fundraising goal will be given by 3% of all donors. The balance will be given by the rest of donors.

Because they rely heavily on large gifts to raise a substantial amount of money, capital campaigns draw their volunteer leadership and solicitors from the upper end of a community's business and civic leadership. The high visibility of a capital campaign ups the ante considerably. Few situations are more damaging to the image of an organization than announcing the planned construction of a new facility and then failing to raise the money to build.

Local Option Sales Tax

Any Nebraska county or incorporated municipality may impose a local sales and use tax upon approval by a majority of their voters in a regular election. The local tax applies to the identical transactions subject to the state sales and use tax, except for direct-to-home satellite programming. Local option taxes of 0.5¢, 1¢, and 1.5¢ may be approved by city or county voters. The tax is collected and remitted to the state and is then allocated back to the municipalities after deducting the amount of refunds made and a three percent administrative fee.

Effective July 19, 2012, and pursuant to Section 77-27,142, municipalities may, with voter approval enact a sales and use tax equal to 1.75¢ to 2.0¢. The proceeds from the rate in excess of 1.5¢ shall be used for public infrastructure projects or voter-approved infrastructure related to an economic development program as defined in Section 18-2705. Public infrastructure project means and includes, but is not limited to, any of the following projects, or any combination thereof: Public highways and bridges and municipal roads, streets, bridges, and sidewalks; solid waste management facilities; wastewater, storm water, and water treatment works and systems, water distribution facilities, and water resources projects, including, but not limited to, pumping stations, transmission lines, and mains and their appurtenances; hazardous waste disposal systems; resource recovery systems; airports; port facilities; buildings and capital equipment used in the operation of municipal government; convention and tourism facilities; redevelopment projects as defined in Section 18-2103; mass transit and other transportation systems, including parking facilities; and equipment necessary for the provision of municipal services.

No municipal sales and use tax shall be imposed at a rate greater than one and one-half percent or increased to a rate greater than one and one-half percent unless the municipality is a party to an interlocal agreement pursuant to the Interlocal Cooperation Act or a joint public agency agreement pursuant to the Joint Public Agency Act with a political subdivision within the municipality or the county in which the municipality is located creating a separate legal or administrative entity relating to a public infrastructure project.

The City of Fremont, Nebraska's current LOST rate is 1.5%. Over the past four years, the city's LOST has averaged over \$981,000 in revenue. Should voters enact an additional 0.25% to 0.5% LOST, the city could reasonably expect to generate an additional \$164,000 to \$338,000 per year in new revenues.

For more information, go to: <https://law.justia.com/codes/nebraska/chapter-77/statute-77-27-142/>

Municipal Borrowing

The mayor and council of any city and the board of trustees of any village, in addition to other powers granted by law, may borrow from a state-chartered or federally chartered bank, savings bank, building and loan association, or savings and loan association, for purchase of real or personal property for any purpose for which the city or village is authorized by law to purchase property or construct improvements. Such loans shall not be restricted to a single year and may be repaid in installment payments.

For more information, go to: <https://law.justia.com/codes/nebraska/chapter-18/statute-18-201/>

Nebraska Advantage Transformational Tourism and Redevelopment Act

Under LB 1018, private developers of recreation, tourism, dining, and entertainment options could qualify for refunds according to four investment tiers ranging from \$10 million and \$15 million to those totaling \$50 million. Projects could include new cultural institutions such as museums, performing arts venues, recreation and entertainment venues, and specialty dining establishments.

The voters approving a local option sales tax refund will help developers to recoup some of the costs of building and developing projects that benefit area residents and businesses and attract visitors. The bill includes a safeguard that requires developers to reach investment requirements within four years of voters approving the use of sales tax refunds. Refunds cannot be used in the construction or financing of stadiums or their support facilities.

