



PATHWAYS TO PROGRESS

Lincoln Development Services Survey Report

LINCOLN[™]
CHAMBER OF
COMMERCE

LINCOLN[™]
PARTNERSHIP
FOR ECONOMIC
DEVELOPMENT

Dear Lincoln Community and Business Leader,

There is much on the horizon for future Lincoln development that we can rightly be excited about in the years ahead. Project O Street work has begun, library construction is approaching, the Malone Center construction is complete and the Multicultural Center construction is underway. Lincoln continues its steady progress toward its housing goals. This is progress to be celebrated.

In spite of this progress, it is also a time of economic uncertainty and occasional economic anxiety. In the past year, multiple studies performed by the Nebraska Chamber of Commerce, Aksarben Foundation, and others indicate that Nebraska could grow its economy and population more quickly. The results are clear. As a state, we are not achieving our fullest potential.

Likewise, Lincoln has an opportunity to see greater economic expansion. In fact, evidence is mounting that Lincoln and all of Nebraska must grow economically to maintain the high quality of life and career opportunities the generations before us have enjoyed. This means that we must influence everything we can towards making Lincoln the easiest and fastest place for small and large businesses to invest. This includes making strategic investments in infrastructure (streets, energy, and telecommunications) and establishing pad ready sites for future development.

The Lincoln Chamber's "Vitality Lincoln Strategic Plan" provided a roadmap for that growth. Included in that plan is an effort to convene business and development leaders periodically with city leadership, with the goal being to identify and implement incremental improvements to the development process in Lincoln. The planning and regulatory process to develop in Lincoln must be aligned with providing speed, clarity and consistency for projects through a proactive focus on enabling business investment.

This survey and the insights identified by it provide a foundation for these important discussions. I want to thank the 53 business leaders that provided their expert feedback and perspectives in this survey. Likewise, I want to thank David Cary, Director of Planning and Development Services for his engagement and interest in working with business leadership to find new ways to support growth in Lincoln. Working together, the business community and the City of Lincoln can rise to the economic challenges of our time, and make progress to open up more economic vibrancy in Lincoln.

Best regards,



Jason M. Ball

Lincoln Development Services Industry Partnership Survey

The Lincoln Chamber convened a working group of industry leaders to better understand how Lincoln's permitting and development processes are functioning in practice. As part of this effort, the group distributed a survey to a broad range of industry professionals who regularly work with the department, and the results below reflect their direct feedback and experiences. The survey also showed higher satisfaction with residential permitting timelines, which many respondents noted tend to be more straightforward and less complex than commercial and land development projects. Overall, the results show clear strengths—particularly in staff expertise, inspections, and recent improvements in communication—alongside recurring challenges related to timelines, consistency, and process clarity. These insights provide a valuable opportunity to align around solutions that improve efficiency while supporting continued growth and development in Lincoln.

Strengthening Review and Permitting Coordination in Lincoln

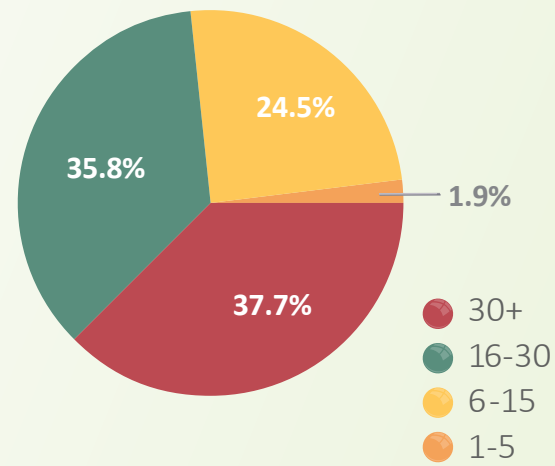
Industries Surveyed (53 Responses)



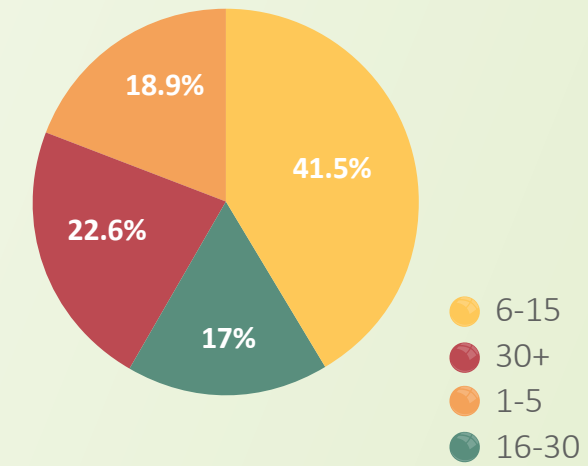
Overall Satisfaction with the Permitting Process



