



GREENWAYS TRAIL

Spanning 80 acres, the Heartwood Greenways System creates an expansive network of trails and natural landscapes, anchored by approximately 8 miles of trails. Winding through the west, south, and east, the trails frame Heartwood Preserve while inviting the public to experience nature through a connected, walkable landscape. For its innovative approach to creating beautiful public spaces while preventing area flooding, Heartwood Preserve’s Greenways System was named a winner of Fast Company’s 2025 Innovation by Design Awards.



HEARTWOOD PARK

Heartwood Park is designed as a gathering place for the entire community—a dynamic setting where culture, recreation, and connection come together. From the Beats & Bites Farmers Market to Winterland ice rink, movie nights, live music, kite festivals, family activities and public sport courts, the park offers experiences for every age and interest. Year-round programming and entertainment is provided free to community courtesy of Applied Underwriters.



PARKING

Canopy Avenue has ample parking spaces on both sides of the street and in designated parking lots.



LIMESTONE BASINS

The limestone basins are where architecture and infrastructure converge. Sculptural in form, yet essential in function, the basins provide critical flood protection for Heartwood Preserve and adjoining neighbors while transforming stormwater management into an integral part of the landscape. Together, the basins can hold up to 55 million gallons of runoff—equivalent to 55 large municipal water towers. Stacked limestone walls within the basins serve as a visual record of Nebraska’s evolving climate, with water lines marking milestones such as 100-year storms.



TREE DIVERSITY

Nearly 10,000 trees will be planted across Heartwood Preserve, celebrating Nebraska’s legacy as the birthplace of Arbor Day. Oaks, maples, honey locusts, hawthorns, redbuds, dogwoods, and amelanchier sit alongside native woodlands to create a layered landscape balancing the intentional beauty of planted groves with the character of the natural environment.



THE ROW

Coming soon: A 40-acre mixed-use urban center—the first of its kind in the region—will feature an array of uses and activities including high-end retail shops and dining, luxury multi-family apartments, and modern office buildings. Walkable sidewalks and designated pavilions will make The Row a go-to destination for shopping, recreation, and living.





APPLIED UNDERWRITERS HEADQUARTERS

Applied Underwriters is a global risk services firm helping businesses & people manage uncertainty. Their new operations campus stands as a distinctive expression of innovation, design, and connection to the landscape.

Set within a pavilion of greenspace, the state-of-the-art building will total 270,000 square feet upon completion, with innovative sustainability features at its core. Electrochromic glass will respond automatically to sunlight, adaptively tinting to reduce glare and regulate temperatures throughout the structure. At its center, a grand atrium filled with natural light will create a dramatic focal point, complemented by expansive underground parking built to preserve the native prairie lands within Heartwood Preserve.