Project means the acquisition, including the acquisition of real estate by a leasehold interest with a minimum term of ten years, construction, and equipping of a tourism attraction or redevelopment project; the construction and installation of improvements to facilities necessary or desirable for the acquisition, construction, and installation of a tourism attraction or redevelopment project, including, but not limited to, surveys; installation of utilities which may include water, sewer, sewage treatment, gas, electricity, communications, and similar facilities; and offsite construction of utility extensions to the boundaries of the real estate on which the facilities are located, all of which are to be used to improve the economic situation of the approved company in a manner that allows the approved company to attract persons.

- (1) For a tourism development project, qualified business means any business engaged in:
 - (a) Cultural development
 - (b) Historical redevelopment
 - (c) Recreation facilities
 - (d) Entertainment destination centers
 - (e) Lodging
 - (f) Destination dining

- (g) Tourism attraction
 - (h) Nebraska crafts and products center, or
 - (i) Any combination of the activities listed in this subsection.
- (2) For a redevelopment project, qualified business means any business engaged in:
- (a) Cultural development
 - (b) Historical redevelopment
 - (c) Recreation facilities
 - (d) Entertainment destination centers
 - (e) Mixed-use projects
 - (f) Lodging
 - (g) Full-service restaurants or destination dining
 - (h) Residential development
 - (i) Retail development
 - (j) Structured parking
 - (k) Tourism attraction
 - (l) Nebraska crafts and products center, or
 - (m) Any combination of the activities listed in this subsection.

For more information, go to: <http://nebraskalegislature.gov/FloorDocs/101/PDF/Slip/LB1018.pdf>

Non-Profit Foundation – Municipal Bond Financing

Non-profits are authorized to issue tax exempt bond financing through a local government – at no risk to the local government. The non-profit must have a lead lender (bank) for the project who agrees to purchase the municipal bonds, once issued. The municipality issues the bonds, and the bank buys them, using the new building/addition as collateral.

The maximum amount of bond that can be issued by a municipal government under this program is \$10 million.

The authorizing statutes (§13.1101 - §13.1110) can be found at the following link:

<https://law.justia.com/codes/nebraska/chapter-13/statute-13-1101/>

Revenue Bonds

All municipal bonds fall into one of two categories—general obligation or revenue bonds—based on how the interest and principal repayment will be funded. Within each category, municipal bonds can be structured several different ways, each with different benefits and tax treatment.

Principal and interest payments for revenue bonds are secured by revenues generated by the project being financed. In some cases, revenue bonds can be backed by sales taxes, fuel taxes, or hotel occupancy taxes. Some financiers refer to revenue bonds as “self-liquidated debt”. Revenue bonds do not count against the general obligation of the community.

For more information, go to: <https://law.justia.com/codes/nebraska/chapter-19/statute-19-1305/>

Sports Arena Facility Financing Assistance Program

The Sports Arena Facility Financing Fund is capitalized by using seventy percent of the (i) state sales tax revenue collected by retailers doing business at eligible sports arena facilities on sales at such facilities, (ii) state sales tax revenue collected on primary and secondary box office sales of admissions to such facilities, and (iii) new state sales tax revenue collected by nearby retailers and sourced under sections 77-2703.01 to 77-2703.04 to a location within six hundred yards of the eligible facility.

The total amount of state assistance approved for an eligible sports arena facility shall not (a) exceed fifty million dollars or (b) be paid out for more than twenty years after the issuance of the first bond for the sports arena facility.

For more information, got to: <https://law.justia.com/codes/nebraska/chapter-13/statute-13-3108/>

United States Department of Agriculture – Rural Development

- *Guaranteed Community Facility Loan Program*

The purpose of the Guaranteed Community Facilities Loan Program is to work with local lenders - including banks, savings and loan associations, mortgage companies, and Farm Credit System banks to offer loan guarantees to help build essential community facilities and purchase equipment in rural areas. Community service facilities include fire and rescue buildings and/or equipment, streets, utilities, community buildings, libraries, senior citizen centers, day care centers, airports, industrial parks, hospitals, clinics, nursing homes, assisted living facilities, etc.