Years Working in Lincoln (53 Responses)



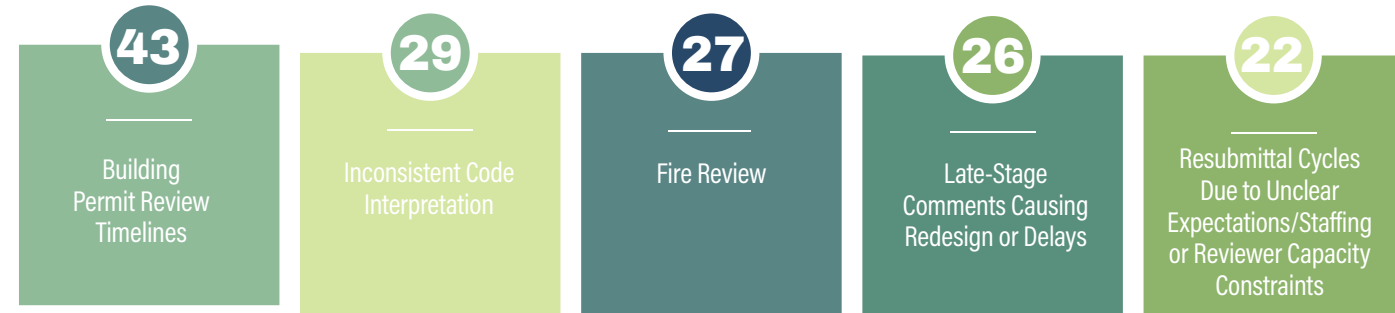
Approximate Number of Lincoln Permits Annually (53 Responses)



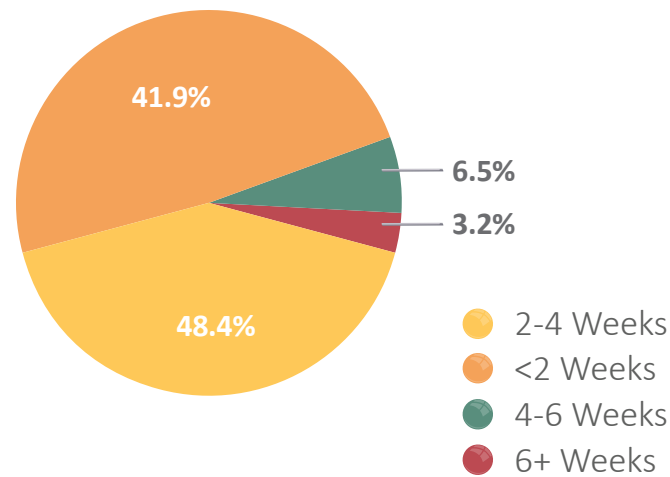
What's Working Well in Lincoln's Development, Permitting and Inspection Process



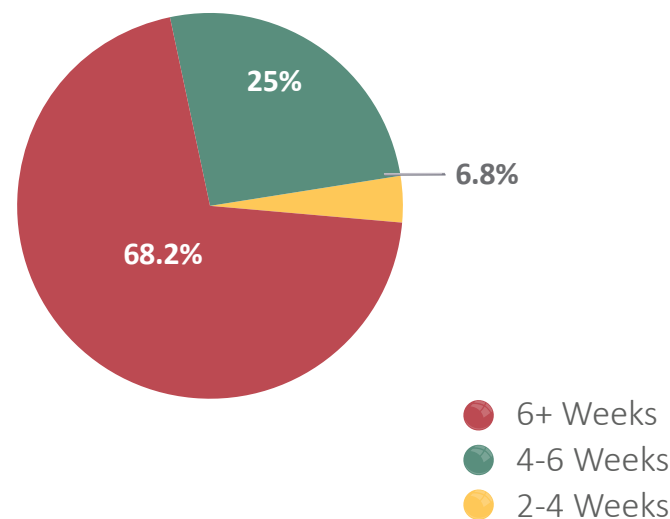
Select up to five (5) areas that most impact cost, timeline or predictability (53 Responses)