For more information, go to:

<https://www.rd.usda.gov/programs-services/community-facilities-direct-loan-grant-program>

Private Foundations

Private/charitable foundations are legal entities set up by an individual, a family or corporations, for a purpose such as philanthropy.

Capital Improvements Planning/Programming

One of the most vital functions of a local government is to construct and maintain the public works infrastructure. Without a network of roadways, sanitary sewer, water mains and other essential public facilities, a wide range of negative impacts are likely to be felt by residents and commercial enterprises which rely on local governments for their physical well-being and economic prosperity.

The 1990s saw the advent of two important and parallel trends. The first involved an increasing awareness on the part of local officials of the continuing deterioration of our nation's network of public facilities. The second involved a perhaps belated understanding on the part of these same public officials that an expanding economy requires an adequate infrastructure to sustain growth, especially within the fringe of expanding metropolitan areas.

Unfortunately, many local governments have failed to evaluate their capital facility repair and expansion needs, or to allocate sufficient resources to correct deficiencies. Recent experience has clearly demonstrated that this casual, short-sighted approach to capital project decision-making is likely to result in a funding crisis and an accelerated rate of deterioration of capital assets.

Those local governments which have sought to address these problems have often turned to Capital Improvements Programming (CIP). The plan is a tool used to allocate scarce resources in an efficient manner. Rather than allow capital improvement decisions to be made on an ill-defined, haphazard basis, the Capital Improvements Program and annual capital budget identifies the needs, the prioritization of the various project, and provides for the funding and an implementation strategy on an annual basis.

Nebraska State Statutes recognize the intrinsic relationship between the comprehensive development plan and the capital improvement plan. The authorizing statutes (Section 19-929) read, Athe planning commission shall (a) make and adopt plans for the physical development of the municipality; including any areas outside its boundaries which the commission's judgment bear a relation to the planning of such municipality and including comprehensive development plan as defined in 19-903, (b) prepare and adopt such implemental means as a *capital improvements program*, subdivision regulations, building codes and zoning ordinances in cooperation with other interested municipal departments, and (c) consult with and advise public officials and agencies, public utilities, civic organizations, educational institutions, and citizens with relation to promulgation and implementation of the comprehensive development plans and its implemental programs.

A CIP can assist the community in achieving sound financial management practices by planning for the financing of construction, major rehabilitation and other capital projects which are consistent with the goals and objectives of the Comprehensive Development Plan. By applying a planned schedule of expenditures for capital improvements, the community can assure taxpayers that long-term expenditures can be averaged out so that major debt is not incurred all at once, and that maintenance,

renewal and replacement requirements of public infrastructure are adequately addressed to protect the community’s investment and maximize the useful life of facilities

For more information, go to: <https://law.justia.com/codes/nebraska/chapter-19/statute-19-929/>

Civic and Community Center Financing Fund

The Civic and Community Center Financing Fund helps finance the construction s of new civic centers and recreation centers or renovate or expand existing civic centers or recreation centers, to assist in the conversation, rehabilitation, or reuse of historic buildings, to upgrade community centers, and for assistance for engineering and technical studies directly related to the above projects.

The fund may be used for site and infrastructure improvements directly related to the construction, renovation, or expansion of a center. It also may be used for the purchase and installation of fixed seating, lighting, carpeting, and other fixtures at a center, but not for temporary and/or portable furniture or equipment.

Evaluations of grant applications are based on a project’s potential for long-term positive impacts on the local and regional economies, attraction impact, readiness, and financial support. The municipality must own and operate the center for which grant assistance is sought.

All municipalities in the state of Nebraska are eligible to apply for assistance, except Omaha, Lincoln, and Ralston. Any municipality receiving a grant will not be awarded more than one grant in any two-year period.

Application due date: Preapplication: January 15th
 Full Application: February 15th
 Announcements: March 30th

Maximum grant amount:

Grant Maximum Schedule A	
<i>Until the balance of the Fund reaches \$2,500,000</i>	
Population	Maximum Grant
100,000 to 299,999	\$2,250,000
40,000 to 99,999	\$1,125,000
20,000 to 39,999	\$750,000
10,000 to 19,999	\$600,000
less than 10,000	\$375,000

Grant Maximum Schedule B	
<i>After the balance of the Fund reaches \$2,500,000 and until it falls below \$1,000,000</i>	
Population	Maximum Grant
100,000 to 299,999	\$3,375,000
40,000 to 99,999	\$1,687,000
20,000 to 39,999	\$1,125,000
10,000 to 19,999	\$900,000
less than 10,000	\$562,000

Minimum planning grant amount: \$3,000 - \$15,000 for studies
Local match required: 50%, 50% of which must be cash match.

For more information, go to: <https://opportunity.nebraska.gov/programs/community/cccff/>

Creating High Impact Economic Futures Act

The CHIEF Act is codified in Neb. Rev. Stat. §§ 77-3113 to 77-3120 and replaces the Community Development Assistance Act (CDAA) that has been administered by the Nebraska Department of Economic Development since 1985.

The CHIEF Act goes into effect on January 1, 2025. Beginning on December 2, 2024, the Department plans to begin accepting applications to have projects or programs certified for tax credit status under the CHIEF Act. DED can award up to \$900,000 in tax credits per year for calendar years 2026 and 2027 with a total of \$300,000 allocated for each congressional district. DED can award up to \$3,000,000 in tax credits per year beginning in 2027 with a total of \$1,000,000 allocated for each congressional district. The maximum amount of credits per project or program certified for tax credit status shall not exceed \$150,000 per year for projects or programs located in the first or third congressional district. There is no such limit for projects or programs certified for tax credit status that are in the second congressional district.

For more information, go to: <https://opportunity.nebraska.gov/programs/incentives/chief/>

Community Project Funding (Congressional Directed Funding)

The fiscal year 2023 Consolidated Appropriations Act (P.L. 117-328), signed into law on December 29, 2022, included funding for Community Project Funding (CPF), which is also known as Congressionally Directed Spending. CPF is appropriated and allocated on an annual basis and at the sole discretion of Congress. The total funding amounts are specified in the Consolidated Appropriations Act corresponding with each fiscal year, if applicable.

CPF recipients and their allocations are determined by Congress. CPF grants cannot represent more than 80% of all eligible project costs.

General Obligation Bonds

General obligation bonds are a type of municipal government bond, which is government debt issued to raise money to finance public improvements. A general obligation bond is a municipal bond backed by the full faith and credit (taxing power) of the issuing jurisdiction, rather than the revenue from a given project. No assets are used as collateral for the bond and the bond is not dependent on revenue of any project for repayment. It is also common to retire general obligation bonds with utility revenues.

General obligation bonds are currently sold at market rates up to 20-year terms, depending on market conditions and credit worthiness of the issuer. If the city is interested in pursuing general obligation bonds, then it is recommended that the city contact its fiscal agent.

For more information, go to: <https://law.justia.com/codes/nebraska/chapter-16/statute-16-6-108/>

Joint Public Agency Act

The Joint Public Agency Act allows local governmental units to make the most efficient use of their taxing authority and other powers by enabling them to cooperate with other governmental units on a basis of mutual advantage and thereby to provide services and facilities in a manner and pursuant to forms of governmental organization that will accord best with geographic, economic, population, and other factors influencing the needs and development of local communities.

Any two or more public agencies may enter into agreements with one another for joint or cooperative action pursuant to the Joint Public Agency Act. Any combination of two or more public agencies may create one or more joint public agencies to exercise the powers and authority prescribed by the Joint Public Agency Act.