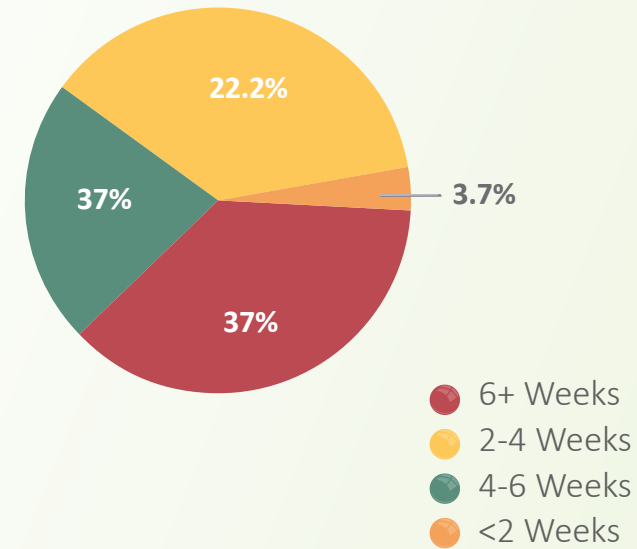
Average Review Duration Experienced: Residential Building Review (31 Responses)



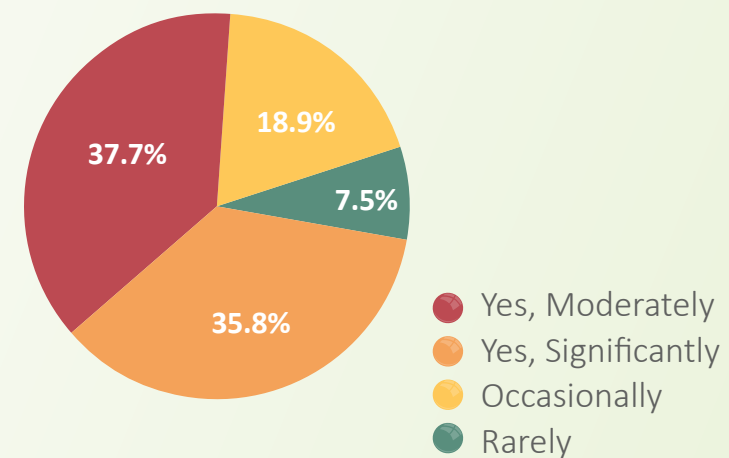
Average Review Duration Experienced: Commercial Building Review (44 Responses)



Average Review Duration Experienced: Land Development and Zoning Review* (27 Responses)



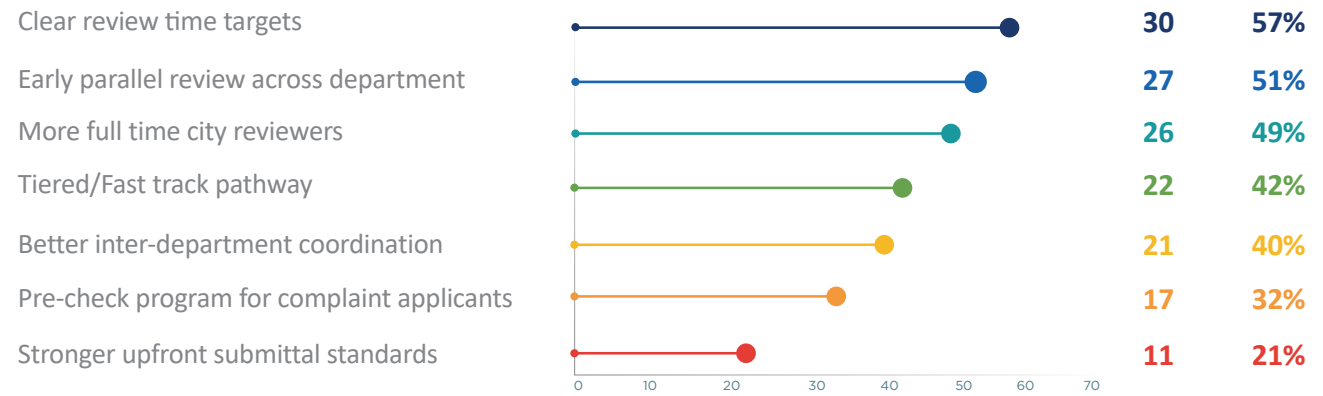
Have Permitting Delays Materially Impacted Project Economics? (53 Responses)