A joint public agency shall have only those powers of taxation as one or more of the participating public agencies has and only as specifically provided in the agreement proposing creation of the joint public agency, except that a joint public agency shall not levy a local option sales tax. Participating public agencies may agree to allow the joint public agency to levy a property tax rate not to exceed a limit as provided in the agreement if the agreement also limits the levy authority of the overlapping participating public agencies collectively to the same amount. The levy authority of a joint public agency shall be allocated by the city or county as provided in section 77-3443, and the agreement may require allocation of levy authority by the city or county.

Any joint public agency may issue such types of bonds as its board may determine subject only to any agreement with the holders of outstanding bonds, including revenue or general obligation bonds. Except as provided in section 72-2304, bonds issued for purposes of the Public Facilities Construction and Finance Act may be issued with no requirement for a vote.

The Joint Public Agency Act is necessary for the welfare of the state and its inhabitants and shall be construed liberally to affect its purposes.

For more information go to: <https://law.justia.com/codes/nebraska/chapter-13/statute-13-2025-01/>

Land and Water Conservation Fund

The Land and Water Conservation Fund (LWCF) Act of 1965 seeks to provide outdoor recreation opportunities for all Americans. Funding is made available through royalty revenues from offshore leasing contracts with mineral extracting companies. Nebraska appropriates 60% of the fund for local subdivision recreation projects and retains 40% of the fund for statewide projects within the State Park System. As required by Congress, proposed recreation projects must be in accordance with the State Comprehensive Outdoor Recreation Plan (SCORP). The reimbursable program provides grants for up to 50% of project costs. Local governments/political subdivisions must assure the Nebraska Game and Parks Commission that they have the financial resources to complete and maintain projects in desired operations and settings.

All improvements made with Land and Water Conservation Funds, whole or in part, must be kept in perpetuity by the owner.

Examples of eligible projects include playgrounds, ball fields, soccer fields, picnicking facilities, camping facilities, golf courses, tennis courts, shelters, acquisition and development, and related support facilities.

Application due date: September
Maximum grant award: \$600,000
Minimum grant award: \$75,000
Matching requirement: 50%

For more information, go to: <http://outdoornebraska.ne.gov/parks/programs/lwcf/lwcf.asp>

Lease Purchase Agreement

The mayor and council of any city of the first or second class and the chairman and board of trustees of any village, in addition to other powers granted by law, may enter contracts for lease of real or personal property for any purpose for which the city or village is authorized by law to purchase property or construct improvements.

To utilize a Lease Purchase Agreement for most projects, the municipality must first create a “Facilities Corporation” which is a 501(c)(3) non-profit organization. The Facilities Corporation is a separate “agency” of the community, governed by a Board of Directors appointed by the chief elected. The Board is comprised of three, five or seven members, and cannot be the governing body itself.

A lease purchase agreement allows the municipality to purchase and use an item while making payments. These items include pieces of equipment, such as fire trucks, or real estate, such as land or buildings. The Facilities Corporation purchases the item and then leases it back to the community. The Facilities Corporation issues bonds for the cost of the item. The municipality then levies a tax (property

or sales tax) which is used to repay the Lease Purchase Agreement, pursuant to the contract terms. The Lease payments match the corporation's bond payments.

Capital expenditures (land and buildings) are subject to the municipal levy lid (Section 77-3442(b)) but not the spending lid (13-519.01). In contract, equipment purchases are subject to both lids.

Such agreements shall not be restricted to a single year and may provide for the purchase of the property in installment payments.

For more information, go to: <https://law.justia.com/codes/nebraska/chapter-19/statute-19-2421/>

Local Capital Campaign

A capital campaign is a time-limited effort by a community or non-profit organization to raise significant dollars for a specific project. Often the money raised is to fund the acquisition, construction, or renovation of a building. Sometimes, capital campaigns are used to build an endowment for the future. In other cases, capital campaigns fund an extraordinary expenditure such as an expensive piece of equipment. Whatever the case, capital campaigns have a beginning and an end, but often span several years. They employ all the usual means of raising funds such as direct mail and direct solicitation and require extraordinary preparation and skillful execution.

These capital campaigns must be viewed as large-giver campaigns. National fundraising statistics show that 10%-15% of the fundraising goal will be given by the lead donor; 97% of the fundraising goal will be given by 3% of all donors. The balance will be given by the rest of donors.

Because they rely heavily on large gifts to raise a substantial amount of money, capital campaigns draw their volunteer leadership and solicitors from the upper end of a community's business and civic leadership. The high visibility of a capital campaign ups the ante considerably. Few situations are more damaging to the image of an organization than announcing the planned construction of a new facility and then failing to raise the money to build.

Local Option Sales Tax

Any Nebraska county or incorporated municipality may impose a local sales and use tax upon approval by a majority of their voters in a regular election. The local tax applies to the identical transactions subject to the state sales and use tax, except for direct-to-home satellite programming. Local option taxes of 0.5¢, 1¢, and 1.5¢ may be approved by city or county voters. The tax is collected and remitted to the state and is then allocated back to the municipalities after deducting the amount of refunds made and a three percent administrative fee.

Effective July 19, 2012, and pursuant to Section 77-27,142, municipalities may, with voter approval enact a sales and use tax equal to 1.75¢ to 2.0¢. The proceeds from the rate more than 1.5¢ shall be used for public infrastructure projects or voter-approved infrastructure related to an economic development program as defined in Section 18-2705. Public infrastructure project means and includes, but is not limited to, any of the following projects, or any combination thereof: Public highways and bridges and municipal roads, streets, bridges, and sidewalks; solid waste management facilities; wastewater, storm water, and water treatment works and systems, water distribution facilities, and water resources projects, including, but not limited to, pumping stations, transmission lines, and mains and their appurtenances; hazardous waste disposal systems; resource recovery systems; airports; port facilities; buildings and capital equipment used in the operation of municipal government; convention and tourism facilities; redevelopment projects as defined in Section 18-2103; mass transit and other transportation systems, including parking facilities; and equipment necessary for the provision of municipal services.

No municipal sales and use tax shall be imposed at a rate greater than one and one-half percent or increased to a rate greater than one and one-half percent unless the municipality is a party to an interlocal agreement pursuant to the Interlocal Cooperation Act or a joint public agency agreement pursuant to the Joint Public Agency Act with a political subdivision within the municipality or the county in which the municipality is located creating a separate legal or administrative entity relating to a public infrastructure project.

The City of Fremont, Nebraska's current LOST rate is 1.5%. Over the past four years, the city's LOST has averaged over \$981,000 in revenue. Should voters enact an additional 0.25% to 0.5% LOST, the city could reasonably expect to generate an additional \$164,000 to \$338,000 per year in new revenues.

For more information, go to: <https://law.justia.com/codes/nebraska/chapter-77/statute-77-27-142/>

Municipal Borrowing

The mayor and council of any city and the board of trustees of any village, in addition to other powers granted by law, may borrow from a state-chartered or federally chartered bank, savings bank, building and loan association, or savings and loan association, for purchase of real or personal property for any purpose for which the city or village is authorized by law to purchase property or construct improvements. Such loans shall not be restricted to a single year and may be repaid in installment payments.

For more information, go to: <https://law.justia.com/codes/nebraska/chapter-18/statute-18-201/>

Non-Profit Foundation – Municipal Bond Financing

Non-profits are authorized to issue tax exempt bond financing through a local government – at no risk to the local government. The non-profit must have a lead lender (bank) for the project who agrees to purchase the municipal bonds, once issued. The municipality issues the bonds, and the bank buys them, using the new building/addition as collateral.

The maximum amount of bond that can be issued by a municipal government under this program is \$10 million.

The authorizing statutes (§13.1101 - §13.1110) can be found at the following link:

<https://law.justia.com/codes/nebraska/chapter-13/statute-13-1101/>

Private Foundations

Private/charitable foundations are legal entities set up by an individual, a family or corporations, for a purpose such as philanthropy.



CONNECT



PROTECT



GROW



SUSTAIN



ACTIVATE