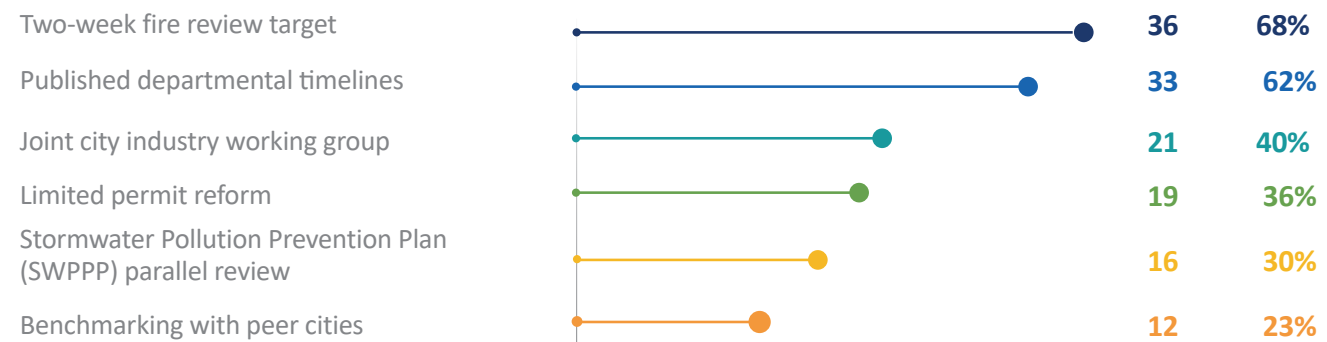
*Timelines may be impacted if the project has to go through Planning & Zoning and City Council for approval.



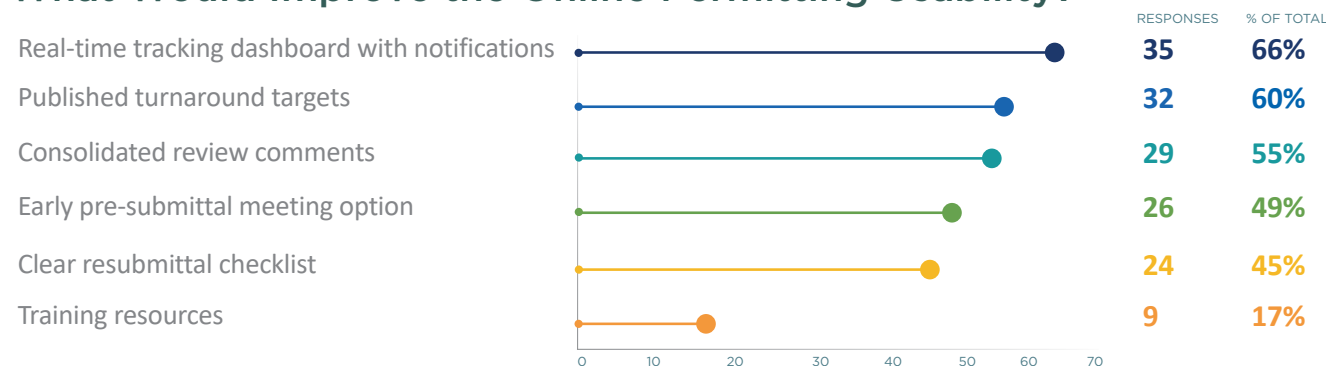
Which Improvements Would Most Help?



Which Improvements Would You Support?



What Would Improve the Online Permitting Usability?



Please rate effectiveness of online permitting



Accelerating Development Review in Lincoln

Objective

Reduce development review timelines while maintaining safety and code integrity, ensuring projects can move from concept to completion more efficiently while still upholding the high standards, thoughtful planning and regulatory oversight that protect the long-term quality, functionality, and sustainability of our community's growth and development.

The Issue

Current delays are driven by:

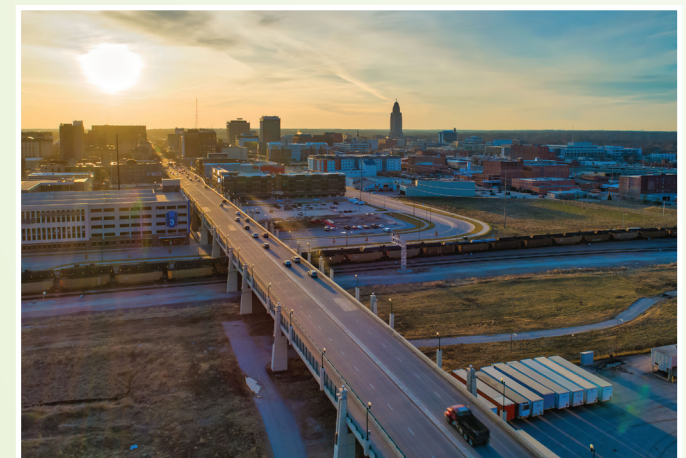
- Sequential, siloed reviews
- Incomplete submittals
- Lack of clear timeline expectations

Impact:

- Higher project costs
- Slower delivery
- Reduced competitiveness.

By modernizing workflow, Lincoln can:

- Shorten review timelines
- Improve developer experience
- Strengthen economic growth and competitiveness





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